COUNCIL MEETING

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

CITY OF ST. PETERSBURG

October 20, 2016
3:00 PM

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

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

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

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

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

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

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

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

GENERAL AGENDA INFORMATION

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

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

A. Meeting Called to Order and Roll Call.

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

B. Approval of Agenda with Additions and Deletions.

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

Setting November 3, 2016 as the public hearing date for the following proposed Ordinance(s):

1. An Ordinance authorizing the Mayor or his designee to execute a Supplemental Joint Participation Agreement ("SJPA") amending the Joint Participation Agreement for the Southwest Hangar Redevelopment Project (Project #14168), executed by the City and the Florida Department of Transportation ("FDOT") on January 25, 2016 ("JPA") in the amount of $600,000 which increases the amount of the JPA to $1,200,000 ("Revised Grant Amount") and, as authorized by Section 1.02(c)(5)B of the St. Petersburg City Charter, authorizes the restrictions contained in the JPA, which, inter alia, require that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the effective date of the JPA for the Revised Grant Amount; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance.

E. Reports

1. Homeless Leadership Board - (Oral) (Chair Foster)

2. Tampa Bay Regional Planning Council - (Oral) (Vice-Chair)

3. Sewer Update

4. Bike Share Update

(a) Approving the First Amendment to the Agreement between the City of St. Petersburg, Florida, and CycleHop, LLC dated May 23, 2016 to revise the set-up schedule, change the active management term and modify other provisions; and authorizing the Mayor or his designee to execute the First Amendment.

5. Renewing a blanket purchase agreement with All American Concrete, Inc. for SAN (Sanitary) Sewer Repair & Replacement for the Water Resources Department and Engineering Department in the amount of $3,300,000 for FY 2017.

6. Accepting a proposal from Gallagher Benefit Services, Inc. for employee benefits consulting services for the Human Resources Department at an estimated annual cost of $95,000 for a total contract amount of $285,000.

7. A Resolution of the City Council of the City of St. Petersburg, Florida, expressing solidarity with Muslims and all those targeted for their ethnicity, race or religion; condemning violence and hate crimes directed at Muslims, those perceived to be Muslims, immigrants and people of color; rejecting political tactics that use fear to manipulate voters or to gain power or influence; committing to pursue a policy agenda that affirms civil and human rights; reaffirming the value of a pluralistic society.

8. Accepting a proposal from Community Champions Corporation for foreclosure registry services for the Codes Compliance Assistance Department at an estimated annual fee of $404,500 for a total contract amount of $1,213,500.

F. New Business

1. Referring to the Public Services & Infrastructure Committee a discussion regarding making the Manhattan Casino the new home of the Dr. Carter G. Woodson African American Museum. (Councilmember Kornell)

2. Referring to a relevant upcoming scheduled Committee of the Whole (COW) meeting to add additional and more clearly delineated City Council oversight to approve any City staff entering negotiations with chosen contractors for architectural, engineering, and land surveying professional services. (Vice-Chair Rice)

3. Set at minimum two public hearings to allow input and to answer the public's questions as part of the process of drafting the final Consent Decree Order OGC File No. 16-1280 with Florida DEP regarding issues associated with waste water discharges from the Collections Systems and Water Reclamation Facilities owned and operated by the City of St. Petersburg . (Vice-Chair Rice)

4. Requesting that the City Attorney's Office request an opinion from the Florida Attorney General as to whether passing a resolution expressing support of, or opposition to, proposed state or federal legislation regulating firearms or ammunition would violate the provisions of Florida Statute 790.33. (Councilmember Wheeler-Bowman)

5. Referring to the Public Services & Infrastructure Committee a request to add to the list for potential Weeki Wachee funding a discussion of creating a skating rink in south St. Petersburg. (Councilmember Kornell)

6. Requesting a presentation to City Council from Administration and Pinellas County on Mosquito/Zika control and genetically modified mosquitoes. (Councilmember Kennedy)

7. Requesting a status update to City Council from Administration and Pinellas County School Board on Public Schools within the City of St. Petersburg. (Councilmember Kennedy)

8. Referring to relevant committee a new business item to ban smokeless tobacco (i.e., chewing tobacco) at Tropicana Field and ticketed games in the City. (Vice-Chair Rice)

9. Referring to a Committee of the Whole meeting for discussion on the funding a youth sports field at Thurgood Marshall Middle School from Weeki Wachee funds. (Councilmember Wheeler-Bowman) [DELETED]

10. Requesting City Council approval for revisions to the City Council Policy & Procedures Manual (Amended and Restated April 7, 2016) Chapter Two Section 1B(1) limiting the number of awards or presentations placed on the agenda at each mini-meeting to a cumulative total of no more than 4 awards or presentations per mini-meeting from Administration or City Staff. (Vice-Chair Rice)

11. Requesting that City Council adopt a Resolution expressing support of making the City of St. Petersburg the winter home of the Tall Ship Lynx. (Councilmember Montanari)

12. Respectfully requesting a referral to the BF&T Committee to remove the Childs Park Lake Project from the Weeki Wachee Project List. (Councilmember Wheeler-Bowman)

G. Council Committee Reports

1. Budget, Finance & Taxation Committee (10/13/16)

2. Public Services & Infrastructure Committee (10/13/16)

3. Co-Sponsored Events Subcommittee (10/13/16)

   (a) A Resolution in accordance with City Code Section 21-38(d) exempting 97X BBQ (Vinoy Park) and Extreme Mudwars (Spa Beach Park) from the beer and wine only restrictions in City Code Section 21-38 (d) upon the issuance of a permit for alcoholic beverages (for on premises consumption only) to be sold, served, dispensed, possessed, used and/or consumed at their respective venues, during their events as set forth herein.

   (b) A Resolution waiving the six month requirement of Section "D" of Resolution No. 2000-562, and payment of the waiver fee required by City Council Resolution No. 2009-353 as to Hall of Fame Foundation, Inc.; authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution.

   (c) A Resolution approving events for co-sponsorship in name only by the City for FY2017; waiving the non-profit requirement of Resolution No. 2000-562(a)8 for the co-sponsored events to be presented by Sideline Apparrel, Inc., Cox Media, LLC, D & M Promotions Inc., Active Endeavors, Inc. Carson International, Inc. and Live Nation Worldwide, Inc.; authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution.

H. Legal

1. An Attorney-Client Session, to be heard at 4:00 p.m., or soon thereafter, pursuant to Florida State Statute 286.011(8) in conjunction with the lawsuit styled Michael Berg v. City, OJCC Case No: 15-008989SLR and EEOC Charge No. 511-2016-00119.

2. Carolanne Marie Niblack v. City of St. Petersburg, Case No. 16-62-CI-7 – Legal Update

3. Angela Vazquez v. City of St. Petersburg, Case No. 15-000020-CI – Legal Update

4. Gary Bourland v. City of St. Petersburg, Case No. 14-6249-CI – Legal Update

5. Announcement of an Attorney-Client Session, pursuant to Florida Statute 286.011(8), to be held on November 3, 2016 at 10:00 a.m. or soon thereafter, in conjunction with the lawsuit styled City of St. Petersburg, Florida v. BP Exploration & Production, Inc.; BP America Production Company; BP P.L.C.; Transocean Ltd.; Transocean Offshore Deepwater Drilling, Inc.; Transocean Deepwater, Inc; Transocean Holdings, LLC; Triton Asset Leasing GMBH; Halliburton Energy Services, Inc.; and Sperry Drilling Services, a Division of Halliburton Energy Services, Inc., Case No. 8:13-cv-01014-EAK-AEP.

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

Public Hearings

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

1. Confirming the preliminary assessment for Lot Clearing Number(s): LCA 1570.

2. Confirming the preliminary assessment for Building Securing Number(s) SEC 1216.

3. Confirming the preliminary assessment for Building Demolition Number(s) DMO 442.

4. Ordinance 1086-V approving a vacation of an approximately 10-foot portion of 60th Street South right-of-way lying between Central Avenue and 1st Avenue South. (City File 16-33000010)

5. Ordinance 1087-V 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 16-33000011)

6. Ordinance 245-H 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.

7. Ordinance 246-H amending the St. Petersburg City Code, Chapter 16, Land Development Regulations (LDRs) pertaining to amending the drug store or pharmacy land use within the IC/I zoning category; correcting the maximum development potential within the CCT-1 zoning category Activity Center; deleting the CCS-3 zoning category; correcting administrative approval procedures for building setbacks within the NS zoning categories; correcting hotel density within the CCT-2 Activity Center; amending language and Florida State Statute reference pertaining to the foreclosure 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 accommodation 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 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; and removing obsolete language. (City File LDR 2016-04)

First Reading and First Public Hearings

Public hearing date to be determined.

8. City-initiated application amending the land use and zoning of an estimated 19.08 acres located within the Monticello Park Subdivision neighborhood and generally bounded by 12th Street North to the east, those properties fronting onto 15th Street North to the west, 42nd Avenue North to the south, and those properties fronting onto 45th Avenue North to the north. (City File FLUM-41-A)

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

   (b) Ordinance amending the Official Zoning Map designation from NT-1 (Neighborhood Traditional-1) to NS-1 (Neighborhood Suburban-1), or other less intensive use.

   (c) Resolution requesting amendment to the Countywide Plan Map, as described above, to comply with the requirements of Forward Pinellas (formerly Pinellas Planning Council) and Countywide Planning Authority.

Second Reading and Second Public Hearings

9. Ordinance 221-H 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)

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.***

10. A private application requesting amendments to the Future Land Use Map and Official Zoning Map designations for the 0.91-acre subject property generally located on the northeast corner of Dr. Martin Luther King Jr. Street South and 6th Avenue South, at 556 Dr. Martin Luther King Jr. Street South. (City File FLUM-42)

    (a) Ordinance 724-L amending the Future Land Use Map designation from Institutional/Activity Center to Planned Redevelopment-Mixed Use/Activity Center.

    (b) Ordinance 754-Z amending the Official Zoning Map designation from IC/I (Institutional Center/Institutional) to CRT-1 (Corridor Residential Traditional-1), or other less intensive use.

    (c) Resolution requesting an amendment to the Countywide Plan Map, as described above, to comply with the requirements of Forward Pinellas, in its role as the Pinellas Planning Council and Pinellas County Board of County Commissioners.

11. Ordinance 098-HL 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)

12. Ordinance 725-L 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) [DELETED]

J. Open Forum

K. Adjournment

1. On Thursday, October 20, 2016 in City Council Chambers, at 4:00 p.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 Michael Berg v. City, OJCC Case No: 15-008989SLR and EEOC Charge No. 511-2016-00119. 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; Kyle Lindskog, Assistant City Attorney; Danielle Martin, Assistant City Attorney and Joseph Patner, Assistant City Attorney. The open City Council meeting will begin at 3:00 p.m. in City Council Chambers, 175 Fifth Street North, St. Petersburg, Florida. During the public meeting, the session will be closed at 4:00 p.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 20, 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 All American Concrete, Inc. for SAN (Sanitary) Sewer Repair & Replacement for the Water Resources Department and Engineering Department in the amount of $3,300,000 for FY 2017. [MOVED TO REPORTS AS ITEM E-5]

2. Accepting a proposal from Community Champions Corporation for foreclosure registry services for the Codes Compliance Assistance Department at an estimated annual fee of $404,500 for a total contract amount of $1,213,500. [MOVED TO REPORTS AS ITEM E-8]

3. Renewing a blanket purchase agreement with Johnson Controls, Inc. for an HVAC service agreement for the Real Estate and Property Management Department at an estimated cost of $135,440, for a total contract amount of $695,038.

CONSENT AGENDA

COUNCIL MEETING **CITY OF ST. PETERSBURG**

Consent Agenda B
October 20, 2016

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

(Procurement)

1. Awarding three-year blanket purchase agreements to Apollo Construction & Engineering Services, Inc. and Ross Plumbing & Heating, Inc. for plumbing services and repairs at an amount not to exceed $420,000.

2. Awarding a three-year blanket purchase agreement to Wurth USA Inc. for fastener replenishment services at an amount not to exceed $405,000.

3. Awarding a contract to Gibson Air Conditioning & Refrigeration, LLC in the amount of $393,260.00 for the Leisure Services Complex HVAC Project; rescinding unencumbered appropriations ($61,500) from the Recreation Center Improvements FY16 Project (15095) of the Recreation and Culture Capital Improvement Fund (3029) to the City Facilities Capital FY16 Fund (3031); approving a supplemental appropriation in the amount of $61,500 from the increase in the unappropriated balance of the City Facilities Capital FY16 Fund (3031), resulting from this rescission to the Leisure Services Complex HVAC Project (Engineering Project No. 12221-219; Oracle Project No. 15117).

4. Accepting a proposal from The Howard E. Nyhart Company, Inc. (Nyhart) for actuarial services for pension programs and other post employment benefits for the Human Resources Department at an estimated annual cost of $117,560 for a total contract amount of $352,680.

5. Accepting a proposal from Gallagher Benefit Services, Inc. for employee benefits consulting services for the Human Resources Department at an estimated annual cost of $95,000 for a total contract amount of $285,000. [MOVED TO REPORTS AS E-6]

6. Awarding a three-year purchase agreement to Hach Company, a sole source supplier, for laboratory supplies, equipment repair and chemicals for the Water Resources Department at an estimated amount of $285,000.

7. Approving a three-year agreement with Motorola Solutions Inc., a sole source provider, for maintenance of communication consoles for the Police Department at total contract amount of $236,000.

8. Renewing a blanket purchase agreement with Ameron International Corporation for street lighting poles for the Public Works Administration at an amount not to exceed of $50,000 for a total contract amount of $200,000.

9. Approving a three-year agreement with Municipal Emergency Services Inc., a sole source provider, for an online training database and learning management system for Fire Rescue for a total contract amount of $81,567.

10. Awarding a blanket purchase agreement with Florida Bullet Inc., a sole source supplier, for ammunition for the Police Department at an amount not to exceed $75,000.

11. Awarding a three-year blanket purchase agreement to Coca-Cola Beverages Florida for sports drinks at an amount not to exceed $60,000.

12. Awarding a two-year blanket purchase agreement with Emergency Communications Network LLC., for an emergency notification system and related support services for the Police Department for a total contract amount of $50,000. [DELETED]

(City Development)

13. Approving the Repetitive Loss Area Analysis documents that evaluate the flooding hazards within the most severely flooded areas of the City of St. Petersburg; and providing an effective date.

14. Approving an agreement between the City and Advantage Village Academy, Inc. (in conjunction with SCLC of Pinellas County) that provides up to $35,000 of City support for a MLK Family Festival to be held in the parking lots of Tropicana Field.

15. Granting Habitat for Humanity of Pinellas County, Inc. an exception to the requirement that a property must be located within the Southside Community Redevelopment Area contained in the 2015 Special Assessment Lien Modification Program, Option "D", for the removal of principal and interest on special assessment liens subject to a Development Agreement for Release of Special Assessment Liens for a property located at 5027 – 4th Avenue South, St. Petersburg.

16. Authorizing the Mayor, or his Designee, to execute an Agreement with Main Street Wheel Works, LLC d/b/a Wheel Fun Rentals terminating the License Agreement for conducting a wheel rental business.

(Leisure Services)

17. Authorizing the Mayor or his designee to accept the Foundation for a Healthy St. Pete – Community Resource Bus Grant in the amount of $66,100 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 $66,100 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Parks & Recreation Department.

(Public Works)

18. Acknowledging the selection of Advanced Engineering & Design, Inc.; AECOM Technical Services, Inc.; Arcadis U.S., Inc.; Black & Veatch Corporation; Brown and Caldwell (Corporation); Carollo Engineers, Inc.; CH2M HILL Engineers, Inc.; George F. Young, Inc.; Greeley and Hansen LLC; Grissom Smith, LLC; Hazen & Sawyer, P.C.; HDR Engineering, Inc.; Land & Water Engineering Science, Inc.; McKim & Creed, Inc.; and Reiss Engineering, Inc. to provide miscellaneous professional services for Potable Water, Wastewater and Reclaimed Water Projects for the City of St. Petersburg (City);

authorizing the Mayor or his designee to execute the Citys standard form architect/engineering agreement. [DELETED]

(Miscellaneous)

19. Approving the City Council minutes of September 8, September 15, and September 22, 2016 City Council meetings.

MEETING AGENDA

CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming City Council meetings.

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

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

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

Legislative Affairs and Intergovernmental Relations Committee
Thursday, October 20, 2016, 8:30 a.m., Room 100

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 a.m., Room 100

Budget, Finance & Taxation Committee
Thursday, October 27, 2016, 8:00 a.m., Room 100

Public Services & Infrastructure Committee
Thursday, October 27, 2016, 9:15 a.m., Room 100

Housing Services Committee
Thursday, October 27, 2016, 10:30 a.m., Room 100

CRA / Agenda Review
Thursday, October 27, 2016, 1:30 p.m., Room 100

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.

MEMORANDUM
CITY OF ST. PETERSBURG

City Council Meeting of October 20, 2016

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

FROM: Clay Smith, Director, Downtown Enterprise Facilities Department

SUBJECT:

An Ordinance authorizing the Mayor or his designee to execute a Supplemental Joint Participation Agreement ("SJPA") amending the Joint Participation Agreement for the Southwest Hangar Redevelopment Project (Project #14168), executed by the City and the Florida Department of Transportation ("FDOT") on January 25, 2016 ("JPA") in the amount of $600,000 which increases the amount of the JPA to $1,200,000 and, as authorized by Section 1.02(c)(5)B of the St. Petersburg City Charter, extends the restrictions contained in the JPA, which, *inter alia*, require that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the effective date of the JPA; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

EXPLANATION: Section 1.02 (c) (5) B of the St. Petersburg City Code authorizes City Council, by a single ordinance dealing with only a single encumbrance, receiving a public hearing and receiving an affirmative vote for at least six (6) members of City Council, to permit the recording of encumbrances on Albert Whitted Airport as follows:

> Encumbrances or restrictions of up to twenty years for that property or portions of that property generally known as Albert Whitted Airport which would restrict the use of that property, or portions of that property, to airport uses each time such a restriction is executed. The Albert Whitted property is generally described as:
>
> All of Block 1, Albert Whitted Airport Second Replat and Additions as recorded in Plat Book 112 Pages 23 and 24, Public Records of Pinellas County, Florida

The Airport has multiple grant funding opportunities through the Florida Department of Transportation ("FDOT") that will be available within the next few years to complete major improvements to the airport including bulk hangars, t-hangars and aircraft ramp improvements. The majority of the improvements will include the replacement of existing, older facilities, such as Hangar #2 and T-Hangars #5, 6, 7, & 8, which have well outlived their life-cycles. However, when all phases are completed, there should be a net increase of bulk hangar storage capacity on the airport by ±25,000 sq/ft. Some of the existing aircraft ramp areas will also be improved as part of this project to correct design deficiencies, handle aircraft displacement and increase overall surface parking capacity.

Originally, the grants planned for this project were set-up as individual projects. When the first grant for this project was received, it was determined it would be more efficient to complete the design for all phases on the front end, and because multiple phases will be bid out together, it was recommended that the individual grants be merged under the single, Southwest Hangar Redevelopment Project (#14168).

Instead of issuing a separate grant document, for the latest award, the FDOT has elected to offer the funds associated with this ordinance as a supplement ("Supplemental Joint Participation Agreement") to the fourth (4th) grant for this project that was accepted by the City this past January (Item D-1 on January 6, 2016) ("Joint Participation Agreement"). This grant supplement will be the fifth (5th) acceptance of grant funds for the Southwest Hangar Redevelopment Project and provides an additional $600,000. FDOT funding provides an eighty percent (80%) match toward the total cost of both design and construction costs. This funding and the City's twenty percent (20%) match of $150,000 was approved as part of the FY17 CIP budget and provides a total of $750,000 in additional funding for this project. Combined with the original JPA, a total of $1,500,000 will be available for the Project.

FUNDING CHART

	ORIGNAL JPA	SUPPLEMENT JPA	TOTAL
FDOT (80%)	$600,000	$600,000	$1,200,000
City (20%)	$150,000	$150,000	$ 300,000
Total	$750,000	$750,000	$1,500,000

The site layout, phasing plan and design for all of the facilities within the Southwest Hangar Redevelopment Project is currently underway. It is expected that design should be significantly completed by the end of the year with advertisement for construction bids in the first half of 2017. Exhibit "A", which is attached to this memorandum, provides a conceptual depiction of the primary project area and the various phases.

Additional grant opportunities will become available within FY18 and FY19 to provide the final funding to complete all the construction phases. Separate ordinances for these grants will be brought for Council approval when awarded by FDOT. Administration continues to explore opportunities to identify match funding for the final, future grants to complete all phases of this project.

This is a first reading of the ordinance.

RECOMMENDATION: The Administration recommends that City Council adopt the attached ordinance authorizing the Mayor or his designee to execute a Supplemental Joint Participation Agreement ("SJPA") amending the Joint Participation Agreement for the Southwest Hangar Redevelopment Project (Project #14168), executed by the City and the Florida Department of Transportation ("FDOT") on January 25, 2016 ("JPA") in the amount of $600,000 which increases the amount of the JPA to $1,200,000 and, as authorized by Section 1.02(c)(5)B of the St. Petersburg City Charter, extends the restrictions contained in the JPA, which, inter alia, require that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the effective date of the JPA; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

Cost/Funding/Assessment Information: This project is part of the adopted CIP plan for the Airport. Pursuant to the JPA and the Supplemental JPA, the City will receive funding from the FDOT in the total amount of $1,200,000 which will be used to cover up to eighty percent (80%) of the total design and construction costs of the Southwest Hangar Redevelopment Project (#14168). The City's twenty percent (20%) match of $240,000 was approved as part of the FY17 CIP budget and is available through a transfer from the Airport's Operating Fund (4031) and within the Airport's CIP Fund (4033) balance.

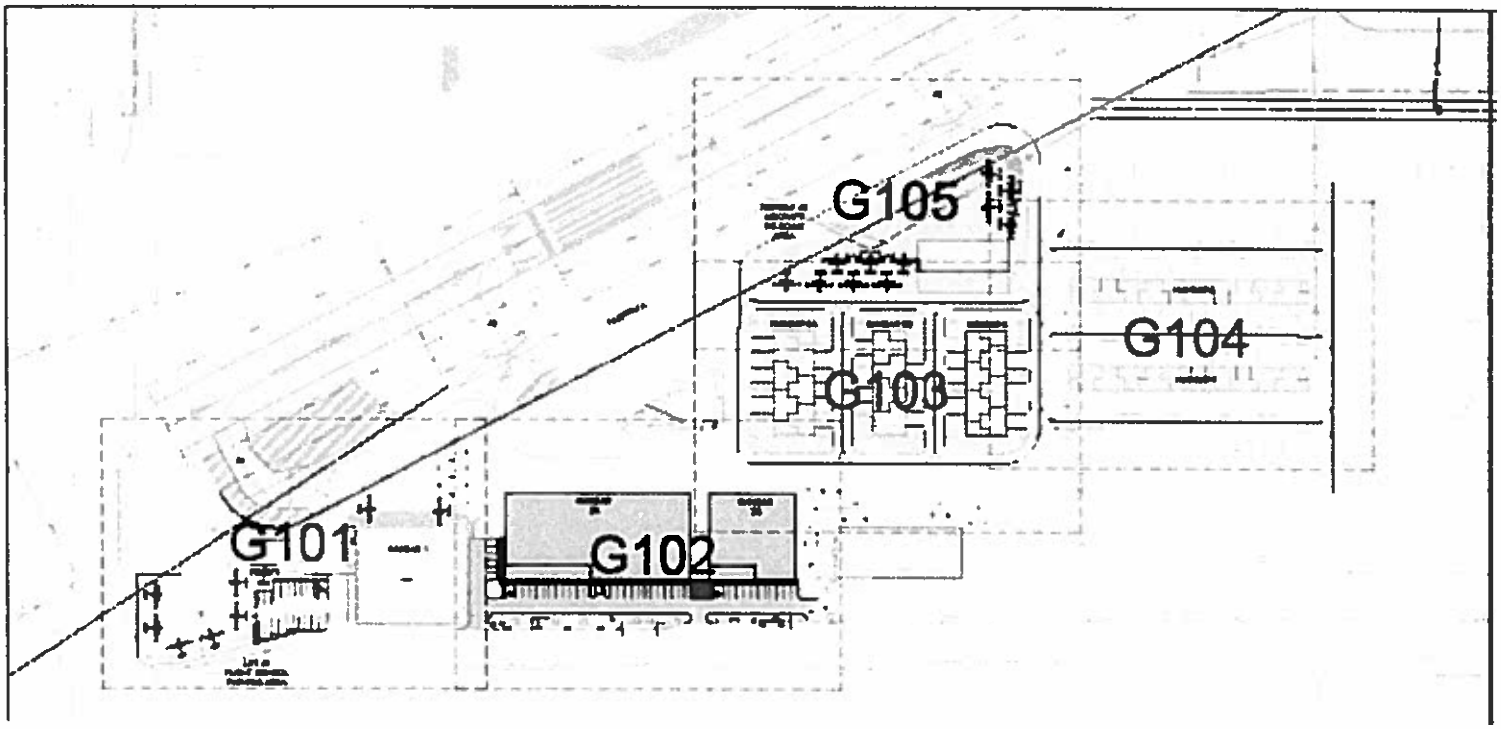
Approvals:

Legal:_____ Administration:_____

Budget:_____

Legal: 00290671.doc V. 3

EXHIBIT "A": SOUTHWEST HANGAR REDEVELOPMENT PROJECT AREA



Ordinance No. _____

An Ordinance authorizing the Mayor or his designee to execute a Supplemental Joint Participation Agreement ("SJPA") amending the Joint Participation Agreement for the Southwest Hangar Redevelopment Project (Project #14168), executed by the City and the Florida Department of Transportation ("FDOT") on January 25, 2016 ("JPA") in the amount of $600,000 which increases the amount of the JPA to $1,200,000 and, as authorized by Section 1.02(c)(5)B of the St. Petersburg City Charter, extends the restrictions contained in the JPA, which, *inter alia*, require that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment, not to exceed 20 years from the effective date of the JPA; authorizing the Mayor or his designee to execute all documents necessary to effectuate this Ordinance; providing an effective date; and providing for expiration.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section One. Albert Whitted Municipal Airport ("Airport") is defined by the City of St. Petersburg, Florida, City Charter Section 1.02(c)(5) B. as: All of Block 1, Albert Whitted Airport Second Replat and Additions as recorded in Plat Book 112 Pages 23 and 24, Public Records of Pinellas County, Florida.

Section Two. The Florida Department of Transportation ("FDOT") has offered the City a Supplemental Joint Participation Agreement ("SJPA") in the amount of $600,000 ("Grant") that amends the Joint Participation Agreement for the Southwest Hangar Redevelopment Project (Project #14168), executed by the City and the Florida Department of Transportation ("FDOT") on January 25, 2016 ("JPA") in the amount of $600,000 which increases the amount of the JPA to $1,200,000. The additional funds will be available for the following project on the Airport: Southwest Hangar Redevelopment Project (Project #14168). FDOT funding provides an eighty percent (80%) match toward the total cost of both design and construction costs.

Section Three. Extension of the restrictions which are set forth in the Joint Participation Agreement ("JPA"), including but not limited to the Aviation Program Assurances ("Grant Assurances") and any additional Supplemental Joint Participation Agreements ("JPAs") to be executed by the City, as a requirement for receipt of the Grants in an amount not to exceed $600,000 for the project described in Section Two of this ordinance, which *inter alia* require, that the City make Albert Whitted Airport available as an airport for public use on fair and reasonable terms, and maintain the project facilities and equipment in good working order for the useful life of said facilities or equipment not to exceed 20 years from the effective date of the JPA are authorized in accordance with Section 1.02(c)(5)B of the St. Petersburg City Charter.

Section Four. The Mayor or his designee is authorized to accept the Grant from the FDOT in the amount of $600,000.

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

Section Six. Severability. The provisions of this ordinance shall be deemed to be severable. If any portion of this ordinance is deemed unconstitutional, it shall not affect the constitutionality of any other portion of this ordinance.

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

Section Eight. Expiration. In the event the FDOT fails to award the grant set forth in Section Two, above, within one year of the effective date of this ordinance, this ordinance shall expire.

Approvals:

Legal:_____ Administration:_____

Budget:_____

Legal: 00290598.doc V. 1

St. Petersburg City Council Agenda Item
Meeting of October 20, 2016
Reports

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

Subject: A Resolution approving the First Amendment to the Agreement between the City of St. Petersburg and CycleHop, LLC ("CycleHop") dated May 23, 2016 to revise the set-up schedule, change the active management term, and modify other provisions; Authorizing the Mayor or his designee to execute the First Amendment; and providing an effective date.

Explanation: On May 23, 2016 the City executed an agreement with CycleHop to set-up, manage, market, operate and maintain the City's Bike Share Program. CycleHop's set-up duties and responsibilities included multiple tasks with a considerable portion of the tasks related to the procurement of the Bike Share bikes and installation of the supporting Bike Share equipment such as signs and kiosks, collectively referred to as Bike Share Equipment. Major milestones associated with this work were developed to include a Soft Launch period when 60% of the equipment had been installed, and Full Program Launch upon installation of 80% of the equipment. The Full Launch was to take place on or before December 1, 2016. The active management term of the Agreement was a three-year period commencing on October 1, 2016, through September 30, 2019.

Per the Agreement, CycleHop was required to secure a Performance and Payment Bond for the capital equipment before the City could initiate the down payment on the bike share equipment. They have expressed to the City that, given the nature of the Bike Share industry which is unique and not yet mature, securing the bond took more time than anticipated which delayed the order placement for the bicycles. In an effort to keep delivery on schedule, CycleHop worked with Social Bicycles Inc. (manufacturer of the bicycles), to have orders placed on items with long lead times well in advance of the official purchase order and down payment. Unfortunately, there was a backorder on shifting mechanisms which did not allow for the anticipated accelerated production schedule. As a result of the production delay, CycleHop has requested additional time to complete the set-up and implementation of the City's Bike Share Program.

To account for this delay so that a Bike Share system will be launched in time to support the Cross Bay Ferry, and in keeping with the long-standing goal of having the Bike Share available to residents and visitors this Fall, CycleHop has agreed to bring 100 corporate-owned bikes to St. Petersburg at its sole cost and expense so that a Soft Launch can occur on November 1, 2016. Additionally, CycleHop has agreed not to charge the City for the SoBi Software and Connectivity Services during the Soft Launch. The 100 bicycles will be accompanied by 10 bike share hubs which will be dispersed through the greater downtown area. This will allow for three extra months of Bike Share at no additional cost to the City. During the months of December and January the City's bicycles and other associated equipment will be installed and placed into service so that a full system launch is undertaken no later than February 1, 2017.

The attached Agreement with noted amendments reflects the revised implementation schedule, changes to the active management term, and other provisions to effectuate the same.

Cost: The required funding for the initial term of the agreement was appropriated earlier this year and no additional funds are required to support the revised implementation timeframe, including the longer than anticipated soft launch.

Recommendations: Administration recommends that Council adopt the attached resolution approving the First Amendment to the Agreement between the City of St. Petersburg and CycleHop, LLC dated May 23, 2016 to revise the set-up schedule, change the active management term, and modify other provisions; Authorizing the Mayor or his designee to execute the First Amendment; and providing an effective date.

Attachments:

(1) Resolution
(2) Draft Amendment to the Agreement with Appendices

Approvals:

Administration

10/13/14
Date

RESOLUTION NO. 2016-___

APPROVING THE FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND CYCLEHOP, LLC DATED MAY 23, 2016 TO REVISE THE SET-UP SCHEDULE, CHANGE THE ACTIVE MANAGEMENT TERM AND MODIFY OTHER PROVISIONS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FIRST AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 23, 2016, the City of St. Petersburg, Florida ("City") and CycleHop, LLC ("CycleHop") executed an agreement ("Agreement") for CycleHop to set-up, manage, market, operate and maintain a bike share program for the City; and

WHEREAS, due to a variety of factors including but not limited to a delay in securing the bond necessary to order the bike share equipment and a backorder on a shifting mechanism that resulted in a delay in the delivery time for the bike share bicycles, CycleHop has requested additional time to set-up the City's bike share program; and

WHEREAS, CycleHop has agreed to bring 100 corporate-owned bikes to St. Petersburg at its sole cost and expense so that a Soft Launch (described in the Agreement) can occur on November 1, 2016; and

WHEREAS, CycleHop has agreed not to charge the City for the SoBi Software and Connectivity Services (defined in the Agreement) that will be provided during the Soft Launch; and

WHEREAS, the City desires to amend the Agreement to revise the set-up schedule, change the active management term and modify other provisions of the Agreement; and

WHEREAS, CycleHop has agreed to the terms and conditions set forth in the First Amendment and represents that it can set-up the City's bike share program in accordance with the revised set-up schedule.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the First Amendment to the Agreement between the City of St. Petersburg, Florida, and CycleHop, LLC dated May 23, 2016 to revise the set-up schedule, change the active management term and modify other provisions is hereby approved.

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

This resolution shall become effective immediately upon its adoption.

APPROVALS:

City Attorney (designee)

Administration

292004 Final

FIRST AMENDMENT TO AGREEMENT

THIS FIRST AMENDMENT ("First Amendment") is made and entered into on the ___ day of October, 2016, by and between CycleHop, LLC ("Contractor") and the City of St. Petersburg, Florida ("City") (collectively, "Parties").

WHEREAS, on May 23, 2016, the City and Contractor executed an agreement ("Agreement") for Contractor to set-up, manage, market, operate and maintain a bike share program for the City; and

WHEREAS, due to a variety of factors including but not limited to a delay in securing the bond necessary to order the bike share equipment and a backorder on a shifting mechanism that resulted in a delay in the delivery time for the bike share bicycles, Contractor has requested additional time to set-up the City's bike share program; and

WHEREAS, the City desires to amend the Agreement to revise the set-up schedule, change the term and modify other provisions of the Agreement; and

WHEREAS, Contractor has agreed to the terms and conditions set forth in the First Amendment and represents that it can set-up the City's bike share program in accordance with the revised set-up schedule.

NOW, THEREFORE, for and in consideration of the foregoing recitals (all of which are incorporated herein as an integral part of this First Amendment), the mutual promises, covenants, and conditions herein contained and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereby agree as follows:

1. In Paragraph 1 of the Agreement, the definition of "Bike Share Program" or "Program" is hereby amended to read as follows:

   "Bike Share Program" or "Program" means the City's bike share program, which Program consists of (i) the Soft Launch described in Amended Appendix A by November 1, 2016, (ii) the Full Program Launch described in Amended Appendix A by February 1, 2017, and (iii) Full Program Operations described in Amended Appendix A no later than February 28, 2017.

2. In Paragraph 1 of the Agreement, the definition of "Fiscal Year" is hereby deleted and replaced with the following definition:

   "Contract Period" means November 1, 2016 through January 31, 2018 and thereafter each one year period beginning February 1 and ending January 31.

3. In Paragraph 1 of the Agreement, the definition of "Revenue Threshold" is hereby amended to read as follows:

   "Revenue Threshold" means, for a given Contract Period, the amount equal to the number

of bicycles in the Program multiplied by one thousand six hundred eighty seven dollars ($1,687).

4. Paragraph 4 of the Agreement is hereby amended to read as follows:

   4. **Term**. The initial management term of this Agreement shall commence on November 1, 2016 ("Commencement Date"), and terminate at midnight on January 31, 2020, unless this Agreement is earlier terminated as provided herein. All terms and conditions set forth in this Agreement shall apply during the Term unless otherwise provided herein. The City reserves the right to extend this Agreement under the same terms and conditions for two (2) additional three year periods at the end of the then expiring term, provided any such extension is mutually agreed upon by both Parties in writing. References in this Agreement to "Term" shall include the initial management term of this Agreement and all renewal terms.

5. Paragraph 5.B. is hereby amended to read as follows:

   B. On or before February 1, 2017, Contractor shall submit to the City an inventory list ("Inventory List") of all equipment, supplies and the vehicle purchased by Contractor with City funds pursuant to Paragraph 8.B. of this Agreement. Contractor shall not dispose of any inventory on the Inventory List without the prior written approval of the City.

6. The first sentence in Paragraph 8. is hereby amended to read as follows:

   8. **City Payments for Program Set-Up.** The City shall pay the following set-up costs for the Bike Share Program:

7. Paragraph 9. is hereby amended to read as follows:

   9. **City Payments for the SoBi Software and Connectivity Services.** Commencing February 1, 2017, the City shall pay Contractor five thousand four hundred dollars ($5,400) ("Fixed Monthly Payment") on or before the 15th of each month (first payment to be made on or before February 15, 2017) for the SoBi Software and Connectivity Services provided pursuant to the terms and conditions set forth in the Software Agreement. Contractor shall provide evidence acceptable to the City in its monthly reports submitted to the City pursuant to this Agreement that the Fixed Monthly Payment has been paid to Social Bicycles, Inc. for the SoBi Software and Connectivity Services. The Fixed Monthly Payment shall remain firm during the initial Term.

8. Paragraph 10. is hereby amended to read as follows:

10. **Revenue Sharing Payments to the City.**

A. In each Contract Period during the Term, the Parties shall equally share Net Revenues above the Revenue Threshold. No later than April 15 of each Contract Period (commencing April 15, 2018), Contractor shall remit to the City its share of Net Revenues pursuant to this Agreement. If Contractor receives any gross revenues prior to the Commencement Date, such gross revenues shall be included in the calculation of Net Revenues for the first Contract Period. As an example, if the total Net Revenues for the second Contract Period (as detailed in the reports provided to the City pursuant to this Agreement) are five hundred fifty thousand dollars ($550,000) and the Revenue Threshold is five hundred six thousand one hundred dollars ($506,100) (300 bicycles in the Program multiplied by $1,687), Contractor shall remit to the City twenty-one thousand nine hundred fifty dollars ($21,950) ($550,000- $506,100 = $43,900 / 2 = $21,950) on or before April 15, 2019. This example is for illustrative purposes only and does not necessarily represent the actual Net Revenues owed to the City for the second Contract Period.

B. For any Contract Period in which this Agreement is not in effect for the entire Contract Period, any revenue sharing payments to the City shall be calculated in the same manner provided in Paragraph 10.A. above, except that the Revenue Threshold shall be adjusted on a pro rata basis to reflect the number of months in the Contract Period that this Agreement is in effect. Therefore, as an example, if this Agreement is terminated pursuant to Paragraph 17 and the effective date of termination is May 31, 2018, the Revenue Threshold (used to determine any revenue sharing payments to the City) would be one hundred sixty-eight thousand seven hundred dollars ($168,700) (300 bicycles in the Program multiplied by $1,687 = $506,100 / 12 months = $42,175 x 4 months = $168,700). In this example if this Agreement terminated on May 31, 2018, if the total Net Revenues for the portion of the second Contract Period (February 1, 2018 through May 31, 2018, as detailed in the reports provided to the City pursuant to this Agreement) are two hundred thousand dollars ($200,000) and the Revenue Threshold is one hundred sixty eight thousand seven hundred dollars ($168,700), Contractor shall remit to the City fifteen thousand six hundred fifty dollars ($15,650) ($200,000 - $168,700 = $31,300 / 2 = $15,650) within sixty days after May 31, 2018. This example is for illustrative purposes only and does not necessarily represent the actual Net Revenues owed to the City if this Agreement is terminated pursuant to Paragraph 17 and the effective date of termination is May 31, 2018.

9. Paragraph 40. is hereby amended to read as follows:

40. **Public Records**

A. Commencing on the Execution Date and continuing until the end of the Term, Contractor shall (i) keep and maintain public records (as defined in Chapter 119,

Florida Statutes) required by the City to perform the services pursuant to this Agreement; (ii) upon request from the City Clerk's Office, provide the City (at no cost to the City) with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided under Florida laws regarding public records or other applicable Laws; (iii) ensure that public records in Contractor's possession that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by applicable Laws for the term and after the expiration or earlier termination of this Agreement; and (iv) after the expiration or earlier termination of this Agreement, at the City's request, either transfer, at no cost, to the City all public records in Contractor's possession within ten (10) days following the City's request and/or keep and maintain any public records required by the City to perform the services pursuant to this Agreement. If Contractor transfers all public records to the City upon the expiration or earlier termination of this Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon the expiration or earlier termination of this Agreement, Contractor shall meet all applicable requirements for retaining public records in accordance with this Agreement and all applicable Laws. At the City's request, all public records stored electronically by Contractor shall be provided to the City in a format approved by the City.

B. **IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, AS TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY CLERK'S OFFICE (THE CUSTODIAN OF PUBLIC RECORDS) AT (727) 893-7448, CITY.CLERK@STPETE.ORG, OR 175 FIFTH ST. N., ST. PETERSBURG FL 33701.**

C. Nothing contained herein shall be construed to affect or limit Contractor's obligations including but not limited to Contractor's obligations to comply with all other applicable Laws and to maintain books and records pursuant to this Agreement.

10. Paragraph 44. is hereby amended to read as follows:

44. **Performance and Payment Bond; Letter of Credit or Deposit in Qualified Public Depository.** Contractor shall furnish a performance and payment bond to the City (in the form set forth in Appendix C) executed by a surety company duly authorized to do business in the State of Florida. The amount of the performance and payment bond shall be one hundred thousand dollars ($100,000), as security to the City for Contractor's faithful performance of this Agreement and as security for the payment to all persons performing labor and furnishing materials in connection with this Agreement. The surety shall be duly authorized to do business in the State

of Florida and have a rating no lower than "A-, VIII" by A.M. Best rating agency or a similar rating agency approved by the City. In lieu of a performance and payment bond, Contractor may submit to the City an irrevocable letter of credit or other form of financial security acceptable to the City, including but not limited to a one hundred thousand dollars ($100,000) cash deposit in a Qualified Public Depository (as defined in Florida Statute 280.02(26)). If Contractor submits an irrevocable letter of credit, the letter of credit shall automatically renew on the beginning of each Contract Period ("Anniversary Date"), unless (i) earlier released by the City or (ii) the issuer delivers written notice to both the City and Contractor that the letter of credit will not be renewed on the Anniversary Date, provided that the issuer delivers such notice no later than sixty (60) days prior to the Anniversary Date. Additionally, the City will accept a one hundred thousand dollars ($100,000) cash deposit placed in a Qualified Public Depository; provided, however that the City shall be the sole signatory of the account and further, provided that the account cannot be closed or changed without the City's authorization. Any interest generated in this account shall belong to Contractor.

11. Paragraph 54. is hereby amended to read as follows:

54. **Terms and Conditions to be Included in Software Agreement.** Contractor and Social Bicycles, Inc. agree that the Software Agreement shall contain the following terms and conditions: (i) a provision which grants the City and Contractor the right to access and use the SoBi Software and Connectivity Services; (ii) a description of the SoBi Software and Connectivity Services (which services shall include maintenance and support); (iii) the term of the Software Agreement shall be thirty-nine (39) months commencing on November 1, 2016; (iv) a provision that the Software Agreement may be assigned to the City upon the City's request in the event this Agreement is terminated pursuant to Paragraph 17; (v) a provision that, commencing February 1, 2017, Contractor shall pay Social Bicycles Inc. five thousand four hundred dollars ($5,400) on or before the 15th of each month for the SoBi Software and Connectivity Services and that such amount shall remain firm for the next thirty-five (35) months; and (vi) a provision that the data and records related to the Bike Share Program shall be made available to the City and Contractor upon request and that such data and records shall be retained in accordance with Florida law.

12. Appendix A is hereby deleted and replaced with Amended Appendix A, which is attached hereto and made a part hereof by reference. All references in the Agreement to Appendix A shall mean Amended Appendix A.

13. Any and all provisions of the Agreement not specifically amended by this First Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this First Amendment to be executed by their duly authorized representatives on the date first above written.

CYCLEHOP, LLC

By:_____
Print:_____
Title:_____

WITNESSES

By:_____
Print:_____
By:_____
Print:_____

Accepted and Agreed to by Social Bicycles, Inc. with respect to Paragraph 11 which relates to Paragraph 54 of the Agreement:

SOCIAL BICYCLES, INC.

By:_____
Print:_____
Title:_____

CITY OF ST. PETERSBURG, FLORIDA

By:_____
Print:_____
Title:_____

ATTEST

_____ (SEAL)
City Clerk (Designee)

Approved as to Content and Form:

_____
City Attorney (Designee)
00292086

Appendix A

Scope of Services

Contractor shall be responsible for the complete set-up, management, marketing, operation, and maintenance of the Program as specified in the Agreement, appendices and Other Documents for the City.

1. Contractor's Program Set-up Duties and Responsibilities:

Contractor shall set-up the Program and perform set-up activities in accordance with the Set-up Schedule below:

a. Order Bike Share Equipment. Within 5 calendar days after execution of the Agreement, Contractor shall schedule a meeting with the City to be held within 10 calendar days. Contractor shall bring documentation which identifies exact bicycle and kiosk specifications and any cosmetic items such as bicycle colors that will require City approval prior to submission of the order for the Bike Share Equipment. The Bike Share Equipment shall meet or exceed the specifications set forth in Attachment 1, which is attached hereto and made a part hereof. Bicycles shall have a uniform coloring scheme that is coordinated with the coloring scheme of the hubs/kiosks that makes the Program easily identifiable and unique to the City of St. Petersburg. Program color scheme and design aesthetic must be consistent with or complementary to the Healthy St. Petersburg Initiative branding. Contractor shall complete the order placement for Bike Share Equipment on or before August 11, 2016.

Maintenance Plan. Within 60 days after execution of the Agreement, Contractor shall prepare and submit a maintenance plan and checklist to the City for review and approval. The maintenance plan and checklist shall set forth all maintenance performed for each bicycle and the other Bike Share Equipment. The maintenance plan and checklist shall include at a minimum the maintenance obligations listed in the Contractor's original Proposal (Document 4 of the Other Documents). The Contractor shall incorporate the City's comments and make any changes to the Maintenance Plan such that the Maintenance Plan is approved prior to installation of any Bike Share Equipment (i.e., no later than October 28, 2016).

b. Public Involvement. Contractor shall be responsible for launching a Program website within 30 days after execution of the Agreement. The Program website shall be updated by Contractor at a minimum of bi-weekly through the pre-launch period to include a documentation of the planning efforts, meeting details and materials, a summary of the input received, and the current status of planning efforts.

Contractor shall be responsible for conducting public outreach efforts including but not limited to an online survey, and at least two public meetings to introduce the planning completed to date and gain feedback on proposed locations for the Bike Share Hubs. Within 30 days after execution of the Agreement, Contractor shall create and distribute a press release seeking public comment to include the following minimum details: date for first public meeting, links and details for online survey and mapping tool, date for second public meeting, and any other Program implementation details available at that time.

Contractor shall schedule a first public meeting to be held within 45 days after execution of the Agreement. The meeting should include an introductory presentation detailing the Program goals, likely member use scenarios, pricing, membership models, the ways bike share operations and usage is measured, the criteria for hub placement and spacing, and planning completed to date. The information and materials to be prepared in advance of the first public meeting will include mapping and input received as a part of the EPA Technical Assistance and a preliminary outline of the proposed service area and fifty (50) potential locations as Bike Share Hubs with a ¼-mile radius shown around each of the locations (See Attachment 2 for EPA Technical Assistance report and maps). An online survey and mapping tool shall be implemented coincident with or prior to the first public meeting, and shall remain open for 10 business days following the first public meeting. Prior to printing maps or materials for the first public meeting, Contractor shall provide digital drafts and obtain City approval.

Contractor shall schedule and conduct at least one additional public meeting shall be held within 30 days following the first public meeting. The second public meeting shall revisit the Program goals, operations, criteria for hub placement and spacing, and present an overview of the input received at the first meeting and from the online survey and mapping tool. The second and any required additional public meetings shall present a map of thirty (30) updated Bike Share Hub locations to a precision of +/- 1 block. Prior to printing maps or materials for the second and any required additional public meetings, Contractor shall provide digital drafts and obtain City approval for all printed materials.

c. Sponsorship and Sign Guidelines. Within 60 days after execution of the Agreement, Contractor shall prepare and submit the Sponsorship and Sign Guidelines to the City for review and approval. The sponsorship guidelines shall comply with the requirements set forth in the Agreement. The sign guidelines shall include but not be limited to requirements that detail the content design criteria and approval processes. Prior to printing and installing any maps, signs, advertisements or logos, Contractor shall provide digital drafts and obtain City approval for all printed materials including but not limited to kiosk maps, informational panels, educational stickers, and other materials.

d. Design & Permits for Bike Share Hubs. Contractor will scope potential hub locations and develop maps of the proposed service area and hub locations in accordance with the Set-Up Schedule. The 450 locking points and other Bike Share Equipment will be allocated to a minimum of 30 Bike Share Hubs. Due to site constraints and a desire to increase the density of Program coverage, additional Bike Share Hubs may be proposed that would consist of a smaller footprint by providing fewer locking points and no map/information panel, resulting in greater than 30 overall Bike Share Hubs in the Program at Full Program Launch (as defined herein).

Once the City and Contractor have mutually agreed in writing on the Bike Share Hub locations, Contractor shall commence with site drawings. The site drawings and associated information to be provided by Contractor will include all pertinent information necessary to obtain permits for construction, as well as: layout and placement of all hub infrastructure, measurements of all required clearances, site ownership, solar exposure, adjacent property owner contact information, any

potential issues or concerns with the selected locations for the Bike Share Hubs, and conceptual design and cost estimates for any site preparation or construction needed.

Contractor shall be responsible for obtaining any and all necessary permits, licenses, certifications and approvals in accordance with the Agreement in order to install certain Bike Share Equipment in the locations selected as Bike Share Hubs. Contractor shall prepare the permit applications and complete any required notifications required for any permits, licenses, certifications and approvals. Contractor shall pay all required permitting fees for Program Set-up. Contractor agrees to submit the permit applications in up to three batches as the locations for the Bike Share Hubs are mutually agreed upon by the Parties in writing. Contractor shall obtain all necessary permits and City approval for the Bike Share Hubs no later than December 31, 2016.

Service locations on private property may also be added as identified. Contractor shall prepare the same documentation materials, with modified permit requirements and the added requirement of a contract and public easement with the landowner specifying unrestricted access and any related cost arrangements. Any contract would be between the City and the private property owner and such contract shall be reviewed and approved by the City Attorney's Office.

e. Receipt, Inspection, and Maintenance of Bike Share Equipment. Contractor shall be responsible for ensuring that the Bike Share Equipment is delivered no later than January 17, 2016. The Bike Share Equipment shall be delivered to a location mutually agreed upon by the City and Contractor. Contractor shall be responsible for the inspection, storage, and maintenance of the Bike Share Equipment pursuant to the requirements set forth in the Agreement and this Scope of Services.

f. Bike Share Equipment Requiring Installation. Once the City has issued Acceptance of the Bike Share Equipment (in whole or in part) in accordance with the Agreement, and all required permit approvals are secured, Contractor shall commence installation of the accepted Bike Share Equipment. Contractor shall issue a single press release prior to beginning the installation of any Bike Share Equipment. The press release will include relevant details of the Soft Launch (as defined herein) hub locations and dates for which Bike Share Equipment will be installed. The information released will also include an update on the expected Full Program Launch date, details of any early-adopter or group membership opportunities, the Program pricing details, locations of all remaining Bike Share Hubs, and information on how users can acquire helmets. Information on how users can acquire helmets shall include but not be limited to the information set forth in the Helmet Plan, which is attached hereto as Attachment 3. The Helmet Plan must be fully implemented prior to the Soft Launch and issuance of any Program memberships.

Hub equipment may be installed as equipment is available and all permits and City approval are secured, with the exception that any maps, kiosks, electronics, or any other non-durable equipment will not be installed permanently prior to imminent operation of that specific Bike Share Hub. Contractor shall install a minimum of

ten (10) Bike Share Hubs no later than October 28, 2016, to allow for testing prior to the Soft Launch.

g. Soft Launch. The Soft Launch shall be undertaken no later than November 1, 2016, using the Contractor Fleet of at least 100 bikes and a minimum of 10 Bike Share Hubs. The bicycles utilized for the Soft Launch shall be of a different color and sufficiently marked to denote that they are part of the Contractor Fleet and are anticipated to be used in the City exclusively during the Soft Launch and until the Full Program Launch has been initiated. Contractor, at its sole cost and expense, shall be responsible for providing the SoBi Software and Connectivity Services for the duration of the Program Soft Launch.

h. Full Program Launch. After acceptance of the Bike Share Equipment by the City in accordance with the Agreement, and once Contractor has completed the installation and testing of 80% of the City-owned Bike Share Equipment (i.e., 240 bicycles and 24 Bike Share Hubs), Contractor shall issue a press release announcing that the Program is available for routine use. The Contractor will also plan a launch event to coincide with the beginning of this Full Program Launch on a date and time mutually agreed upon by the City and Contractor which shall occur no later than January 31, 2017.

i. Full Program Operations. Following Full Program Launch, during February 2017, and once Contractor has completed the installation and testing of all remaining Bike Share Equipment, which shall occur no later than February 28, 2017, the Program shall be deemed to be in Full Program Operations.

2. Contractor's Duties and Responsibilities for Management, Marketing, and Operations and Maintenance:

a. Contractor's management duties and responsibilities shall include but not be limited to the following:

(1) Appoint a Program Manager as a single point of contact whose responsibilities shall include, but are not limited to, procurement of the Bike Share Equipment and other necessary Program equipment, operations of the Program, managing Contractor's team, ensuring compliance with this Scope of Services, submitting reports and receipts to City, and issue resolution. The Program Manager shall be readily available during normal business hours of the City to administer the Agreement. Contractor shall also provide contact details for the points of contact outside normal business hours of the City, including contact information for the Program Manager. Contractor is responsible for notifying the City and seeking approval for any proposed changes in Program Manager or contact information.

(2) Contractor shall facilitate the following regular meetings with the City. Monthly meetings shall be held with the City Project Manager no later than five (5) business days following the end of the preceding calendar month. Quarterly meetings shall be held no later than thirty (30) calendar days following the end of the preceding Contract Period quarter.

(3) Contractor shall furnish all personnel with proper photo identification badges exhibiting Contractor's name and the employee's name to be worn while providing services under the Agreement. Contractor's personnel

must be dressed in appropriate attire while providing services under the Agreement, including vests while working within the right-of-way. Contractor shall ensure that all personnel have a clean background check before engaging in work with any sensitive customer information, including but not limited to financial information.

(4) Contractor shall be responsible for ensuring that Contractor's personnel follow all established safety regulations required by applicable Laws pertaining to the work and services to be performed pursuant to the Agreement.

(5) Contractor shall be responsible for providing all job skills training and safety training required for its personnel. Safety training shall instruct personnel on the correct and safe use of the safety equipment required and of general safety procedures for the job and materials handling requirements.

(6) Contractor shall also provide all required training for City staff to use back end software to access system operational and performance data review or analysis tools. Those trained shall include but not be limited to staff from the following City Departments: Transportation and Parking Management, Planning and Economic Development, Technology Services, Procurement, and the Mayor's Action Center. Training shall be conducted once immediately after Soft Launch operations have been initiated to be repeated at least once per Contract Period or upon any changes.

(7) Contractor shall provide the City with an accounting each Contract Period to confirm Contractor's compliance with the revenue share paragraph set forth in the Agreement.

b. Contractor's marketing duties and responsibilities shall include but not be limited to the following:

(1) Design and install all sponsorship materials, logos, advertisements and signs in accordance with the Sponsorship and Sign Guideline and applicable Laws.

(2) Create and produce all electronic and printed media related to the Program, presenting a unified brand and consistent information across all presentation messages and formats.

(3) Create and provide navigational maps and wayfinding information, which information shall be available online and at all Bike Share Hub informational panels. Navigational maps and wayfinding information shall include the location of all Bike Share Hubs, on-street routes, trails, designated recreational routes, parks, and major destinations. Contractor shall provide the City with a draft of such information and shall obtain written approval from the City prior to printing or otherwise publishing.

(4) Hosting, maintenance, and at least weekly updates of the Program website, registration/reservation system, and social media platforms.

(5) Create, print, and distribute Program promotional materials including but not limited to brochures, maps, posters, advertising media, event fliers, and coupons. Program promotional materials shall be reviewed at least once each Contract Period to identify any needed content modifications.

(6) Conduct an annual member survey in a timely manner such that final results can be submitted prior to the end of each Contract Period during the Term. Contractor shall develop draft survey questions and provide such questions to the City prior to conducting the survey. Contractor shall not distribute the survey instrument until Contractor has received written

approval from the City to distribute such survey. Contractor shall be responsible for analysis of results and creation of a summary report to include infographics and a press release. Contractor shall not distribute the survey results or any report content until Contractor has received written approval from the City to distribute such survey results and report materials.

c. Contractor's operating and maintenance duties and responsibilities shall include but not be limited to the following:

(1) Ensure that the Program shall be available to users on a 24/7/365 operational basis.

(2) Provide 24/7/365 live customer service via a call center to address user questions and issues.

(3) Ensure that users shall be able to register for the Program both online and at payment kiosks located at a subset of the Bike Share Hubs.

(4) Make real-time information available to users via the smartphone app and web platform on the locations of available bicycles.

(5) The Contractor shall maintain the capacity of the bicycle fleet and Bike Share Hubs such that the total number of bicycles available for service during Full Program Operations remains functionally constant at 300 bicycles with 30 Bike Share Hubs. For example, the Contractor shall replace any piece of Bike Share Equipment (which includes the bicycles) pursuant to the Specifications set forth herein during the Term that may be stolen, severely damaged, or otherwise requiring prolonged removal from service.

(6) Maintain the Bike Share Equipment in accordance with the City-approved Maintenance Plan. The number of bicycles in service at any given time may fluctuate in consideration that a portion may be out of service at any given time for maintenance and/or rebalancing, provided that such number shall not fall below the required service level standards.

(7) Create photographic documentation with the appropriate date and time stamping of each Bike Share Hub and the immediate surrounding area at the completion of the inspection required for such Bike Share Hub. Photographic records shall be maintained for the Term and shall be subjected to public records requests.

(8) Support the acquisition and use of helmets further described in the Helmet Plan (Attachment 3 of this Scope of Services). Bicycle helmets provided by Contractor as a part of the Program shall meet Consumer Product Safety Commission (CPSC) standards. If provided directly, the Contractor shall keep the bicycle helmets in good and sanitary working condition.

(9) Track and report all data types outlined in this Scope of Services, and notify the City of any breach of the established minimum service levels as specified in the Service Level Standards section below.

(10) Adhere to the Service Level Standards as specified below. Contractor shall be responsible for monitoring adherence to Service Level Standards through both the collection of ongoing Program operational data and point-in-time verification via field checks.

3. Service Level Standards

Contractor shall adhere to the following Service Level Standards:

a. Damage and custodial maintenance
   (1) Each Bike Share Hub shall be inspected at least every other week, with surrounding area cleaned of all debris and all bicycles at that location checked.
   (2) Each bicycle shall be inspected at least once every calendar month.
   (3) Damaged or non-functional kiosks shall be covered so as to sufficiently denote their status to users within 12 hours of notice to the Contractor, which may be provided by any user, the City, or any member of the general public. They shall be returned to service within 48 hours of such notice.
   (4) Graffiti on bicycles or other Bike Share Equipment shall be removed or covered within 12 hours of notice to the Contractor, which may be provided by any user, the City, or any member of the general public.
   (5) Bicycles reported as damaged and not in service shall be removed from circulation within 12 hours of notice to the Contractor, which may be provided by any user, the City, or any member of the general public.

b. Operating Thresholds
   (1) Central computer system shall be in service at least 98% of each calendar month.
   (2) Website shall be in service at least 98% of each calendar month.
   (3) At all times during the Term 95% of bicycles shall be on street and rideable.
   (4) At all times during the Term 90% of the kiosks shall be in service.
   (5) Bike Share Hubs shall not remain completely full of bicycles or completely void of bicycles for more than 4 hours between the hours of 6:00am and 10:00pm unless otherwise mutually agreed upon in writing by the Parties.

c. Customer Service
   (1) Contractor shall be capable of receiving calls at least 98% of each calendar month.
   (2) 80% of calls shall be answered by Contractor within 60 seconds.
   (3) Contractor shall ensure that at least 85% of customers satisfied with issue resolution.
   (4) Contractor shall ensure that at least 95% of written inquiries or complaints addressed within 1 business day.

4. Reporting Requirements

City shall be able to review and extract Program usage data via access to the Operator Facing Software tools as specified in Document 4 of the Other Documents incorporated as a part of this Agreement. Contractor shall make Program usage data available to the public via the Open API and pursuant to the User Agreement and Privacy Policy as specified in Document 4 of the Other Documents incorporated as a part of this Agreement.

Contractor shall have informal weekly discussions with the City Program Manager and respond to information requests on a case-by-case basis. Contractor shall notify the City within twelve (12) hours of any of the following issues or events:

a. Reported crashes by users of the Program and/or by a law enforcement agency or other incidents involving any of the Bike Share Equipment.

b. Damages, thefts, or vandalism to any of the Bike Share Equipment.

Monthly Reports

Contractor shall provide the following monthly reports and data. Such monthly reports and data are to be received electronically no later than ten (10) business days after the end of each calendar month. Contractor shall send these reports and data electronically to the City Project Manager. In the event that the City discovers errors in any report or data the City shall notify Contractor and Contractor shall submit corrected reports and/or data within five (5) business days following notification of errors. The monthly reports and data shall include the following:

a. Aggregation of Weekly Operational data report – This report shall include the following data summarized with tabular and graphical representation in pdf format, and complete raw data in Excel format.
   (1) Overall quantification of trips.
      (a) Total number of trips.
      (b) Average number of trips per bicycle.
      (c) Average duration of trips.
   (2) Daily volumes and temporal distributions of usage
      (a) Check-outs and returns at each Bike Share Hub
      (b) Kiosk interactions
      (c) Bicycles left out of the Bike Share Hubs
      (d) Utilization of advance bicycle reservations vs. walk-up trips
   (3) Rebalancing
      (a) Differentiate between rebalancing of uneven Bike Share Hubs and recovering bicycles left outside of the Bike Share Hubs.
      (b) For bicycles returned from locations outside the Bike Share Hubs, differentiate whether the rebalancing was completed by Program staff or users.
   (4) Individual trip details, including: origin/destination, route, date/time, length, average speed, user type (Annual, Annual Student, Monthly Plus, Monthly, Pay-as-You-Go), etc.
   (5) Special events, manual check-ins to accommodate large demands, service disruptions, and other service fluctuations.

b. Financial Report. This report shall include:
   (1) Revenue streams by type and source
      (a) Updates on corporate memberships and the results of any promotional offers
      (b) User fees collected by user type
      (c) Details of the nature (but not the amount) of payments to third parties that impact Net Revenue for the purpose of calculating revenue sharing, including but not limited to sales tax payments and commissions fees

   (2) Quantification of revenue reductions resulting from:

(a) Refunds
(b) Promotional offers
(3) Plans for future pricing options of promotional offers

c. Customer Satisfaction Report: This report shall include:
(1) Overview of call center activity, response times and issues reported.
(2) The circumstances of issued refunds.

d. Capital Equipment Report: This report shall include:
(1) Record of inspections and preventative maintenance pursuant to the Service Level Standards and Maintenance Plan
(2) Progress on any pending capital orders for Bike Share Equipment pursuant to the Maintenance Plan
(3) Current and proposed Program hardware and software upgrades or changes
(4) Narrative description of maintenance issue trends

e. Service Levels Compliance Data report - This report shall include details sufficient to support compliance with the Service Level Standards set forth in this Scope of Services, including but not limited to, data from ongoing operations, reports of all Customer Service activity, and quantification with details of each instance of the service falling below the minimum thresholds set forth in this Scope of Services.

Quarterly Reports

Contractor shall provide the following quarterly reports and data. Such reports and data are due in digital format no later than fifteen (15) calendar days after the end of each Contract Period quarter and no later than five (5) business days prior to the corresponding quarterly meeting. Contractor shall send these reports and data electronically to the City's Project Manager. In the event that the City discovers errors in any report or data the City shall notify Contractor and Contractor shall submit corrected reports and/or data within five (5) business days following notification of errors. The quarterly reports and data shall include the following:

a. Aggregation of data and information from prior three monthly reports and data

b. Progress towards reaching the established Revenue Threshold for the given Contract Period with sufficient detail to provide City with information that sufficient revenues are being generated by the Program.

c. Maintenance Report:
(1) Current and proposed Program hardware and software upgrades or changes
(2) Maintenance issue trends and totals
(3) Record of all "touch-points" replacement during the quarter pursuant to the Maintenance Plan, including the associated costs and timelines

d. Demographics Report:
(1) Certain non-sensitive, demographic information of Program users.

(2) Aggregated trip details by user home zipcode
(3) Progress towards Program equity goals including but not limited to: membership by zip code, utilization of cash and other alternative membership payment methods, targeted marketing and education, sponsored memberships, etc.
(4) Calories burned
(5) Greenhouse gas emissions reductions

e. Other information that may be beneficial to the City's vision and goals, including those developed as a part of the Healthy St. Petersburg Initiative.
(1) Samples of all promotional and educational materials developed, along with details of printing quantities and distribution methods
(2) Completed and upcoming promotional events
(3) Completed and upcoming membership drives and promotions
(4) Completed press releases and media articles

Annual Reports

Contractor shall submit the following annual reports and data. Such reports and data are due in digital format no later than forty-five (45) days after the end of each Contract Period. Contractor shall send these reports and data electronically to the City Project Manager. In the event that the City discovers errors in any report or data the City shall notify Contractor and Contractor shall submit corrected reports and/or data within five (5) business days following notification of errors. The annual reports and data shall include the following:

a. Aggregation of data and information from applicable quarterly and monthly reports

b. Data for program operations in any other jurisdictions operated by Contractor in the Tampa Bay Region

c. Results from annual member survey

d. Strategic plans for coming Contract Period

5. City Responsibilities

The City shall:

a. Provide a single point of contact ("City Project Manager") to administer the Agreement.

b. Provide timely review and feedback on reports, inquiries and general performance.

c. Support efforts to secure sponsorships in support of the Program.

d. Assist in streamlining the permitting process.

e. Provide notification of upcoming special events, construction projects, or other City activities that may impact any Bike Share Hub or operations of the Program.

f. Conduct unscheduled spot-checks weekly or more often if necessary to ensure that Contractor is performing obligations as set forth herein including but not limited to ensuring compliance with the Service Level Standards and Maintenance Plan.

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 20, 2016

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

Subject: Renewing a blanket purchase agreement with All American Concrete, Inc. for SAN (Sanitary) Sewer Repair & Replacement for the Water Resources Department and Engineering Department in the amount of $3,300,000 for FY 2017.

Explanation: On December 19, 2013, City Council approved of a two-year blanket purchase agreement with All American Concrete, Inc., in the amount of $1,650,000 for the SAN Sewer Repair & Replacement FY 2014 capital improvement project (14247) effective through December 31, 2015, with three one-year renewal options. On July 23, 2015 City Council approved Change Order No. 1 for an increase in the amount of $690,000 for FY2015 based on budgeted funds. On December 3, 2015 City Council approved renewal No. 1 for an increase to the agreement in the amount of $2,167,000 for FY2016. This is the second renewal and increases the agreement by $3,300,000 for a new contract sum of $9,457,000.

The work consists of on-going repair and replacement of the City's gravity and pressurized wastewater collection system and associated restoration work. This agreement is part of the Water Resources Department's strategy for the renewal/rehabilitation of the wastewater collection system utilizing open-cut and trenchless methods under annual contracts to supplement the Department's maintenance staff.

Recommendation: All American Concrete, Inc. has agreed to uphold the prices, terms and conditions of Bid No. 7483A dated October 16, 2013. Administration recommends renewal of the agreement based upon the vendor's past satisfactory performance. The Procurement Department, in cooperation with the Water Resources Department and Parks and Recreation Department recommends renewal in the amount of $3,300,000

Original Contract Sum	$1,650,000	FY2014
2nd Release under BPA	1,650,000	FY2015
Change Order No. 1	690,000	FY2015
1st Renewal	2,167,000	FY2016
2nd Renewal	3,300,000	FY2017
New Contract Sum	$9,457,000	

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003).

Attachments: Resolution

Approvals:

Administrative **Budget**

CA-1

REVISED
OCT 13 2016

A RESOLUTION APPROVING THE SECOND YEAR RENEWAL OPTION TO THE AGREEMENT (BLANKET AGREEMENT) WITH ALL AMERICAN CONCRETE, INC. FOR SANITARY SEWER REPAIR & REPLACEMENT FOR FY 2017 AT A COST NOT TO EXCEED $3,300,000 FOR A NEW TOTAL CONTRACT AMOUNT NOT TO EXCEED $9,457,000 FOR THE WATER RESOURCES DEPARTMENT; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, On December 19, 2013 City Council approved the award of a two-year agreement (Blanket Agreement) with three one-year renewal options to All American Concrete, Inc. for Sanitary Sewer Repair & Replacement FY 2016 pursuant to Bid No. 7483A dated October 16, 2013; and

WHEREAS, on July 23, 2015, City Council approved Change Order No. 1 to the Agreement for an increase in the amount of $690,000 for FY15 based on budgeted funds; and

WHEREAS, on December 3, 2015, City Council approved the first year renewal option to the Agreement for an increase in the amount of $2,167,000 for FY16; and

WHEREAS, the City desires to exercise the second year renewal option to the Agreement for an increase in the amount of $3,300,000 for FY17; and

WHEREAS, City Council previously appropriated $3,000,000 from BP Settlement funds for sanitary sewer system improvements; and

WHEREAS, the remaining $300,000 was previously appropriated in the Water Resources Capital Projects Fund (4003); and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Resources Department, recommends approval of this renewal.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the second one-year renewal option to the Agreement with All American Concrete, Inc. for Sanitary Sewer Repair & Replacement FY 2017 at a cost not to exceed $3,300,000 for a new total contract amount not to exceed $9,457,000 for the Water Resources Department is hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate this transaction.

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 20, 2016

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

Subject: Accepting a proposal from Gallagher Benefit Services, Inc. for employee benefits consulting services for the Human Resources Department at an estimated annual cost of $95,000 for a total contract amount of $285,000.

Explanation: The Procurement Department received five proposals for employee benefits consulting services. The vendor will provide technical assistance to the Human Resources Department, which is responsible for the administration of the city's $48.9 million FY17 group benefit program. The program provides coverage for health, dental, vision, life, disability, accidental death and dismemberment and flexible spending accounts for employees and retirees.

Specifically, the consultant will assist the city in obtaining the most comprehensive coverage at a reasonable cost, determine the annual costs and developing future projections for the city's self funded plans, research and propose plan design modifications, assist with group benefit program proposal requests and provide analysis and guidance on compliance with federal and state laws.

Proposals were also received from Brown & Brown of Florida, Inc., The Gehring Group, Inc., Wells Fargo Insurance Services USA, Inc., and Buck Consultants, LLC. They were evaluated by a cross-functional team based on qualifications, experience, proposal and cost. Gallagher's proposal met all requirements and demonstrated best depth of experience with Florida public entities, and employs advanced technology tools to assist the implementation of the Affordable Care Act.

The Procurement Department, in cooperation with the Human Resources Department, recommends:

Gallagher Benefit Services, Inc. $285,000
Three-years @$95,000/year

Gallagher Benefit Services, Inc. based in Itasca, Illinois has met the requirements of RFP 6135 dated June 24, 2016. Gallagher has satisfactorily performed these services for the city in the past. A blanket purchase agreement will be issued and will be binding only for services rendered. The agreement will be effective from date of award through September 30, 2019 with one two-year renewal option.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Health Insurance Fund (5121) [$80,750], Group Benefits account (0901177) and the Life Insurance Fund (5123) [$14,250] Group Benefits account (0901177).

Attachments: Technical Evaluation (3 pages)
Resolution

Approvals:

Administrative **Budget**

Technical Evaluation
918-40 Consulting Service, Employee Benefits

Summary Work Statement

The City received five proposals for RFP No. 6135: Consulting Services, Employee Benefits. The successful offeror(s) will provide consulting services for the city's group benefit programs. The five proposals were received from:

Brown & Brown of Florida, Inc.
The Gehring Group, Inc.
Wells Fargo Insurance Services USA, Inc.
Gallagher Benefit Services, Inc.
Buck Consultants, LLC

Evaluation Committee

The evaluations of the five proposals were conducted by:

Chris Guella, Director, Human Resources
Vicki Grant, Manager, Employee Benefits
Jason Hall, Supervisor, Human Resources

Evaluation Criteria

The proposals were evaluated based on the following criteria:

- Qualifications and experience of assigned consultant
- Qualifications and experience of firm
- Understanding the scope and its objectives
- Experience in consulting services as defined in the RFP
- Availability of personnel and resources necessary for performance

Offerors' Profiles

Below is a profile of each offeror and a summary of the strengths and weaknesses of each offeror as reported after the initial independent review:

Brown & Brown of Florida, Inc. is headquartered in Daytona Beach, FL, and was incorporated in Florida in 1947. The firm has been providing this service for 24 years and has 180 employees. Its strengths include: a large qualified staff to service the city's account; they provided all public sector references; proposal response shows a clear understanding of objectives and scope; they submitted lowest cost of the proposals received.

Weaknesses include: in their proposal they referenced an annual benefits booklet prepared for clients, but did not provide a sample; the references given, except for Flagler, are much smaller entities than St. Petersburg; their Attorney is on retainer and the actuary is not an employee; their closest office is in Daytona; the proposal provided unnecessary marketing and sales information.

The proposal meets the City's requirements.

The Gehring Group, Inc. is headquartered in Parrish, FL, and was incorporated in Florida in 1992. The firm has been providing this service for 23 years and has 60 employees. Its strengths include: the four (4) team members identified for the City's account have extensive and well-rounded experience; their account manager is local; the proposal provided impressive webinar materials on IRS form (1094-C) and a newsletter; they have a significant Florida presence and most clients are from the public sector.

Weaknesses include: they have a very small staff; they do not have an actuary (independent third party oversight) or attorney on staff; the cost of service was third highest of the proposals received.

The proposal meets the City's requirements.

Wells Fargo Insurance Services USA, Inc. is headquartered in Chicago, IL, and was incorporated in North Carolina in 1994. The firm has been providing this service for 27 years and has 96 employees. Its strengths include: the assigned team to the city's account has varied experience; they are a national firm with good depth of resources and subject matter experts; they showed a comprehensive timeline that indicates experience with the services needed by the City.

Weaknesses include: the firm did not list any local governments as a reference; the proposal listed exceptions to the base agreement, but those exceptions were not clearly stated; the firm provided flow charts showing their processes, but did not apply them to the items in the scope of services; the firm noted additional services in their proposal, but did not adequately address how they would approach the city's scope of service; the proposal was lacking in examples of their successes with existing clients; the cost of service was the highest of the proposals received.

The proposal meets the City's requirements.

Gallagher Benefit Services, Inc. is headquartered in Itasca, IL, and was incorporated in Delaware in 1986. The firm has been providing this service for 41 years and has 100 employees. Its strengths include: they addressed each item in the scope of services in detail with examples of the tools to be used; they have several Florida offices; they have an actuary and an attorney on staff; the Florida references included local municipalities; they have web based communication services available for the city's use; the lead consultant has 25 years of experience; the firm has extensive compliance resources; and they acquired Shilling Communications Group, which provides strategic thinking, creative writing, and project management.

Weaknesses include: the resumes provided did not have many details of prior experience; the firm did not provide examples of successes with referenced clients; a 5 year cost was not provided in their proposal.

The proposal meets the City's requirements.

Buck Consultants, LLC, is headquartered in Connecticut, and was incorporated in Delaware in 1997. The firm has been providing this service for 100 years and has 825 employees, nationally. Its strengths include: they are a large national firm with many resources available; they have in-house legal and an actuary; they provided good sample reports; they have 22 public sector clients in the southeast.

Weaknesses include: they provided references from actuarial clients only; the firm did not identify the team that would be assigned to the city's account; the firm had several contract exceptions;

they did not provide a local representative; the rate provided was locked for 3 years with a 9% increase over the remainder of the contract, which was the second highest cost.

The proposal meets the city's requirements.

Short-listing

The proposals were initially evaluated, on September 7, 2016, solely on the evaluation criteria established in the RFP. The proposals were then ranked and short-listed. On September 13, 2016, the top three offerors were selected to answer a clarification question. Following the evaluation meeting, the evaluation committee ranked the proposals as follows:

Rank	Firm
1.	Gallagher Benefits Services
2.	Brown & Brown of Florida, Inc.
3.	The Gehring Group
4.	Buck Consultants, Inc.
5.	Wells Fargo Insurance Services USA, Inc.

On September 19, 2016, Gallagher Benefits Services was invited to submit a Best and Final Offer (BAFO).

Recommendation for Award

On September 29, 2016, the evaluation committee met to evaluate the proposals, clarification responses and BAFO of Gallagher Benefits Services. The evaluation committee recommended Gallagher Benefits Services as the highest ranked offer for the Consulting Services agreement. Gallagher has met the requirements of RFP No. 6135 and have been determined to be the most advantageous to the City, taking into account the attention to detail in addressing each item of the scope of service in their proposal response, the years of experience in consulting services, and the evaluation criteria set forth in a RFP.

Gallagher Benefits Services was selected for the following reasons:

- Large Florida staff and resources
- Lead consultant has 25 years of experience
- Legal group & actuaries in Florida
- Direct satisfactory experience with the City of St. Petersburg

Gallagher Benefits Services' references have been checked and are satisfactory.

Chris Guella, Chair

Vicki Grant, Committee Member

Jason Hall, Committee Member

A RESOLUTION ACCEPTING A PROPOSAL AND APPROVING THE AWARD OF A THREE-YEAR AGREEMENT WITH ONE TWO-YEAR RENEWAL OPTION TO GALLAGHER BENEFIT SERVICES, INC. FOR EMPLOYEE BENEFITS CONSULTING SERVICES FOR THE HUMAN RESOURCES DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $95,000 FOR A TOTAL CONTRACT AMOUNT OF $285,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to hire an employee benefits consulting service to provide technical assistance to the Human Resources Department, which is responsible for the administration of the City's $48.9 million FY17 group benefits program; and

WHEREAS, the City received five proposals for employee benefits consulting services pursuant to RFP No. 6135 dated June 24, 2016; and

WHEREAS, Gallagher Benefit Services, Inc. has met the specifications, terms and conditions of RFP No. 6144 dated July 12, 2016; and

WHEREAS, the Procurement Department, in cooperation with the Human Resources Department, recommends this award.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the award of a three-year agreement with one two-year renewal option to Gallagher Benefit Services, Inc. for employee benefits consulting services for the Human Resources Department at an estimated annual cost not to exceed $95,000 for a total contract amount of $285,000 is hereby approved and the Mayor or Mayor's designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approved as to form and content:

City Attorney (designee)

RESOLUTION NO. 2016 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, EXPRESSING SOLIDARITY WITH MUSLIMS AND ALL THOSE TARGETED FOR THEIR ETHNICITY, RACE OR RELIGION; CONDEMNING VIOLENCE AND HATE CRIMES DIRECTED AT MUSLIMS, THOSE PERCEIVED TO BE MUSLIMS, IMMIGRANTS AND PEOPLE OF COLOR; REJECTING POLITICAL TACTICS THAT USE FEAR TO MANIPULATE VOTERS OR TO GAIN POWER OR INFLUENCE; COMMITTING TO PURSUE A POLICY AGENDA THAT AFFIRMS CIVIL AND HUMAN RIGHTS; REAFFIRMING THE VALUE OF A PLURALISTIC SOCIETY; AND PROVIDING AN EFFECTIVE DATE.

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 in every major war; and

WHEREAS, it is reported that there are more than three million Muslims living in the United States today, and thousands living in St. Petersburg, who are involved in every walk of life and make invaluable contributions to our economy, our social and political life, and our culture; and

WHEREAS, according to the Federal Bureau of Investigation 2014 Hate Crime Statistics Report regarding hate crimes motivated by religious bias, "56.8 percent were victims of crimes motivated by their offenders' anti-Jewish bias; 16.1 percent were victims of anti-Islamic (Muslim) bias; 6.2 percent were victims of bias against groups of individuals of varying religious (anti-multiple religions, group); 6.1 percent were victims of anti-Catholic bias; 2.5 percent were victims of anti-Protestant bias; 1.2 percent were victims of anti-Atheist/Agnostic bias; and 11 percent were victims of bias against other religions;" and

WHEREAS, the City Council is saddened and outraged at the recent escalation of hateful rhetoric against Muslims, those perceived to be Muslims, immigrants and all people of color; 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, 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, as elected representatives, the City Council has 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 by the City Council of the City of St. Petersburg, Florida that this Council hereby:

(1) condemns all hateful crimes 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 pursue 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; and

(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.

This Resolution shall become effective immediately upon its adoption.

Approved as to form and content:

_____

City Attorney (designee)

00290832

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of October 20, 2016

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

Subject: Accepting a proposal from Community Champions Corporation for foreclosure registry services for the Codes Compliance Assistance Department at an estimated annual fee of $404,500 for a total contract amount of $1,213,500.

Explanation: The Procurement Department received one proposal for foreclosure registry services from Community Champions Corporation.

City Ordinance no. 48-H created a foreclosure registry and requires the identification and registration for all properties in foreclosure. The purpose of the Ordinance is to protect and preserve the safety and security of occupants of abutting properties and neighborhoods and to prevent blighted and unsecured residences. There are approximately 4,045 properties in foreclosure.

Pursuant to the Ordinance, the vendor will notify the mortgage holder of the requirement to register the property within ten days after the mortgagee is declared to be in default. The vendor will also provide detailed instructions on the registration process for mortgage holders and/or vacant property owners, as well as financial accounting of compliant and non-compliant property registrations for the City. The vendor notifies the City of registered properties and the Codes Compliance Assistance department conducts an inspection of the property to insure the structure is secured and maintained.

In addition, the vendor will maintain and support a web-based electronic registry system that affords all mortgage holders the opportunity to go on-line and register, modify, update, and request delistings of foreclosed properties. The City will also have free access to and training on the web-based electronic registry system as well as reporting tools that provide real-time data on the properties.

The registration fee of $230 per property is collected by the vendor from the respective mortgage holder. The vendor retains a service fee of $100 per property and remits the $130 balance of the fee to the City.

The Procurement Department, in cooperation with the Codes Compliance Assistance Department, recommends for award:

Community Champions Corporation..... $ 1,213,500

Registrations	4,045 @ $230	$ 930,350
Shared Revenue		
Vendor Fee (43%)	4,045 @ $100	404,500
City (57%)	4,045 @ $130	525,850

The vendor has met the specifications and requirements of RFP No. 6144 dated July 12, 2016. This agreement will be effective through October 31, 2019 with one two-year renewal option. Community Champions Corporation, headquartered in Melbourne, Florida, has been in business for 7 years, has 50 employees and has satisfactorily performed this service for the City in the past.

Cost/Funding/Assessment Information: Funding for this program is generated through revenues received from registration fees.

Attachments: Technical Evaluation (2 pages)
Resolution

Approvals:

Administrative

Devris L. Fulke 10.7.16
Budget

Technical Evaluation
958-83 Foreclosure Registry Services

Summary Work Statement

The City received one proposal for RFP No. 6144: Foreclosure Registry Service. The successful offeror(s) will develop and implement a real property registry and fee collection program in accordance with City Ordinance No. 48-H. A proposal was received from:

Community Champions Corporation

Evaluation Committee

The evaluation of the proposal was conducted by:

Igor Lugonja, Management Methods Analyst, Codes Compliance
Melissa Seid, Admin Support Coordinator, Billing & Collections
Diane Bozich, Real Estate Specialist, Real Estate & Property Management

Evaluation Criteria

The proposal was evaluated based on the following criteria:

- Experience of firm
- Qualification and technical competence
- Capacity to accomplish the work
- Past performance on similar contracts
- Cost or price

Offeror Profile

Below is the profile of the offeror and a summary of the strengths and weaknesses as reported after the initial independent review:

Community Champions Corporation is headquartered in Melbourne, Florida and was incorporated in Florida in 2009. The firm has been providing this service for seven years and employs 50 people. Its strengths include: the administration of foreclosure programs in 125 communities including 54 in Florida; they currently manage foreclosures for the city of St. Petersburg; their system (ProCHAMPS) allows the registrant to choose the property from public records instead of manually registering data that would be more likely to diminish data integrity; and has a long standing satisfactory partnership with Palm Beach County and Boynton Beach.

Weaknesses include: Offeror proposes to retain $100 of the $230.00 fee for each registry listing (which is paid by the bank), an approximate 44% share; proposal lacks detail on supporting personnel (e.g. technical support, customer service, etc.) and their roles in supporting the city; and, as incumbent, both customer service response and technical support need improvement.

The proposal meets the City's requirements.

Short-listing and Oral Presentations

The proposal was received on August 15, 2016 and forwarded to the committee for completion of evaluation forms per the evaluation criteria established in the RFP.

Recommendation for Award

The evaluation committee unanimously recommended Community Champions Corporation. Offeror has met the requirements of RFP No. 6144 and has been determined to meet the city's requirements.

Community Champions Corporation was selected for the following reasons:

- Using Public Records to receive accurate records
- Currently administers foreclosure programs for 125 communities including 54 in Florida
- Long standing relationship with Palm Beach County and Boynton Beach
- Administers City of St Petersburg foreclosures since 2013
- Price includes all services to administer foreclosures

Igor Lugonja, Committee Member

Melissa Seid, Committee Member

Diane Bozich, Committee Member

A RESOLUTION ACCEPTING A PROPOSAL AND APPROVING THE AWARD OF A THREE-YEAR AGREEMENT WITH ONE TWO-YEAR RENEWAL OPTION TO COMMUNITY CHAMPIONS CORPORATION FOR FORECLOSURE REGISTRY SERVICES FOR THE CODES COMPLIANCE ASSISTANCE DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $404,500 FOR A THREE-YEAR CONTRACT AMOUNT NOT TO EXCEED $1,213,500; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to hire a firm to assist the Codes Compliance Assistance Department with identifying the properties currently in foreclosure; and

WHEREAS, City Ordinance No. 48-H ("Ordinance) requires the identification and registration for all properties in foreclosure for the purpose of protecting and preserving the safety and security of occupants of abutting properties and neighborhoods and to prevent blight and unsecured residences; and

WHEREAS, the City received five proposals for foreclosure registry services pursuant to RFP No. 6144 dated July 12, 2016; and

WHEREAS, Community Champions Corporation has met the specifications, terms and conditions of RFP No. 6144 dated July 12, 2016; and

WHEREAS, the Procurement Department, in cooperation with the Codes Compliance Assistance Department, recommends this award.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the award of a three-year agreement with one two-year renewal option to Community Champions Corporation for foreclosure registry services for the Codes Compliance Assistance Department at an estimated annual cost not to exceed $404,500 for a three-year contract amount not to exceed $1,213,500 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 content:

City Attorney (designee)

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **October 3, 2016**

COUNCIL DATE: **October 20, 2016**

RE: ***Referral to the Public Services & Infrastructure Committee***
Dr. Carter G. Woodson African American Museum / Manhattan Casino

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ACTION DESIRED:

Respectfully request to refer to the Public Services & Infrastructure Committee a discussion regarding making the Manhattan Casino the new home of the Dr. Carter G. Woodson African American Museum. In addition, asking that at this same meeting, our staff provide a report on the possibility of securing funding from the Tourist Development Council to assist the museum with capital build out and expansion projects. This potential funding should be part of an overall goal to specifically target African American tourists, events and businesses in Pinellas County, which I would also like to discuss at this meeting.

RATIONALE:

Museums have proven successful for sparking development in downtown St. Petersburg as well as drawing tourists to St. Petersburg. The Florida International Museum ignited the spark that led to the Renaissance of downtown St. Petersburg. The Salvador Dali Museum is one of the top tourist draws in Pinellas County. The 22nd Street South corridor, commonly known as The Deuces, is poised for its own Renaissance. The eclectic and energetic programming at the Dr. Carter G. Woodson African American Museum contributes to the vibrancy that is happening on The Deuces. However, the Woodson Museum is currently housed in a tiny building that is outdated in many ways and which severely restricts programming that the all-volunteer museum is able to provide to the community. Allowing the museum to move to the Manhattan Casino building would allow for a much greater variety of programming to take place, while the restaurant space could be used as a potential museum café and gift shop. The museum expansion would contribute to the vibrancy and economic vitality of the corridor and would most certainly be an asset for the entire City of St. Petersburg.

Steve Kornell, Council Member
District 5

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **October 5, 2016**

COUNCIL DATE: **October 20, 2016**

RE: ***Changes to City of St. Petersburg Administrative Policy #090504 Adding Additional Council Oversight to Selecting and Contracting for Architectural, Engineering, or Land Surveying Professional Services***

ACTION DESIRED:

Would like to respectfully refer to relevant upcoming scheduled Committee of the Whole (COW) meeting to add additional and more clearly delineated City Council oversight to approve any City staff entering negotiations with chosen contractors for architectural, engineering, and land surveying professional services. Currently, the City Council does not have clear and transparent review of the information pertaining to the final selection process, which more often than not is placed without context and without adequate explanation onto a Consent Agenda.

RATIONALE:

My proposal would require that we adopt a process that is consonant with similar amounts that trigger the State of Florida's Consultants Competitive Negotiation Act practices. Namely, City Council would have to approve entering into final negotiations with any contractor whose study is valued over $200k and any design work that results in a built project valued over $2 million. These same amounts trigger the Consultants' Competitive Negotiation Act, and should therefore trigger similar transparent review and approval by City Council.

As a starting point to our discussions, the information the Council would need to review in order to approve entering negotiations with chosen firms would be based upon, but not limited to, a consistently formatted report that clearly shows: 1) the names of the three firms considered, 2) the dates, times, and members of selection committee meetings, 3) minutes of those meeting, 4) the numerical rankings, 5) firms' histories with City, including task and work order changes related to previous projects, as well as any public information related to lawsuits, nonpayment for work owed, or violations of permits.

While some of this information may be publically available by request, this policy would make the process more transparent, as well as making final Council approval a requirement to enter negotiations.

Darden Rice, Council Vice Chair
District 4

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **October 5, 2016**

COUNCIL DATE: **October 20, 2016**

RE: ***Public Participation in FDEP Consent Order Decree Negotiations***

ACTION DESIRED:

Set at minimum two public hearings to allow input and to answer the public's questions as part of the process of drafting the final Consent Decree Order OGC File No. 16-1280 with Florida DEP regarding issues associated with waste water discharges from the Collections Systems and Water Reclamation Facilities owned and operated by the City of St. Petersburg (in reference to reported waste water discharges August 2-10, 2015; June 6-9, 2016; and August 31-September 13, 2016).

RATIONALE:

Welcoming public input is part of the commitment to transparency and open communication needed to help fix water resource management issues. The Consent Decree is an important document that will bind the city legally to a timeline of actions and meaningful solutions. The public should be involved upfront in the creation and review of this document

Darden Rice, Vice Chair
Council Member, District 4

COUNCIL AGENDA
NEW BUSINESS ITEM

TO:	**Members of City Council**
DATE:	**October 6, 2016**
COUNCIL DATE:	**October 20, 2016**
RE:	***Requesting that the City Attorney's Office request an opinion from the Florida Attorney General as to whether passing a resolution expressing support of, or opposition to, proposed state or federal legislation regulating firearms or ammunition would violate the provisions of Florida Statute 790.33.***

ACTION DESIRED:

Respectfully requesting that the City Attorney's Office request an opinion from the Florida Attorney General as to whether passing a resolution expressing support of, or opposition to, proposed state or federal legislation regulating firearms or ammunition would violate the provisions of Florida Statute 790.33.

Lisa Wheeler-Bowman
Council Member

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **October 12, 2016**

COUNCIL DATE: **October 20, 2016**

RE: ***Referral to the Public Services & Infrastructure Committee***
Potential Weeki Wachee Funding for a Skate Rink

ACTION DESIRED:

Respectfully requesting City Council refer to the Public Services and Infrastructure Committee a request to add to the list for potential Weeki Wachee funding a discussion of creating a skating rink in south St. Petersburg.

Steve Kornell, Council Member
District 5

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **October 12, 2016**

COUNCIL DATE: **October 20, 2016**

RE: ***Mosquito (Zika) update***

ACTION DESIRED:

Respectively request a presentation to City Council from Administration and Pinellas County on Mosquito/Zika control and genetically modified mosquitoes.

Jim Kennedy, Council Member
District 2

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **October 12, 2016**

COUNCIL DATE: **October 20, 2016**

RE: ***Update on Public Schools within the City of St. Petersburg***

ACTION DESIRED:

Respectively request a status update to City Council from Administration and Pinellas County School Board on Public Schools within the City of St. Petersburg.

Jim Kennedy, Council Member
District 2

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **October 13, 2016**

COUNCIL DATE: **October 20, 2016**

RE: ***Smokeless Tobacco Ban***

ACTION DESIRED:

Respectfully request to refer to relevant committee a new business item to ban smokeless tobacco (i.e., chewing tobacco) at Tropicana Field and ticketed games in the City. This project is in collaboration with the Rays, Tobacco Free Kids, and the Bureau of Tobacco Free Florida program of the Florida Department of Health.

RATIONALE:

Tobacco companies have used professional baseball to promote the use and social acceptance of chewing tobacco. Younger people emulate sports players, and unfortunately nicotine is highly addictive and chewing tobacco is a carcinogenic product. (The ban on chewing tobacco would only apply to the field, not what people do in their own private time.)

Darden Rice, Council Vice Chair
District 4

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **October 13, 2016**

COUNCIL DATE: **October 20, 2016**

RE: ***Referral to a Committee of the Whole***

ACTION DESIRED:

Respectfully request a referral to a Committee of the Whole meeting for discussion on the funding a youth sports field at Thurgood Marshall Middle School from Weeki Wachee funds.

Lisa Wheeler-Bowman, Council Member
District 7

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **October 14, 2016**

COUNCIL DATE: **October 20, 2016**

RE: ***Revision to City Council Policy & Procedures Manual***

ACTION DESIRED:

Respectfully requesting City Council approval for revisions to the ***City Council Policy & Procedures Manual (Amended and Restated April 7, 2016) Chapter Two Section 1B(1)*** limiting the number of awards or presentations placed on the agenda at each mini-meeting to a cumulative total of no more than 4 awards or presentations per mini-meeting from Administration or City Staff.

RATIONALE:

The original intent of the City Council mini-meeting was for procedural purposes, City Council members are limited to two items per member per mini-meeting. Due to the high volume of items on regular meetings, Council has been putting business, legal and time sensitive items onto the mini meeting to help lessen the burden on the regular business meetings.

Amy Foster
Council Chair
District 8

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **October 14, 2016**

COUNCIL DATE: **October 20, 2016**

RE: ***Resolution of Support – Tall Ship Lynx***

ACTION DESIRED: Respectfully request that City Council adopt a Resolution expressing support of making the City of St. Petersburg the winter home of the Tall Ship Lynx.

Ed Montanari
Council Member, District 3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA EXPRESSING SUPPORT FOR MAKING THE CITY OF ST. PETERSBURG THE WINTER HOME OF THE TALL SHIP LYNX; REQUESTING ADMINSITRATION TO ENGAGE IN DISCUSSIONS WITH THE LYNX EDUCATION FOUNDATION IN AN EFFORT TO ESTABLISH THE CITY OF ST. PETERBURG AS THE WINTER HOME OF THE TALL SHIP LYNX, SUBJECT TO ALL REQUIRED APPROVALS AND AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tall Ship Lynx ("Lynx") is a replica of the Baltimore Clipper Schooner built for the US Navy for service in the war of 1812; and

WHEREAS, the Lynx was built in part to break blockades by the British that stretched into Florida and thus the Lynx has a connection to Florida history; and

WHEREAS, the Lynx Education Foundation is a 501(c)(3) non-profit educational organization dedicated to hands-on educational programs that teach the history of America's struggle to preserve its independence; and

WHEREAS, the Lynx sails as a living history museum, serving as a classroom for the study of history, ecology and the environment; and

WHEREAS, the Lynx provides sailing adventures, school educational field trips, early American history, teambuilding events, dockside receptions, fundraising events, location filming, parties, weddings, reenactments and burials at sea; and

WHEREAS, the Lynx is guided by the maxim, "Be excellent to each other and to your ship"; and

WHEREAS, the Lynx is the recipient of numerous honors and awards; and

WHEREAS, the Lynx has existing relationships with Admiral Farragut Academy and the Thomas "Jet" Jackson Recreation Center in St. Petersburg; and

WHEREAS, the City of St. Petersburg desires an opportunity to engage in multi-purpose and multi-use activities and attractions along our beautiful and historic waterfront; and

WHEREAS, the City of St. Petersburg is committed to environmentally sustainable tourism and creative ways to connect our community to our waterfront parks and engage our downtown Pier District; and

WHEREAS, the City of St. Petersburg has a long legacy of sailing, seamanship and preservation of American history through the education of our youth and citizenry; and

WHEREAS, the Lynx currently summers in New England but desires a winter home within a vibrant and welcoming community; and

WHEREAS, Administration supports making the City of St. Petersburg the winter home of the Lynx.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that City Council hereby expresses support for making the City of St. Petersburg the winter home of the Tall Ship Lynx.

BE IT FURTHER RESOLVED that City Council requests Administration to engage in discussions with the Lynx Education Foundation in an effort to establish the City of St. Petersburg as the winter home of the Tall Ship Lynx, subject to all required approvals and agreements.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

_____

City Attorney (Designee)

00284084

COUNCIL AGENDA
NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: **October 12, 2016**

COUNCIL DATE: **October 20, 2016**

RE: ***Referral to BF&T***

ACTION DESIRED:

Respectfully requesting a referral to the BF&T Committee to remove the Childs Park Lake Project from the Weeki Wachee Project List.

Lisa Wheeler-Bowman, Council Member
District 7

ST. PETERSBURG CITY COUNCIL

BUDGET, FINANCE & TAXATION COMMITTEE

Minutes

October 13, 2016

8:00 am. – City Hall – Room 100

Present: **Committee Members - Chair James R. "Jim" Kennedy, Jr., Vice-Chair Karl Nurse Charles Gerdes, Darden Rice, and Ed Montanari (alternate).**

Absent: **None.**

Also: **City Council Chair Amy Foster; Council Member Steve Kornell; Council Member Lisa Wheeler-Bowman; Chief Assistant City Attorney Jeannine Williams; City Administrator Gary Cornwell; City Auditor Bradley Scott; Parks and Recreation Manager Linda Seufert; Assistant Fire Division Chief Dean Adamides; and Sr. Deputy City Clerk Cathy E. Davis**

A. Call to Order

Chair Kennedy called the meeting to order with the above persons present.

B. Approval of Agenda

In connection with the approval of the meeting agenda, Council Member Gerdes motioned that the agenda be approved. All were in favor of the motion.

C. Approval of Minutes

1. September 8, 2016

In connection with the approval of the September 8 meeting minutes, Council Member Gerdes motioned that the minutes be approved. All were in favor of the motion.

D. New/Deferred Business

1. October 13, 2016

a. 2016 Management Evaluation

Council Member Kennedy explained that the charter requires Council to consider if a Management Evaluation is needed. It is not required. There is $50,000 allocated in the budget for the study. No study was done in 2016, so the funds need to be allocated to the 2017 Management Evaluation or left to fall back in the General Fund cleanup. Brad Scott has provided two draft scope of works, one for the Procurement and Supply Management Department and one for the Water Resources Department.

Mr. Scott explained that at the October 8, 2015 BF&T meeting, the committee discussed the possibility of a Management Evaluation of the Water Resources

Department, and he began working on the scope of work after that meeting. Then, at the April 28, 2016 BF&T meeting, the committee discussed a potential Management Evaluation of the Procurement and Supply Management Department. A draft scope of work was developed related to this potential Management Evaluation area. This is the reason why there are two draft scopes of work. It is up to BF&T to decide what department, if any, should be evaluated.

Council Member Nurse supports an evaluation of the Water Resources Department and that the focus should be staffing, restructuring, technical skill level of staff, and qualification of staff.

Council Member Rice asked where in the scope are the concerns for water quality, testing, and posting of signage and communication issues addressed. She also asked about the process in putting together an RFP. Mr. Scott explained that the specifics have not been added yet but would be as part of the process moving forward. Mr. Scott will provide a chart on the process of an RFP for a Management Evaluation to the committee and also took time to explain the process.

Council Member Kornell would like the study to look at ways to use current staff and their expertise, look at training needs and how to better manage purchases.

Council Member Gerdes agrees with the Management Evaluation for the Water Resources Department, especially the areas of staffing, skill sets, and expertise. Council Member Gerdes explained that he has a practical business concern. The department is currently undergoing investigations by the City, D.E.P. and possibly by the E.P.A. Also, the department is being asked to expedite projects. By adding an evaluation, it may affect the ability of the department to do what is being asked of them.

Council Member Foster brought up the culture issue with inclusion and empowerment with the staff and agrees with the concerns mentioned by Council Member Gerdes that staff is under a lot of pressure and a lot is being asked of them.

Council Member Montanari shares in the concerns stated. He mentioned his concern for the people working in this department. There are a lot of good people, they are under a lot of pressure, and a lot is being asked of them. The study should include a way that staff can give feedback, similar to the staff survey done back in 2003. Staff should be able to express their concerns in a confidential level.

Council Member Wheeler-Bowman agrees with the comments made. Her concern is access to training and growth opportunities and that the training and opportunities are fair across the board.

Council Member Kennedy asked, if during an audit, the succession planning is reviewed. Mr. Scott stated that they currently do not. Gary Cornwell explained that it is talked about frequently with the directors, but there is not a formalized plan and that successional planning is being looked at citywide.

Council Member Kennedy brought up the concern that with the other investigations happening, what might be learned from those that would direct the Management Evaluation. He stated that a decision on a Management Evaluation does not need to be made today, but some direction on the 2016 funding should be made.

Additional discussion occurred on the extent of the evaluation: if the scope can be separated into different areas; move forward areas that would benefit staff; areas that may not be very difficult to obtain; and areas the current city investigation may be able to cover better during the investigation.

It was also suggested to have online surveys for employees, so as not to interfere too much with their work schedules. It was also discussed if the surveys can be confidential, or at least the employee name kept confidential but the content public record. Mr. Scott stated that the past survey was done by the consultant and it was confidential.

Council Member Kornell commented that the administrator has only been on the job for approximately six months and, as he learns the system and people, will probably have changes he would like to make. He should be given some more time to make changes he feels appropriate.

Concern also was expressed by Council Member Kornell about the biosolid project because the same administrator, director and consultant were on the biosolid project as well as the water resources report. Council Member Kornell would like to have an updated on the project.

Council Member Gerdes motioned that Internal Audit bring back to BF&T a revised scope of work for a Water Resource Department Management Evaluation study given the comments from Council today. All were in favor of the motion. Ayes: Kennedy, Nurse, Gerdes, and Rice. Nays: None.

Council Member Gerdes motioned that the 2016 funds for a Management Evaluation be rolled over to the 2017 budget to be used for the 2017 Management Evaluation. All were in favor of the motion. Ayes: Kennedy, Nurse, Gerdes, and Rice. Nays: None

E. Continued Business

F. Upcoming Meetings Agenda and Tentative Issues

1. **October 27, 2016**

    a. Resiliency Partnership & the Integrated Sustainability Action Plan (Wright)

    b. Jordan Park Development Partners, Ltd, (Dove)

2. **November 10, 2016**

    a. Quarterly Financial Report (Fritz)

    b. Quarterly Grant Reports (Ojah-Maharaj)

G. New Business Item Referrals

Council Member Kennedy asked to add to the referral list the following items:

- Establish a procedure for grants greater than $100K that would potentially require ongoing additional expenditures after the grant is completed.
- Changes to purchasing requirements and modification to code including life cycle costs.
- Use of TIF money for Water Resources projects.

Council Member Kennedy requested to add the Youth Sports Field at Thurgood Marshall Middle School to the Weeki Wachee project list.

Council Member Kennedy asked that the Mangrove Golf Course Improvements be removed from the Weeki Wachee project list.

H. Adjournment

There being no further business, the meeting was adjourned at 8:58 am.

City of St. Petersburg
Public Services & Infrastructure Committee
Meeting of October 13, 2016 – 9:15 a.m.
City Hall, Room 100

Members and Alternates: Chair Steve Kornell, Vice-Chair Ed Montanari, Councilmembers Charlie Gerdes, Amy Foster and Jim Kennedy.

Others present: Mayor Rick Kriseman, Support Staff : John C. Norris, Stormwater, Pavement and Traffic Operations Director, Nina Mahmoudi, Manager of Creative Services, Jeannine Williams, Chief Assistant City Attorney, Heather Judd, Assistant City Attorney & Pat Beneby, City Clerk

1) Call to Order 9:15 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 22, 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. Heather Judd opened with explaining the change that was made on the proposed ordinance version 21. The change was on page three where there was a strike through of some language about an excess umbrella policy. She also stated that when it goes to first reading that strike through will not be there.

      ii. Mayor Kriseman explained that we were originally looking at two different versions. One was to take our existing regulations and try to work into it dealing with TNC's. The second option was significant deregulation only focusing on what we thought the public was most concerned with like the driver of the vehicle bring safe with background checks and insurance coverage. Mayor Kriseman referred to the change in the ordinance on page 3 and how it was removed because adding that coverage would be cost prohibitive. The other question that was asked previously was regarding the optional certificate and what we were trying to accomplish there. He explained that it's not something that weather it's TNC or a taxi company that they have to do. It is optional. If you do choose to do it there will be a number of things you are required to do. One of which is to make sure each driver has insurance limits 125/250/50 policy. Under the policy in the main section on page 3 for TNC vehicle they are required to carry the FL state minimum which does not require 125/250/50.

If they decide they want to get the optional certificate they can go ahead and purchase that additional coverage. It does not impact what the corporate entity is required to do under the main section or under the optional. It only impacts the individual driver.

iii. CM Kennedy clarified his understanding that under 28-2 it states all public vehicle companies must have the $1,000,000.00 commercial general liability insurance. Mayor Kriseman responded yes, as well as $1,000,000.00 in auto or they can carry a livery policy. CM Gerdes then stated that in addition to the requirements of 28-2 if you want to get the optional certificate you would have to have an additional 125/250/50 policy to the $1,000,000.00 requirement. Mayor Kriseman answered not in addition, but you would have to carry that coverage. If you're an individual driver for Uber you may not have that 125/250/50 coverage, but if you want that optional certificate you would then have to purchase that 125/250/50 policy. Under 28-2 it states each individual driver is required to carry the FL state minimum. The company is required to carry different coverage. The company is providing each driver with 125/250/50.

iv. Heather Judd responded that each vehicle has that coverage. She added that in the certified section some companies may already have coverage on their cars that meet the limits, but under the main part of the ordinance they are not required to give the VIN number of each car. Under the certified we would have a complete list of every car, because that certification will be tied to one specific vehicle. So that vehicle is guaranteed to have 125/250/50, whether it's a taxi or an individual driver.

v. CM Kennedy stated that if it's not a commercial policy and it's just a policy that goes with the vehicle what does that provide us? Because they're going to deny coverage due to commercial undertaking. Mayor Kriseman answered that there are policies being specifically written at the TNC level. CM Kennedy said that in order to mean anything it needs to somehow be commercial in nature or something that the insurance can validly object to. When they are selling an individual policy they are specifically excluding commercial ventures, so unless that's addressed he doesn't see what benefit that extra coverage has because it will never fall to the passenger of the vehicle. Mayor Kriseman said that you can buy insurance specifically for TNC drivers. CM Kennedy inquired about the cost of those types of policies, but there isn't any solid information on the cost currently.

vi. CM Gerdes asked if they have run the traps through the statutes to see if the statutory obligations get you to CM Kennedy's answer. Heather Judd answered that she would assume so. CM Gerdes also mentioned that he had previously asked for some language to be added to the ordinance that says that policy coverage "shall" or "must" begin at the time the ride is accepted until the rider reaches the destination. Judd said she checked to see what was already in there about when it kicks in, lapses, or fails to provide coverage or denied whether the $1,000,000.00 policy would cover all the time. Some of the TNC policies have different "kick in" points but because not all vehicles have that so as long as we have the general coverage on the company that's overlapped with what they are already required to have. CM Gerdes stated how the

language still needs to be in the ordinance stating when the coverage exactly starts and ends.

vii. CM Kennedy discussed the requirement for a valid driver license and questioned why not a valid "Florida" driver license, because they work in Florida. Judd responded that she was told to take out Florida license due to the possibility of a military person needing to work and it is already stated in Florida Statutes.

viii. Mayor Kriseman suggested that on page 8 adding language like "buy an insurance policy compliant with 324-032 or a business ride share policy or endorsement". CM Kennedy stated that made sense to him.

ix. Guest speaker, Carol Vallee, representing the taxi industry stated that she has been a Bay area Taxi Service operator for 35 years. The biggest issue they have are the fees. They have been paying the $65 Business Tax per car and $200 administration fees annually and TNC has not been paying and should be paying. If you're going to charge the Taxi Services then charge the TNC as well.

x. Guest speaker, Cesar Fernandez, representing Uber Technologies. Uber supports the Ordinance. He stated that it provides a level of playing field. He said that any taxi company has the two path option. He addressed the insurance and supported the background check standards. They oppose any per vehicle fee but support an annual flat fee.

xi. CM Kennedy had a question for legal on the new ordinance and the business tax fee. Judd answered that a new fee is not contemplated. If we want to do any changes on the $65 per car fee there would have to be an equity study done in order to change the classification. CM Kennedy asked if under the new ordinance would the fees be the same for all public vehicles taxi or TNC and Judd confirmed that was correct.

xii. Heather Judd stated that if for any reason if the drivers insurance does not work the company insurance has to cover up $1,000,000.00.

xiii. CM Kennedy made a motion to move forward to first reading at full Council. CM Gerdes seconded the motion. All were in favor of the motion.

5) Upcoming Meetings

a) October 27, 2016

i. A revision to the sign ordinance to allow advertisement on bus shelters that are constructed with private sector funds – Legal

ii. A recommendation to strengthen wage theft ordinance enforceability – Eve Epstein

b) November 10, 2016

i. To Be Determined

6) Adjournment 10:27 A.M.

City of St. Petersburg

City Council
Co-Sponsored Event Committee

Thursday, October 13, 2016, 11:00 AM

City Hall Room 100
Committee Members
Charlie Gerdes
Steve Kornell
Ed Montanari
Jim Kennedy (Alternate)

Meeting Report

The meeting was called to order at 11:00am by Charlie Gerdes, Committee Chair. Members present: Charlie Gerdes, Steve Kornell, Ed Montanari, and Jim Kennedy; City staff present: Lynn Gordon, Parks & Recreation Manager; Denis Burns, Parks & Recreation Supervisor II; Tony Leno, City Development Administration; Chief Assistant City Attorney Jeannine Williams, Assistant City Attorney Mark Winn, Senior Deputy City Clerk Cathy Davis; Cortney Phillips, Assistant to the City Clerk.

The committee considered and approved the following events:

I. Approval of twenty-two (22) events for FY 17-following a presentation of the four (4) new co-sponsored event application, the committee unanimously voted to recommend these events for approval by the full City Council.

II. Waiver of the non-profit requirement for six (6) events - the committee unanimously voted to recommend approval of the wavier by the full City Council.

III. Waiver the $1200 late application fee for one (1) event - the committee unanimously voted to recommend these events for approval by the full City Council.

IV. Approval of liquor requests for two (2) events - the committee unanimously voted to recommend approval by the full City Council.

Parks & Recreation Manager Lynn Gordon asked the committee to consider the addition of Elva Rouse Park and Williams Park to list of parks approved for beer and wine during co-sponsored events. Staff informed the committee that these two parks have seen a slight increase in the number of events. The event organizers typically request that beer/wine be sold at the event. The current process is that the committee and City Council have to approve and ordinance allowing the sale/service of beer and wine during co-sponsored events. The committee unanimously voted to allow staff to bring forward an ordinance amending the current Section 21-38 of the City Code to allow the sale/service of beer and wine in Elva Rouse Park and Williams Park.

The group heard public comment from Chris Lauber regarding the RFP selection process for a city-owned half marathon event.

The meeting adjourned at 11:50am.

Respectfully submitted,
Lynn Gordon
Parks & Recreation Manager and Co-Sponsored Events Committee Liaison

Resolution No. 2016-_____

A RESOLUTION APPROVING EVENTS FOR CO-SPONSORSHIP IN NAME ONLY BY THE CITY FOR FY2017; WAIVING THE NON-PROFIT REQUIREMENT OF RESOLUTION NO. 2000-562(a)8 FOR THE CO-SPONSORED EVENTS TO BE PRESENTED BY SIDELINE APPARREL, INC., COX MEDIA, LLC, D & M PROMOTIONS INC., ACTIVE ENDEAVORS, INC. CARSON INTERNATIONAL, INC. AND LIVE NATION WORLDWIDE, INC.; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, various entities have requested that the City co-sponsor their public events in name only for FY17; and

WHEREAS, the City Council Co-Sponsored Events Committee has reviewed these requests in accordance with City Council Resolution No. 2000-562, as amended, and has made recommendations to City Council as to which requests to approve in name only; and

WHEREAS, City Council has reviewed the recommendations and has determined which of these requests to approve in name only; and

WHEREAS, City Council Resolution No. 2000-562(a) 8. requires:

> The applicant agency [requesting co-sponsorship] must have been a non-profit or not for profit corporation, exempt from federal income tax (26 U.S.C. Sec. 501(c)(3) or similar federal tax provision) for a period of 1 year prior to the date of application and must provide a letter of endorsement for the event from the corporation's board of directors. Proof of corporate existence and tax status are required at the time of making application.

;and

WHEREAS, City Council Resolution No. 2006-119 exempts governmental entities from the non-profit requirements of Resolution No. 2000-562(a) 8; and

WHEREAS, Sideline Apparel, Inc., Cox Media LLC., D&M Promotions, Inc. Active Endeavors Inc., Carson International, Inc. and Live Nation Worldwide, Inc. (collectively, "For Profit Entities"), do not meet the non-profit requirement of Resolution No. 2000-562(a) 8; and

WHEREAS, in order for the City to enter into co-sponsorship agreements with the For Profit Entities, the non-profit requirements of Resolution No. 2000-562 (a) 8. must be waived by City Council; and

WHEREAS, the Administration and the City Council Co-sponsored Events Committee have reviewed the events set forth below that have been proposed by the various entities and recognize them as events that will benefit the community and recommend approval of the events for co-sponsorship and that a waiver be granted to the For Profit Entities.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the following events for co-sponsorship by the City in name only are approved for Fiscal Year 2017, provided that the For Profit Entities shall provide evidence to the City of partnering with a non-profit organization 45 days prior to the first day of the event:

FY17 Events

Event Name	Non Profit	Profit Organization	Event Dates
Tampa Bay Caribbean Carnival	TRINIDAD & TOBAGO AMERICAN ASSOCIATION OF CENTRAL FLORIDA, INC		6/10/17 & 6/11/17
Heroes Memorial 5K/10K Run	HEROES OF THE ST. PETE POLICE, INC		3/24/17
Extreme Mudwars	PIER AQUARIUM,INC.	ACTIVE ENDEAVORS, INC.	7/15/17
Relay For Life of St. Petersburg	AMERICAN CANCER SOCIETY, INC.		4/28/17
The Great Brainwash	BRAIN TUMOR ALLIANCE, INC.		08/04/17 & 08/05/17
American Stage in the Park	THE AMERICAN STAGE COMPANY, INC.		04/19/17 - 05/14/17
United Music Fest	A NEW BEGINNING, INC.	D & M PROMOTIONS INC	6/10/17
97X BBQ	PARC, INC.	COX MEDIA, L.L.C	05/27/17
Historic Kenwood Pinot in the Park	HISTORIC KENWOOD NEIGHBORHOOD ASSOCIATION, INC.		04/01/17
The Sunrise Run-Walk	FIRST TO THE CROSS MINISTRIES, INC.		09/23/17
Movies in the Park (May)	SAINT PETERSBURG PRESERVATION, INC.		4/27/17-5/25/17
Awakening into the Sun	AWAKENING INTO THE SUN, INC.		03/04/17 & 03/05/17
Eckerd College Volleyball Tournament	ECKERD COLLEGE, INC.		3/24/17 & 3/25/17
24th Annual Corvettes at the Pier Corvette Show	SUNCOAST CORVETTE ASSOCIATION, INC.		05/27/17
St. Petersburg Jazz Explosion	ST PETERSBURG JAZZ EXPLOSION, INC.		05/13/17 & 05/14/17
Southeast Guide Dogs Walk	SOUTHEASTERN GUIDE DOGS, INC.		02/25/17
Pregame in Paradise	HALL OF FAME FOUNDATION, INC.		01/08/17
St. Pete Beer & Bacon Festival		SIDELINE APPARREL, INC	1/21/17
James Weldon Johnson Literacy Festival	FRIENDS OF JOHNSON BRANCH LIBRARY, INC.		03/18/17
Purina Pro Plan Incredible Dog Challenge	TBA	CARSON INTERNATIONAL, INC.	04/07/17 & 04/08/17
Vans Warped Tour	MY HOPE CHEST CORPORATION	LIVE NATION WORLDWIDE, INC.	06/23/17
Running for All Children 10K, 5K	RUNNING FOR ALL CHILDREN INC		05/13/17

; and

BE IT FURTHER RESOLVED that the non-profit requirement of Resolution No. 2000-562(a) 8. is waived for the Co-sponsored Events to be presented in FY 2017 by Sideline Apparel, Inc., Cox Media LLC., D&M Promotions, Inc., Active Endeavors Inc., Carson International, Inc. and Live Nation Worldwide, Inc.;

and

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

This resolution shall become effective immediately upon its adoption.

Approvals:
Legal:_____ Administration: _____

Legal: 00289390.doc V.1

Resolution No. 2016-_____

A RESOLUTION WAIVING THE SIX MONTH REQUIREMENT OF SECTION "D" OF RESOLUTION NO. 2000-562, AND PAYMENT OF THE WAIVER FEE REQUIRED BY CITY COUNCIL RESOLUTION NO. 2009-353 AS TO HALL OF FAME FOUNDATION, INC; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section "D" of City Council Resolution No. 2000-562, as amended, ("Section D") requires that all requests for co-sponsorship must be made no fewer than six (6) months prior to the first date of the event; and

WHEREAS, City Council Resolution No. 2009-353 amended Section D to establish a $1,200 waiver fee for applicants seeking a waiver of the six (6) month requirement of Section D; and

WHEREAS, the application of Hall of Fame Foundation, Inc. did not meet the six (6) month requirement of Section D; and

WHEREAS, in order for City to enter into a contract with Hall of Fame Foundation, Inc., the six (6) month requirement of Section D must be waived by the City Council; and

WHEREAS, Hall of Fame Foundation, Inc. has requested that City Council waive the payment of the $1,200 waiver fee for the following reason:

> Based on the original inquiry by Hall of Fame Foundation, Inc., which was outside of the 6 month deadline, it appeared that a non-cosponsored event park permit was appropriate; however, upon further discussion with Hall of Fame Foundation, Inc., which took place within the 6 month deadline, it was determined that the event needed to be approved as a co-sponsored event.

WHEREAS, the Co-Sponsored Events Committee has reviewed Hall of Fame Foundation, Inc. application and has no opposition to the waiver of payment of the waiver fee.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the following events for co-sponsorship by the City in name only are approved for Fiscal Year 2017, provided that the For Profit Entities shall provide evidence to the City of partnering with a non-profit organization 45 days prior to the first day of the event; and

BE IT FURTHER RESOLVED that Section "D" of City Council Resolution No. 2000-562, as amended, ("Section D") that requires that all requests for co-sponsorship must be made no fewer than six (6) months prior to the first date of the event, and the $1,200 waiver fee established by City Council Resolution No. 2009-353 for applicants seeking a waiver of the six (6) month requirement of Section D, are waived as to the application of Hall of Fame Foundation, Inc; and

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

This resolution shall become effective immediately upon its adoption.

Approvals:
Legal:_____ Administration: _____

Resolution No. 2016- _____

A RESOLUTION IN ACCORDANCE WITH CITY CODE SECTION 21-38(d) EXEMPTING 97X BBQ (VINOY PARK) AND EXTREME MUDWARS (SPA BEACH PARK) FROM THE BEER AND WINE ONLY RESTRICTIONS IN CITY CODE SECTION 21-38 (D) UPON THE ISSUANCE OF A PERMIT FOR ALCOHOLIC BEVERAGES (FOR ON PREMISES CONSUMPTION ONLY) TO BE SOLD, SERVED, DISPENSED, POSSESSED, USED AND/OR CONSUMED AT THEIR RESPECTIVE VENUES, DURING THEIR EVENTS AS SET FORTH HEREIN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 97X BBQ and Extreme Mudwars have been approved as Co-Sponsored Events; and

WHEREAS, the promoters of these events have requested, in accordance with Section 21-38 (d) of the City Code, that they be exempt from the beer and wine only restrictions of the serving of alcoholic beverages set forth in City Code Section 21-38 (d) on the issuance of a permit for alcoholic beverages (for on premises consumption only) to be sold, served, dispensed, possessed, used and/ or consumed at their respective venues, during their events; and

WHEREAS, 97X BBQ will take place May 27, 2017 between the hours of 11:00 a.m. and 10:00 p.m. in Vinoy Park; and

WHEREAS, Extreme Mudwars will take place July 15, 2017 between the hours of 8:00 a.m. and 4:00 p.m. in Spa Beach Park; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that 97X BBQ (Vinoy Park) and Extreme Mudwars (Spa Beach Park) are exempt from the beer and wine only restrictions on the serving of alcoholic beverages in City Code Section 21-38 (d) on the issuance of a permit for alcoholic beverages (for on premises consumption only) to be sold, served, dispensed, possessed, used and/ or consumed at their respective venues, during the times and on the dates of their events as set forth herein.

This Resolution shall become effective immediately upon its adoption.

Approvals:

Legal:_____ Administration: _____

ST. PETERSBURG CITY COUNCIL

MEETING OF: October 20, 2016

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Lot Clearing Number(s) **LCA 1570**

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

LCA:	**1570**
NUMBER OF STRUCTURES:	**173**
ASSESSABLE AMOUNT:	**$34,303.14**

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

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of **$34,303.14** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR:_____

COUNCIL ACTION:_____

FOLLOW-UP:_____ **AGENDA NO.**_____

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
10-20-2016

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1570 71035	C T V CAPITAL LLC 4029 HENDERSON BLVD TAMPA FL 336294939	30 31 17 00000 240 0400 PART OF SE 1/4 OF NW 1/4 OF SEC 30-31-17 DESC FROM NW COR OF SW 1/4 OF NW 1/4 OF SEC TH E 1486.68FT	638 11TH AVE S	224.47
LCA 1570 71036	HOUSEMART HOLDINGS LLC 10006 WILLIAMS RD THONOTOSASSA FL 335923527	26 31 16 00432 003 0150 ALLEN-GAY SUB BLK C, LOT 15	3077 21ST AVE S	184.38
LCA 1570 71037	WILLIAMS, BRUCE 2053 WINCHESTER BLVD CAMPBELL CA 950083419	36 31 16 01152 000 0202 ANNHURST S 75FT OF N 225FT OF TR B	2740 18TH ST S	224.47
LCA 1570 71038	NEW, MARGUERITE 772 55TH AVE S SAINT PETERSBURG FL 337055126	07 32 17 02862 000 0390 BARRY'S HILLSIDE HOMES LOT 39	772 55TH AVE S	184.38
LCA 1570 71039	L O C INC 500 GULF BLVD UNIT 503 ST PETE BEACH FL 33706	30 31 17 03294 015 0081 BAYBORO BLK 15, N 100FT OF LOT 8	200 14TH AVE S	184.38
LCA 1570 71040	LAZZARA BULK OIL & PKG INC 5000 GULF BLVD APT 503 TREASURE ISLAND FL 337062461	30 31 17 03294 015 0100 BAYBORO BLK 15, LOT 10	213 15TH AVE S	184.38
LCA 1570 71041	L O C INC 500 GULF BLVD UNIT 503 ST PETE BEACH FL 33706	30 31 17 03294 015 0110 BAYBORO BLK 15, LOT 11	221 15TH AVE S	184.38

Special Assessments Division
FINAL ASSESSMENT ROLL
10-20-2016

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1570 71042	DANA, RUDOLPH 8513 PARROTS LANDING DR TAMPA FL 336473413	06 32 17 03798 016 0171 BAYOU BONITA PARK BLK 16, W 1/2 OF LOT 17 & W 1/2 OF LOT 18	356 46TH AVE S	224.47
LCA 1570 71043	COPE, DANIEL 1132 LOCUST ST NE SAINT PETERSBURG FL 337011928	18 31 17 05274 006 0011 BAYVIEW ADD BLK 6, S 40FT OF LOTS 1 AND 2	1132 LOCUST ST NE	184.38
LCA 1570 71044	BUCKLEY, PAUL M 1148 LOCUST ST NE SAINT PETERSBURG FL 337011928	18 31 17 05274 006 0012 BAYVIEW ADD BLK 6, N 47FT OF LOTS 1 AND 2	1148 LOCUST ST NE	184.38
LCA 1570 71045	WELLS, KEVIN 4905 34TH ST S #15 SAINT PETERSBURG FL 337114511	34 31 16 05526 009 0150 BAYVIEW TERRACE, ROY SCOTTS BLK 9, LOT 15	*NONE	184.38
LCA 1570 71046	HOPSON, SAMUEL N 731 E GUM ST EVANSVILLE IN 477132346	21 31 16 07182 002 0080 BELLECREST HEIGHTS BLK 2, LOT 8	5055 2ND AVE S	184.38
LCA 1570 71047	NEVAR CAPITAL LLC 2420 WINDING CREEK BLVD APT 21 CLEARWATER FL 337612555	21 31 16 07182 004 0090 BELLECREST HEIGHTS BLK 4, LOT 9	250 52ND ST S	184.38
LCA 1570 71048	JORDAN, JULIANNE 5151 5TH AVE S SAINT PETERSBURG FL 337072605	21 31 16 07182 010 0100 BELLECREST HEIGHTS BLK 10, LOT 10	5151 5TH AVE S	184.38

Special Assessments Division
FINAL ASSESSMENT ROLL
10-20-2016

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1570 71049	WADE, MARY S 413 S BRYAN CIR BRANDON FL 335116034	13 31 16 07884 000 0260 BELLWOOD SUB REV LOT U	1144 21ST AVE N	184.38
LCA 1570 71050	HAACK, STEVEN A 112 12TH AVE INDIAN ROCKS BEACH FL 337853726	01 32 16 08532 002 0060 BICKLEY'S LAKEWOOD SUB BLK 2, LOTS 6 & 7	5325 DR. ML KING JR ST S	224.47
LCA 1570 71051	ILUKA FAMILY PROPERTIES LLC 7848 W SAHARA AVE LAS VEGAS NV 891171944	26 31 16 09090 001 0350 BLACKBURN'S, W. S. SUB BLK A, LOT 35 LESS S 15FT FOR RD R/W	2507 18TH AVE S	184.38
LCA 1570 71052	TOKYO BAY RESTAURANT CORP 1163 DR MARTIN LUTHER KING JR SAINT PETERSBURG FL 337011515	18 31 17 09504 000 0010 BOBBITT'S SUB LOTS 1 & 2	1163 DR. ML KING JR ST N	184.38
LCA 1570 71053	REGIONS BANK 7130 GOODLETT FARMS PKWY A4W CORDOVA TN 380164991	10 31 16 11574 001 0010 BROAD ACRES BLK 1, LOT 1	4246 38TH AVE N	184.38
LCA 1570 71054	BOSON TAMPA I LLC 40 RICHARDS AVE STE 3 NORWALK CT 068542320	21 31 16 11646 002 0070 BROADMOOR SUB BLK 2, E 46FT OF LOT 7	5310 4TH AVE N	184.38
LCA 1570 71055	STEPHENSON, PHILLIP R. 1027 23RD AVE N SAINT PETERSBURG FL 337043227	12 31 16 11754 004 0140 BROADWAY ADD BLK D, LOT 14	1027 23RD AVE N	184.38

Special Assessments Division
FINAL ASSESSMENT ROLL
10-20-2016

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1570 71056	ROJAS, JOSE M JR 13908 HAYWARD PL TAMPA FL 336188413	30 31 17 12708 000 0410 BUENA VISTA LOT 41	712 14TH AVE S	184.38
LCA 1570 71057	LAND TRUST 810 2018 E 7TH AVE TAMPA FL 336053902	30 31 17 12708 000 0890 BUENA VISTA LOT 89	810 NEWTON AVE S	184.38
LCA 1570 71058	EMES, BRETT L IRA 7007 COVINGTON STONE AVE APOLLO BEACH FL 335721553	30 31 17 12708 000 1090 BUENA VISTA E 40FT OF LOT 109	755 15TH AVE S	184.38
LCA 1570 71059	EDWARDS, MARGARET 3314 29TH ST N SAINT PETERSBURG FL 337132617	25 31 16 14220 000 0090 CASLER HEIGHTS LOT 9	2101 UNION ST S	184.38
LCA 1570 71060	LOREVIL LAND TRUST AGM NO 40 2017 UNION ST S SAINT PETERSBURG FL 337123139	25 31 16 14220 000 0160 CASLER HEIGHTS LOT 16	2017 UNION ST S	184.38
LCA 1570 71061	WILLIAMS, MICHAEL E 6822 22ND AVE N # 120 SAINT PETERSBURG FL 337103918	20 31 16 14670 004 0150 CENTRAL PASADENA BLK D, LOT 15 & W 36.81FT OF LOT 14	6323 1ST AVE N	184.38
LCA 1570 71062	LAFAYETTE LAND LLC 3500 S DUPONT HWY DOVER DE 199016041	19 31 17 14706 000 0050 CHADWICK'S RESUB LOT 5	749 BURLINGTON AVE N	184.38

Special Assessments Division
FINAL ASSESSMENT ROLL
10-20-2016

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1570 71063	SOLOMON, JAMIE 3100 SW 67TH TER HOLLYWOOD FL 330234818	27 31 16 15408 001 0070 CHILDS PARK BLK 1, LOT 7 LESS N 5FT FOR RD	3460 18TH AVE S	184.38
LCA 1570 71064	MALFITANO, SALLY P APT 6 1 REVERE BEACH BLVD REVERE MA 021513659	27 31 16 15408 001 0110 CHILDS PARK BLK 1, N 78.33FT OF W 45.8 FT OF LOT 11	3410 18TH TERR S	184.38
LCA 1570 71065	LE GAGNEUR, RICHARD 611 EAST CAMPUS CIR FORT LAUDERDALE FL 333121907	23 31 16 17298 002 0100 COLONIAL ANNEX BLK B, LOT 10	520 27TH ST S	184.38
LCA 1570 71066	HORTON, SAMUEL R EST 5780 3RD AVE N SAINT PETERSBURG FL 337107922	21 31 16 17406 007 0100 COLONIAL PARKS SUB BLK 7, LOT 10 LESS W 3FT FOR RD R/W & W 3FT OF LOT 9	5780 3RD AVE N	264.56
LCA 1570 71067	SUNCOAST PROPERTY PARTNERS LLC 1075 59TH AVE S SAINT PETERSBURG FL 337055051	30 31 17 19782 001 0120 CROXTON SUB BLK 1, LOT 12	1449 5TH ST S	184.38
LCA 1570 71068	U S BANK CDN 50 S 16TH ST STE 1950 PHILADELPHIA PA 191022517	25 31 16 20232 002 0210 DALY'S SUB REVISED BLK 2, LOT 21	1100 19TH ST S	184.38
LCA 1570 71069	FRACZEK, GEORG 900 40TH ST S SAINT PETERSBURG FL 337112020	27 31 16 20610 002 0010 DEARMINS SUB NO. 4 BLK 2, LOTS 1 AND 2	900 40TH ST S	224.47

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LCA 1570 71070	MIZELL, BERNARD 3636 10TH AVE N SAINT PETERSBURG FL 337136528	27 31 16 20610 002 0040 DEARMINS SUB NO. 4 BLK 2, LOT 4	3946 9TH AVE S	184.38
LCA 1570 71071	4642 12TH AVE S LAND TRUST 4642 12TH AVE S SAINT PETERSBURG FL 337112308	28 31 16 21420 000 0310 DISSTON PARK LOT 31	4642 12TH AVE S	224.47
LCA 1570 71072	SURPRENANT, HELEN 83 VERMONT AVE DRACUT MA 01826	16 31 16 21456 000 0160 DISSTON RIDGE ESTATES LOT 16	5169 10TH AVE N	224.47
LCA 1570 71073	PARISH, LLOYD 28035 NUMBER 6 RD REDWOOD NY 136794109	30 31 17 21564 000 0170 DISTRICT FLA CORP SUB NO LOT 17	805 PARIS AVE S	184.38
LCA 1570 71074	TRUST NO 655 1700 66TH ST N STE 104-180 SAINT PETERSBURG FL 33710	30 31 17 23958 000 0230 EASTERBROOK LOT 23	655 12TH AVE S	184.38
LCA 1570 71075	TRUST NO 6167 1700 66TH ST N STE 104-180 SAINT PETERSBURG FL 337105544	20 31 16 24048 002 0210 EAST PASADENA BLK B, E 45FT OF LOT 21	6163 2ND AVE S	184.38
LCA 1570 71076	WILSON, ERMA 4436 EMERSON AVE S SAINT PETERSBURG FL 337111547	23 31 16 24138 012 0140 EAST ROSELAWN BLK 12, LOT 14	2835 FAIRFIELD AVE S	184.38

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LCA 1570 71077	REED, MINNIE P 5697 AUTUMN CHASE CIR SANFORD FL 327738172	23 31 16 24138 014 0060 EAST ROSELAWN BLK 14, LOT 6	2932 FAIRFIELD AVE S	224.47
LCA 1570 71078	MITCHELL, ANDREW HOLDINGS LLC 513 W 3RD ST JAMESTOWN NY 147014803	25 31 16 27162 000 0080 FAIR VIEW HEIGHTS E 65 FT OF LOT 8 & W 2 FT OF LOT 7	959 NEWTON AVE S	184.38
LCA 1570 71079	COZINE, JULES ELIZABETH 1030 2ND ST N SAINT PETERSBURG FL 337011704	18 31 17 27990 000 0060 FLAHARTY'S, WM ADD LOT 6	1035 5TH ST N	184.38
LCA 1570 71080	HAYES, SARAH EST 1308 MELROSE AVE S SAINT PETERSBURG FL 337052349	25 31 16 28872 000 0150 FOREMAN'S SUB LOT 15	1308 MELROSE AVE S	184.38
LCA 1570 71081	M2 INTERNATIONAL INC PO BOX 694 NIAGARA FALLS NY 143020694	27 31 16 28890 000 0920 FOREST HEIGHTS REV PLAT LOT 92	4443 16TH AVE S	184.38
LCA 1570 71082	SEGARS, RONALD 5000 EMERSON AVE S SAINT PETERSBURG FL 337072649	21 31 16 28926 005 0010 FOREST HILLS SUB BLK 5, LOTS 1 AND 2	5000 EMERSON AVE S	184.38
LCA 1570 71083	HRUBAR, MARK 1301 77TH AVE N SAINT PETERSBURG FL 337025125	01 31 16 29340 005 0110 FRANKLIN HEIGHTS BLK 5, LOT 11	1039 52ND AVE N	184.38

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LCA 1570 71084	CHRIST GOSPEL CH SP 2512 22ND AVE S SAINT PETERSBURG FL 337123024	25 31 16 29682 010 0010 FRUITLAND HEIGHTS PLAT B BLK J, LOT 1	1700 19TH AVE S	184.38
LCA 1570 71085	LIND, JOSE 4104 W CREST AVE TAMPA FL 336146542	27 31 16 29754 001 0153 FULLER'S GARDEN HOMES BLK A, E 50FT OF W 170FT OF LOT 15 LESS ST	3941 8TH AVE S	184.38
LCA 1570 71086	CUSTOM AFFORDABILITY INC 505 E JACKSON ST STE 308 TAMPA FL 336024935	25 31 16 31248 000 0330 GLENWOOD HEIGHTS LOT 33	957 JAMES AVE S	424.92
LCA 1570 71087	ECKHOUSE, ARNOLD M 903 79TH ST S SAINT PETERSBURG FL 337072712	30 31 17 31302 001 0120 GLENWOOD PARK ADD BLK 1, LOT 12	2100 8TH ST S	184.38
LCA 1570 71088	FISHER, MATTHEW E 816 ARLINGTON BLVD ALTAMONTE SPRINGS FL 327016204	30 31 17 31302 002 0010 GLENWOOD PARK ADD BLK 2, LOT 1	793 21ST AVE S	184.38
LCA 1570 71089	HOLISTIC ASSETS LLC KORIANDERLAAN 62 AMSTELVEEN NH 1187EE NL @@@000048	31 31 17 32796 000 0260 GRAND VIEW PARK LOT 26	3625 6TH ST S	224.47
LCA 1570 71090	JC CLAIRE LLC 201 4TH ST N SAINT PETERSBURG FL 337013205	21 31 16 35244 002 0010 HALL'S CENTRAL AVE NO. 3 BLK 2, LOT 1 (SEE S 1/2 22-31-16)	105 40TH ST S	264.56

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LCA 1570 71091	FITZGERALD, CHRISTOPHER J 4050 2ND AVE S SAINT PETERSBURG FL 337111211	21 31 16 35244 003 0070 HALL'S CENTRAL AVE NO. 3 BLK 3, LOT 7 (SEE S 1/2 22-31-16)	4050 2ND AVE S	184.38
LCA 1570 71092	BALABANOVIC, MILIJA 4351 TAHITIAN GARDENS CIR APT HOLIDAY FL 346913735	21 31 16 35244 010 0110 HALL'S CENTRAL AVE NO. 3 BLK 10, LOT 11 SEE S 1/2 22-31-16	4141 5TH AVE S	184.38
LCA 1570 71093	HART, PAULA 16545 NE 141ST TER FORT MC COY FL 321347423	17 31 16 35424 002 0120 HAMPTON DEVELOPMENT BLK 2, LOT 12 LESS ST	1717 TYRONE BLVD N	224.47
LCA 1570 71094	MARI, WAIL PO BOX 16916 ST PETERSBURG FL 337336916	30 31 17 35460 000 0020 HANKIN SUB LOT 2 & E 10FT OF LOT "A" TOGETHER WITH 10 X 110FT UNPLATTED TRACT W OF LOT 2	631 12TH AVE S	184.38
LCA 1570 71095	HALL, CHRISTOPHER D 1436 CITRUS ST CLEARWATER FL 337562331	31 31 17 36684 000 0520 HARBORDALE SUB LOT 52	2300 EAST HARBOR DR S	184.38
LCA 1570 71096	HONESTRUSTILY LLC 945 17TH ST S SAINT PETERSBURG FL 337122415	31 31 17 36684 000 1510 HARBORDALE SUB N 60FT OF LOTS 151 AND 152	2220 7TH ST S	224.47
LCA 1570 71097	LE PETIT RASTEAU LLC 33 4TH ST N STE 201 SAINT PETERSBURG FL 337013806	31 31 17 36684 000 1540 HARBORDALE SUB LOT 154	665 23RD AVE S	184.38

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LCA 1570 71098	MELLOUKI, ABDELGHANI PO BOX 21174 SAINT PETERSBURG FL 337421174	25 31 16 37152 000 0110 HARRIS', T.C. & A.H. SUB LOT 11	1436 PRESTON ST S	184.38
LCA 1570 71099	HOLLINS, CLARENCE EST 2946 22ND AVE S SAINT PETERSBURG FL 337122927	35 31 16 37854 001 0010 HAVEN PARK REPLAT BLK 1, LOTS 1 AND 2 LESS RD R/W	2946 22ND AVE S	224.47
LCA 1570 71100	MALONEY, MARY T EST 2835 24TH ST N SAINT PETERSBURG FL 337134056	11 31 16 38268 000 0410 HERKIMER HEIGHTS LOT 41	2835 24TH ST N	184.38
LCA 1570 71101	BOYAR, ROBERT M 5771 PARKVIEW POINT DR ORLANDO FL 328217963	30 31 17 43038 000 0190 INGRAM PLACE LOT 19 LESS W 10FT	851 17TH AVE S	184.38
LCA 1570 71102	LAND TRUST 859 2018 E 7TH AVE TAMPA FL 336053902	30 31 17 43038 000 0200 INGRAM PLACE LOT 20 & W 10FT OF LOT 19	859 17TH AVE S	184.38
LCA 1570 71103	LOT 26 850 17TH AVENUE S TRUST 2803 GULF TO BAY BLVD STE 208 CLEARWATER FL 337594014	30 31 17 43038 000 0260 INGRAM PLACE LOT 26	860 17TH AVE S	184.38
LCA 1570 71104	850 17TH AVENUE S TRUST 2803 GULF TO BAY BLVD UNIT 208 CLEARWATER FL 337594014	30 31 17 43038 000 0270 INGRAM PLACE LOT 27	850 17TH AVE S	184.38

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LCA 1570 71105	790 17TH AVE LAND TRUST 2625 MIDDLEFIELD RD STE 161 PALO ALTO CA 943062516	30 31 17 43038 000 0340 INGRAM PLACE LOT 34	790 17TH AVE S	224.47
LCA 1570 71106	ZAMBRANO, ROBERT 343 ORION AVE METAIRIE LA 700053730	22 31 16 43108 011 0010 INTER BAY BLK 11, LOTS 1 AND 2	4357 1ST AVE N	264.56
LCA 1570 71107	TRUST NO 2304 HIGHLAND ST S 2304 HIGHLAND ST S SAINT PETERSBURG FL 337053043	31 31 17 43830 001 0220 JAMIN & JERKINS' LAKEVIEW SUB BLK A, LOT 22	2304 HIGHLAND ST S	184.38
LCA 1570 71108	SMELTZER, TONI 8044 23RD AVE N SAINT PETERSBURG FL 337103616	12 31 15 44892 004 0060 JUNGLE TERRACE SEC A BLK 4, LOT 6	8044 23RD AVE N	184.38
LCA 1570 71109	LANGER, SUSAN 3530 8TH AVE N SAINT PETERSBURG FL 337136506	15 31 16 45648 004 0080 KELLHURST REPLAT BLK D, E 35FT OF LOT 8 & W 30FT OF LOT 9	3530 8TH AVE N	184.38
LCA 1570 71110	LTD REALTY CAPITAL LLC 3812 N TAMPA ST TAMPA FL 33603	15 31 16 45648 004 0100 KELLHURST REPLAT BLK D, LOT 10 & E 20FT OF LOT 9	3520 8TH AVE N	184.38
LCA 1570 71111	STALLION HOMES LLC PO BOX 151528 TAMPA FL 336841528	30 31 17 46404 003 0090 KERR ADD BLK 3, LOT 9	666 15TH AVE S	224.47

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LCA 1570 71112	770 ALAMANDA WAY S ST PETERSBU 8002 BEATY GROVE DR TAMPA FL 336261601	06 32 17 48078 034 0151 LAKE MAGGIORE PARK REVISE BLK 34, LOT 15A	770 ALAMANDA WAY S	184.38
LCA 1570 71113	HOPKINS DESIGN BUILD INC 1229 CENTRAL AVE SAINT PETERSBURG FL 337051652	01 32 16 49446 090 0070 LAKEWOOD ESTATES SEC C BLK 90, LOT 7 (SEE N02-32-16)	2310 CALEXICO WAY S	184.38
LCA 1570 71114	CURRY, ABRAHAM SR PO BOX 15124 SAINT PETERSBURG FL 337335124	02 32 16 49482 102 0140 LAKEWOOD ESTATES SEC D BLK 102, LOT 14	2426 MADRID WAY S	224.47
LCA 1570 71115	SPELLS, ROBERT L 242 AWENDAW CIR ELLENWOOD GA 302943268	02 32 16 49482 103 0140 LAKEWOOD ESTATES SEC D BLK 103, LOT 14	2400 GRANADA CIR W	224.47
LCA 1570 71116	BYRD, JOHN T 2731 22ND ST S SAINT PETERSBURG FL 337123803	35 31 16 49842 002 0120 LAMPARILLA SUB BLK B, LOT 12	2731 22ND ST S	224.47
LCA 1570 71117	ARROYO, DAVID 217 ALEXANDER AVE APT 13J BRONX NY 104543827	25 31 16 50022 000 0130 LA PLAZA LOT 13 LESS ST	1700 19TH ST S	184.38
LCA 1570 71118	BORDONES, ORLANDO PO BOX 611856 MIAMI FL 332611856	25 31 16 51138 000 0100 LENEVES SUB LOT 10	1515 14TH ST S	184.38

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LCA 1570 71119	HORNE, NANCY A 8916 TENNIS CT NEW PORT RICHEY FL 346551206	27 31 16 51264 000 0020 LEVERICH'S REPLAT LOT B	1843 38TH ST S	184.38
LCA 1570 71120	MC DERMOTT, FRANCIS EST 4440 POMPANO DR SE SAINT PETERSBURG FL 337054355	06 32 17 51444 002 0160 LEWIS ISLAND SEC 1 BLK 2, LOT 16	4440 POMPANO DR SE	184.38
LCA 1570 71121	LUCAYA LANDINGS CONDO ASSN INC 13924 7TH ST DADE CITY FL 335254904	19 31 17 53160 000 0001 LUCAYA LANDINGS CONDO COMMON ELEMENTS	620 4TH AVE S	184.38
LCA 1570 71122	SMITH FAMILY TRUST 1401 12TH AVE S SAINT PETERSBURG FL 337052309	25 31 16 53658 000 0200 MCELGIN-BARTLETT SUB LOT 20	1401 12TH AVE S	184.38
LCA 1570 71123	G G H 47 LLC 18305 BISCAYNE BLVD STE 400 NORTH MIAMI BEACH FL 331602172	25 31 16 54954 004 0070 MANSFIELD HEIGHTS BLK 4, LOT 7 & 15FT STRIP ON N	1349 PRESTON ST S	224.47
LCA 1570 71124	G G H 47 LLC 18305 BISCAYNE BLVD STE 400 NORTH MIAMI BEACH FL 331602172	25 31 16 54954 004 0070 MANSFIELD HEIGHTS BLK 4, LOT 7 & 15FT STRIP ON N	1349 PRESTON ST S	184.38
LCA 1570 71125	CHASE HOME FINANCE LLC 3415 VISION DR COLUMBUS OH 432196009	10 31 16 55746 002 0010 MARVILLA SUB BLK 2, LOT 1	3550 KINGSTON ST N	184.38

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LCA 1570 71126	PARK SHORE INVESTMENTS LLC 4570 VAN NUYS BLVD STE 493 SHERMAN OAKS CA 914032913	25 30 16 56772 046 0300 MEADOW LAWN 9TH ADD BLK 46, LOT 30	1601 70TH AVE N	184.38
LCA 1570 71127	PORTER, ROBERT A 7363 17TH WAY N SAINT PETERSBURG FL 337024915	25 30 16 56772 049 0130 MEADOW LAWN 9TH ADD BLK 49, LOT 13	7363 17TH WAY N	184.38
LCA 1570 71128	F G S D LLC 3945 WELLINGTON PKWY PALM HARBOR FL 34685	27 31 16 56970 000 0090 MEAN'S SUB LOT 9 LESS ST	4033 15TH AVE S	184.38
LCA 1570 71129	STAUBES, K 10200 GANDY BLVD N APT 731 SAINT PETERSBURG FL 337022311	26 31 16 58140 000 0090 MINNESOTA COURT REV LOT 9	1919 24TH ST S	184.38
LCA 1570 71130	HANKINS, WILLIE EARL JR 6539 MERITMOOR CIR ORLANDO FL 328182290	26 31 16 58140 000 0290 MINNESOTA COURT REV LOT 29	1942 24TH ST S	184.38
LCA 1570 71131	LIVINGSTON, MARK 7216 S 37TH PL FRANKLIN WI 531329459	24 31 16 59454 001 0080 MURPHY'S, H.A. BLK A, LOT 8 LESS RD R/W ON N	2023 7TH AVE S	184.38
LCA 1570 71132	TITAN DEVELOPMENT GROUP LLC 4118 CAUSEWAY VISTA DR TAMPA FL 336155416	25 31 16 59670 001 0010 NEBRASKA PLACE SUB BLK A, LOT 1	1200 12TH AVE S	224.47

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LCA 1570 71133	ORTIZ, JOSE BERNARDO 2107 W FLORA ST TAMPA FL 336045337	25 31 16 59670 001 0091 NEBRASKA PLACE SUB BLK A, S 60FT OF LOT 9	1271 13TH AVE S	184.38
LCA 1570 71134	MISH MISH LAND LLC PO BOX 11582 SAINT PETERSBURG FL 337331582	19 31 17 59724 000 0020 NELSON-FAREL AND DAVIDSON RESUB E 35FT OF W 80FT OF LOT B-2	3 RHODA CT S	184.38
LCA 1570 71135	EDWARDS, MARIGOLD A 240 LYTTON AVE PITTSBURGH PA 152131410	01 31 16 59850 000 0330 NEW HOME SUB LOT 33	4443 IRIS ST N	184.38
LCA 1570 71136	GUET, MARCEL FELIX 6900 BAY DR NORTH BAY VILLAGE FL 331415491	10 31 16 61686 000 0330 NORTON SUB LOT 33 AND S 1/2 OF LOT 32	3526 39TH ST N	224.47
LCA 1570 71137	COTTMAN, PURITY 670 26TH AVE S SAINT PETERSBURG FL 337053112	31 31 17 62460 000 0010 OAK HARBOR W 60.48FT OF LOT 1	670 26TH AVE S	184.38
LCA 1570 71138	PARKER, BAYVRA 655 27TH AVE S SAINT PETERSBURG FL 337053115	31 31 17 62460 000 0180 OAK HARBOR LOT 18	655 27TH AVE S	184.38
LCA 1570 71139	USA FED NATL MTG ASSN 950 E PACES FERRY RD NE STE 19 ATLANTA GA 30326	16 31 16 63252 000 0180 OAK RIDGE ESTATES REPLAT OF BLK 5 LOT 18 & W 35.25FT OF LOT 17	5671 9TH AVE N	184.38

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LCA 1570 71140	STALLION HOMES LLC 3303 N LAKEVIEW DR APT 2915 TAMPA FL 336181336	25 31 16 63612 000 0100 OAK VILLA SUB LOT 10	1067 8TH AVE S	184.38
LCA 1570 71141	ANDERSON, LARRY 1035 8TH AVE S SAINT PETERSBURG FL 33705	25 31 16 63612 000 0140 OAK VILLA SUB LOT 14	1035 8TH AVE S	184.38
LCA 1570 71142	TRUST # 1066 PO BOX 16835 SAINT PETERSBURG FL 337336835	25 31 16 63612 000 0270 OAK VILLA SUB LOT 27	1066 8TH AVE S	184.38
LCA 1570 71143	REPPY, ROBERT 101 CARLYLE DR PALM HARBOR FL 346831806	27 31 16 65340 001 0110 PAINE'S SUB BLK A, LOT 11	4105 12TH AVE S	184.38
LCA 1570 71144	4119 12TH ST LLC 4119 12TH AVE S SAINT PETERSBURG FL 337112442	27 31 16 65340 001 0130 PAINE'S SUB BLK A, LOT 13	4119 12TH AVE S	184.38
LCA 1570 71145	BROWN, ALPHONSO 2825 8TH ST S SAINT PETERSBURG FL 337053616	36 31 16 65358 009 0280 PALLANZA PARK REPLAT BLK 9, LOTS 28 & 29 & N 38 FT OF LOT 27	2825 8TH ST S	184.38
LCA 1570 71146	OBLE 3 LLC PO BOX 926 SAINT PETERSBURG FL 337310926	36 31 16 65376 000 0520 PALLANZA PARK ADD S 19FT OF LOT 51 & N 39FT OF LOT 52	2431 IRONDALE ST S	184.38

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LCA 1570 71147	GONZALEZ, BRYCE ALLAN 6741 4TH AVE N SAINT PETERSBURG FL 337107631	19 31 16 65502 000 0090 PALM CREST SUB UNIT NO. 1 LOT 9	6741 4TH AVE N	184.38
LCA 1570 71148	ST ANTHONYS PROFESSIONAL BLDGS 3001 W DR MARTIN LUTHER KING J TAMPA FL 336076307	13 31 16 65952 000 0070 PAMONA HEIGHTS W 1/2 OF N 42.3FT OF LOT 7	711 13TH ST N	184.38
LCA 1570 71149	BAY AREA HOUSING DEV CORP PO BOX 6533 CLEARWATER FL 337586533	26 31 16 66456 000 0190 PARK'S SUB, JOHN M. LOT 19	1730 30TH ST S	264.56
LCA 1570 71150	4TH SCHOLARSHIP TRUST 4534 12TH AVE N SAINT PETERSBURG FL 337135222	20 31 16 66978 001 0200 PASADENA ESTATES BLK 1, LOT 20	6267 2ND AVE S	184.38
LCA 1570 71151	2014-2 I H BORROWER L P 1717 MAIN ST STE 2000 DALLAS TX 752014657	20 31 16 66996 017 0010 PASADENA ESTATES SEC A BLK 17, LOTS 1 AND 2	6340 5TH AVE S	224.47
LCA 1570 71152	CARR, LEE R II TRE 111 2ND AVE NE STE 1404 SAINT PETERSBURG FL 337013480	19 31 16 67500 098 0230 PASADENA ON THE GULF SEC BLK 98, LOT 23	6601 MANGO AVE S	184.38
LCA 1570 71153	ALVAREZ, JORGE L 430 70TH ST N SAINT PETERSBURG FL 337107644	19 31 16 67734 002 0060 PASADENA TERRACE BLK 2, LOTS 6 AND 7	430 70TH ST N	224.47

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LCA 1570 71154	SASCO MTG LOAN TRUST 2005 WF3 ONE HOME CAMPUS MAC F2303 03R DES MOINES IA 50328	26 31 16 68004 001 0010 PAUL SUB REVISED MAP BLK 1, LOT 1	2800 15TH AVE S	224.47
LCA 1570 71155	ZINCK, RONALD L TRE 120 HOLLY DR WOODBURY NJ 080963324	26 31 16 68004 002 0080 PAUL SUB REVISED MAP BLK 2, W 50FT OF LOT 8	2917 16TH AVE S	184.38
LCA 1570 71156	SALTER-WILLIAMS, MAXINE E 546 50TH AVE S SAINT PETERSBURG FL 337054934	25 31 16 68778 000 0150 PHOENIX PARK REPLAT LOT 15	1720 QUEEN ST S	184.38
LCA 1570 71157	PHYALL, BERNICE 1709 37TH ST S SAINT PETERSBURG FL 337112801	27 31 16 69552 000 0341 PINE LAWN S 40FT OF LOTS 34 AND 35	1709 37TH ST S	224.47
LCA 1570 71158	MULVANEY, JOHN M PO BOX 4504 ARCATA CA 955184504	06 31 16 70092 000 0010 PINELLAS FARMS PLEMMONS REPLAT LOT 1	6777 38TH AVE N	224.47
LCA 1570 71159	********** 3201 45TH ST N SAINT PETERSBURG FL 337132148	10 31 16 72054 003 0160 PLAZA TERRACE 2ND ADD BLK 3, LOT 16	3201 45TH ST N	184.38
LCA 1570 71160	ADVANTA IRA SERVICES LLC 13191 STARKEY RD STE 9 LARGO FL 337731438	18 31 17 72288 000 0072 PLUNKETS, ELIJAH B N 50FT OF LOT 7	730 7TH AVE N	184.38

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LCA 1570 71161	MASSIMINI, MICHAEL P 5608 N SEMINOLE AVE TAMPA FL 336047052	11 31 16 72558 002 0240 PONCE DE LEON PARK BLK 2, LOT 24 & W 5FT OF LOT 23	2855 37TH AVE N	184.38
LCA 1570 71162	GULFCOAST SUNS LLC 2837 1ST AVE N SAINT PETERSBURG FL 337138603	30 31 17 72612 000 0660 POPE'S RESUB, CHAS B. LOT 66 AND N 52.2 FT OF LOT 65 AND N 62.2 FT OF LOT 67	835 13TH AVE S	184.38
LCA 1570 71163	SHAREFF, JAMAL I 15350 AMBERLY DR UNIT 311 TAMPA FL 336471605	22 31 16 72756 014 0140 POWERS CENTRAL PARK SUB BLK 14, LOT 14	3501 2ND AVE N	184.38
LCA 1570 71164	SMILEY, EUGENE 3387 CRESCENT OAKS BLVD TARPON SPRINGS FL 346887637	26 31 16 72900 000 0160 PRATHER'S THIRD ROYAL LOT 16	2586 8TH AVE S	184.38
LCA 1570 71165	M N L PROPERTIES LLC 7937 9TH AVE S SAINT PETERSBURG FL 337072732	26 31 16 73026 000 0141 PRATHER'S REVISED W 150FT OF LOT 14 LESS RD	1770 31ST ST S	264.56
LCA 1570 71166	FUEL INVESTMENT & DEVELOPMENT 201 N FRANKLIN ST STE 2505 TAMPA FL 336025800	19 31 17 74466 003 0030 REV MAP OF ST PETERSBURG BLK 3, LOT 3	118 5TH AVE N	184.38
LCA 1570 71167	FUEL INVESTMENT & DEVELOPMENT 1 TAMPA CITY CTR # 2505 TAMPA FL 33602	19 31 17 74466 003 0050 REV MAP OF ST PETERSBURG BLK 3, LOT 5	136 5TH AVE N	184.38

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LCA 1570 71168	ZAHAV REFI LLC P O BOX 20372 NEW YORK NY 100010004	27 31 16 74646 000 0390 RICHARDSON'S, W. E. LOT 39	1628 43RD ST S	184.38
LCA 1570 71169	RICH ST PETE LLC 10450 GULF BLVD TREASURE ISLAND FL 337064815	19 31 17 74664 000 0100 RICHARDSON'S, W. E. SUB LOT 10	348 8TH ST N	184.38
LCA 1570 71170	COCCO, ANTHONY REV TRUST 4914 STATE ROAD 54 NEW PORT RICHEY FL 346525903	28 31 16 75024 000 0120 RIDGEWAY NO. 2 LOT 12 LESS N 5FT FOR ST	4690 15TH AVE S	184.38
LCA 1570 71171	COSTON, ALBERTA 5888 25TH WAY S SAINT PETERSBURG FL 337125206	27 31 16 75402 000 0630 RIDGEWOOD TERRACE LOT 63	3451 QUEENSBORO AVE S	304.65
LCA 1570 71172	FORD, LAURITA J 4102 13TH AVE S SAINT PETERSBURG FL 337112447	27 31 16 75402 000 0780 RIDGEWOOD TERRACE LOT 78	3468 17TH AVE S	304.65
LCA 1570 71173	C M O N LLC 4747 EXECUTIVE DR STE 510 SAN DIEGO CA 921213100	27 31 16 75402 000 1070 RIDGEWOOD TERRACE LOTS 107 & 108	3459 17TH AVE S	224.47
LCA 1570 71174	LE, BEN NGUYEN TANG 2210 10TH AVE APT 205 OAKLAND CA 94606	18 31 17 76140 000 0060 ROBINSON SUB LOT 6	444 JOYCE TERR N	184.38

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1570 71175	GENERAL HOME DEVELOPMENT CORP 215 49TH ST S SAINT PETERSBURG FL 337071925	23 31 16 76590 012 0100 ROOSEVELT PARK ADD BLK 12, LOT 10	3161 EMERSON AVE S	224.47
LCA 1570 71176	CHRYSLER, ROBERT C 192 LONGSIGHT LN APT 301 ROCK HILL SC 297307858	01 31 16 76716 002 0050 ROSEDALE SUB REPLAT BLK B, LOT 5	4737 HAINES RD N	184.38
LCA 1570 71177	SCHULTZ, JAMES J PO BOX 46528 SAINT PETERSBURG FL 337416528	01 31 16 77166 002 0030 ROUSE MANOR BLK B, LOT 3	4020 HAINES RD N	184.38
LCA 1570 71178	LANGE, HEIDI 3538 17TH AVE N SAINT PETERSBURG FL 33713	30 31 17 77184 010 0020 ROUSLYNN BLK 10, LOT 2	335 21ST AVE S	184.38
LCA 1570 71179	RICH PROPERTIES LLC P O BOX 722 LITHIA FL 335470722	23 31 16 78390 018 0030 ST PETERSBURG INVESTMENT CO SUB BLK 18, LOT 3	2220 2ND AVE N	184.38
LCA 1570 71180	J P MORGAN CHASE BANK 1111 POLARIS PKWY COLUMBUS OH 432402031	01 31 16 78606 000 0460 SALINAS REPLAT LOT 46	1460 52ND AVE N	184.38
LCA 1570 71181	SUBRIAN, JONATHAN PO BOX 7838 WESLEY CHAPEL FL 335450115	30 31 17 79020 001 0060 SCHOOLEY'S HOMEVILLE BLK 1, LOT 6 & E 1/2 OF LOT 5	701 22ND AVE S	184.38

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS		PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1570 71182	HENSON, THERESA TRE 6501 69TH AVE N PINELLAS PARK	FL 337815140	25 31 16 79722 000 0310 SEMINOLE HEIGHTS REV SUB LOT 31	1911 21ST ST S	184.38
LCA 1570 71183	JAMIESON, DAVID 203 SHERATON CT OAKVILLE ON	CN L7L5N3	04 31 17 81432 003 0030 SHORE ACRES BUTTERFLY LAK REPLAT UNIT 7 BLK 3, N'LY 51.24FT OF LOT 3 & SW'LY 25.52FT OF LOT 4	4891 SHORE ACRES BLVD NE	184.38
LCA 1570 71184	C 1 BANK 11031 GATEWOOD DR BRADENTON	FL 342114916	06 31 17 83250 001 0160 SNELL GARDENS SUB BLK A, LOT 16 & W 30FT OF LOT 15	233 40TH AVE NE	184.38
LCA 1570 71185	CARTER, CECIL SR 1610 17TH ST E BRADENTON	FL 342083328	34 31 16 83826 002 0280 SNYDER'S, W.J. LAKEVIEW BLK B, LOT 28	2510 36TH ST S	184.38
LCA 1570 71186	CHRISTOPOULOS, GEORGIA 1906 DOLPHIN BLVD S SAINT PETERSBURG	FL 337073810	24 31 15 84042 010 0060 SOUTH CAUSEWAY ISLE 3RD ADD BLK 10, LOT 6	7925 3RD AVE S	184.38
LCA 1570 71187	NEWBY, PAMELA 902 22ND AVE N SAINT PETERSBURG	FL 337043220	07 31 17 84888 000 1740 SPRING HILL REVISED LOT 174	821 22ND AVE N	184.38
LCA 1570 71188	COROLLA 5598 LLC 200 2ND AVE S # 121 SAINT PETERSBURG	FL 337014313	25 31 16 85392 000 0110 STEVEN'S SUB LOT 11	1330 21ST ST S	184.38

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1570 71189	SOLOMON, JAMIE 3100 SW 67TH TER HOLLYWOOD FL 330234818	26 31 16 89640 003 0010 TANGERINE HIGHLANDS BLK C, LOTS 1 & 2	2722 18TH AVE S	184.38
LCA 1570 71190	CHANEY, MELONY PO BOX 35268 SAINT PETERSBURG FL 337050505	25 31 16 89658 000 0090 TANGERINE PARK REPLAT S 5FT OF LOT 8 & N 40FT OF LOT 9	1902 20TH ST S	184.38
LCA 1570 71191	EDDIE, LAM KWOK KEUNG 186 JOHNSON RD FLAT 1201 12 F JOHNSTON PLAZA 178 . .	26 31 16 89712 006 0130 TANGERINE TERRACE NO. 2 BLK F, LOT 13 AND S 31 FT LOT 12	2019 31ST ST S	184.38
LCA 1570 71192	GLOVER, RICHARD T 6711 30TH AVE N SAINT PETERSBURG FL 337103103	07 31 16 90162 000 1500 TERESA GARDENS LOT 150	6711 30TH AVE N	264.56
LCA 1570 71193	S V HOMES LLC 33 4TH ST N STE 201 SAINT PETERSBURG FL 337013806	27 31 16 91062 001 0110 TIOGA SUB BLK A, LOT 11	4160 12TH AVE S	224.47
LCA 1570 71194	G G H 47 LLC 18305 BISCAYNE BLVD STE 400 NORTH MIAMI BEACH FL 331602172	12 31 16 91566 000 0610 TOWNSEND'S SUB LOT 61	3030 21ST ST N	184.38
LCA 1570 71195	WOODS, JACQUELINE D 6000 TOPKE PL NE APT 104 ALBUQUERQUE NM 871092675	25 31 16 92682 000 0040 TUSCAWILLA HEIGHTS LOT 4	2024 21ST ST S	224.47

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1570 71196	POTTER, CINDY L 1222 ESSEX DR N SAINT PETERSBURG FL 337105608	17 31 16 92916 004 0020 TYRONE GARDENS SEC NO. 1 BLK 4, LOT 2	1222 ESSEX DR N	224.47
LCA 1570 71197	HARRIS, JOHN III 830 43RD ST S SAINT PETERSBURG FL 337111923	21 31 16 94032 010 0150 VICTORY HEIGHTS BLK J, E 36.34FT OF LOT 15	4609 FAIRFIELD AVE S	184.38
LCA 1570 71198	BANK OF AMERICA 888 E WALNUT ST PASADENA CA 911011895	12 32 16 95598 004 0050 WEDGEWOOD PARK BLK 4, LOT 5	1053 66TH AVE S	184.38
LCA 1570 71199	3516 3RD AVE S TRUST 3460 COUNTRYSIDE BLVD APT 24 CLEARWATER FL 337611338	22 31 16 96174 008 0030 WEST CENTRAL AVENUE BLK 8, LOT 3 & E 1/2 OF LOT 4	3516 3RD AVE S	184.38
LCA 1570 71200	ATHENS LAB LLC 4001 BENEVA RD APT 123 SARASOTA FL 342331039	22 31 16 96174 012 0080 WEST CENTRAL AVENUE BLK 12, LOT 8	3460 4TH AVE S	264.56
LCA 1570 71201	ATHENS LAB LLC 4001 BENEVA RD APT 123 SARASOTA FL 342331039	22 31 16 96174 012 0080 WEST CENTRAL AVENUE BLK 12, LOT 8	3460 4TH AVE S	264.56
LCA 1570 71202	S V HOMES LLC 33 4TH ST N # 201 SAINT PETERSBURG FL 33701	22 31 16 96228 004 0150 WEST CENTRAL AVE RESUB BLK 4, LOT 15	3611 3RD AVE S	184.38

Special Assessments Division
FINAL ASSESSMENT ROLL
10-20-2016

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1570 71203	GREEN, EDDIE 501 SW SELDMEN AVE PT ST LUCIE FL 34953	22 31 16 96228 005 0140 WEST CENTRAL AVE RESUB BLK 5, LOT 14	3519 3RD AVE S	184.38
LCA 1570 71204	MANNING, SABRINA L EST 4685 25TH AVE S SAINT PETERSBURG FL 337113319	33 31 16 96714 004 0140 WEST SHADOW LAWN BLK D, LOTS 14 AND 15	4685 25TH AVE S	264.56
LCA 1570 71205	READ, SANDRA 319 MIDWAY IS CLEARWATER BEACH FL 337672318	33 31 16 96714 005 0120 WEST SHADOW LAWN BLK E, LOT 12	4694 25TH AVE S	184.38
LCA 1570 71206	TAX CERTIFICATE REDEMPTIONS IN 925 ARTHUR GODFREY RD STE 102 MIAMI BCH FL 331403337	26 31 16 97560 000 0690 WILDWOOD SUB LOT 69	2720 13TH AVE S	184.38
LCA 1570 71207	CUCCATO, ANDREW EST 248 MIRROR LAKE DR N SAINT PETERSBURG FL 337013224	16 31 16 98586 000 0040 WOOD'S, R.A. 2ND REPLAT LOT 4	5711 9TH AVE N	184.38

TOTAL NUMBER OF ASSESSMENTS: 173

TOTAL ASSESSMENT AMOUNT: 34,303.14

LOT CLEARING NUMBER 1570

COST / FUNDING / ASSESSMENT INFORMATION

CATEGORY ASSESSED	AMOUNT TO BE ASSESSED
LOT CLEARING COST	**$ 23,058.14**
ADMINISTRATIVE FEE	**$ 11,245.00**
TOTAL:	**$ 34,303.14**

A RESOLUTION CONFIRMING AND APPROVING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1570; PROVIDING FOR AN INTEREST RATE ON UNPAID ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, preliminary assessment rolls for Lot Clearing No. 1570 have been submitted by the Mayor to the City Council pursuant to St. Petersburg Code Section 16.40.060.4.4; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the preliminary assessment rolls for Lot Clearing No. 1570 are approved; and

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

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

ST. PETERSBURG CITY COUNCIL

MEETING OF: October 20, 2016

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Securing Number **SEC 1216**

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

SEC:	**1216**
NUMBER OF STRUCTURES	**13**
ASSESSABLE AMOUNT:	**$2,232.95**

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

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of **$2,232.95** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR:_____

COUNCIL ACTION:_____

FOLLOW-UP:_____ **AGENDA NO.**_____

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
10-20-2016

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1216 07642	TRICOLOR ASSETS INC 5725 S NORMANDIE AVE LOS ANGELES CA 90037	11 32 16 11106 002 0040 BREVARD PLACE REPLAT BLK 2, LOT 4	6900 22ND WAY S	96.14
SEC 1216 07643	RICH ST PETE LLC 10450 GULF BLVD ST PETE BEACH FL 33706	10 31 16 11574 001 0180 BROAD ACRES BLK 1, LOT 18	4147 37TH AVE N	86.14
SEC 1216 07644	SMITH, CHARITY L EST 1550 13TH ST S SAINT PETERSBURG FL 337052442	25 31 16 14742 000 0170 CHAMBER'S 1ST ADD TO HOLLYWOOD LOT 17	1550 13TH ST S	368.88
SEC 1216 07645	TIM, DAVID L PO BOX 15751 SAINT PETERSBURG FL 337335751	27 31 16 15732 000 0050 CLARK & BUTLER'S SUB NO. LOT 5	3933 11TH AVE S	118.75
SEC 1216 07646	COWART, TAWANNA R 2701 22ND AVE S SAINT PETERSBURG FL 337122916	35 31 16 37836 000 0030 HAVEN PARK ADD LOT 3	2830 24TH AVE S	132.43
SEC 1216 07647	BLANKENSHIP, MARGARET 2467 39TH AVE N SAINT PETERSBURG FL 337144017	02 31 16 53388 002 0180 LYNNDALE SUB BLK 2, LOT 18	2467 39TH AVE N	93.25
SEC 1216 07648	MISH MISH LAND LLC PO BOX 11582 SAINT PETERSBURG FL 337331582	19 31 17 59724 000 0020 NELSON-FAREL AND DAVIDSON RESUB E 35FT OF W 80FT OF LOT B-2	3 RHODA CT S	287.38

Special Assessments Division
FINAL ASSESSMENT ROLL
10-20-2016

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1216 07649	TRUST NO 3522 1700 66TH ST N STE 104-180 SAINT PETERSBURG FL 337105544	22 31 16 72756 017 0030 POWERS CENTRAL PARK SUB BLK 17, LOT 3	3522 2ND AVE N	163.38
SEC 1216 07650	LISTER, GRACE P 1867 OREGON AVE NE SAINT PETERSBURG FL 337031921	33 30 17 81274 011 0250 SHORE ACRES EDGEWATER SEC BLK 11, LOT 25	1867 OREGON AVE NE	112.88
SEC 1216 07651	DALLAND PROPERTIES LP 3200 NW 84TH AVE FORT LAUDERDALE FL 333518912	27 31 16 84834 000 0210 SPRING GARDENS SUB LOT 21	3921 12TH AVE S	165.86
SEC 1216 07652	WAISOME, VANESSA 1734 44TH ST S SAINT PETERSBURG FL 337112728	27 31 16 88686 000 0042 SUTTON, W.D. OF LOT 10 BLK F, FULLER'S GARDEN HMS W 45.1FT OF LOTS 4, 5 & 6	3950 14TH AVE S	156.36
SEC 1216 07653	S V HOMES LLC 33 4TH ST N # 201 SAINT PETERSBURG FL 33701	22 31 16 96228 004 0150 WEST CENTRAL AVE RESUB BLK 4, LOT 15	3611 3RD AVE S	360.64
SEC 1216 07654	LE PRETRE, JEAN-CLAUDE R 4366 RIDGEMOOR DR PALM HARBOR FL 346851165	27 31 16 96966 000 0090 WEYLMAN SUB F.W. LOT 9	3717 11TH AVE S	90.86

TOTAL NUMBER OF ASSESSMENTS: 13 TOTAL ASSESSMENT AMOUNT: 2,232.95

BUILDING SECURING NUMBER SEC 1216

COST/FUNDING/ASSESSMENT INFORMATION

CATEGORY	AMOUNT TO BE ASSESSED
SECURING COST	$ 911.00
MATERIAL COST	$ 370.00
LEGAL AD	$ 366.95
ADMIN. FEE	$ 585.00
TOTAL:	**$ 2,232.95**

A RESOLUTION ASSESSING THE COSTS OF SECURING LISTED ON SECURING BUILDING NO. 1216 ("SEC 1216") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the structures so secured are listed on Securing Building No. 1216 ("SEC 1216"); and

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

WHEREAS, the City Council has held a public hearing on October 20, 2016, to hear all persons who wished to be heard concerning this matter.

NOW THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of securing listed on Securing Building No. 1216 ("SEC 1216") as liens against the respective real property on which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes; and

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

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

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

ST. PETERSBURG CITY COUNCIL

MEETING OF: October 20, 2016

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Demolition Number **DMO 442**

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

DMO:	**442**
NUMBER OF STRUCTURES:	**5**
ASSESSABLE AMOUNT:	**$30,140.26**

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

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of **$30,140.26** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR:_____

COUNCIL ACTION: _____

FOLLOW-UP:_____ **AGENDA NO.**_____

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
10-20-2016

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
DMO 0442 03210	WILSON, LEONARD 3771 141ST PL LARGO FL 337714032	26 31 16 09090 001 0060 BLACKBURN'S, W. S. SUB BLK A, LOT 6	2545 QUEENSBORO AVE S	15,658.09
DMO 0442 03211	BOGGS, JAMES S 1605 LARK LN BRANDON FL 335104038	24 31 16 12258 000 0021 BROOKWOOD TERRACE THAT PART OF LOTS A,B AND C LYING N & E OF BOOKER CREEK LESS ST	922 6TH AVE S	3,284.24
DMO 0442 03212	SMITH, JOSEPH 4601 N 37TH ST TAMPA FL 336107050	26 31 16 72846 000 0460 PRATHER'S HIGHLAND HOMES LOT 46	1348 30TH ST S	9,774.29
DMO 0442 03213	PERKINS, BARTHOLOMEW O & JEAN 2530 CASILLA WAY S SAINT PETERSBURG FL 337124321	33 31 16 96714 002 0210 WEST SHADOW LAWN BLK B, LOT 21 & E 25 FT OF LOT 20	4629 24TH AVE S	938.40
DMO 0442 03214	CHARETTE, YOLANDE B 770 32ND AVE S LOT 323 SAINT PETERSBURG FL 337053772	31 31 17 97521 000 3230 WILDER'S MOBILE HOME PARK (UNRECORDED) LOT 323	*NONE	485.24

TOTAL NUMBER OF ASSESSMENTS: 5

TOTAL ASSESSMENT AMOUNT: 30,140.26

BUILDING DEMOLITION NUMBER DMO 442
COST/FUNDING/ASSESSMENT INFORMATION

CATEGORY	AMOUNT TO BE ASSESSED
Demolition Cost	$ 13,607.00
Asbestos Cost	$ 12,927.90
Legal Ad	$ 1,048.72
Engineer's Charge	$ 525.00
Administrative Fee	$ 2,031.64
TOTAL:	**$ 30,140.26**

A RESOLUTION ASSESSING THE COSTS OF DEMOLITION LISTED ON BUILDING DEMOLITION NO. 442 ("DMO NO. 442") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the structures so demolished are listed on Building Demolition No. 442 ("DMO No. 442"); and

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

WHEREAS, the City Council has held a public hearing on October 20, 2016, to hear all persons who wished to be heard concerning this matter.

NOW THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of the demolition listed on Building Demolition No. 442 ("DMO No. 442") as liens against the respective real property on which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes; and

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

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

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

st.petersburg
www.stpete.org

SAINT PETERSBURG CITY COUNCIL

Meeting of October 20, 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 second reading and public hearing; and
2) Approve the proposed ordinance.

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

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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

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

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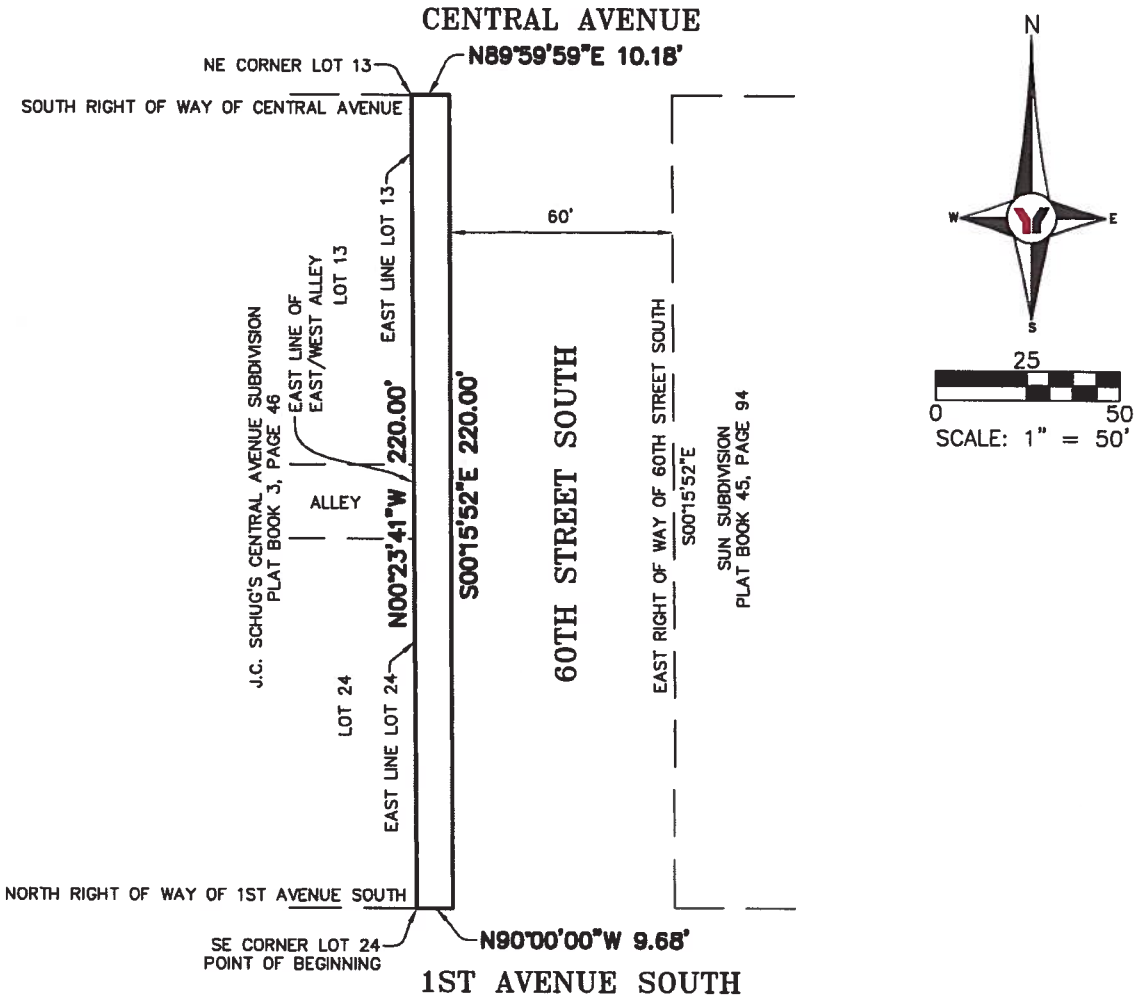
Exhibit "A"



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

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JOB NO. 15007701SS

SHEET NO. 2 OF 2

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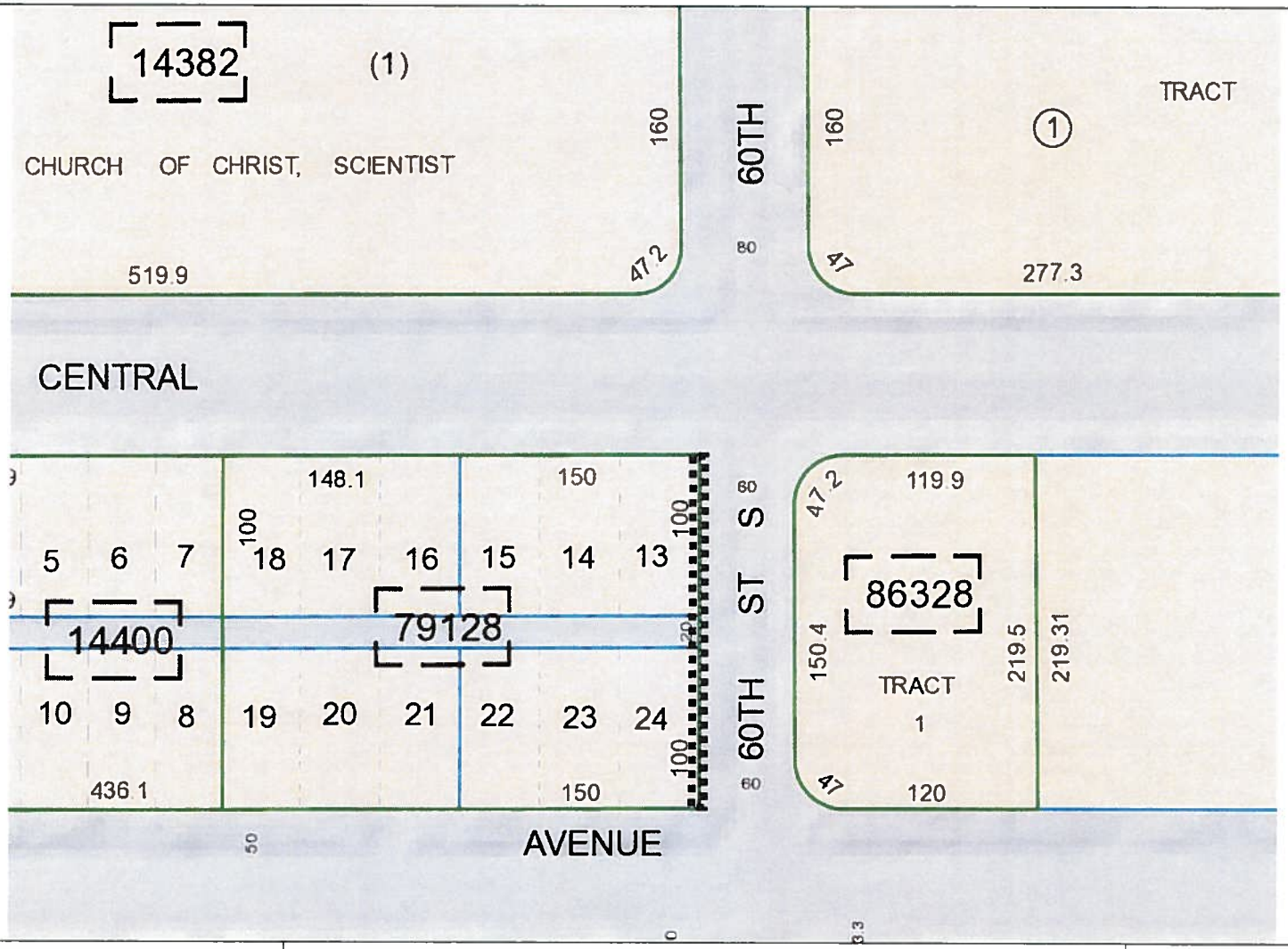
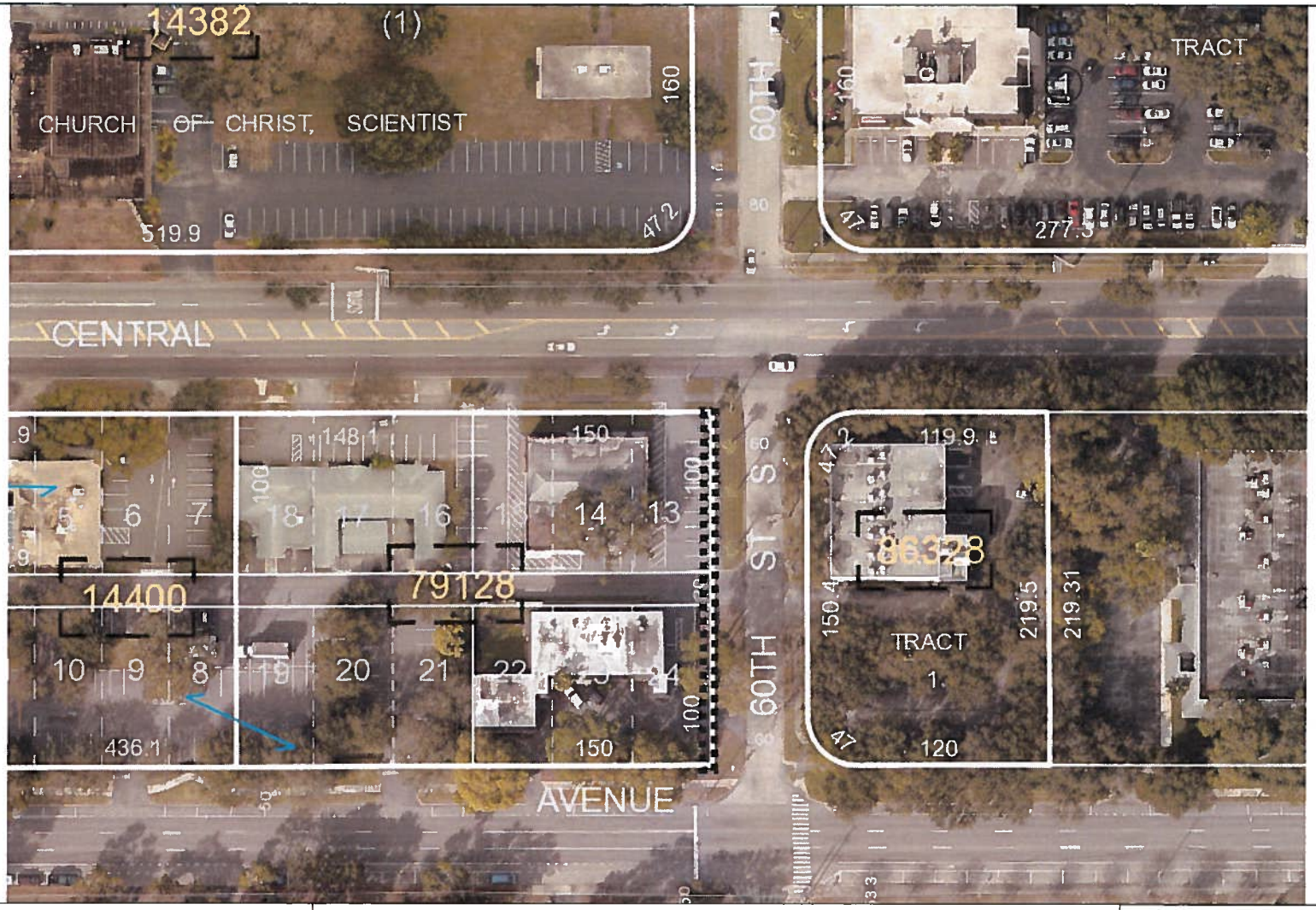


st.petersburg
www.stpete.org

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"
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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 **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

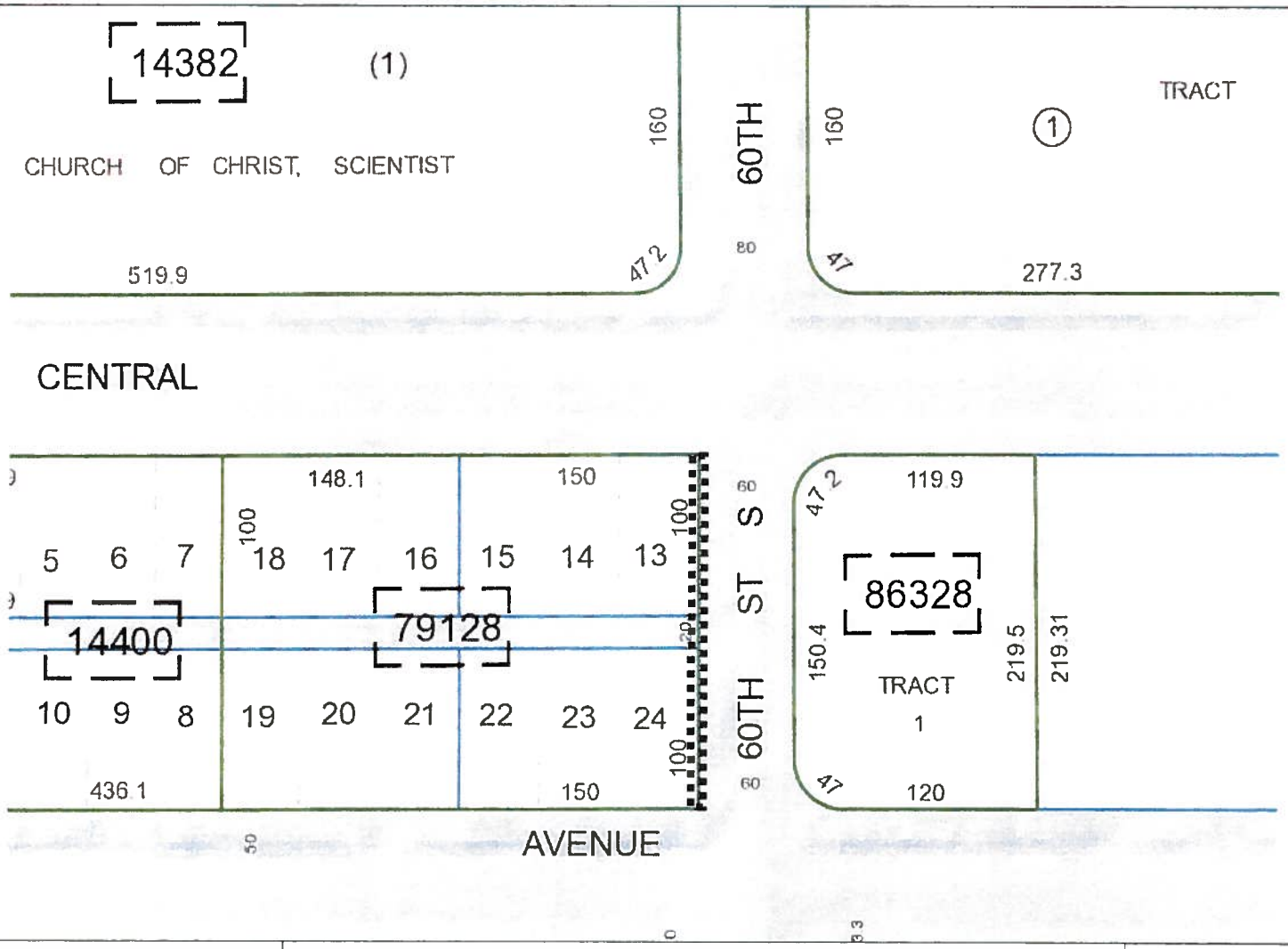
KATHRYN A. YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official — DATE
Development Review Services Division
Planning & Economic Development Department

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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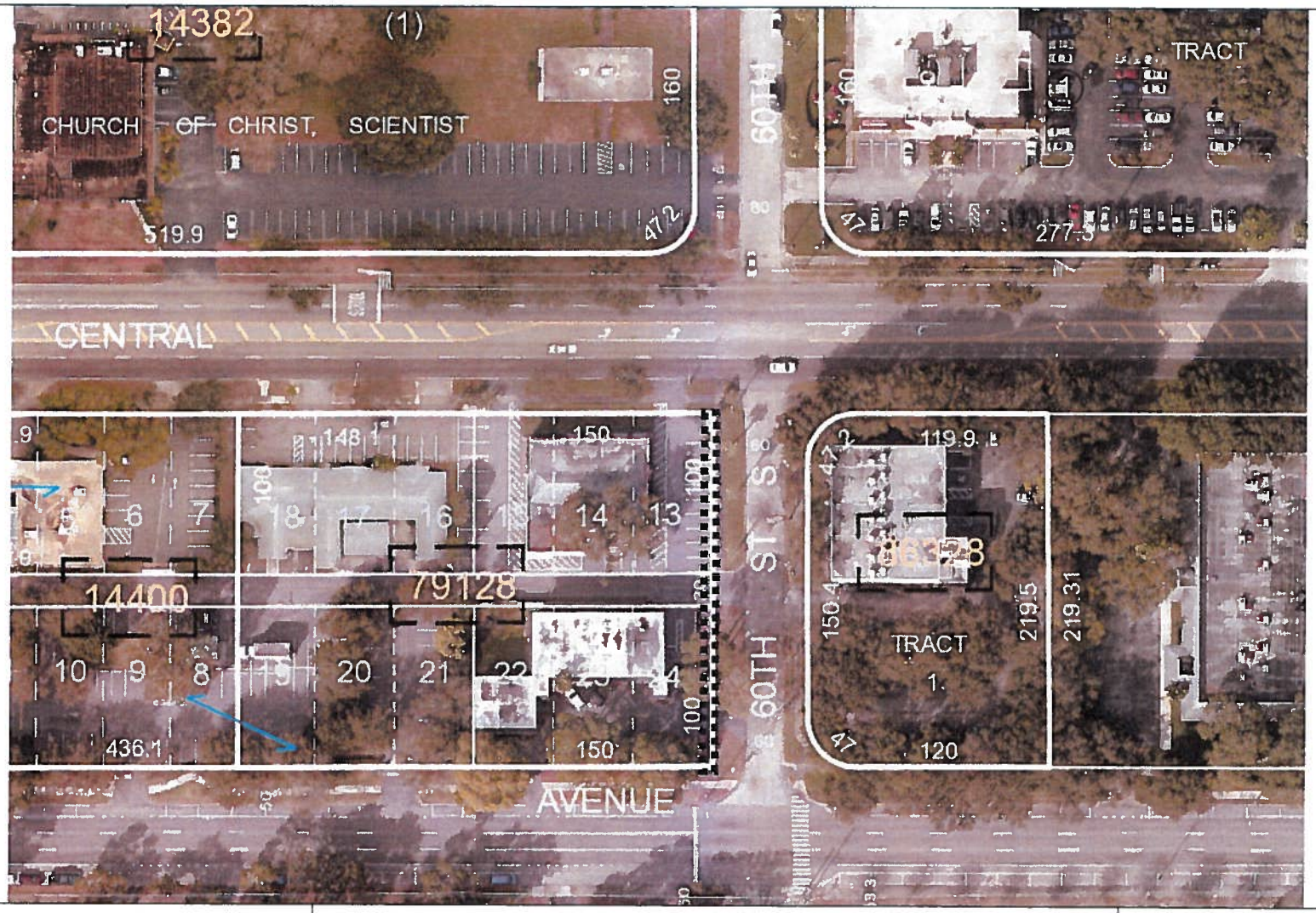
N↑
(nts)



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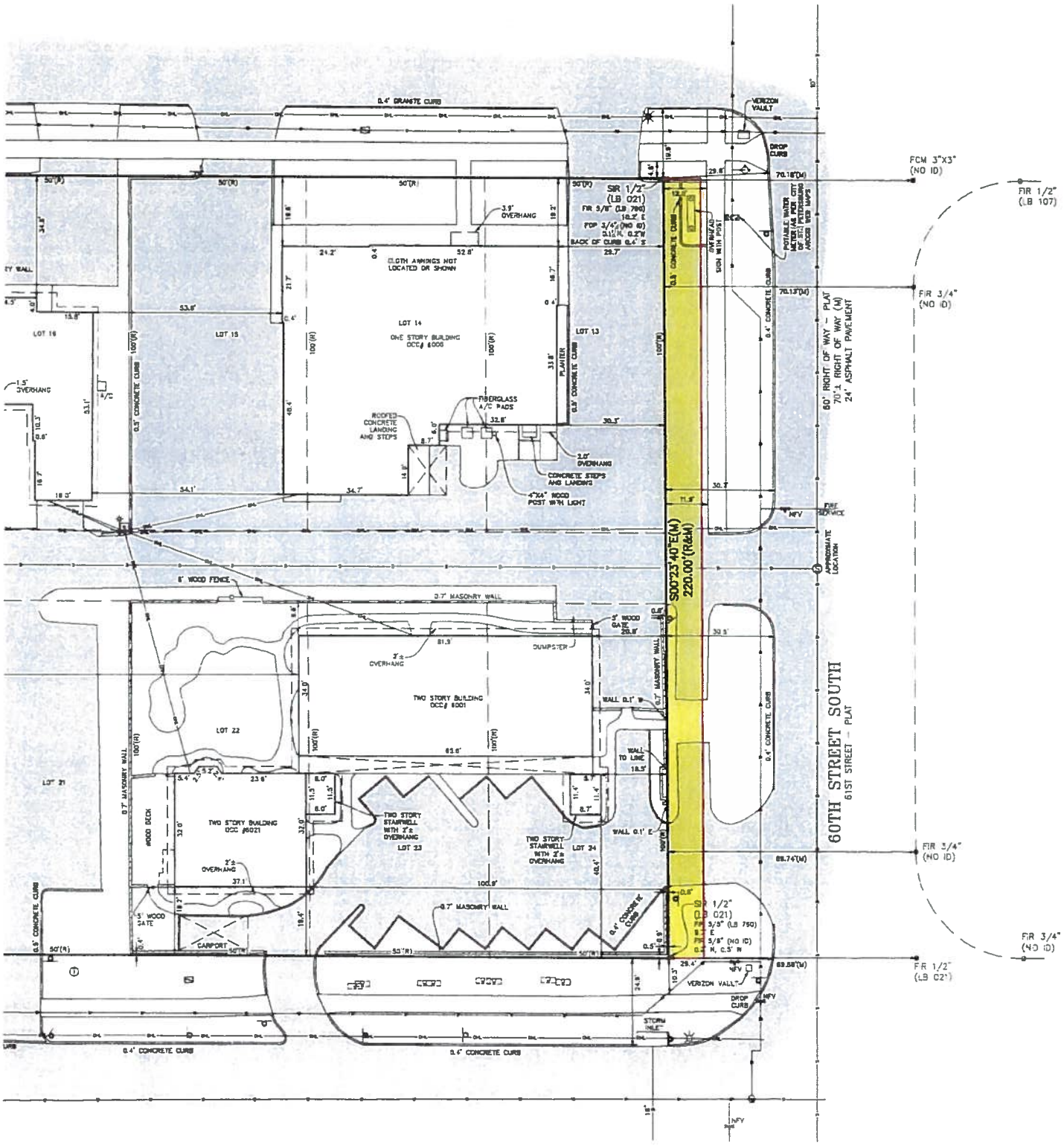
(nts)


0.4' GRANITE CURB
VERIZON VAULT
DROP CURB
FCM 3"X3" (NO ID)
FIR 1/2" (LB 107)
FIR 3/4" (NO ID)
SIR 1/2" (LB 021)
FIR 5/8" (LB 750) 16.2' E
FOP 3/4" (NO ID) 2.1' N, 0.2' W
BACK OF CURB 0.4' S
3.9' OVERHANG
CLOTH AWNINGS NOT LOCATED OR SHOWN
LOT 14
ONE STORY BUILDING OCC# 6000
LOT 15
LOT 16
LOT 13
PLANTER
0.5' CONCRETE CURB
0.4' CONCRETE CURB
FIBERGLASS A/C PADS
ROOFED CONCRETE LANDING AND STEPS
2.0' OVERHANG
CONCRETE STEPS AND LANDING
4"X4" WOOD POST WITH LIGHT
1.5' OVERHANG
POTABLE WATER METER PER CITY OF ST. PETERSBURG ARCGIS WEB MAPS
CRAWFORD SIGN WITH POST
60' RIGHT OF WAY - PLAT
70'± RIGHT OF WAY (M)
24' ASPHALT PAVEMENT
S00°23'40"E(M)
220.00'(R&M)
APPROXIMATE LOCATION
6' WOOD FENCE
0.7' MASONRY WALL
3' WOOD GATE
DUMPSTER
2'± OVERHANG
TWO STORY BUILDING OCC# 6001
LOT 22
LOT 21
WALL 0.1' W
WALL TO LINE
WALL 0.1' E
TWO STORY BUILDING OCC #6021
TWO STORY STAIRWELL WITH 2'± OVERHANG
LOT 23
LOT 24
WOOD DECK
5' WOOD GATE
CARPORT
60TH STREET SOUTH
61ST STREET - PLAT
SIR 1/2" (LB 021)
FIR 5/8" (LB 750) 9.7' E
FIR 5/8" (NO ID) 0.4' N, 0.5' W
FIR 1/2" (LB 021)
VERZON VAULT
DROP CURB
STORM INLET
0.4' CONCRETE CURB

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 and PIN:	6000 Central Avenue,	20/31/16/79128/000/0130
	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

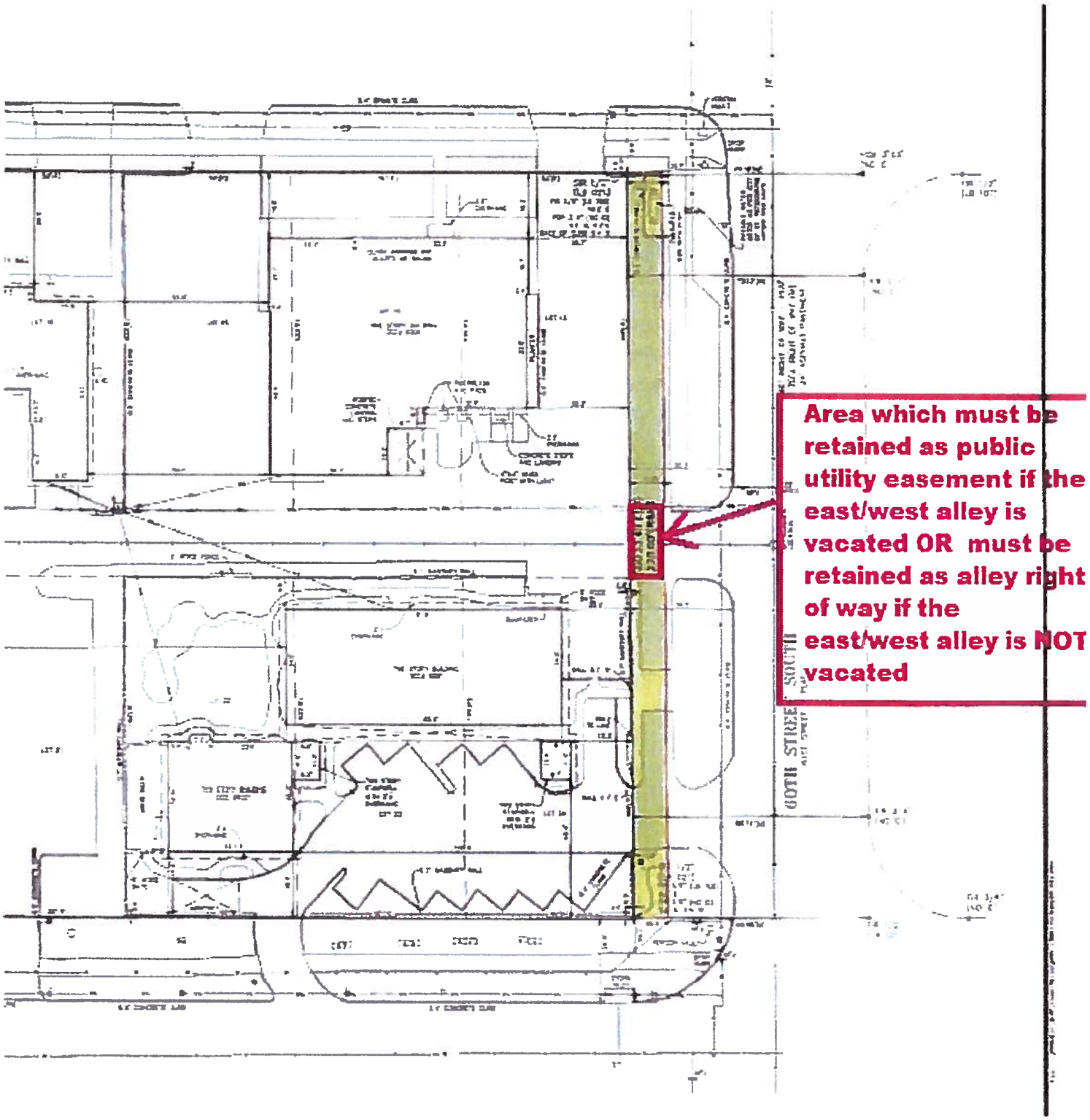

Area which must be retained as public utility easement if the east/west alley is vacated OR must be retained as alley right of way if the east/west alley is NOT vacated
SOUTH STATE STREET

Exhibit "A"

LEGAL DESCRIPTION

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Catherine A. Bosco
CATHERINE A. BOSCO PSM LS 6257
AUGUST 4, 2016
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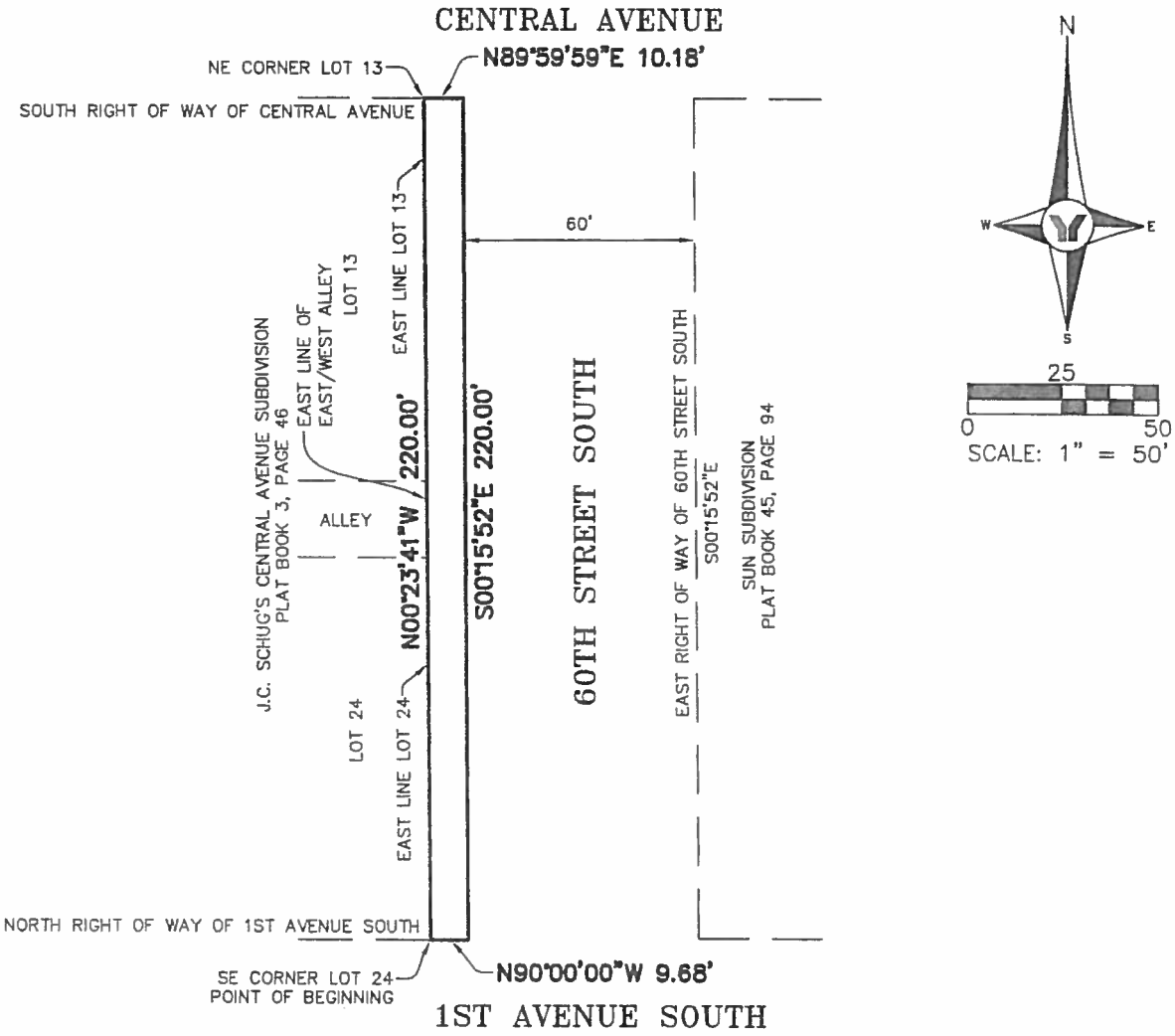

PREPARED FOR: THE EDWARDS GROUP	6000 Central – Portion of 60th St. R/W DESCRIPTION & SKETCH SECTION 20, TOWNSHIP 31 S., RANGE 16 E.	REVISED	BY	DATE	DESCRIPTION

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JOB NO. 15007701SS

SHEET NO. 2 OF 2

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SAINT PETERSBURG CITY COUNCIL

Meeting of October 20, 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 second reading and public hearing; and
2) Approve the proposed ordinance.

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 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 meets the requirements of Chapter 5J-17, Florida Administrative Code.

STATE OF FLORIDA

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

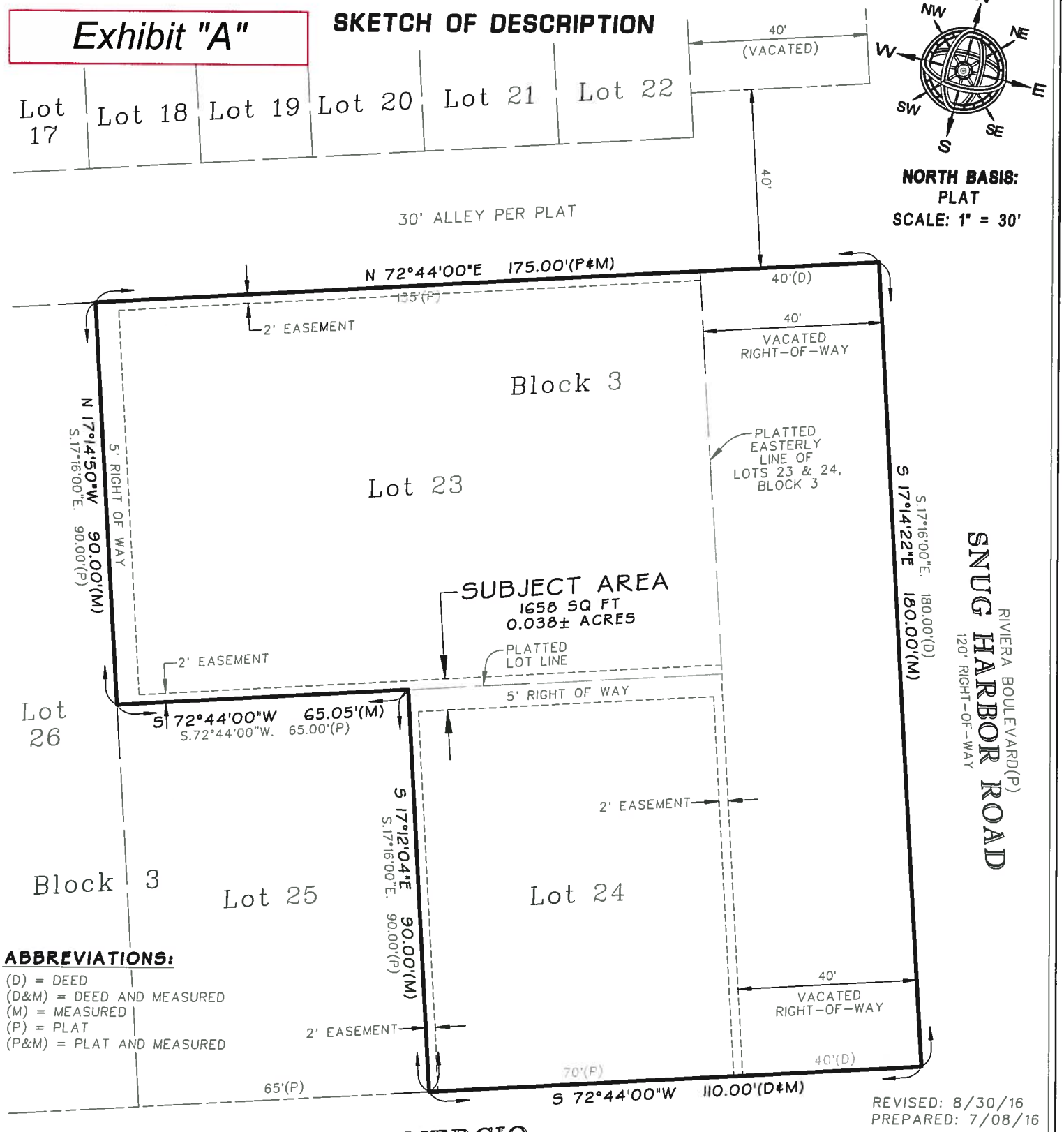
JOHN C. BRENDLA CERTIFICATE NO. 1269 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

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

SKETCH OF DESCRIPTION

Exhibit "A"



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:
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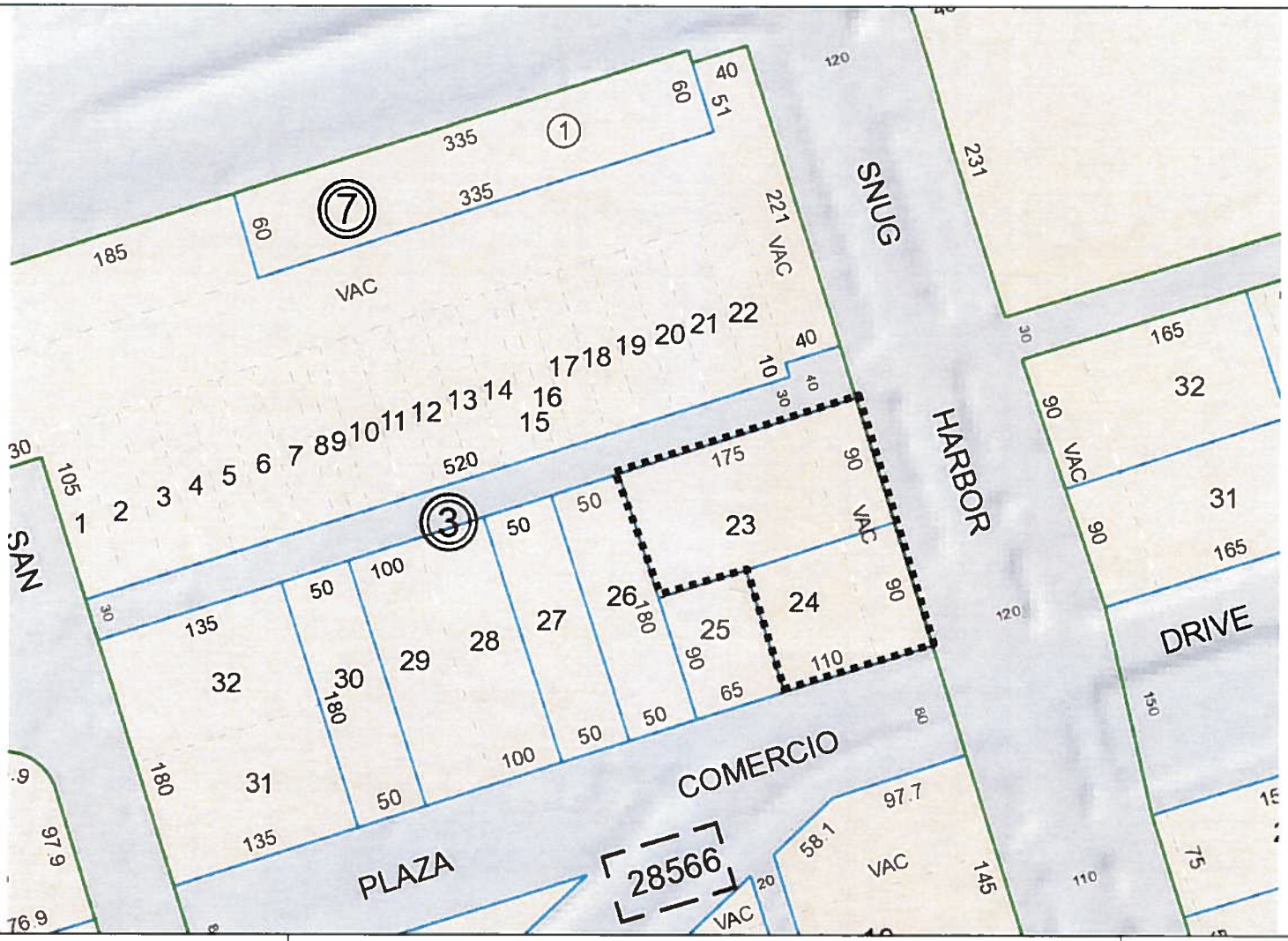

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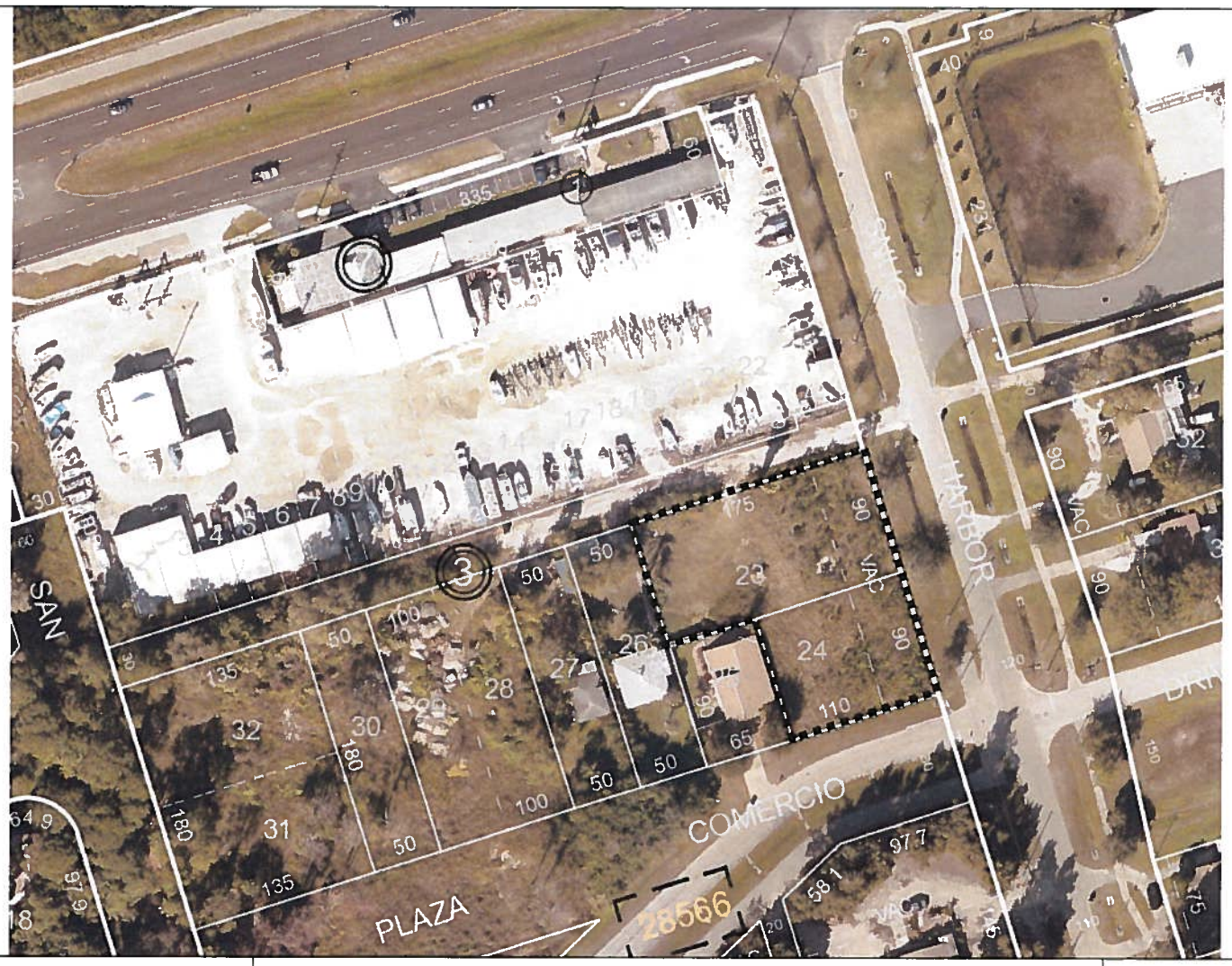
Attachment "A"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000011
Address: 10720 Snug Harbor Road Northeast

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

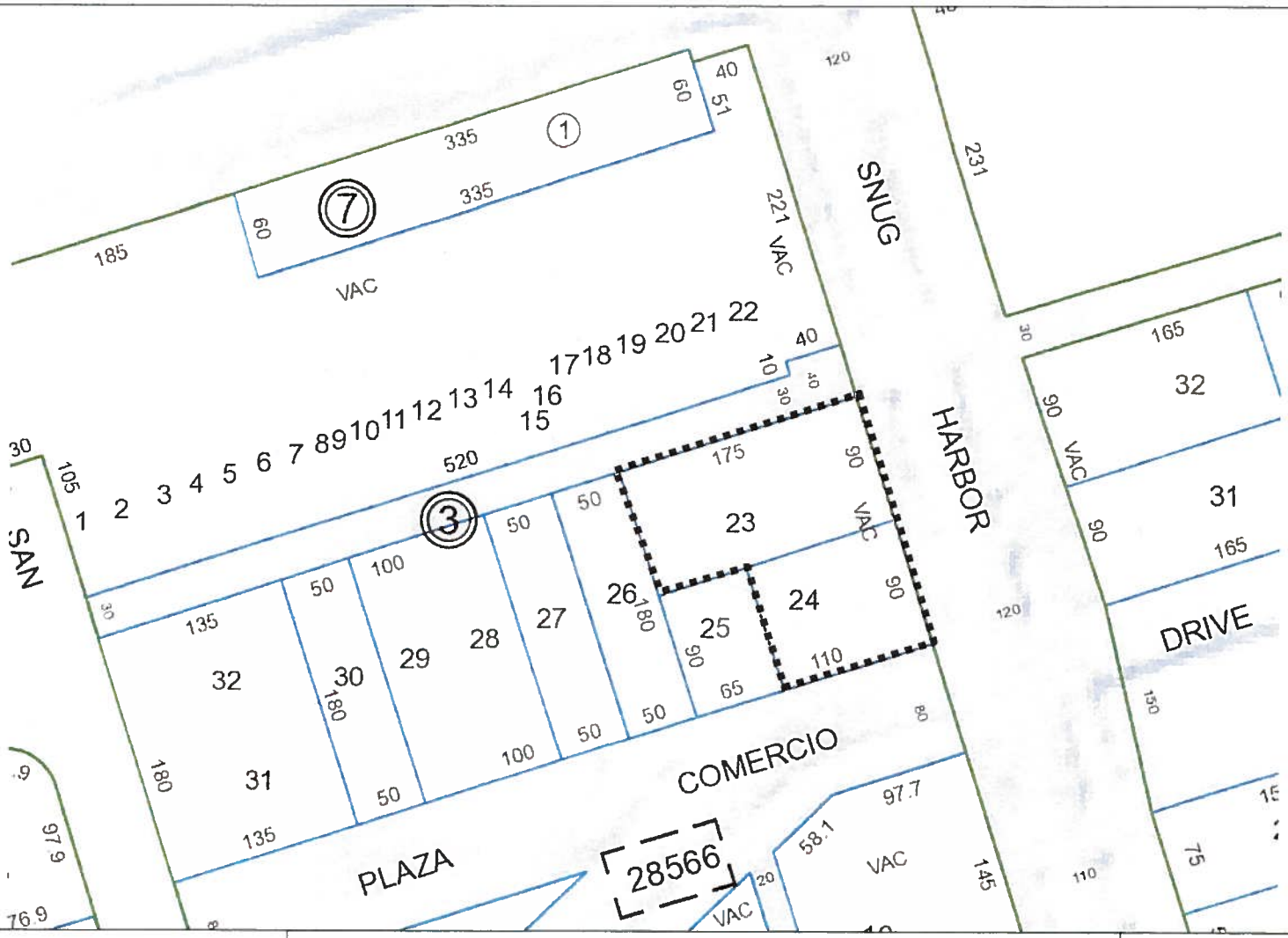
KATHRYN A. YOUNKIN, AICP, LEED AP BD+C, Deputy Zoning Official — DATE
Development Review Services Division
Planning & Economic Development Department

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



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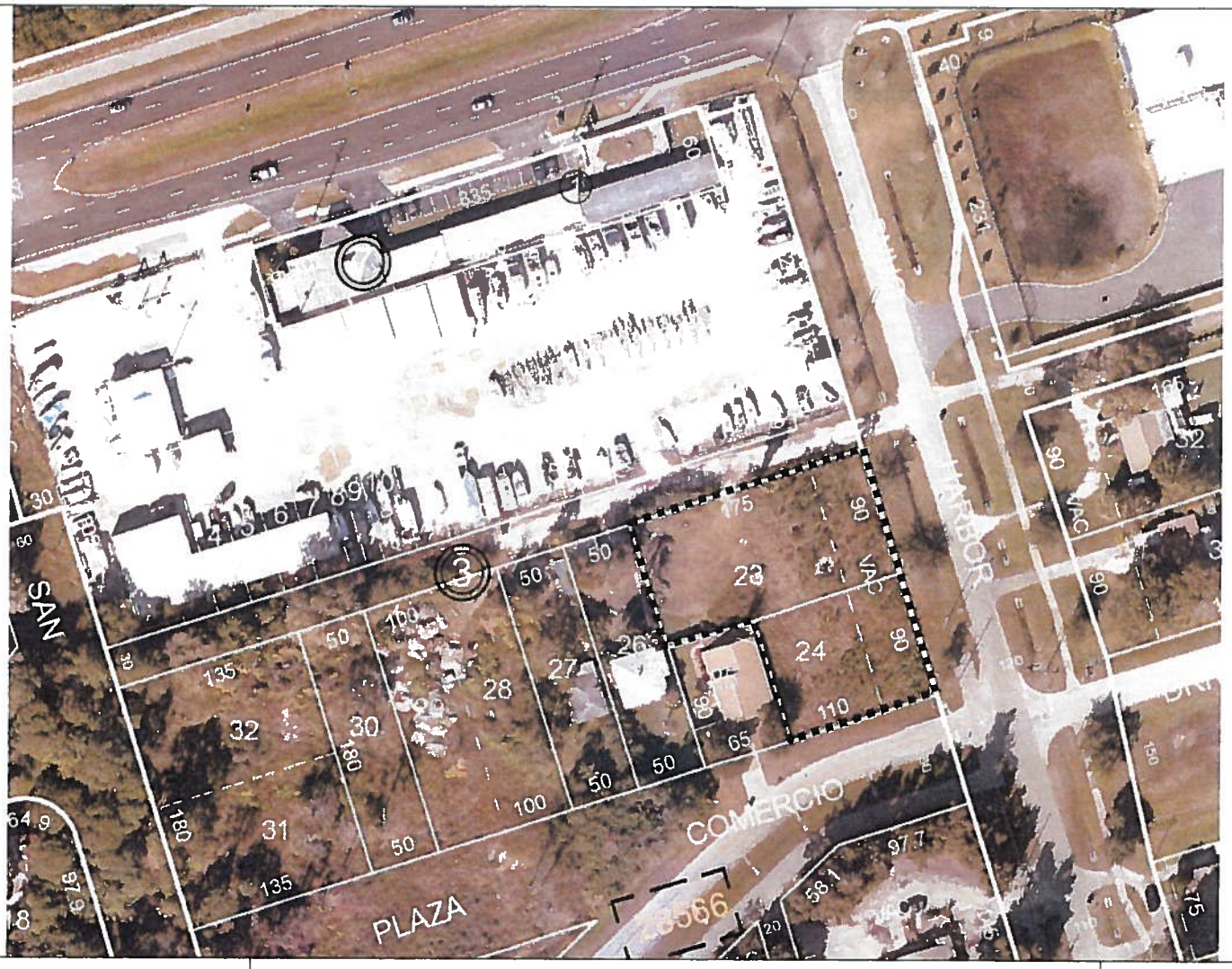
Attachment "A"
City of St. Petersburg, Florida
Planning and Economic Development Department
Case No.: 16-33000011
Address: 10720 Snug Harbor Road Northeast

N↑
(nts)



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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 meets the requirements of Chapter 5J-17, Florida Administrative Code.

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

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

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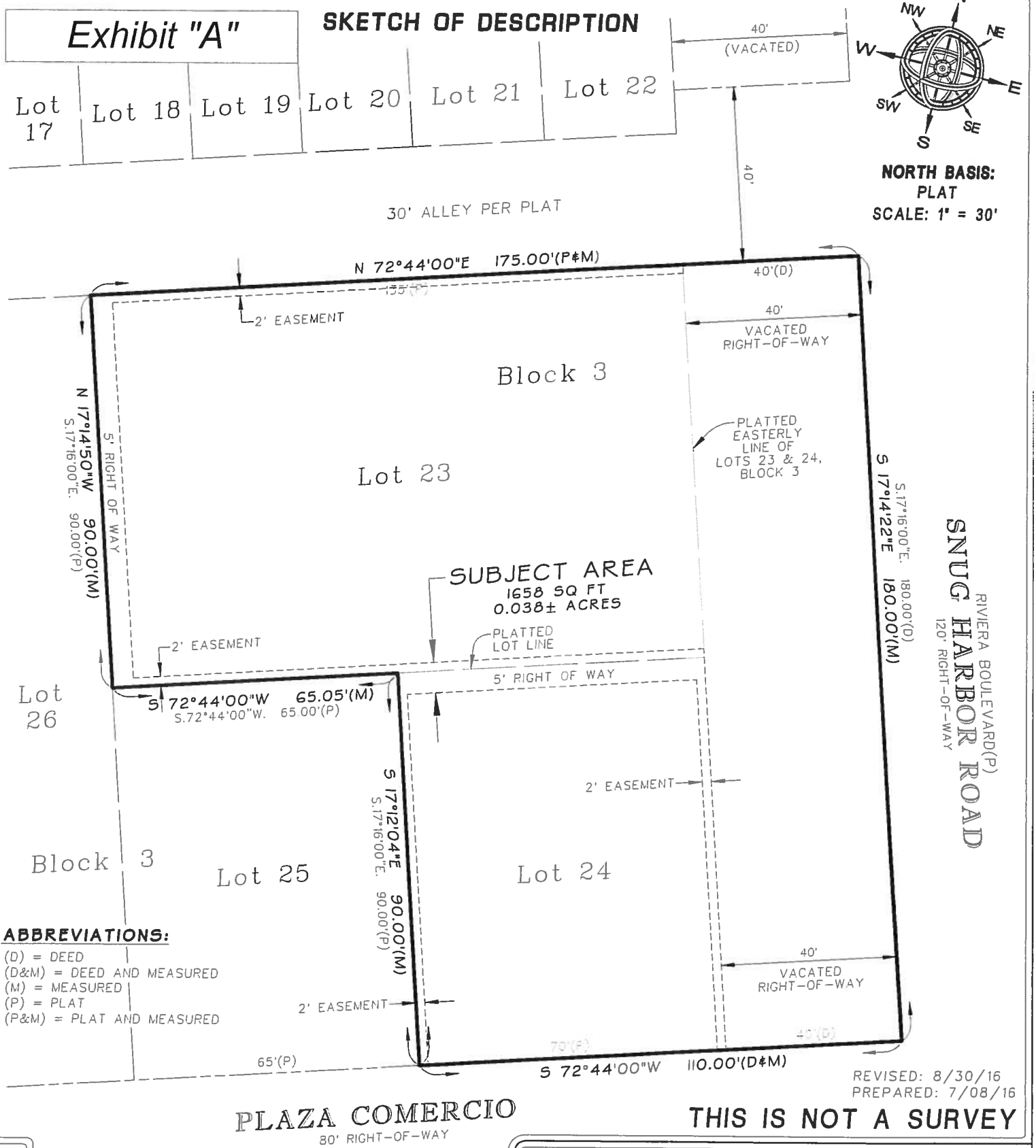
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST

Exhibit "A"

SKETCH OF DESCRIPTION



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(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 20, 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.

On October 6, 2016, City Council approved the first reading and set the public hearing for October 20, 2016.

Please feel free contact me if you have any questions.

ORDINANCE NO. 245-H

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~~ $50,000.00 or less. Purchases and contracts for supplies, services and construction for more than ~~$100,000.00~~ $50,000.00 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 underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.

SECTION 3. The provisions of this Ordinance shall be deemed 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)

291035 10-20-16 City Council meeting

ST. PETERSBURG CITY COUNCIL

Meeting of October 20, 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: *Second reading* and *final public hearing* of the attached ordinance amending the LDRs making regulatory changes, clarifications, technical corrections and improving consistency with state and local law.

ANALYSIS: The Planning and Economic Development Department, working with the City Attorney's office, has prepared the attached proposal to amend the LDRs. The proposal includes 23 items for consideration, classified into one (1) of four (4) categories:

- **Substantive (Regulatory) Changes** *mean* 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 12 regulatory changes;
- **Clarifications** *means* the ongoing effort to provide clear and intuitive code language for the benefit of staff and customers using the regulations. These are not policy or regulatory changes; they are simply a clarification or rewrite of existing language. This amendment package includes two (2) clarifications;
- **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 improvements.
- **Technical Corrections** *means* to correct spelling, punctuation or other grammatical mistakes. This amendment package includes three (3) technical correction.

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.

City Council:

On October 6, 2016, the City Council conducted a *first reading*.

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 second reading and final public hearing of the proposed ordinance; and
2. ADOPT the Ordinance.

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 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 ACCOMMODATION 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

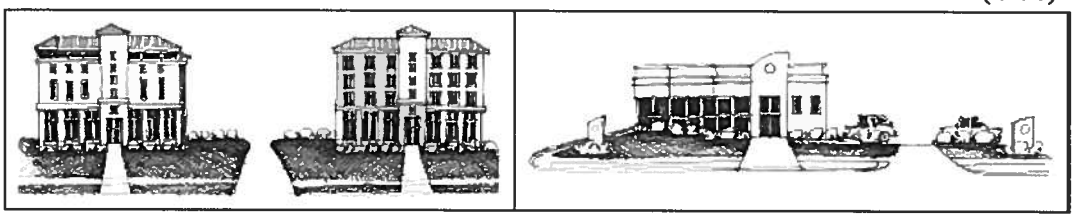
		CCT-1	CCT-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	36	60
	Workforce housing density bonus	6	6
	Hotel density (rooms per acre)	45	~~N/A~~ 45
	Hotel density (rooms per acre) within activity 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.

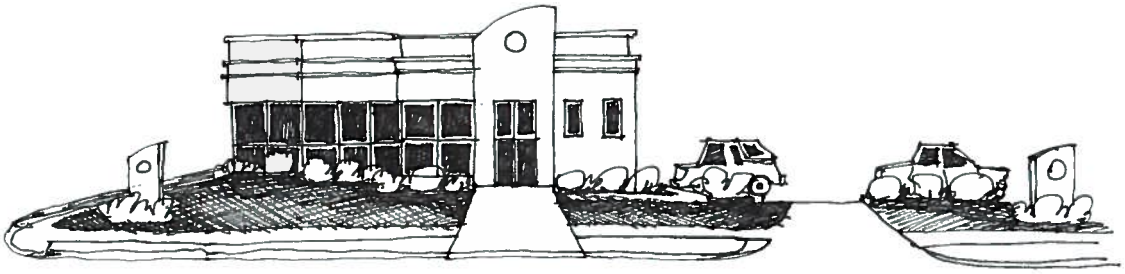
Uses in these districts shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

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).

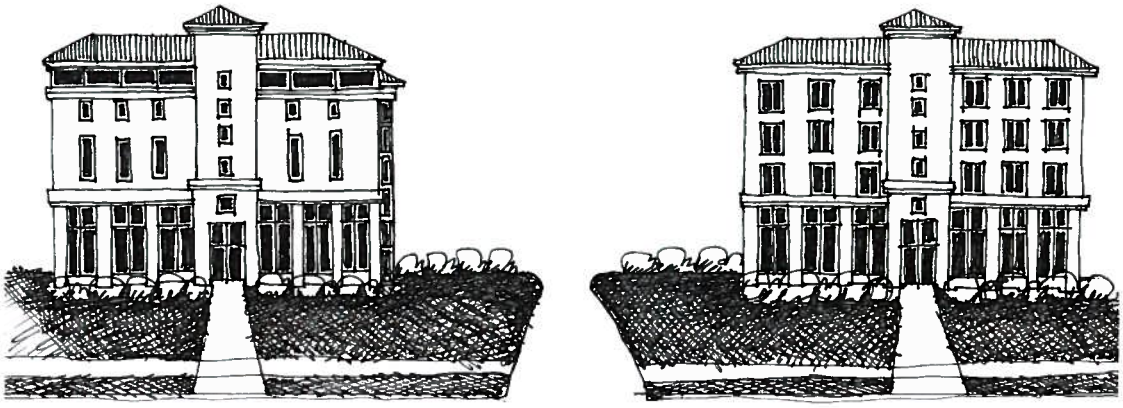
It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of local interest in conjunction with residential, multifamily units or structures. Additional building height and density is possible within primary and secondary activity centers. Additional 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.

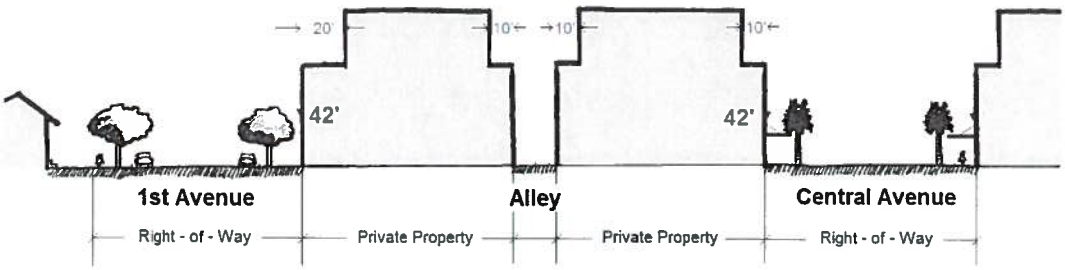
Minimum Building Setbacks within the Central Avenue Corridor Activity Center

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. ~~1~~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

st.petersburg
www.stpete.org

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

ST. PETERSBURG CITY COUNCIL

Meeting of October 20, 2016

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

SUBJECT: **City File: FLUM-41-A.** The subject area is commonly known as a portion of the Monticello Park Subdivision and generally bounded by 12th Street North to the east, those properties fronting onto 15th Street North to the west, 42nd Avenue North to the south, and those properties fronting onto 45th Avenue North to the north. The total subject area is estimated to be 20.3 acres in total size.

REQUEST: A city-initiated application requesting amendments to the Future Land Use Map and Official Zoning Map for property commonly known as a portion of the Monticello Park subdivision, illustrated on the enclosed map. (City File: FLUM-41-A)

(A) ORDINANCE _____-Z: Amending the Official Zoning Map designation from NT-1 (Neighborhood Traditional) to NS-1 (Neighborhood Suburban);

(B) ORDINANCE _____-L: Amending the Future Land Use Map designation from PR-R (Planned Redevelopment-Residential) to RU (Residential Urban);

(C) RESOLUTION _____: requesting amendment to the Countywide Plan Map, as described above, to comply with the requirements of Forward Pinellas (formerly Pinellas Planning Council) and Countywide Planning Authority.

RECOMMENDATION:

Administration: The Administration recommends APPROVAL

Public Input:

- *Public Information Meeting* – Conducted on July 26, 2016. 40 Attendees
- *Public Input* – As of October 13, 2016, the City has received 31 responses, of which 29 expressed support for the proposed amendments. (See Appendices, for more information.)

Neighborhood Input: The subject property is not located within the boundaries of an official neighborhood association; however, it is located within the jurisdiction of the Allendale Neighborhood Crime Watch Association.

Community Planning & Preservation Commission (CPPC): On September 13, 2016 the CPPC held a public hearing regarding these amendments, and voted unanimously (7-0) to recommend approval.

Recommended City Council Action:

1) CONDUCT the first reading and first public hearing of the attached proposed ordinances.

2) APPROVE the attached transmittal resolution.

3) SET the second reading and adoption public hearing for January 19, 2017.

Attachments: Ordinances (2), Resolution, and Staff Report.

ORDINANCE NO. ___-L

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE LAND USE DESIGNATION OF PROPERTIES IN ATTACHED "EXHIBIT A," GENERALLY BOUNDED BY 12TH STREET NORTH, 15TH STREET NORTH, 42ND AVENUE NORTH, AND 45TH AVENUE NORTH, FROM PLANNED REDEVELOPMENT-RESIDENTIAL TO RESIDENTIAL URBAN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Pursuant to the provisions of the Community Planning Act, as amended, and pursuant to all applicable provisions of law, the Future Land Use Map of the City of St. Petersburg Comprehensive Plan is amended by placing the hereinafter described property in the land use category as follows:

Property

The properties described in "Exhibit A," generally bounded from a point of beginning at the intersection of 12th Street North and 42nd Avenue North, thence north along 12th Street North, thence west along the rear property line of those properties fronting onto 45th Avenue North, thence slightly north and west, thence south along the rear property line of those properties fronting onto the west side of 15th Street North, thence slightly east and south along the centerline of 15th Street North, thence east along 42nd Avenue North to the point of beginning.

Land Use Category

From: Planned Redevelopment-Residential

To: Residential Urban

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 (DEO) 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-41A (Land Use)

9-14-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT DATE

9/16/16

ASSISTANT CITY ATTORNEY DATE

Ordinance __-L, "Exhibit A"

PROPERTIES WITHIN SUBJECT AREA		
	PARCEL ID NOS.	SITE ADDRESS
1	013116587340000130	4538 15TH ST N
2	013116587340000140	4520 15TH ST N
3	013116004680000040	1347 45TH AVE N
4	013116587340000150	4514 15TH ST N
5	013116587340000160	4500 15TH ST N
6	013116587340000170	4440 15TH ST N
7	013116586980080070	1301 45TH AVE N
8	013116587340000180	4414 15TH ST N
9	013116587340000190	4400 15TH ST N
10	013116586980130040	4531 15TH ST N
11	013116586980130020	4511 15TH ST N
12	013116586980130010	1445 45TH AVE N
13	013116586980130120	1421 45TH AVE N
14	013116004680000030	1401 45TH AVE N
15	013116586980080100	1331 45TH AVE N
16	013116586980080090	1321 45TH AVE N
17	013116586980080050	1239 45TH AVE N
18	013116586980080030	1219 45TH AVE N
19	013116586980080010	1201 45TH AVE N
20	013116586980090370	1200 45TH AVE N
21	013116586980090360	1230 45TH AVE N
22	013116586980090340	1246 45TH AVE N
23	013116586980090320	1310 45TH AVE N
24	013116586980090310	1320 45TH AVE N
25	013116586980090290	1338 45TH AVE N
26	013116586980090280	1400 45TH AVE N
27	013116586980090260	1410 45TH AVE N
28	013116586980090250	1420 45TH AVE N
29	013116586980090230	1438 45TH AVE N
30	013116586980090210	4431 15TH ST N
31	013116586980090200	4427 15TH ST N
32	013116586980090180	4411 15TH ST N
33	013116586980090170	1451 MONTICELLO BLVD N
34	013116586980090160	1431 MONTICELLO BLVD N
35	013116586980090140	1421 MONTICELLO BLVD N
36	013116586980090120	1401 MONTICELLO BLVD N
37	013116586980090100	1331 MONTICELLO BLVD N
38	013116586980090080	1311 MONTICELLO BLVD N
39	013116586980090060	1247 MONTICELLO BLVD N
40	013116586980090040	1231 MONTICELLO BLVD N
41	013116586980090010	1201 MONTICELLO BLVD N

Ordinance __-L, "Exhibit A"

PROPERTIES WITHIN SUBJECT AREA		
	PARCEL ID NOS.	SITE ADDRESS
42	013116586980100160	1430 MONTICELLO BLVD N
43	013116586980100140	1410 MONTICELLO BLVD N
44	013116586980100120	1400 MONTICELLO BLVD N
45	013116586980100100	1338 MONTICELLO BLVD N
46	013116586980100080	1310 MONTICELLO BLVD N
47	013116586980100060	1250 MONTICELLO BLVD N
48	013116586980100040	1240 MONTICELLO BLVD
49	013116586980100030	1220 MONTICELLO BLVD N
50	013116586980100010	1200 MONTICELLO BLVD N
51	013116586980100170	1401 43RD AVE N
52	013116586980100200	1339 43RD AVE N
53	013116586980100220	1321 43RD AVE N
54	013116586980100240	1301 43RD AVE N
55	013116586980100260	1239 43RD AVE N
56	013116586980100270	1221 43RD AVE N
57	013116586980100290	1211 43RD AVE N
58	013116586980110090	1400 43RD AVE N
59	013116586980110110	1338 43RD AVE N
60	013116586980110130	1320 43RD AVE N
61	013116586980110140	1310 43RD AVE N
62	013116586980110160	1238 43RD AVE N
63	013116586980110180	1234 43RD AVE N
64	013116586980110200	1200 43RD AVE N
65	013116586980110340	1497 42ND AVE N
66	013116586980110330	1455 42ND AVE N
67	013116586980110310	1435 42ND AVE N
68	013116586980110280	1401 42ND AVE N
69	013116586980110260	1363 42ND AVE N
70	013116586980110240	1225 42ND AVE N
71	013116586980110220	1201 42ND AVE N
72	013116586980110300	1423 42ND AVE N

ORDINANCE NO. ___-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE ZONING OF PROPERTIES IN ATTACHED "EXHIBIT A," GENERALLY BOUNDED BY 12TH STREET NORTH, 15TH STREET NORTH, 42ND AVENUE NORTH, AND 45TH AVENUE NORTH, FROM NT-1 (NEIGHBORHOOD TRADITIONAL-1) TO NS-1 (NEIGHBORHOOD SUBURBAN-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

The properties described in "Exhibit A," generally bounded from a point of beginning at the intersection of 12th Street North and 42nd Avenue North, thence north along 12th Street North, thence west along the rear property line of those properties fronting onto 45th Avenue North, thence slightly north and west, thence south along the rear property line of those properties fronting onto the west side of 15th Street North, thence slightly east and south along the centerline of 15th Street North, thence east along 42nd Avenue North to the point of beginning.

District

From: NT-1 (Neighborhood Traditional-1)

To: NS-1 (Neighborhood Suburban-1)

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

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

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-41A
(Zoning)

9-14-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT DATE

9/16/16

ASSISTANT CITY ATTORNEY DATE

Ordinance __-Z, "Exhibit A"

PROPERTIES WITHIN SUBJECT AREA		
	PARCEL ID NOS.	SITE ADDRESS
1	013116587340000130	4538 15TH ST N
2	013116587340000140	4520 15TH ST N
3	013116004680000040	1347 45TH AVE N
4	013116587340000150	4514 15TH ST N
5	013116587340000160	4500 15TH ST N
6	013116587340000170	4440 15TH ST N
7	013116586980080070	1301 45TH AVE N
8	013116587340000180	4414 15TH ST N
9	013116587340000190	4400 15TH ST N
10	013116586980130040	4531 15TH ST N
11	013116586980130020	4511 15TH ST N
12	013116586980130010	1445 45TH AVE N
13	013116586980130120	1421 45TH AVE N
14	013116004680000030	1401 45TH AVE N
15	013116586980080100	1331 45TH AVE N
16	013116586980080090	1321 45TH AVE N
17	013116586980080050	1239 45TH AVE N
18	013116586980080030	1219 45TH AVE N
19	013116586980080010	1201 45TH AVE N
20	013116586980090370	1200 45TH AVE N
21	013116586980090360	1230 45TH AVE N
22	013116586980090340	1246 45TH AVE N
23	013116586980090320	1310 45TH AVE N
24	013116586980090310	1320 45TH AVE N
25	013116586980090290	1338 45TH AVE N
26	013116586980090280	1400 45TH AVE N
27	013116586980090260	1410 45TH AVE N
28	013116586980090250	1420 45TH AVE N
29	013116586980090230	1438 45TH AVE N
30	013116586980090210	4431 15TH ST N
31	013116586980090200	4427 15TH ST N
32	013116586980090180	4411 15TH ST N
33	013116586980090170	1451 MONTICELLO BLVD N
34	013116586980090160	1431 MONTICELLO BLVD N
35	013116586980090140	1421 MONTICELLO BLVD N
36	013116586980090120	1401 MONTICELLO BLVD N
37	013116586980090100	1331 MONTICELLO BLVD N
38	013116586980090080	1311 MONTICELLO BLVD N
39	013116586980090060	1247 MONTICELLO BLVD N
40	013116586980090040	1231 MONTICELLO BLVD N
41	013116586980090010	1201 MONTICELLO BLVD N

Ordinance __-Z, "Exhibit A"

PROPERTIES WITHIN SUBJECT AREA		
	PARCEL ID NOS.	SITE ADDRESS
42	013116586980100160	1430 MONTICELLO BLVD N
43	013116586980100140	1410 MONTICELLO BLVD N
44	013116586980100120	1400 MONTICELLO BLVD N
45	013116586980100100	1338 MONTICELLO BLVD N
46	013116586980100080	1310 MONTICELLO BLVD N
47	013116586980100060	1250 MONTICELLO BLVD N
48	013116586980100040	1240 MONTICELLO BLVD
49	013116586980100030	1220 MONTICELLO BLVD N
50	013116586980100010	1200 MONTICELLO BLVD N
51	013116586980100170	1401 43RD AVE N
52	013116586980100200	1339 43RD AVE N
53	013116586980100220	1321 43RD AVE N
54	013116586980100240	1301 43RD AVE N
55	013116586980100260	1239 43RD AVE N
56	013116586980100270	1221 43RD AVE N
57	013116586980100290	1211 43RD AVE N
58	013116586980110090	1400 43RD AVE N
59	013116586980110110	1338 43RD AVE N
60	013116586980110130	1320 43RD AVE N
61	013116586980110140	1310 43RD AVE N
62	013116586980110160	1238 43RD AVE N
63	013116586980110180	1234 43RD AVE N
64	013116586980110200	1200 43RD AVE N
65	013116586980110340	1497 42ND AVE N
66	013116586980110330	1455 42ND AVE N
67	013116586980110310	1435 42ND AVE N
68	013116586980110280	1401 42ND AVE N
69	013116586980110260	1363 42ND AVE N
70	013116586980110240	1225 42ND AVE N
71	013116586980110220	1201 42ND AVE N
72	013116586980110300	1423 42ND AVE N

RESOLUTION NO. 2016-____

A RESOLUTION TRANSMITTING A PROPOSED AMENDMENT TO THE CITY OF ST. PETERSBURG LOCAL GOVERNMENT COMPREHENSIVE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Petersburg City Council has held the requisite public hearing in consideration of a request to amend the Local Government Comprehensive Plan; and

WHEREAS, the St. Petersburg City Council has considered and approved the proposed St. Petersburg Comprehensive Plan amendment, and determined it to be consistent with the Countywide Plan Map and Rules.

NOW, THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida:

That the City Council of St. Petersburg does hereby transmit the proposed amendment to the Local Government Comprehensive Plan to Forward Pinellas for a consistency review with the Countywide Plan Map and Rules.

This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND SUBSTANCE: City File FLUM-41-A

9-14-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT DATE

9/16/16

ASSISTANT CITY ATTORNEY DATE

st.petersburg
www.stpete.org

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

For Public Hearing and Executive Action on September 13, 2016
3:00 p.m., City Council Chambers, City Hall
175 Fifth Street North, St. Petersburg, Florida

City File: FLUM-41A

According to Planning and Economic Development Department records, no member of the Community Planning and Preservation Commission owns property within 2,000 feet of the subject area. All other possible conflicts should be declared upon announcement of the item.

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

SUBJECT AREA: The subject area is commonly known as a portion of the Monticello Park Subdivision and generally bounded by 12th Street North to the east, those properties fronting onto 15th Street North to the west, 42nd Avenue North to the south, and those properties fronting onto 45th Avenue North to the north. The total subject area is estimated to be 20.3 acres in total size.

PARCEL IDENTIFICATION NUMBERS:

The parcel identification numbers ("PIN") are attached.

REQUEST:

This is a City-initiated application requesting that the subject area be considered for a future land use map amendment from PR-R (Planned-Redevelopment Residential) to RU (Residential Urban) and a rezoning from NT-1 (Neighborhood Traditional) to NS-1 (Neighborhood Suburban).

PURPOSE:

The purpose of this application is to improve compatibility between the zoning regulations and existing development in the subject area, which generally features wide parcels, residential buildings with large setbacks, parking and garages that are accessed from the street over driveways in the front yard, and the lack of pedestrian sidewalks.

EXISTING USES:

The subject area was originally developed for residential purposes only. The existing zoning, and proposed request, preserves the original intent for single-family residential development.

ZONING HISTORY:

The existing zoning has been in place since September 2007, following implementation of the City's Vision 2020 Plan, the citywide rezoning, and update of the land development regulations (LDRs), Chapter 16, City Code. From 1977 to 2007, the subject area was designated RS-75. Distinctions among this zoning category and its relevance to the current proposal is outlined in the following sections.

NEIGHBORHOOD ASSOCIATIONS:

The subject area is not located within the boundary of an official neighborhood association; however, the *Allendale Terrace Neighborhood Association Crime Watch* has been acting in a similar capacity. There is no neighborhood plan for the subject area.

STAFF RECOMMENDATION: City staff recommends **APPROVAL**.

STAFF ANALYSIS:

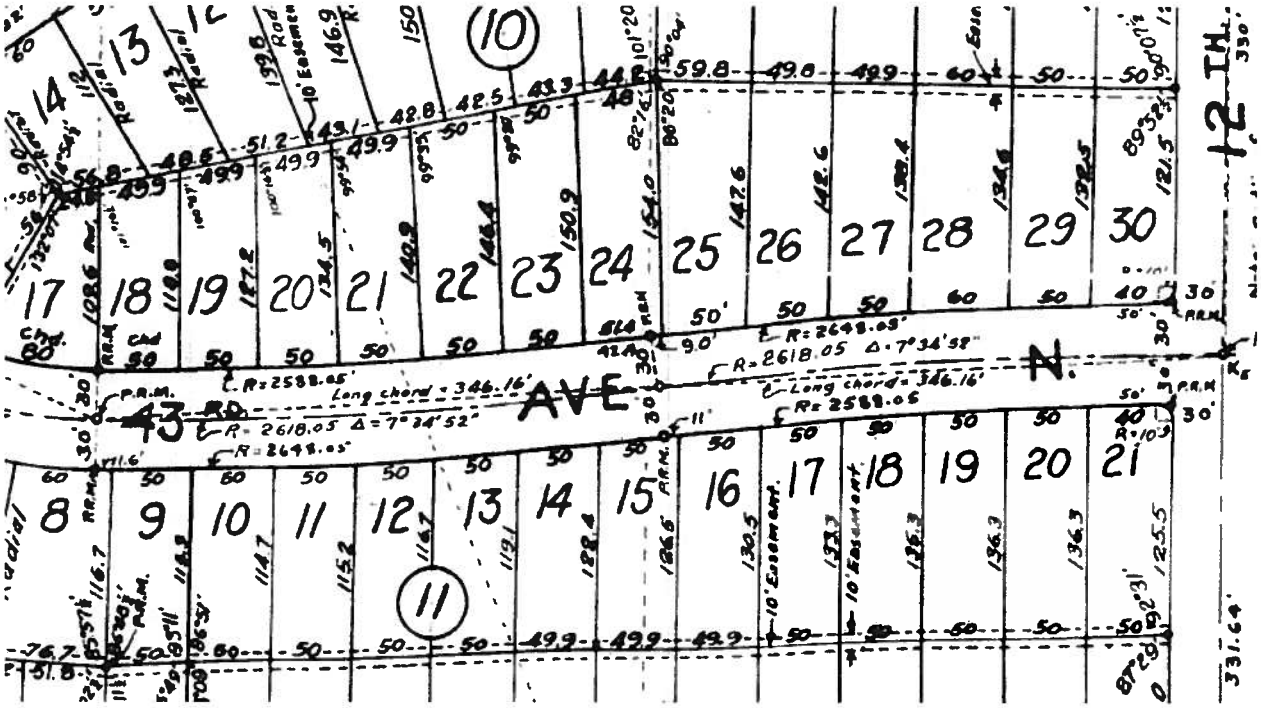
Background

Original Development

The portion of the Monticello Park Subdivision that is the subject of this application, was first surveyed and platted in 1926. The original plat extended from present-day 12th to 16th Streets North and from 42nd to 46th Avenues North.

Platted Lots vs Developed Parcels

The original plat established a predominance of platted lots measuring 50 feet in width. Development of much of the subject area traditionally occurred over two (2) or more platted lots. Today, the average lot width for parcels in the subject area measures 90.72 feet. Recent proposals for development within the subject area have highlighted this discrepancy and represent the challenges in assigning an appropriate zoning category that honors both the traditional characteristics of the neighborhood and its suburban lot dimensions and orientation.



History of Zoning Categories

Starting in 1977 and continuing through 2007, the subject area was zoned RS-75 (Residential, Single-Family). This zoning category was intended for single-family residential use. The current zoning designations have been in place since September 2007, following implementation of the City's Vision 2020 Plan, the citywide rezoning, and update of the land development regulations ("LDRs").

Public Request for Review and Consideration

Responding to recent land acquisitions, development proposals, and the compatibility of new construction within the surrounding area, residents in a portion of the Allendale neighborhood, located outside of the subject area but adjoined immediately to the south, contacted the City's Urban Planning and Historic Preservation Division in June 2015. Residents inquired about the designation of a Local Historic District ("LHD"), modification of City Code requirements regulating conforming and non-conforming platted lots and parcels, and rezoning the subject area from NT to NS. In December 2015, the City Council approved the residents request for rezoning, effectively increasing the minim lot width requirement in that neighborhood from 50-feet to 75-feet.

City staff was subsequently contacted by a number of residents from within the subject area who participated in the process for rezoning a portion of the Allendale neighborhood and expressed a similar concern for their neighborhood. A meeting was held in April 2016 between City Staff, several residents of the Monticello Park Subdivision, and several residents from a portion of the adjoining Allendale neighborhood who participated in the original rezoning request.

City Council Review and Request for Application

Following a preliminary review, the residents' request merited further study and deliberation. On May 12, 2016, the St. Petersburg City Council considered a Resolution initiating an amendment to the Future Land Use Map and Official Zoning Map designations for property located within the subject area. Specifically, the Resolution proposed to initiate an application amending the Future Land Use Map from PR-R (Planned-Redevelopment Residential) to RU (Residential Urban) and the Official Zoning Map from NT-1 (Neighborhood Traditional) to NS-1 (Neighborhood Suburban). The Resolution was unanimously approved.

Public Information Meeting

On July 26, 2016, a public information meeting was hosted by City staff at the Roberts Recreation Center, 1246 50th Avenue North, St. Petersburg, Florida, 33703. The meeting was attended by approximately 40 residents of the subject area and lasted for approximately hours. City staff began with a presentation, including a background, comparative analysis, and next steps, described hereafter. The comparative analysis included a detailed evaluation contrasting the existing NT-1 with the proposed NS-1.

Consistency/Compatibility of the Proposed Land Use and Zoning Designations.

St. Petersburg features two (2) distinct types of residential neighborhoods – *traditional* and *suburban*. Each type offers unique features and amenities that make them highly desirable. The Monticello park neighborhood, and especially properties located within the subject area, features a unique combination of character-defining elements from both the traditional and suburban descriptions. According to the City of St. Petersburg's Comprehensive Plan:

> *Traditional Neighborhoods:* Traditional neighborhoods were typically developed prior to World War II. Platted lots and required yards were narrow and sidewalks and front porches were pre-eminent features to the homes. Several modes of transportation, including pedestrian travel and trolley, supplemented the newly developed personal automobile. The street was the focus of the home, which provided a communal setting in where neighbors spent time socializing and communicating. Single-family homes make up most traditional neighborhoods. However, the house size and type were more varied allowing diverse housing opportunities for persons in different stages of life and at different levels of income to enjoy the same neighborhood. Single-family homes with garage apartments and small apartment buildings, in keeping with the scale of the neighborhood, were common. The alley system provided limited access for parking and utility functions to the rear of the site. Schools, corner stores serving the daily needs of the neighborhoods, parks and other amenities were located within the neighborhoods.
>
> *Suburban Neighborhoods:* Suburban neighborhoods were typically developed after World War II. At that time, neighborhoods were adjusting to a great shift in technological advances that occurred at the turn of the century and placed into mass production by the 1950s. Between 1946 and 1973, the American economy was growing at levels unseen in the twentieth century, creating a nation of prosperous consumers who could afford both the automobile and the American dream of home ownership. These changes gave rise to a new kind of neighborhood. No longer constrained by pedestrian or

trolley travel, the automobile allowed neighborhoods to expand outward creating more spacious yards. Alleyways were replaced with wider streets and garages became a prominent feature of the front facade. Houses were pushed further back on the lot and porches and sidewalks were no longer incorporated. Neighborhoods became more homogeneous relative to income levels, age groups and family types. The focus of neighborhood life was less on the public realm and more on family life within the home and rear yard. Neighborhoods became strictly residential. Stores, schools and other daily needs were pushed outward to major roadways which connected suburban neighborhoods with other neighborhoods and the downtown.

The challenge in this instance is assigning an appropriate zoning category that acknowledges both the complimentary and conflicting features of this unique neighborhood, protects and reinforces the neighborhood's established character, and is sensitive to the legal rights and expectations that come with property ownership. For this analysis, City staff thoughtfully considered these challenges and carefully evaluated the various consequences associated with the proposed amendments to the Official Zoning Map and Future Land Use Map.

The Monticello Park neighborhood was platted in 1926, prior to adoption of the City's first zoning ordinance in 1933. As noted earlier in this report, the original plat established a predominance of platted lots measuring 50 feet in width. Development of Monticello Park's single-family residences however, traditionally occurred over two (2) or more platted lots. When zoning was later established and subsequently modified, minimum lot width and area requirements were based on the physical development pattern, rather than the underlying subdivision plat. Consequently, many platted lots of record did not conform to the minimum zoning requirements for lot width and area and were thenceforth considered to be substandard lots.

From 1977 to 2007, most of the subject area was zoned RS-75 and required a minimum lot width of 75-feet. This regulation pertaining to lot width properly acknowledged the existing development pattern in the neighborhood, despite the fact that many platted lots averaged only 50-feet in width making them substandard. Starting in September 2007, following implementation of the City's Vision 2020 Plan, many of these same properties were rezoned to NT-1, thereby reducing the minimum lot width requirement from 75-feet to 45-feet.

Today, the average lot width for parcels in the subject area is 90.72 feet. The physical characteristics historically demonstrated throughout the subject area, and exhibited partially through these average lot widths, are being stressed by new development proposals, and the compatibility of recent construction within the established development pattern.

While this request is focused on preserving a more compatible minimum lot width requirement, it should be understood that any rezoning will also include changes to building setbacks and other building design and site orientation considerations. These must be carefully considered and are highlighted in the following table series:

Table: Subject Area Minimum Lot Size and Building Setbacks

	RS-75 *(1977 to 2007)*	**NT-1** *Existing*	**NS-1** *Proposed*	**Existing Averages**
Lot Width	75'	45'	75'	90.72'
Lot Area	7,500 SF	5,800 SF	5,800 SF	
Front (Building)	25'	25'	25'	
Front (Porch)	25'	18'	20'	
Side (Interior)	7.5'	6'	7.5'	
Side (Street)	15'	12'	12'	
Rear	20'	10'	20'	

Table: Subject Area Design Standards

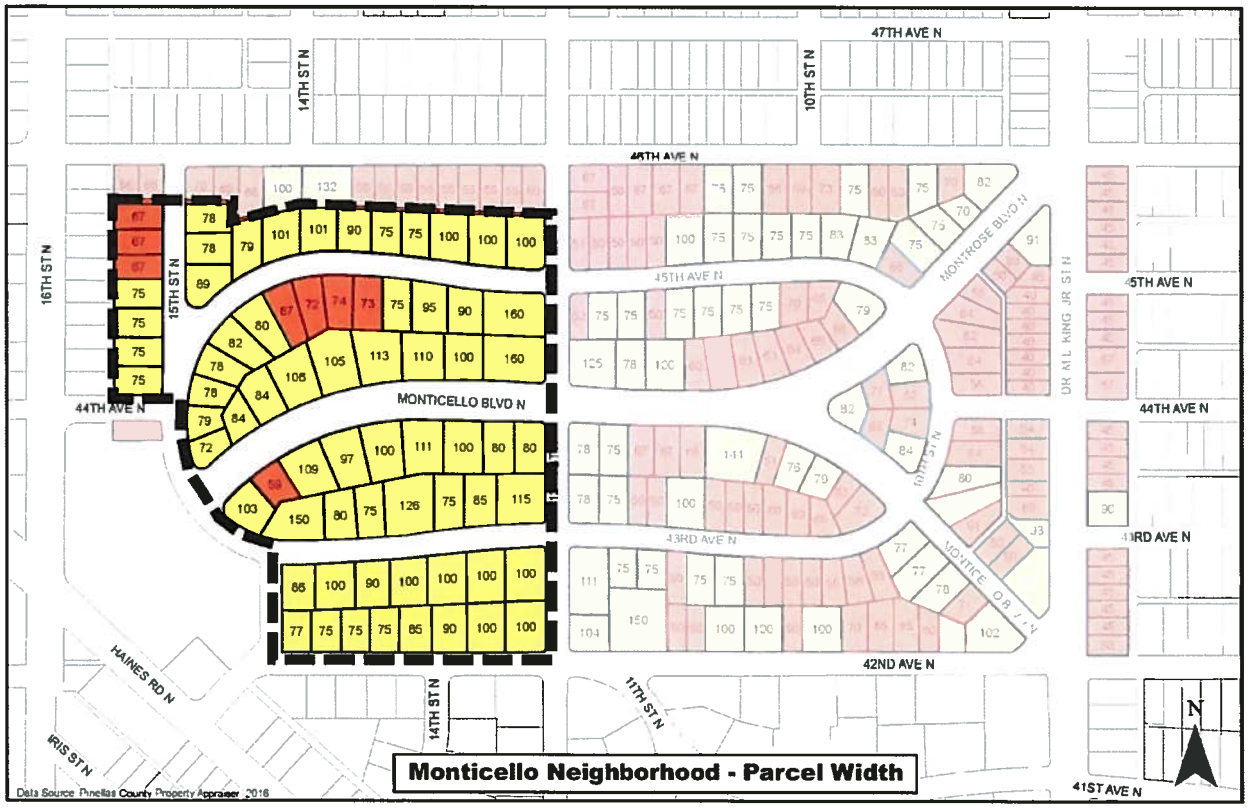
	NT-1	**NS-1**
Building Form	Elevated base floor 16"	Not required
	Front porch / stoop required	Not required
Wall Composition	No blank facades allowed	No blank facades allowed
	No blank wall greater than 16'	No blank wall greater than 16'
	30% fenestration street	Not required
	20% fenestration interior/ rear	Not required
	2/3 fenestration shall be glass	Not required glass
	Corner lot treatment all sides	Corner lot treatment all sides
Windows	Recessed with sill and trim	Not required
Curb Cut	One curb cut per property	More than one allowed
Driveways	Single lane width (10-ft) *Recommended*	Double lane width (20-ft)
	Access from Alley *Recommended*	Access from front, circular allowed
Garage Doors	10-ft behind front façade	May project forward of front façade
	Max 40% of linear frontage	Max 60% of linear frontage
	Decorative doors	Decorative doors only if projecting
Garage Setbacks	No encroachment allowed	Front s/b 20-ft (front-loaded)
		Front s/b 17-ft (side-loaded)
		Interior s/b 5.5-ft
		Street-side s/b 9-ft (front-loaded)
		Street-side s/b 7-ft (side-loaded)
Carports	No encroachment allowed	Front s/b 20-ft, Rear and side 3-ft
Walkway	Required to curb	Not required

During the public information meeting on July 26, 2016, these changes were highlighted for attendees and the potential impacts were illustrated through various graphics and pictorial representations.

Creation of Nonconforming Lots

Since the creation of non-conforming lots is an important consideration when evaluating the rezoning of property, City staff produced the following map to show the number of non-conforming lots that would be created by the proposed rezoning from NT-1 to NS-1. City staff first evaluated the entire Monticello Park Subdivision. Due to the number of non-conformities created east of 12 Street North, the City Council resolution and subject area of the application was reduced (as highlighted).

Rezoning to NS-1



Accessory Dwelling Units

Accessory dwelling units are currently allowed as an accessory use within the existing NT-1 zoning category. Accessory dwelling units are required to comply with the use-specific development standards outlined in Section 16.50.010 of the City's LDRs. Rezoning this subject area from NT-1 to NS-1 would reclassify existing, accessory dwellings units as grandfathered uses. Further, the rezoning would prohibit installation of any new accessory dwelling units by right.

Level of Service (LOS) Impact

The Level of Service ("LOS") impact section of this report concludes that the requested Plan change and rezoning will not significantly impact the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

SPECIAL NOTE ON CONCURRENCY:

Level of Service impacts are addressed further in this report. Approval of this land use change and rezoning request does not guarantee that individual re/developments within the subject area will meet the requirements of concurrency at the time development permits are requested. Completion of this land use plan change and rezoning does not guarantee the right to develop on property within the subject area. Upon application for site plan review, or development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

PUBLIC COMMENTS:

Public engagement and input regarding this application includes the following:

- *Public Information Meeting* conducted on July 26, 2016 – 40 attendees
- 26 submissions: 25 Support; 1 Against
    - 3 contacts by telephone: 2 for, 1 against
    - 23 contacts by email: 23 for, 0 against

RESPONSES TO RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE LAND USE PLAN:

a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.

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

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.

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

LU3.1 (A)(2) Residential Urban (RU) - ...allowing low density residential uses not to exceed 7.5 dwelling units per net acre.

LU3.1 (F)(1) Planned Redevelopment-Residential (PR-R) - ...allowing low to medium density residential uses where either single-family residential or single-family with accessory residential development may co-exist not to exceed 15 dwelling units per net acre.

LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.

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

LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.

LU 3.11 More dense residential uses (more than 7.5 units per acre) may be located along: 1) passenger rail lines and designated major streets; or 2) in close proximity to activity centers where compatible.

T1.3 The City shall review the impact of all rezoning proposals and requests to amend the FLUM on the City's transportation system. FLUM amendment requests that increase traffic generation potential shall demonstrate that

transportation capacity is available to accommodate the additional demand.

T3.1 All major city, county and state streets, not including those identified as constrained in the City's most current concurrency annual monitoring report shall operate at LOS D or better in the peak hour of vehicular traffic. Roadway facilities on the State Highway System, Strategic Intermodal System and Florida Intrastate Highway System and roadway facilities funded by Florida's Transportation Regional Incentive Program shall operate at a LOS that is consistent with Rule 14-94, FAC.

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 changes will have no negligible impact on the population or the population density pattern. Moreover, approved site plans involving a residential component are transmitted to the Pinellas County School Board, and their designee.

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

The following analysis indicates that the proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, mass transit, stormwater management and recreation. Should the requested land use and zoning change be approved, the City has sufficient capacity to serve the subject property.

WATER

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member governments' water supply needs. The City's current potable water demand is 28.3 million gallons per day (mgd).

The City's adopted LOS standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 79 gallons per capita per day. Should the proposed amendments be approved, there will be no impact on the adopted LOS standard for water.

WASTEWATER

The subject area is currently served by the Northeast Water Reclamation Facility (WRF). The average day demand is approximately 8.54 million gallons at the Northeast WRF. The facility has a capacity of 16.0 million gallons per day, leaving an average day surplus of approximately 7.46 million gallons per day. If approved, there will be no impact on the adopted LOS standard for wastewater.

SOLID WASTE

All solid waste *disposal* is the responsibility of Pinellas County. The County currently receives and disposes of municipal solid waste, and construction and demolition debris, generated throughout Pinellas County. The Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill are the responsibility of Pinellas County Utilities, Department of Solid Waste Operations, however, they are operated and maintained under contract by two private companies. The Waste-to-Energy Plant continues to operate below its design capacity of incinerating 985,500 tons of solid waste per year. The continuation of successful recycling efforts and the efficient operation of the Waste-to-Energy Plant have helped to extend the life span of Bridgeway Acres. The landfill has approximately 30 years remaining, based on current grading and disposal plans. If approved, there will be no impact on the adopted LOS standard for wastewater.

TRAFFIC

The proposed rezoning is bordered by 12th Street North to the east and 15th Street North to the west, 45th Avenue North to the north, and 42 Avenue North to the south:

- Dr. Martin Luther King Jr. Street North is classified as a signalized (minor) arterial. The portion of roadway extending from 38th Avenue North to 62nd Avenue North, operates at a LOS "B" and has a volume-to-capacity ratio of 0.447.
- 16th Street North is classified as a signalized (minor) arterial. The roadway operates at a LOS "C" and has a volume-to-capacity ratio of 0.289.
- 38th Avenue North is classified as a signalized (minor) arterial. The roadway operates at a LOS "D" and has a volume-to-capacity ratio of 0.721.

MASS TRANSIT

The Citywide LOS for mass transit will not be affected. PSTA provides local transit service along Dr. Martin Luther King Jr. Street North (Route 59), 16th Street North (Route 74), and 38th Avenue North (Route 38). Route 59 has a service frequency of approximately 20-30 minutes depending on the time of day. Route 74 has a service frequency of approximately 20-30 minutes depending on the time of day. Route 38 has a service frequency of approximately 60 minutes. If approved, there will be no impact on the adopted LOS standard for mass transit.

RECREATION

The City's adopted LOS for recreation and open space is 9 acres per 1,000 population, the actual LOS City-wide is estimated to be 21.9 acres per 1,000 population. If approved, there will be no impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT

Prior to any re/development within the subject area, site plan approval shall be required. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

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

Not applicable.

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 rezoning is consistent with the established land use pattern.

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

The proposed boundaries are logically drawn in relation to existing conditions.

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

Not applicable.

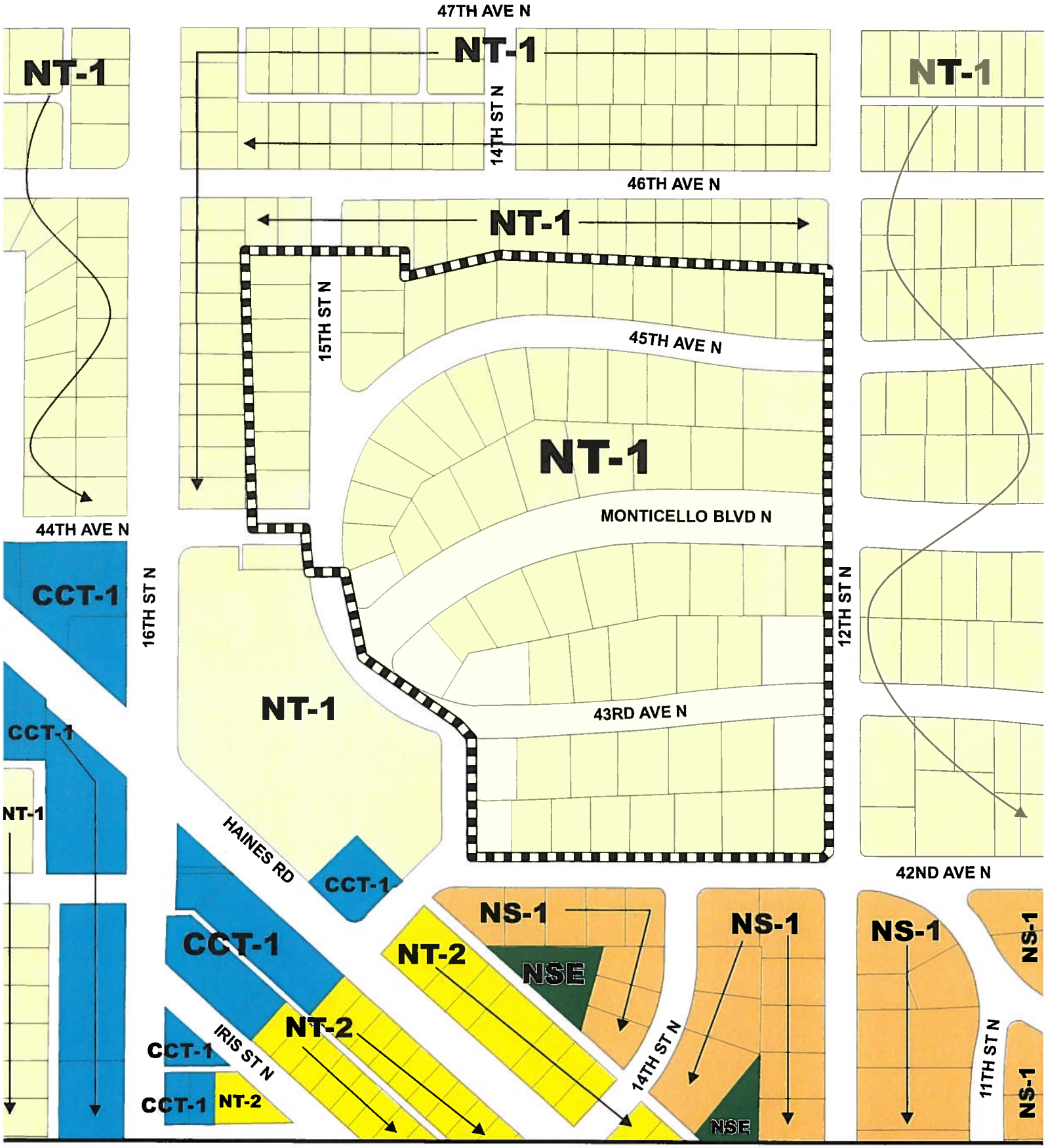
j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.

According to the FEMA Flood Insurance Rate Map ("FIRM"), the subject property is not located within a designated flood zone, Coastal High Hazard Area ("CHHA"), or hurricane evacuation zone.

k. **Other pertinent information.**

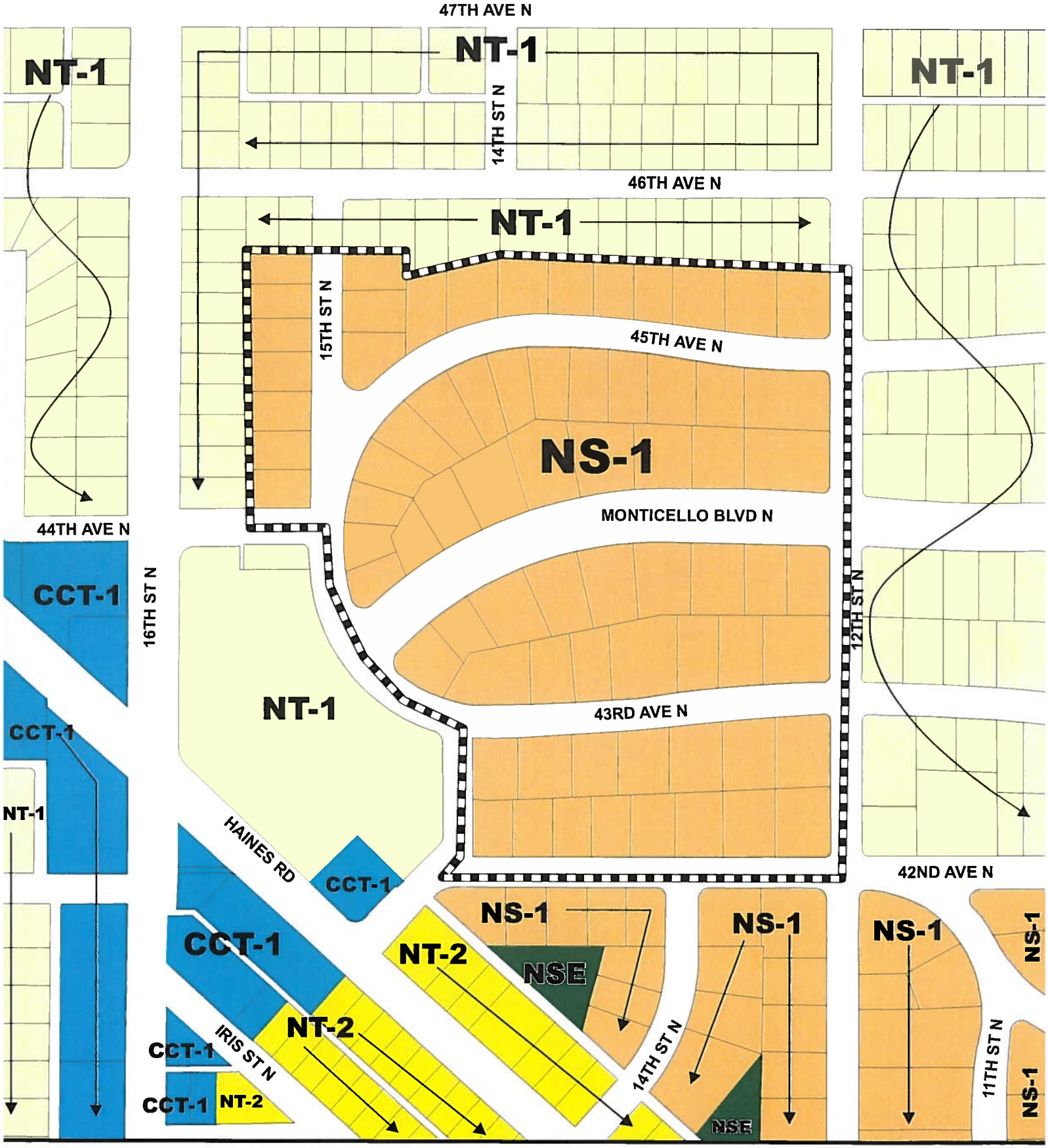
None.

MAPS



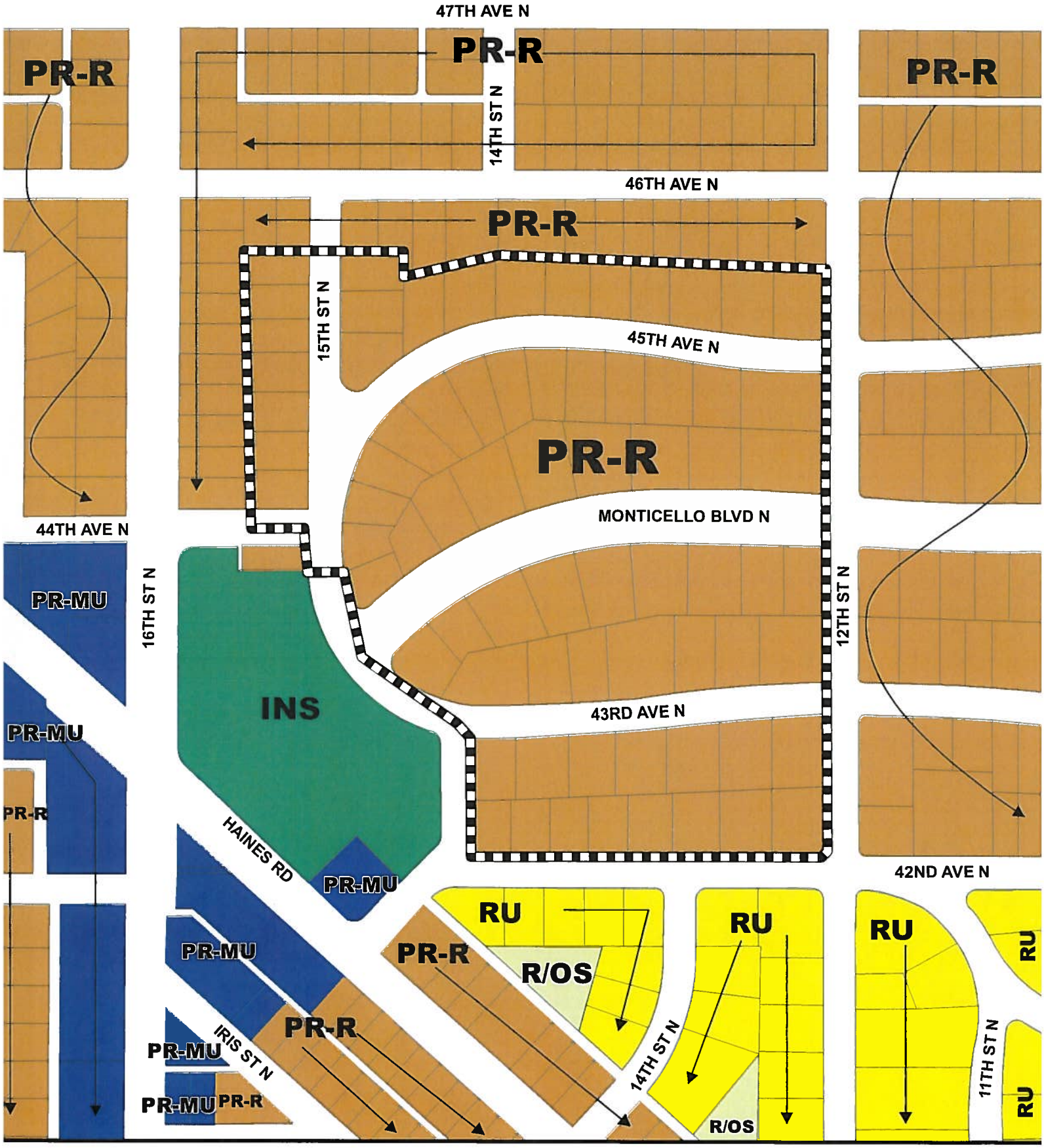
EXISTING ZONING

CITY FILE		
Monticello	**From: NT-1** **(Neighborhood Traditional-1)**	**NS-1** **(Neighborhood Suburban-1)**
SCALE: 1" = 250'	SUBJECT AREA	N W E S



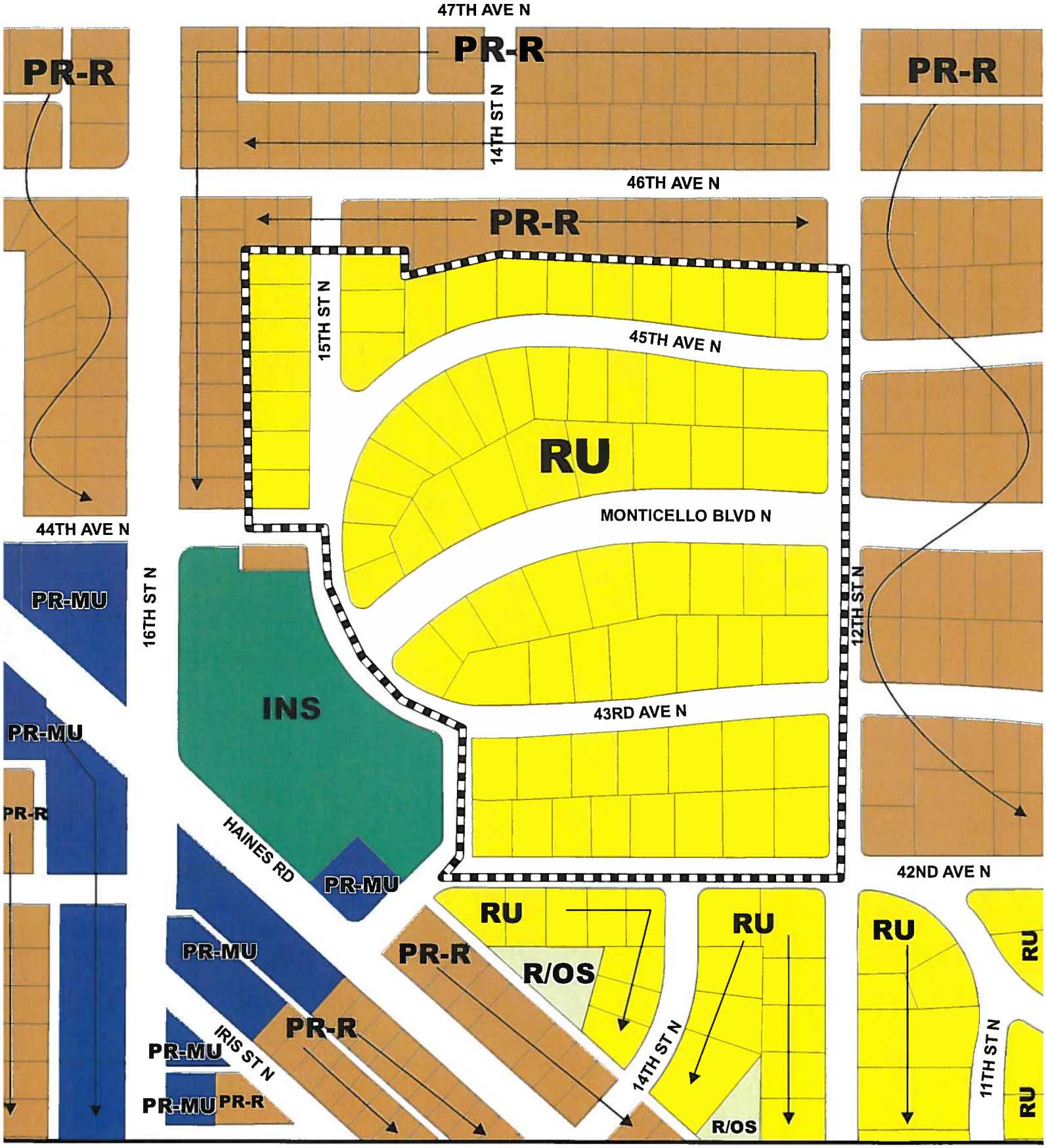
PROPOSED ZONING

CITY FILE	From: NT-1 (Neighborhood Traditional-1)	To: NS-1 (Neighborhood Suburban-1)
FLUM-41	SUBJECT AREA	N W E S
SCALE: 1" = 242'		



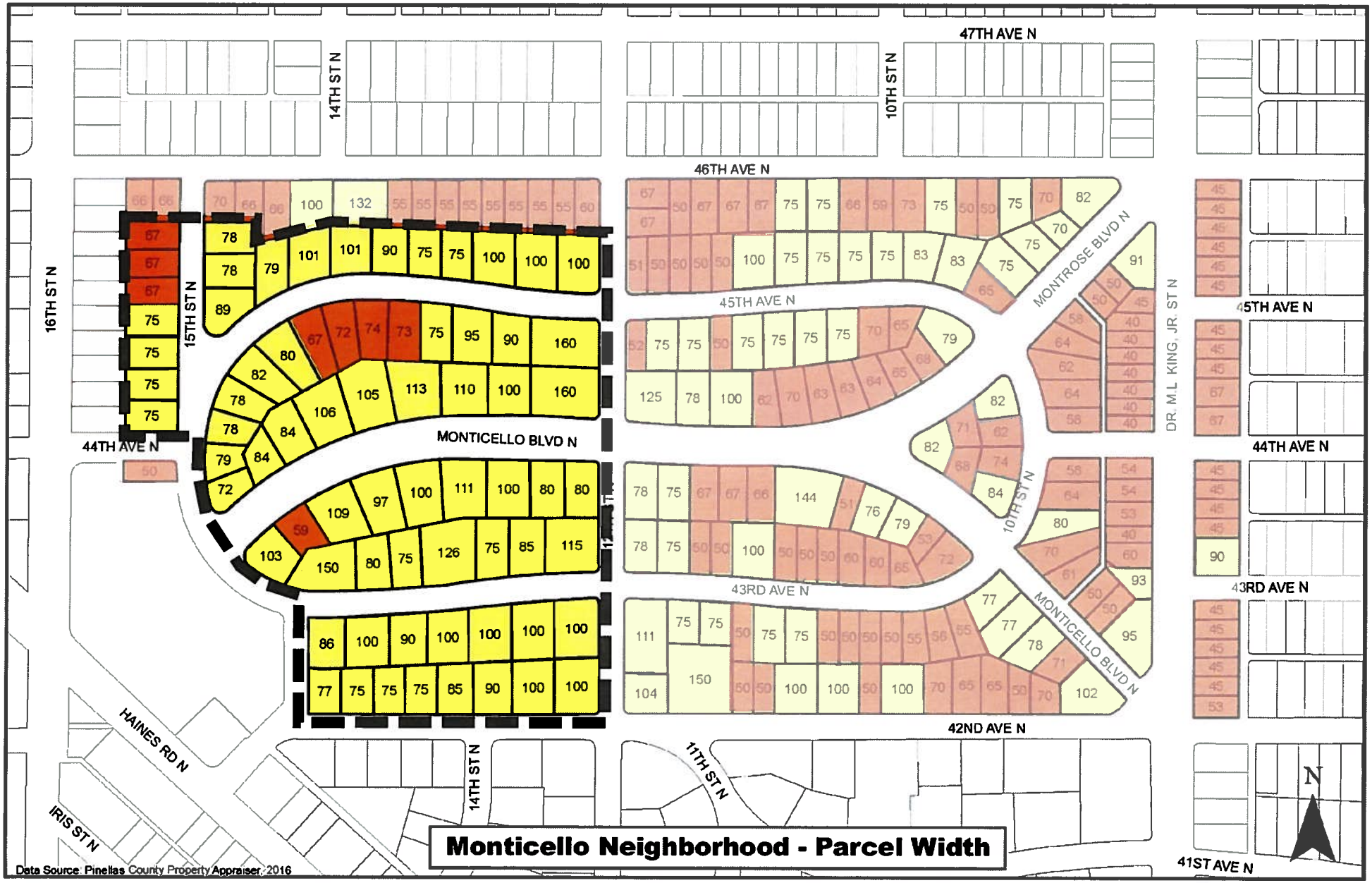
FUTURE LAND USE PLAN DESIGNATION

CITY FILE		
FLUM-41	**From: Planned Redevelopment -Residential (PR-R)**	**To: Residential Urban (RU)**
SCALE: 1" = 250'	SUBJECT AREA	N W E S



FUTURE LAND USE PLAN DESIGNATION

CITY FILE		
FLUM-41	**From: Planned Redevelopment -Residential (PR-R)**	**To: Residential Urban (RU)**
SCALE: 1" = 242'	SUBJECT AREA	N W E S


Monticello Neighborhood - Parcel Width
Data Source: Pinellas County Property Appraiser, 2016
47TH AVE N
46TH AVE N
45TH AVE N
44TH AVE N
43RD AVE N
42ND AVE N
41ST AVE N
16TH ST N
15TH ST N
14TH ST N
10TH ST N
11TH ST N
MONTICELLO BLVD N
MONTROSE BLVD N
DR. M.L. KING, JR. ST N
HAINES RD N
IRIS ST N
N

PUBLIC COMMENTS

SUMMARY of PUBLIC RESPONSES

SUPPORT: **29 Support; 2 Against**
BOUNDARY: **17 Within Subject Area; 3 Outside Subject Area; 2 Unknown**

Date	Name	Boundary	Support	Address
09-13-2016	Nick Schriver	No	No	1100 Block of 45th Ave. No.
09-12-2016	Mark Licarde	Yes	Yes	1401 43rd Ave. No.
09-11-2016	Edward and Margaret Amley	Yes	Yes	1250 Monticello Blvd. No.
09-10-2016	Hilary Watson	No	Yes	1066 43rd Ave. No.
09-09-2016	Thomas Nelson, Jr.	No	Yes	1015 41st Ave. No.
08-15-2016	Jim and Loretta Stitt	No	Yes	1000 40th Ave. No.
08-02-2016	Janet Shoaf	No	Yes	4231 12th St. No.
08-01-2016	Kate Finberg	No	Yes	4114 11th St. No.
07-28-2016	Tom and Rose Morris	Yes	Yes	1338 45th Ave. No.
07-26-2016	Peter and Lisa Wells	Yes	Yes	1311 Monticello Blvd. No.
07-25-2016	Nina Light	No	Yes	940 42nd Ave. No.
07-25-2016	Fonda McGuire	?	Yes	?
07-19-2016	Tom Nelson	No	Yes	1015 41st Ave. No.
07-14-2016	Donald Crane	No	Yes	4020 12th St. No.
07-14-2016	Stephen Thompson	Yes	Yes	4538 15th St. No.
07-14-2016	John/Diane Weatherell	Yes	Yes	1239 43rd Ave. No.
07-13-2016	Robert Easterling	No	No	4601 16th St. No.
07-13-2016	J. Correa	Yes	Yes	1230 45th Ave. No.
07-13-2016	Edward/Margaret Amley	Yes	Yes	1250 Monticello Boulevard No.
07-12-2016	Catherine Storms	No	Yes	3801 11th St. No.
05-20-216	Stephanie Forr	Yes	Yes	1301 45th Ave. No.
05-05-2016	Jimmy Grobmyer	Yes	Yes	1240 Monticello Boulevard No.
04-29-2016	Ignacio Sotolongo	Yes	Yes	1200 43rd Ave. No.
04-27-2016	Unknown	?	Yes	?
04-27-2016	Susan Woodard	Yes	Yes	1338 43rd Ave. No.
04-27-2016	George and Bridget Ianni	Yes	Yes	1445 45th Ave. No.
04-26-2016	Jeff Moore	Yes	Yes	4427 15th St. No.
04-26-2016	Janice Chandler	Yes	Yes	1331 45th Ave. No.
04-25-2016	Lisa Maddux	No	Yes	3120 46th Ave. No.
04-25-2016	Melanie Marquez Para	Yes	Yes	1246 45th Ave. No.
04-25-2016	Dave Markwood	Yes	Yes	1435 42nd Ave. No.

Amended 09-13-206

ST. PETERSBURG CITY COUNCIL

Meeting of October 20, 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: *Second reading* and *final 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. City Council conducted a *first reading* and *first public hearing* on October 6, 2016.

Recommended City Council Action:

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

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. Kilborn — 02.23.2016

Department Director (signature) — Date

FOR DAVE 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 20, 2016

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

SUBJECT: **City File: FLUM-42:** A private application requesting amendments to the Future Land Use Map and Official Zoning Map designations for the 0.91-acre subject property generally located on the northeast corner of Dr. Martin Luther King Jr. Street South and 6th Avenue South, at 556 Dr. Martin Luther King Jr. Street South.

A detailed analysis of the request is provided in Staff Report FLUM-42, attached.

REQUEST: (A) ORDINANCE _____-L amending the Future Land Use Map designation from Institutional/Activity Center to Planned Redevelopment Mixed-Use/Activity Center.

(B) ORDINANCE _____-Z amending the Official Zoning Map designation from IC/I (Institutional Center/Institutional) to CRT-1 (Corridor Residential Traditional-1), or other less intensive use.

(C) RESOLUTION _____ requesting an amendment to the Countywide Plan Map, as described above, to comply with the requirements of Forward Pinellas, in its role as the Pinellas Planning Council, and Pinellas County Board of County Commissioners.

RECOMMENDATION:

Administration: The Administration recommends APPROVAL.

Public Input: The subject property is not located within the boundaries of a formal neighborhood association, however, is located within the boundaries of the Downtown Residents Civic Association. To date the Planning & Economic Development Department has received one email requesting more information and one phone call in opposition.

Community Planning & Preservation Commission (CPPC): On August 9, 2016 the CPPC held a public hearing regarding these amendments, and voted 5 to 2 to recommend APPROVAL.

City Council Action: On September 8, 2016 the City Council conducted the first reading of the proposed ordinances and set the second reading and adoption public hearing for October 20, 2016.

Recommended City Council Action: 1) CONDUCT the second reading of the proposed ordinances; 2) CONDUCT the public hearing; AND 3) ADOPT the ordinances and associated resolution.

Attachments: Ordinances (2), Resolution, CPPC Minutes and Staff Report.

ORDINANCE NO. ___-L

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA; CHANGING THE LAND USE DESIGNATION OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF DR. MARTIN LUTHER KING JR. STREET SOUTH AND 6TH AVENUE SOUTH, AT 556 DR. MARTIN LUTHER KING JR. STREET SOUTH, FROM INSTITUTIONAL/ACTIVITY CENTER TO PLANNED REDEVELOPMENT MIXED-USE/ACTIVITY CENTER; 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, in its role as the Pinellas Planning Council, is authorized to develop rules to implement the Countywide Plan Map; and

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

LOTS 11, 12, 13 AND 14, BLOCK 84 OF REVISED MAP OF ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS WAS FORMERLY A PART OF.

Land Use Category

From: Institutional/Activity Center

To: Planned Redevelopment Mixed-Use/Activity Center

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-42
(Land Use)

8-11-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT — DATE

8/15/16

ASSISTANT CITY ATTORNEY — DATE

ORDINANCE NO. ___-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE ZONING OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF DR. MARTIN LUTHER KING JR. STREET SOUTH AND 6TH AVENUE SOUTH, AT 556 DR. MARTIN LUTHER KING JR. STREET SOUTH, FROM IC/I (INSTITUTIONAL CENTER/INSTITUTIONAL) TO CRT-1 (CORRIDOR RESIDENTIAL TRADITIONAL-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

LOTS 11, 12, 13 AND 14, BLOCK 84 OF REVISED MAP OF ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS WAS FORMERLY A PART OF.

District

From: IC/I (Institutional Center/Institutional)

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

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

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

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-42
(Zoning)

8-11-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT — DATE

8/15/16

ASSISTANT CITY ATTORNEY — DATE

RESOLUTION NO. 2016-____

A RESOLUTION TRANSMITTING A PROPOSED AMENDMENT TO THE CITY OF ST. PETERSBURG LOCAL GOVERNMENT COMPREHENSIVE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the St. Petersburg City Council has held the requisite public hearing in consideration of a request to amend the Local Government Comprehensive Plan; and

WHEREAS, the St. Petersburg City Council has considered and approved the proposed St. Petersburg Comprehensive Plan amendment, and determined it to be consistent with the Countywide Plan Map and Rules.

NOW, THEREFORE, BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida:

That the City Council of St. Petersburg does hereby transmit the proposed amendment to the Local Government Comprehensive Plan to Forward Pinellas, in its role as the Pinellas Planning Council, for a consistency review with the Countywide Plan Map and Rules.

This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND SUBSTANCE: City File FLUM-42

8-11-16

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT DATE

8/15/16

ASSISTANT CITY ATTORNEY DATE

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

Approved as written 9/13/16

QUASI-JUDICIAL PUBLIC HEARINGS

B. City File FLUM-42 **Contact Person: Cate Lee, 892-5255**

Location: The subject property, estimated to be 0.91 acre in size, is generally located on the northeast corner of Dr. Martin Luther King Jr. Street South and 6th Avenue South at 556 Dr. Martin Luther King Jr. Street South.

Request: To amend the Future Land Use Map designation from Institutional/Activity Center to Planned Redevelopment-Mixed Use/Activity Center and the Official Zoning Map designation from IC/I (Institutional Center/Institutional) to CRT-1 (Corridor Residential Traditional-1), or other less intensive use.

Administration Presentation

Cate Lee gave a PowerPoint presentation based on the staff report.

Commissioner Michaels asked what would happen if the developer fails to develop the site. Ms. Lee stated that this is a policy-level decision, changing from an Institutional Activity Center category to more of a Mixed-Use Activity Center category and this does not obligate the property owner to develop a specific use on the site.

Commissioner Michaels asked if it would be a more orderly way of accomplishing this by looking at the entire district, identifying all properties that merit changing rather than on a piece by piece basis. Ms. Lee stated that this is something they are considering through the Innovation District planning process that they are currently undergoing. However, the applicant came to them with this proposal which supports the broad vision of the Innovation District and staff felt it was important enough to bring forward now in order not to hold up development in an area that is gaining momentum.

Commissioner Michaels asked if affordable housing is being considered on this site or anywhere in the District. Mr. Lee deferred to the applicant or to Brian Caper, the Project Manager to answer. Brian Caper stated that City staff is considering changing the land use for the entire District, with timing being part of the issue. They are trying to align the District's overall land use change with the expiration (in a few years) of the CRD designation associated with the Bayboro Harbor CRA Plan, which the Innovation District overlaps, and that is

why this request was brought forward today. The Innovation District has requested affordable housing and is a concern of the institutions, themselves, that make up the District; however, no consideration has been given to specific requirements.

Applicant Presentation

Christian Yepes with Belleair Development Group and authorized agent, gave a presentation in support of the request.

Public Hearing

Dave Grice, 861 5th Terrace S, spoke in opposition of the request.

Executive Session

Commissioner Michaels asked staff to address the medical gateway concern mentioned during the public hearing and what coordination has occurred with the hospital regarding their plans of future development. Mr. Caper stated that both hospitals (John Hopkins All Children's and Bayfront) are part of the Innovation District and members of the Innovation District Board; they participated in the visioning summary that concluded September 2015, with the need for mixed-use was the Board's first conclusion (a need for additional uses than what is currently there). They have not heard of any concerns from the hospitals regarding the scarcity of land or the inability for them to implement their master plans of the future.

Commissioner Wannemacher pointed out that Mr. Yepes stated that they are considering a mixed-use development which could possibly encompass a medical office on the ground floor with residential above. She feels the mixed-use is very compatible for the area and will support the application.

Commissioner Rogo made a motion inadvertently stating approval for the wrong City file. This motion was seconded by Commissioner Wannemacher, and passed by a vote of 5 to 2.

After Commissioner Rogo realized his mistake, a motion to reconsider the previous motion was moved by Commissioner Rogo, seconded by Commissioner Wannemacher, and passed by a vote of 7 to 0.

A new motion was then made:

MOTION: ***Commissioner Rogo moved and Commissioner Wannemacher seconded a motion approving to amend the Future Land Use Map designation from Institutional/Activity Center to Planned Redevelopment-Mixed Use/Activity Center and the Official Zoning Map designation from IC/1 (Institutional Center/Institutional) to CRT-1 (Corridor Residential Traditional-1), or other less intensive use.***

VOTE: ***YES – Burke, Michaels, Rogo, Wannemacher, Wolf***
NO – Bell, Reese

Motion passed by a vote of 5 to 2.

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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
FUTURE LAND USE MAP AND ZONING MAP AMENDMENT

For Public Hearing and Executive Action on August 9, 2016 beginning at **3:00 p.m.**, Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

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

CITY FILE NO.:	**FLUM-42**
OWNERS:	Desai Real Estate Investments, LLC 9404 Pebble Beach Court W. Seminole, FL 33777 Operation Hope of Pinellas, Inc. 463 30th Street North St. Petersburg, FL 33713
APPLICANT/ AUTHORIZED AGENT:	Carlos A. Yepes Belleair Development Group 6644 78th Avenue North Pinellas Park, FL 33781
SUBJECT PROPERTY:	The estimated 0.91 acre subject property is generally located on the northeast corner of Dr. Martin Luther King Jr. Street South and 6th Avenue South. The property is comprised of four parcels, legally described as Revised Map of St. Petersburg, Block 84, Lots 11 through 14. The parcel numbers are 19-31-17-74466-084-0130, -0110, -0111 and -0112.
REQUEST:	The request is to amend the Future Land Use Map designation from Institutional/Activity Center to Planned Redevelopment Mixed-Use/Activity Center and the Official Zoning Map designation from IC/I (Institutional Center/Institutional) to CRT-1 (Corridor Residential Traditional-1).
PURPOSE:	It is the applicant's desire to construct multifamily residential units on site (likely apartments). If the applicant's request is approved, approximately 55 apartments could be constructed.

EXISTING USES

A vacant, one-story office building, owned by Desai Real Estate Investments, LLC, is located on the northeast corner of Dr. Martin Luther King Jr. Street South and 6th Avenue South (Lots 11 and 12). Operation Hope of Pinellas, Inc. owns the adjacent property abutting to the east, comprised of two vacant, one-story office buildings (Lots 13 and 14).

SURROUNDING USES

North: Across 5th Terrace South, multifamily apartments, a single-family home, vacant land, Interstate-175
South: Across 6th Avenue South, surface parking lots, Bayfront Medical Campus, single-family homes in the Historic Roser Park neighborhood, Booker Creek
East: Vacant land, medical office, Bayfront Medical Campus
West: Across Dr. Martin Luther King Jr. Street South, vacant land, medical office, Staybridge Suites Hotel, Campbell Park Elementary School

NEIGHBORHOOD ASSOCIATION

The subject property is not located within the boundaries of a formal neighborhood association, however, the Campbell Park Neighborhood Association is located to the west and Historic Roser Park Neighborhood Association to the south. The property is located within the boundaries of the Downtown Residents Civic Association.

ST. PETERSBURG INNOVATION DISTRICT

The subject property is located within the St. Petersburg Innovation District.

ZONING HISTORY

The subject property was designated with IC/I (Institutional Center/Institutional) zoning in September 2007, following implementation of the City's Vision 2020 Plan, the City-wide rezoning and update of the City Code, Chapter 16, Land Development Regulations (LDRs).

APPLICABLE REGULATIONS

The subject property is estimated to be 0.91 acres (or 39,640 sq. ft.) in size, and as noted, the property is located within the Intown Activity Center.

Assuming all zoning district regulations are met, under the *existing* IC/I (Institutional Center/Institutional) zoning the following could be developed:

- 54,300 sq. ft. of marine-related, post-secondary school, accessory medical office or research & development uses developed at a 1.37 FAR, which reflects the property's location within an activity center; or
- 21,800 sq. ft. restaurant and bar, reflecting a non-residential FAR of 0.55; or
- 11 multifamily residential units could be constructed as an accessory use, reflecting a density of 12.5 units per acre; or
- 33 bed nursing home or assisted living facility, reflecting a residential equivalent use of three (3) beds per residential unit.

Assuming all zoning district regulations are met, under the *requested* CRT-1 zoning the following could be developed:

- 99,000 sq. ft. of general or medical office space, personal/office service space, or research and development space, all developed at a 2.5 FAR, which reflects the property's location within an activity center; or
- 55 multifamily residential units at a density of 60 units per acre, again, reflecting the property's location within an activity center; or
- 165 bed nursing home or assisted living facility, reflecting a residential equivalent use of three (3) beds per residential unit.

ANALYSIS

Consistency with the Comprehensive Plan

The proposed amendments are consistent with the Comprehensive Plan:

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

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

- The proposed amendments are consistent with Policy LU3.11 which encourages more dense residential uses to be located along designated major streets and in close proximity to activity centers. The subject property is located along a major street (Dr. Martin Luther King Jr. Street South) and is within an activity center (Intown).

St. Petersburg Innovation District

The subject property is located within the boundaries of the St. Petersburg Innovation District, a triangular-shaped geographic area that abuts the downtown's southern boundary. The St. Pete Innovation District is a collaboration between twelve different organizations representing higher education, marine & life sciences, healthcare, business incubation, and media communication. The District lies immediately south of downtown and incorporates the Medical District, USFSP, and Bayboro Harbor. A Visioning Summary Report for the district was completed in September 2015. Currently, a Streetscape & Connectivity Plan and Branding Strategy are underway for the Innovation District. Key aspects of the Plan will include recommendations for improving the District's brand positioning, gateway signage, landscaping, crosswalks, sidewalks, bicycle lanes, bus stops and shelters, landscaped medians, and potential for public art. By the end of 2016 it is anticipated that an Action Plan (consisting of the Visioning Summary, Streetscape Plan, and Branding Strategy) will be adopted for the District.

It should be noted that, in conjunction with and parallel to the streetscape and connectivity planning project, City staff is presently analyzing the IC/I (Institutional Center/Institutional) and IC/CRD (Institutional Center/Community Redevelopment District) zoning district regulations, which comprise the majority of the Innovation District. Both the City and the Innovation District Board recognize that the present zoning regulations are too restrictive in terms of the mix of uses and maximum FAR that is desired and needed to make the District successful. For example, allowing hotels within the District would complement the anticipated job generating redevelopment in this area of the City. To achieve the desired mix of uses and FAR, staff anticipates proposing land use changes, whether that is in the form of additional future land use map and zoning map amendments and/or changes to the LDRs.

Concerns about losing critical land available for employment generating uses are mitigated by two factors. First, the land within the Innovation District is largely owned and controlled by the companies and institutions that are driving job growth in the District. Second, allowing additional mixed uses is critical to making the District more vibrant and attractive to the technology, and marine and life sciences companies and talent that will drive future growth in the District.

The anticipated multifamily residential (apartment) development will increase the supply of multifamily residential units for the employers and employees within the Innovation District, consistent with Objective LU4, which states that the City shall provide opportunities for additional residential development where appropriate.

Public Services and Facilities

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

SPECIAL NOTE ON CONCURRENCY

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

RECOMMENDATION

City staff recommends APPROVAL of the request to amend the Future Land Use Map designation from Institutional/Activity Center to Planned Redevelopment Mixed-Use/Activity Center and to amend the Official Zoning Map designation from IC/I (Institutional Center/Institutional) to CRT-1 (Corridor Residential Traditional-1), based on consistency with the Comprehensive Plan.

RESPONSES TO RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE LAND USE PLAN:

a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.

The following policies and objective from the Comprehensive Plan are applicable:

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

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

2. Intown

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

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

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

LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.

LU3.11 More dense residential uses (more than 7.5 units per acre) may be located along (1) passenger rail lines and designated major streets or (2) in close proximity to activity centers where compatible.

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

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

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

b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

The proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

c. Whether the proposed change would alter population or the population density pattern and thereby impact residential dwelling units and or public schools.

The requested CRT-1 zoning provides a greater residential density for multifamily residential development than the present IC/I zoning regulations (60 units/acre vs. 12.5 units/acre, respectively). The 60 units/acre density reflects the property's location within an activity center. This proposed change will not significantly alter population or the population density pattern and thereby impact residential dwelling units and or public schools.

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

The following analysis indicates that the proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, recreation, and stormwater management and standards for traffic and mass transit. Should the requested land use change and rezoning for the subject property be approved the City has sufficient capacity to meet all demands.

WATER

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

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

WASTEWATER

The subject property is served by the Southwest Water Reclamation Facility, which presently has excess capacity estimated to be 3.7 million gallons per day. Therefore, there is excess sanitary sewer capacity to serve the amendment area.

SOLID WASTE

All solid waste disposal is the responsibility of Pinellas County. The County currently receives and disposes of municipal solid waste, and construction and demolition debris, generated throughout Pinellas County. The Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill are the responsibility of Pinellas County Utilities, Department of Solid Waste Operations; however, they are operated and maintained under contract by two private companies. The Waste-to-Energy Plant continues to operate below its design capacity of incinerating 985,500 tons of solid waste per year. The continuation of successful recycling efforts and the efficient operation of the Waste-to-Energy Plant have helped to extend the life span of Bridgeway Acres. The landfill has approximately 30 years remaining, based on current grading and disposal plans.

There is excess solid waste capacity to serve the amendment area.

RECREATION

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

STORMWATER MANAGEMENT

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

TRAFFIC

Existing Conditions

The estimated 0.91 acre subject property is generally located on the northeast corner of Dr. Martin Luther King Jr. Street South and 6th Avenue South. The subject property has access to Dr. ML King Jr. Street South, 6th Avenue South and 5th Terrace South. Dr. ML King Jr. Street South is a four-lane, one-way facility that is classified as a minor arterial and maintained by the City. Sixth Avenue South and 5th Terrace South are local roads.

Based on the Pinellas County Metropolitan Planning Organization's (MPO's) 2015 Level of Service Report, the level of service (LOS) for Dr. ML King Jr. Street South within the vicinity of the subject property is "C." This LOS determination is based on the 2014 average annual daily traffic (AADT) volume of 12,370. The volume-to-capacity ratio for this facility is 0.315.

On May 1, 2016 the Pinellas County Multimodal Impact Fee (MIF) Ordinance became effective, replacing the previous Transportation Impact Fee (TIF) Ordinance. The new MIF Ordinance principally resulted from the implementation of the Pinellas County Mobility Plan and elimination of transportation concurrency requirements, countywide. Transportation management plans, and in some cases traffic studies, will be required for large development projects (51 new peak hour trips or more) that impact a deficient roadway (LOS E or F, and/or a volume-to-capacity ratio of 0.9 or higher with no

mitigating improvements scheduled within three years). The City's only deficient roadways are 1) 22nd Avenue North from 34th Street to 22nd Street, 2) 38th Avenue North from 49th Street to 34th Street, 3) Gandy Boulevard from US 19 to I-275, 4) Gandy Boulevard from 4th Street to Brighton Bay Boulevard NE, and 5) I-275 from Gandy Boulevard to I-175.

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

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

MASS TRANSIT

The PSTA has five routes that provide local transit service along Dr. MLK Jr. St. South. Route 7 and 20 have a peak hour service frequency of 60 minutes. Route 14, 23, and 79 have a peak hour service frequency of 30 minutes.

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

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

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

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

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

The proposed change is consistent with the established land use pattern to the west.

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

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

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

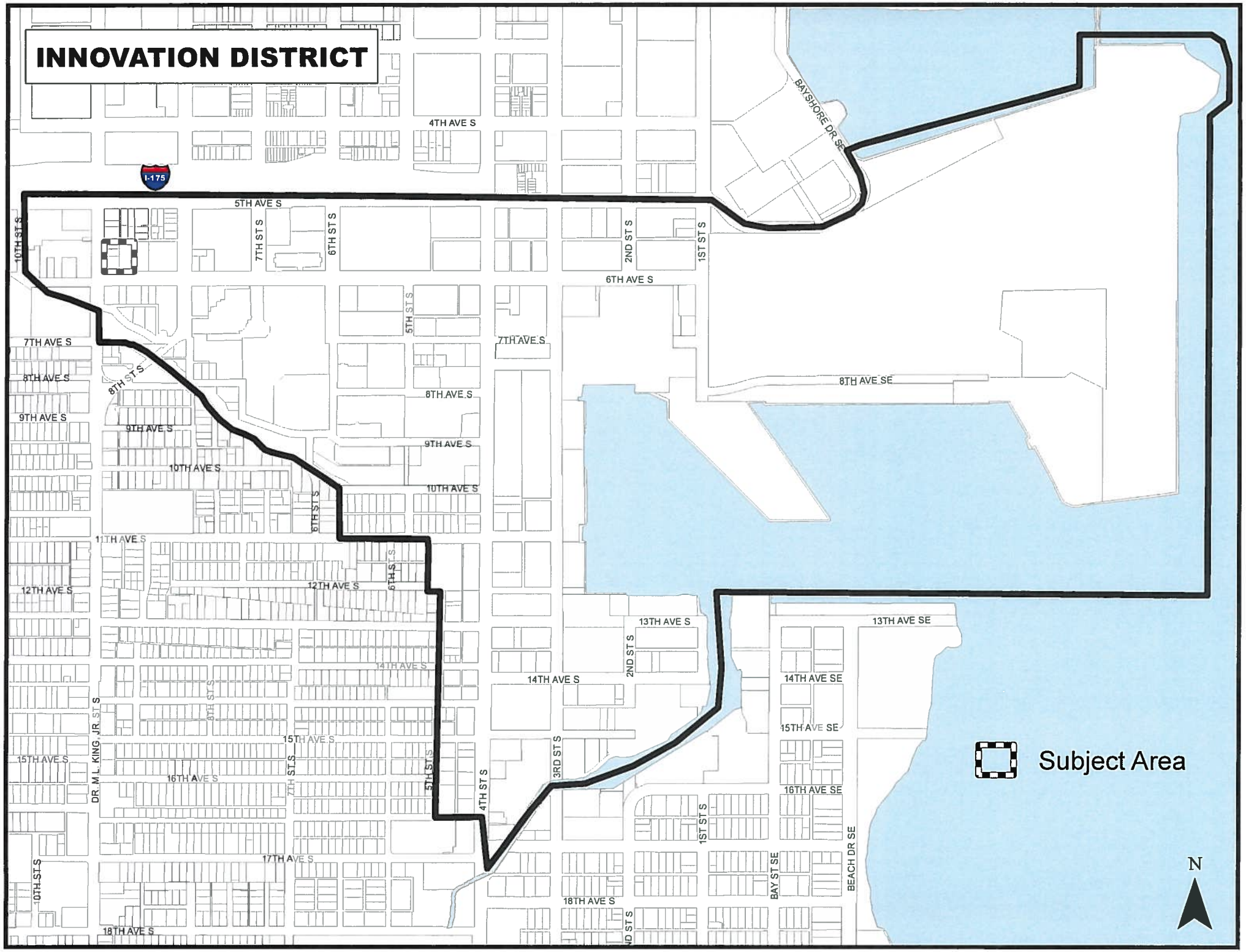
Not applicable.

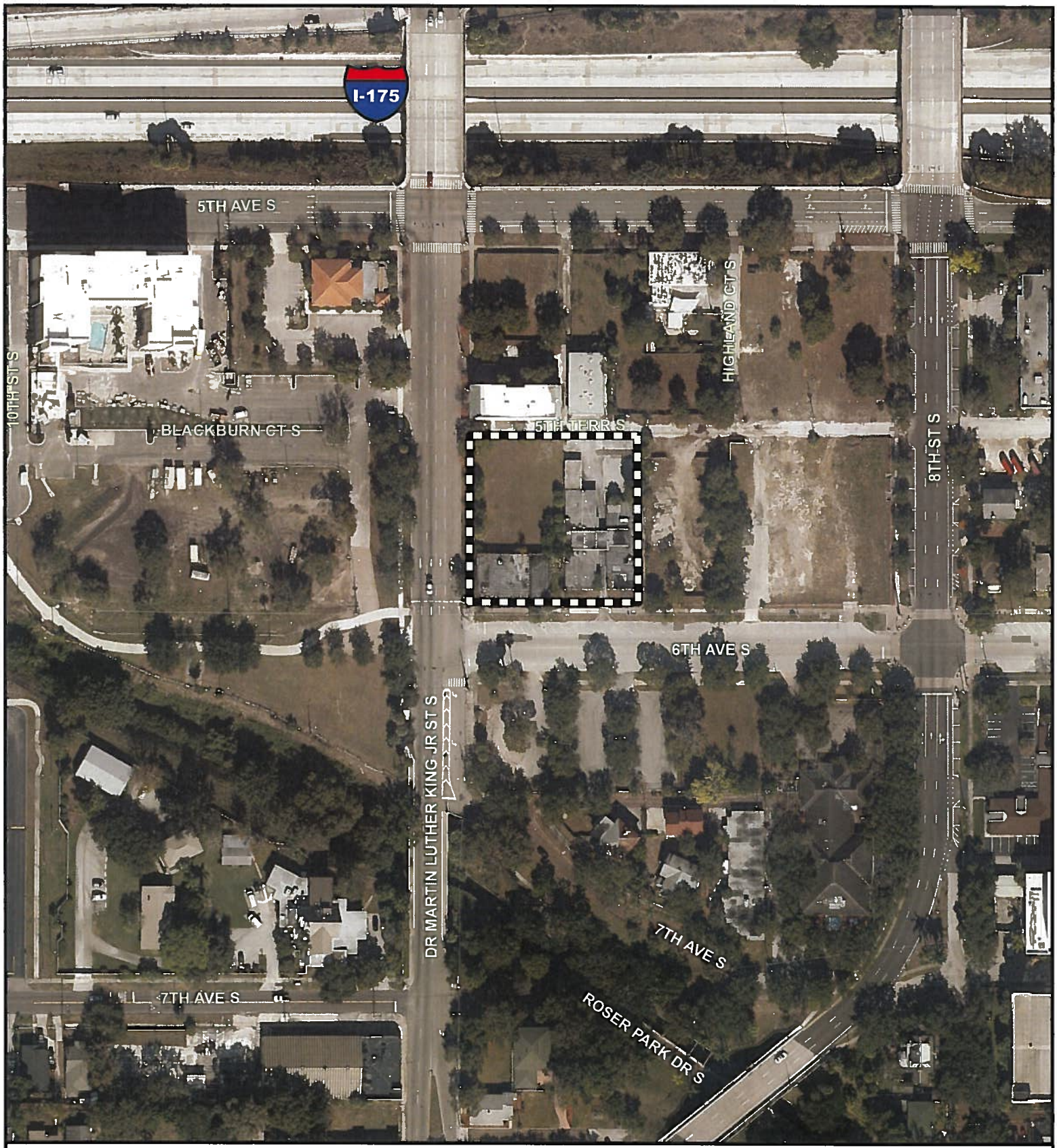
j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.

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

k. Other pertinent information. None.

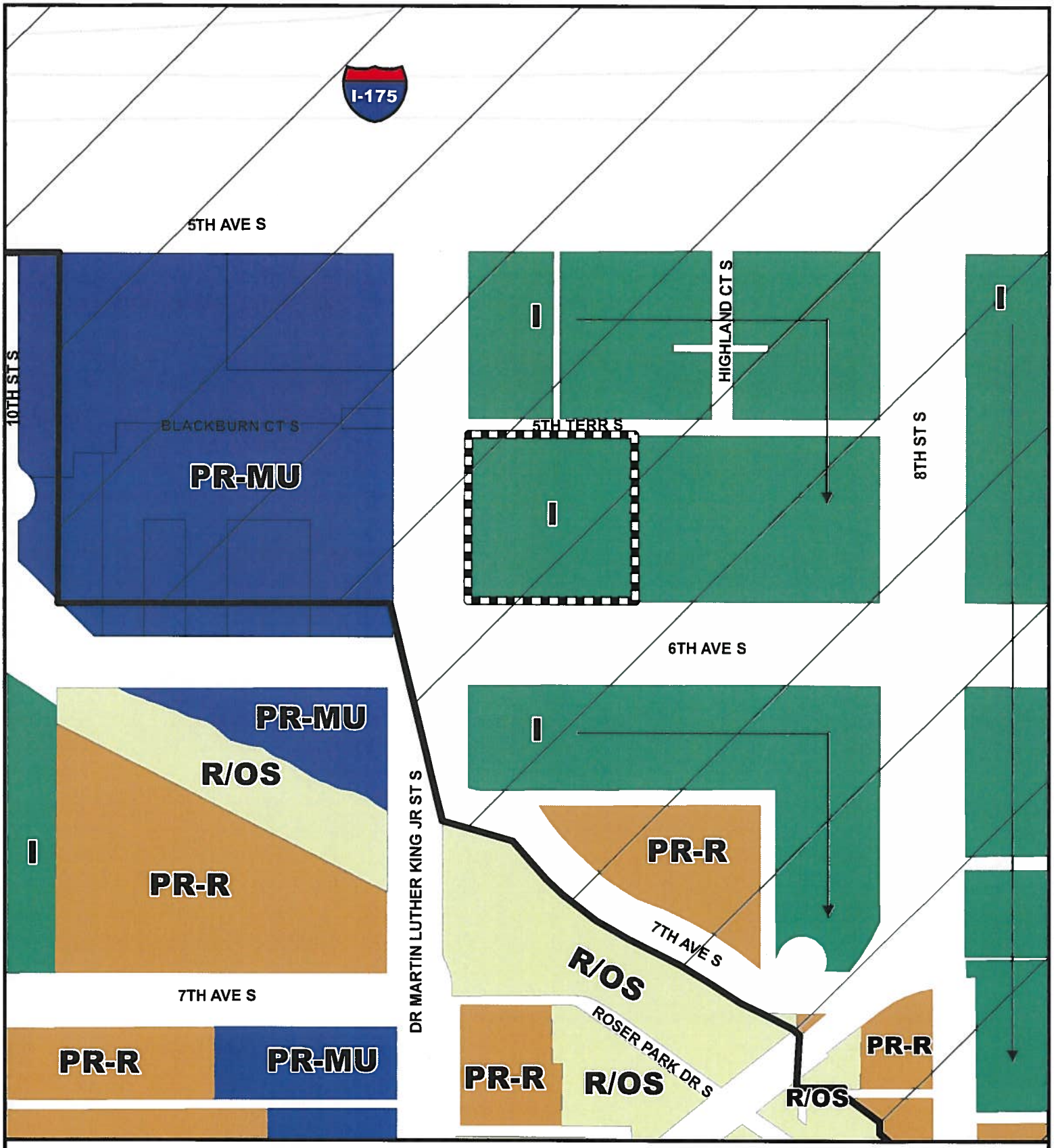
INNOVATION DISTRICT





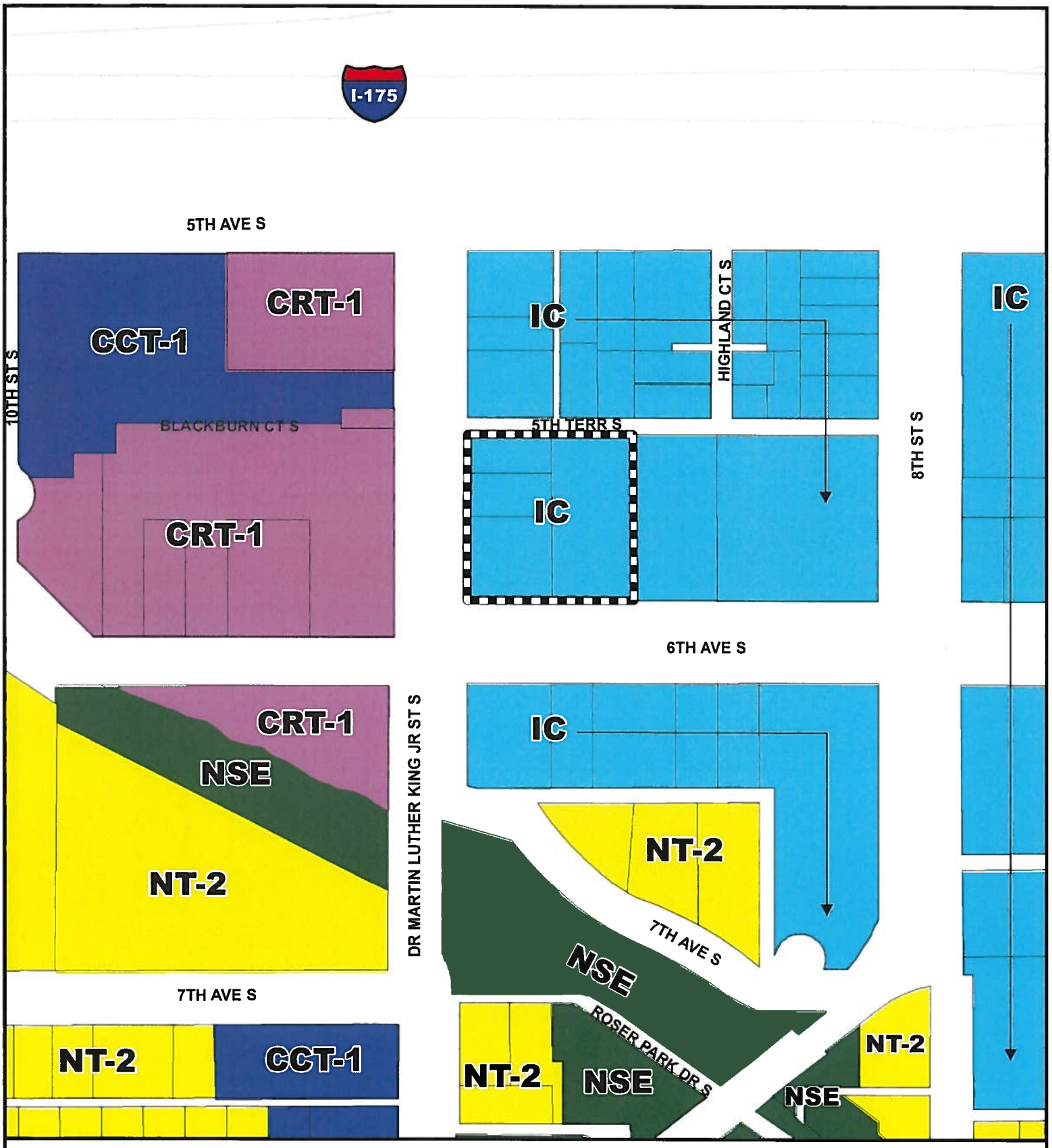
AERIAL

CITY FILE		
FLUM-42	SUBJECT AREA	N W E S
SCALE: 1" = 150'		



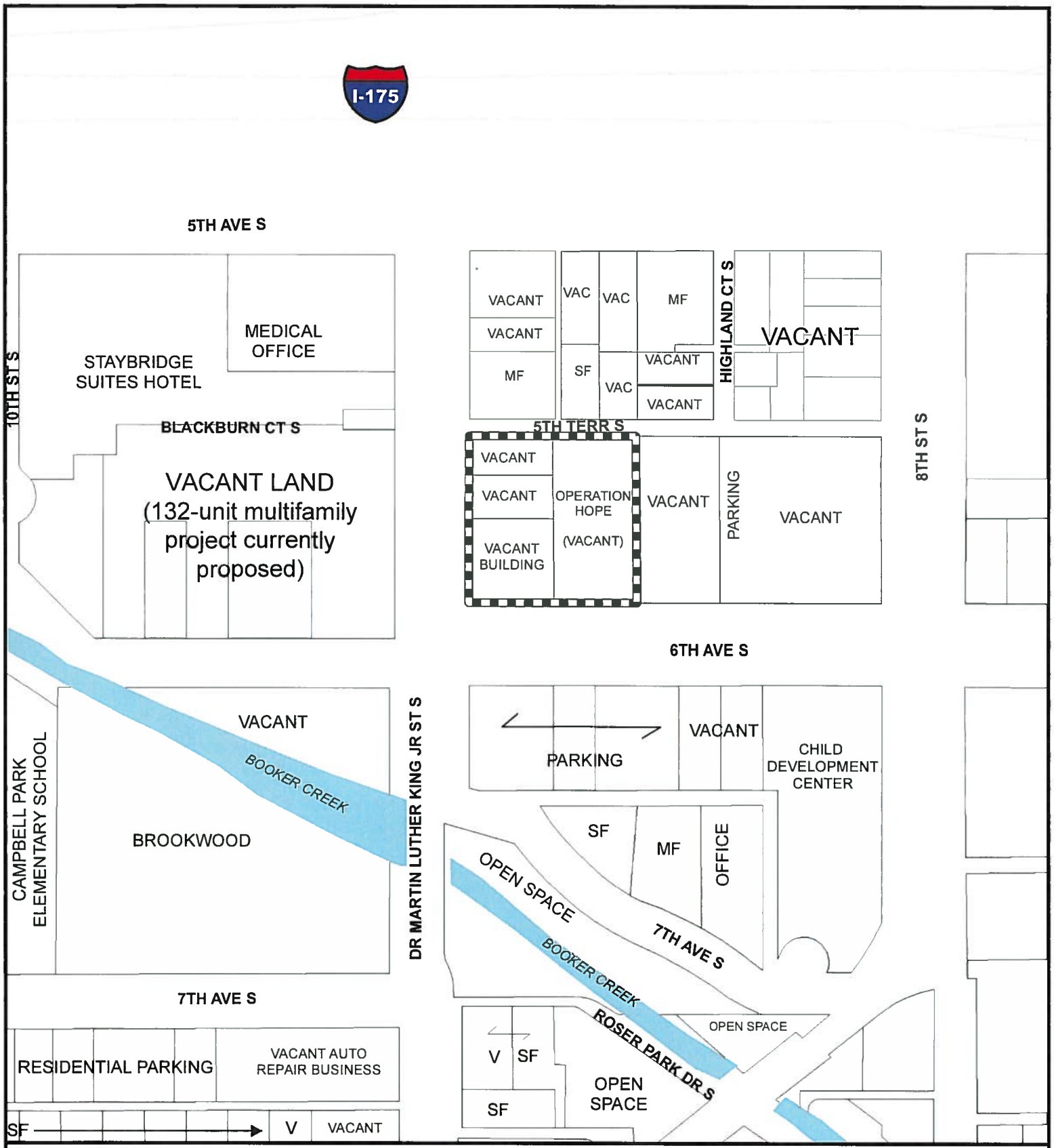
FUTURE LAND USE PLAN DESIGNATION

CITY FILE	From: I/AC (Institutional /Activity Center)	To: PR-MU/AC (Planned Redevelopment Mixed-Use/Activity Center)
FLUM-42	Activity Center	Activity Center
SCALE: 1" = 150'	SUBJECT AREA	N W E S



EXISTING ZONING

CITY FILE		
FLUM-42	**From: IC (Institutional Center)**	**To: CRT-1 (Corridor Residential Traditional-1)**
SCALE: 1" = 150'	SUBJECT AREA	N W E S



EXISTING SURROUNDING USES

CITY FILE		
FLUM-42	SUBJECT AREA	N W E S
SCALE: 1" = 150'		

ST. PETERSBURG CITY COUNCIL
Meeting of October 20, 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 approve the 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 second reading and quasi-judicial public hearing; AND 2) APPROVE the proposed ordinance for historic landmark designation.

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"

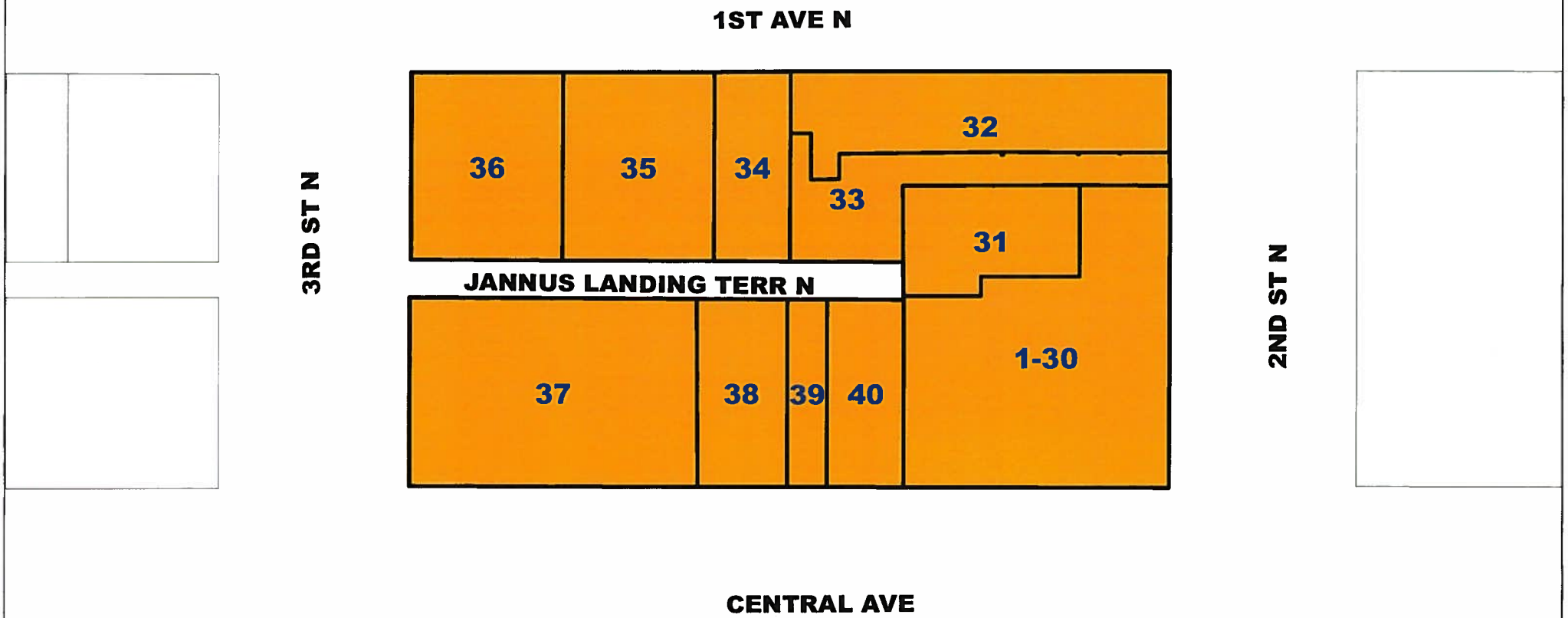
SECTION 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance,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

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

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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

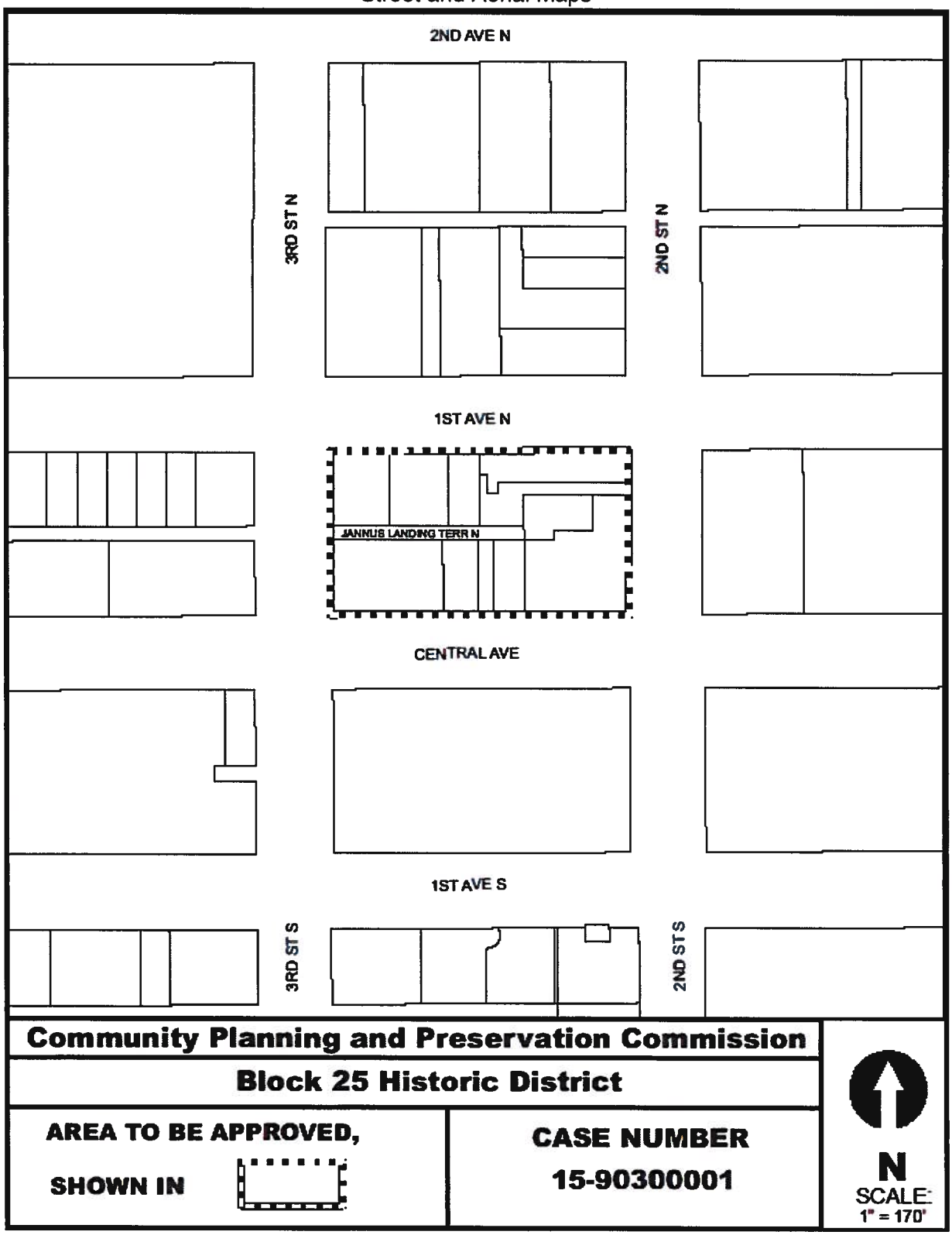
Policy V1.1: Development decisions and strategies shall integrate the guiding principles found in the Vision Element with sound planning principles followed in the formal planning process.

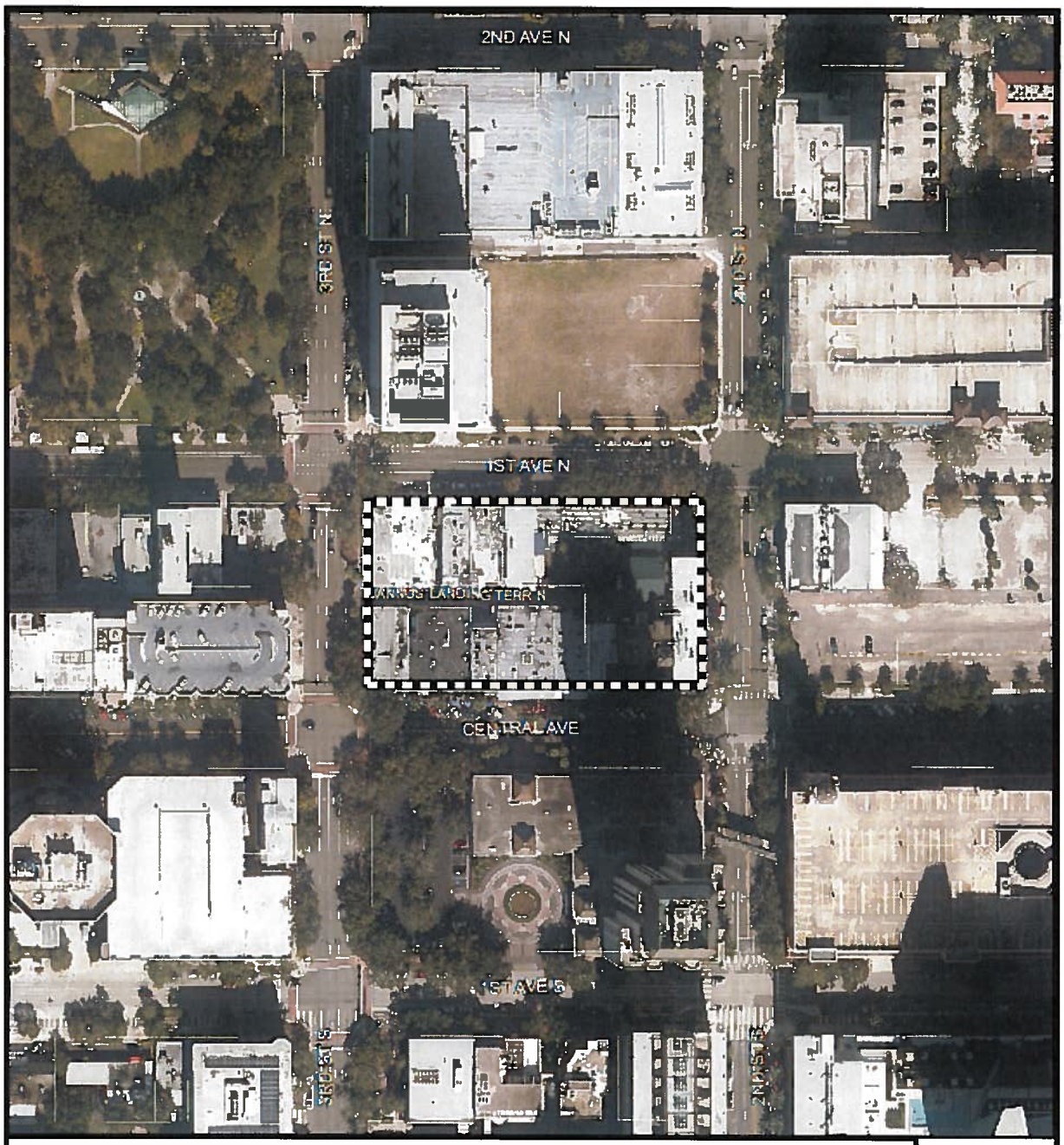
Policy LU3.1: Central Business Districts. Allowing a mixture of higher intensity retail, office, industrial, service and residential uses up to a floor area ratio of 4.0 and a net residential density not to exceed the maximum allowable in the land development regulations. Increased floor area ratios 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

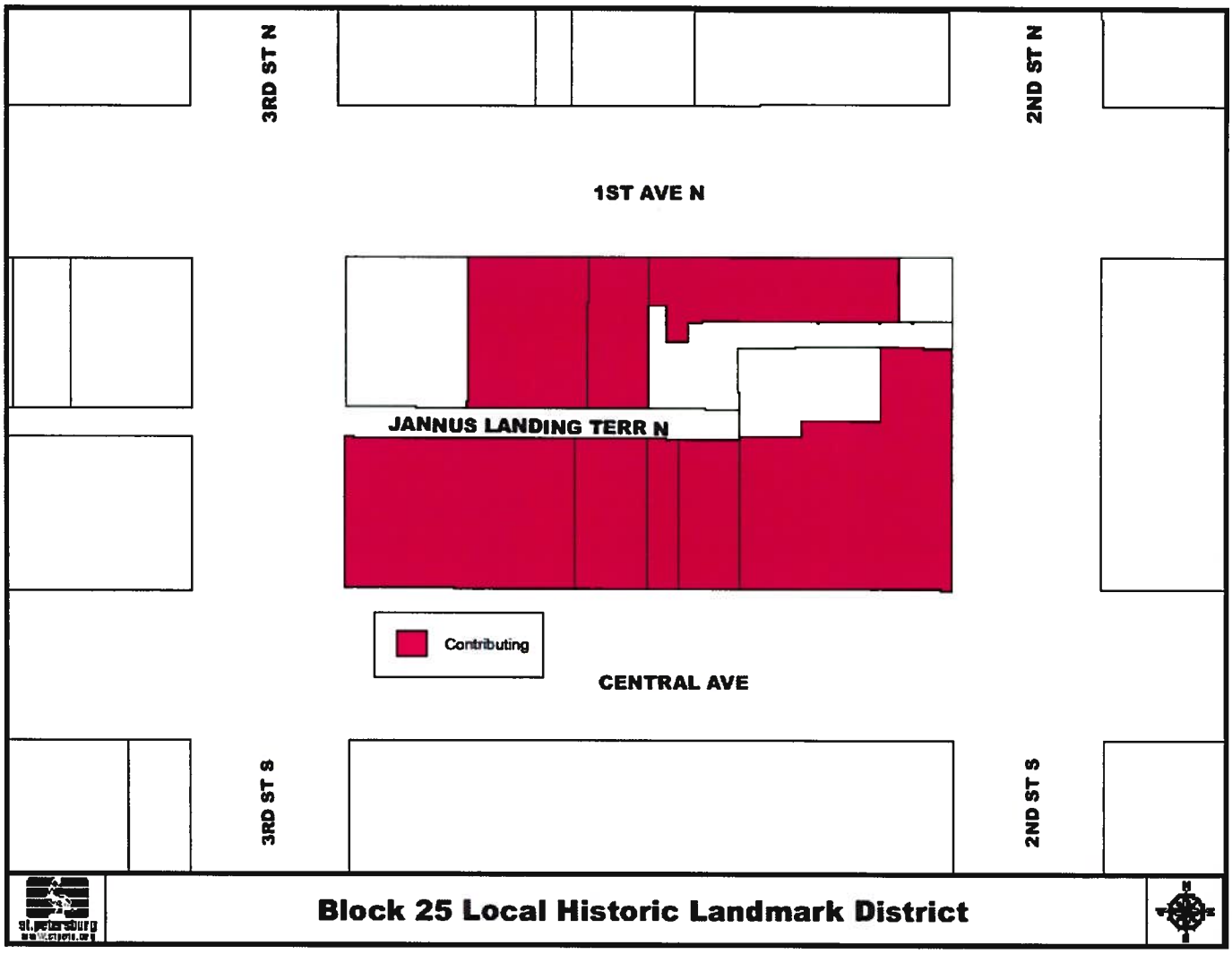
AREA TO BE APPROVED, SHOWN IN

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.

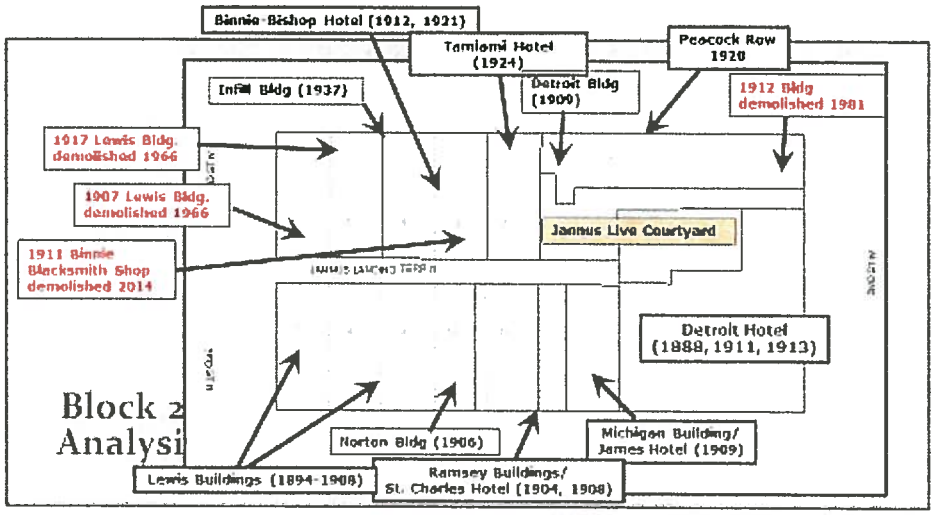
Locational Characteristics

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.



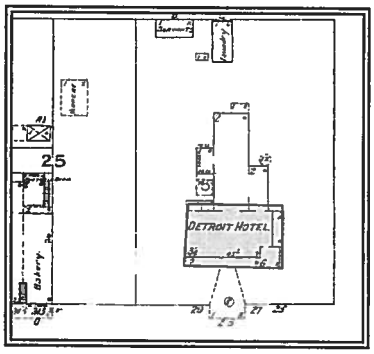
Hotel Detroit, 201-215 Central Avenue (8PI113)

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.

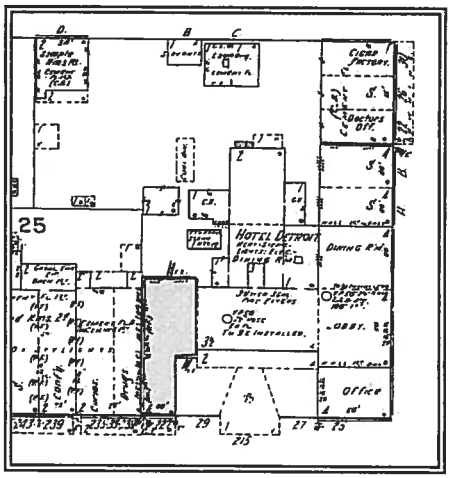
When constructed, the building was T-shaped, with two rear, one-story extensions and two outbuildings serving as laundry and servant's facilities. An open, flat grand entry was featured leading to the frontal, south-facing entrance, followed with a later covered, two-story onion-domed gazebo and walkway 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.

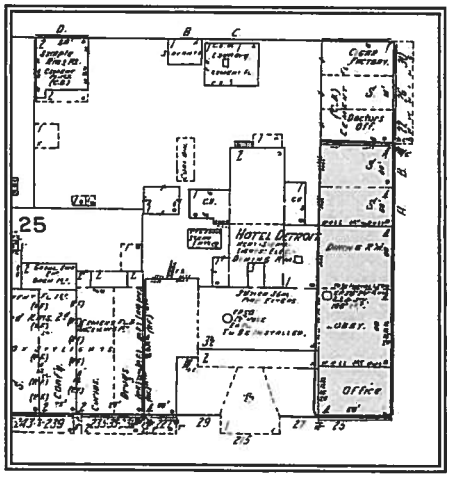
An open patio bar occupies the space in front of the central wing between the east and west additions, which has historically been used in this manner, though previously in tandem with a restaurant. A latent, covered handicap accessible entrance ramp extends along the east edge of the patio. The original 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.

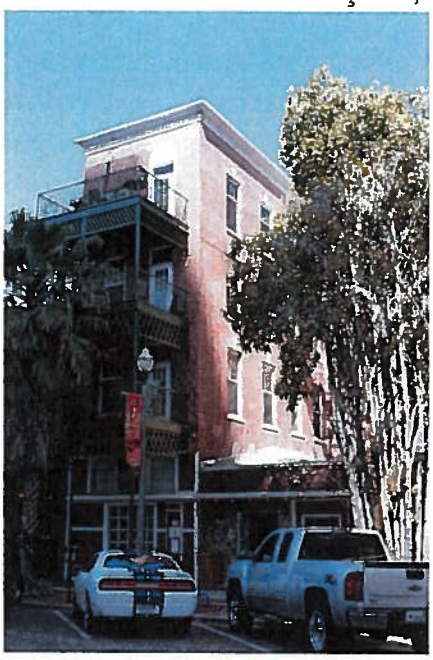
1911 building

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.

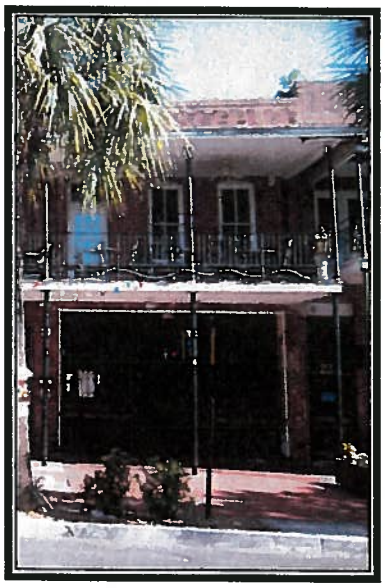
Featuring a covered balcony originally made of wood, it currently extends the length of the building, and was likely replaced in 1952 with its current metal balcony system. The balcony has wood decking with a wood roof and a metal balustrade with a scroll motif and slender metal columns and was extensively 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



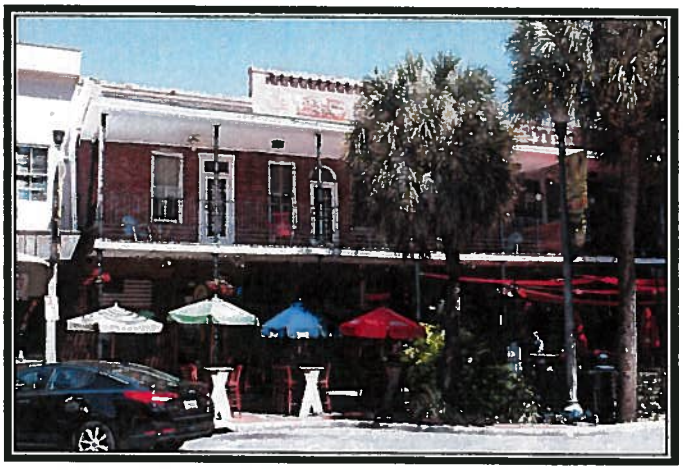
Ramsey Addition. Photo 2014.

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.

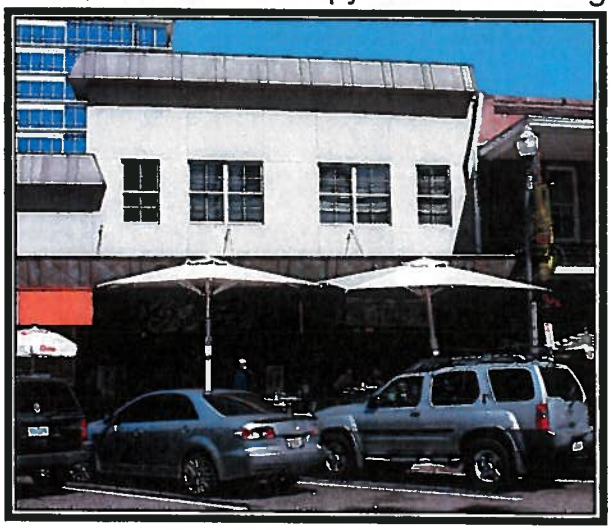
The first floor contains three bays. The central bay includes an arched opening with a brick surround that leads into an arcade that provides access to the second story. The arcade was constructed during the 1981 renovation. A pair of metal gates are used to close the entrance. The right bay contains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

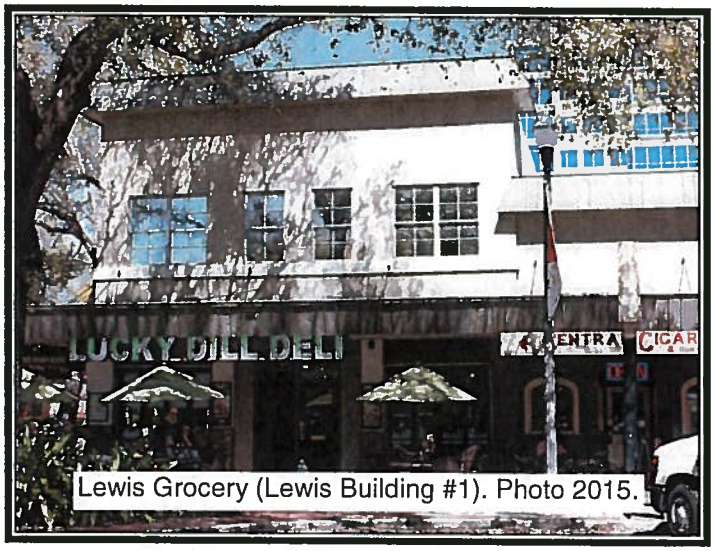
The next bay features a set of three, nine-light, fixed, wood windows. A single-panel, rectangular transom and a single-panel, rectangular bulkhead is set above and below the windows, respectively. The entrance is inset on the right side of the bay and consists of paired doors; a modified two-light, 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

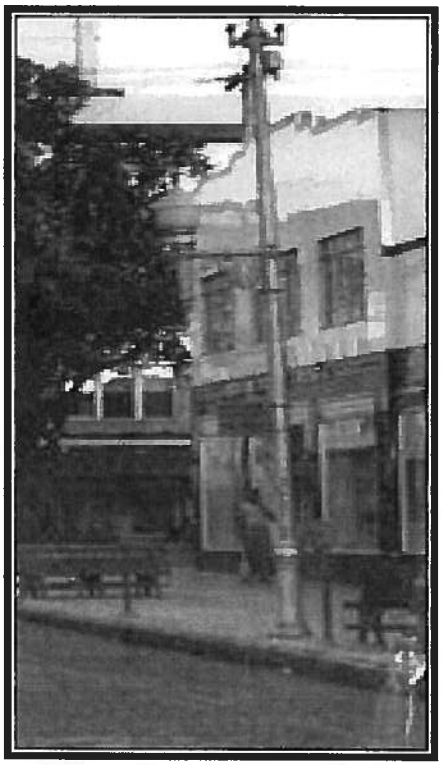


Lewis Grocery (Lewis Building #1). Photo 2015.

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,

[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.

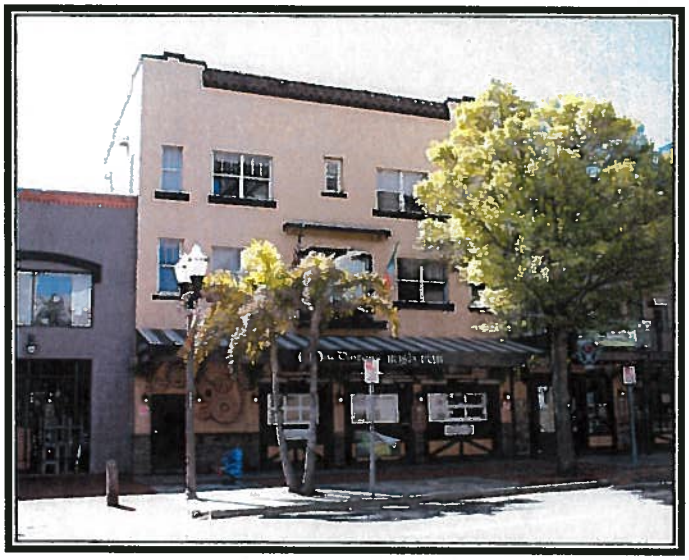
Although the materials have changed, the storefronts retain the original placement of the openings, and readable transoms. Distinctive, and highly decorative iron pilasters on the façade are stamped with "Chattanooga Roof and Foundry," a prominent manufacturer of cast iron and metal products during the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

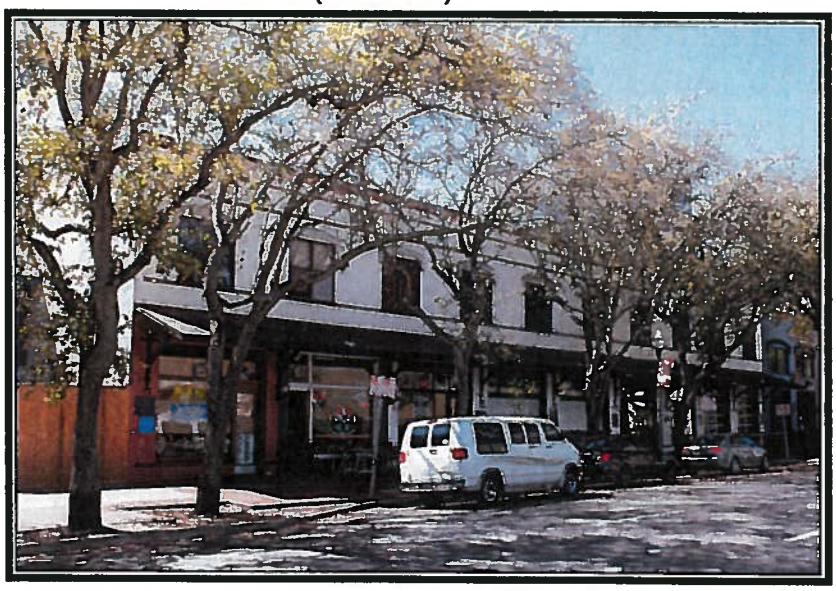
Cont.

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]

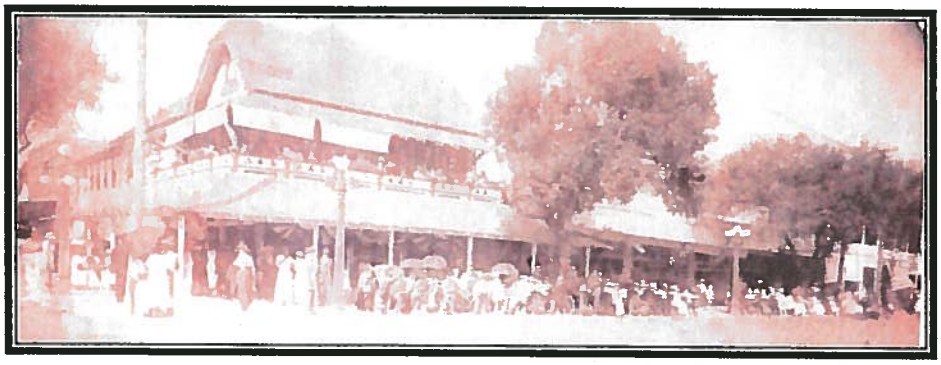
A severe freeze which destroyed the citrus groves throughout north and central Florida during the winter of 1894-95 prompted many farmers to relocate to coastal areas, such as St. Petersburg, which did not experience a freeze as severe. In an effort to attract additional tourists, the manager of the 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]



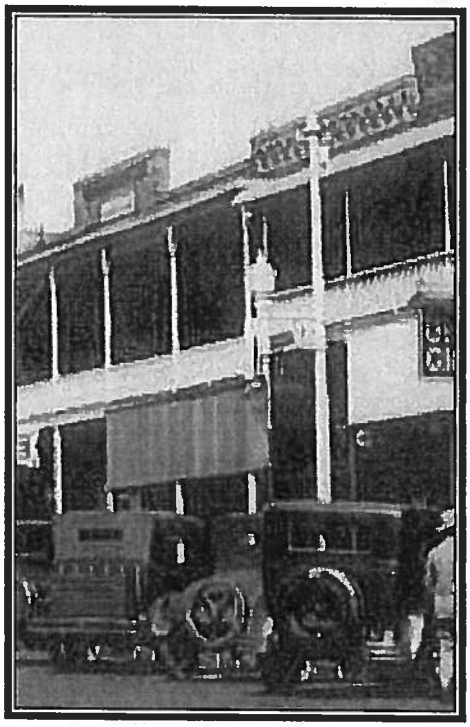
Lewis Grocery, ca. 1910.
Courtesy of Museum of History, Photo 4400.

[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

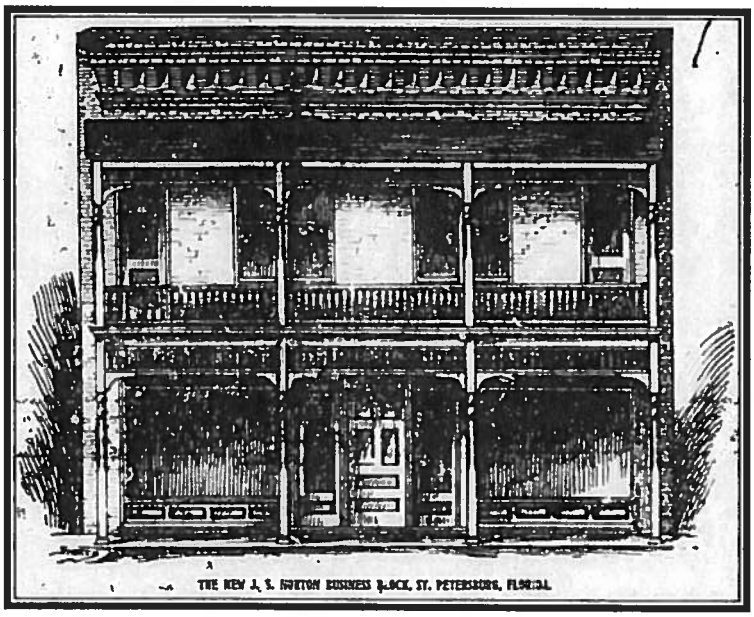
Royal Palm Theater Advertisement. *Evening Independent,* February 26, 1909.

[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]

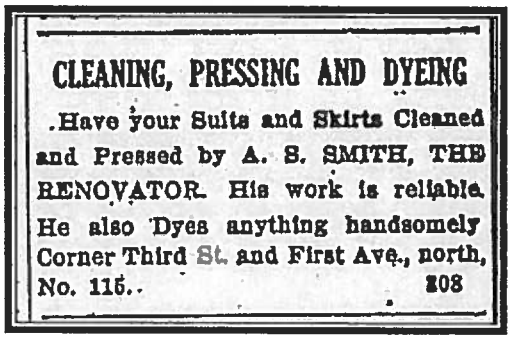
In December 1906, the St. Petersburg Land and Investment Company announced it was closing and terminating its business dealings in St. Petersburg due to manager Colonel L.Y. Jenness' ill health. By this time, the company owned full interest in the Hotel Detroit and sold it, along with an office building 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.

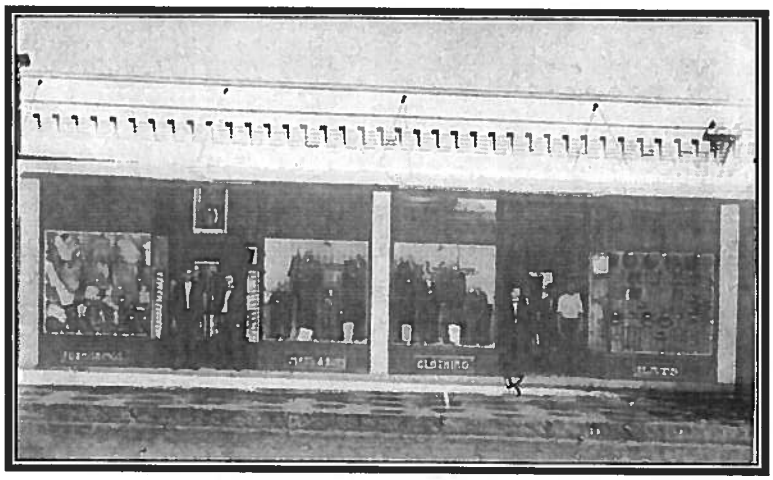
[24] Grismer 1948, 124; Dell Miller, "St. Petersburg Had Many Good Hotels Before 1900; Detroit Was Leader," [St. Petersburg Independent, 1965].

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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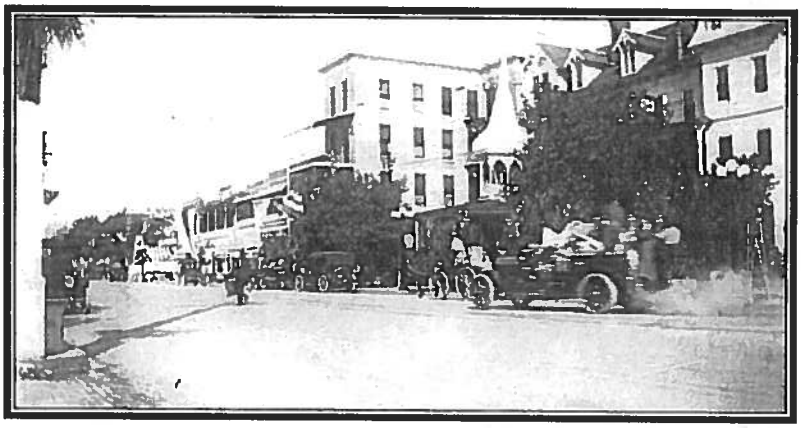
[29] Start Work on Tonnelier Block," *Evening Independent,* 28 October 1909; "Tonneliers Buy More Property," *Evening Independent,* 29 October 1909; "Mr. and Mrs. Peter Tonnelier...," *Evening Independent,* 18 December 1911; "Second Arcade Brick Building," *Evening Independent,* 5 March 1910; "Arcade 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.

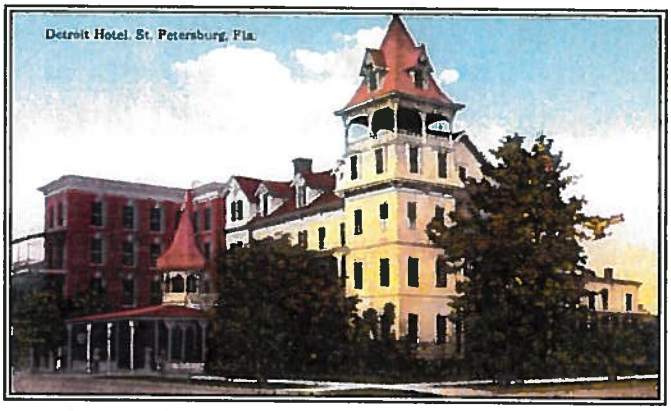
In 1911, Henry Binnie and Ed Lewis discussed plans to jointly construct a

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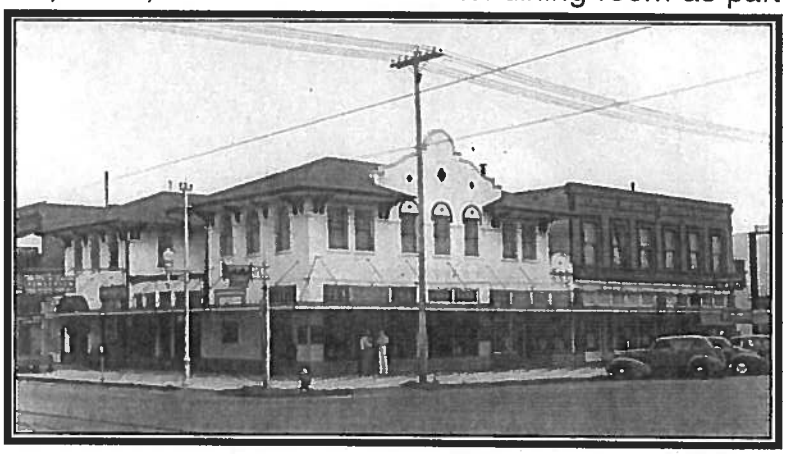
[34] "Brick Addition to Hotel Detroit," *St. Petersburg Evening Independent,* 5 May 1911; "Hotels are Opening for Season," *St. Petersburg Times*, 3 Oct 1911; "Hotel Detroit" advertisement, *St. Petersburg Times,* 3 October 1911; "Preparing for Immense Season," *St. Petersburg Times*, 27 October 1911.

[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.

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]

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.

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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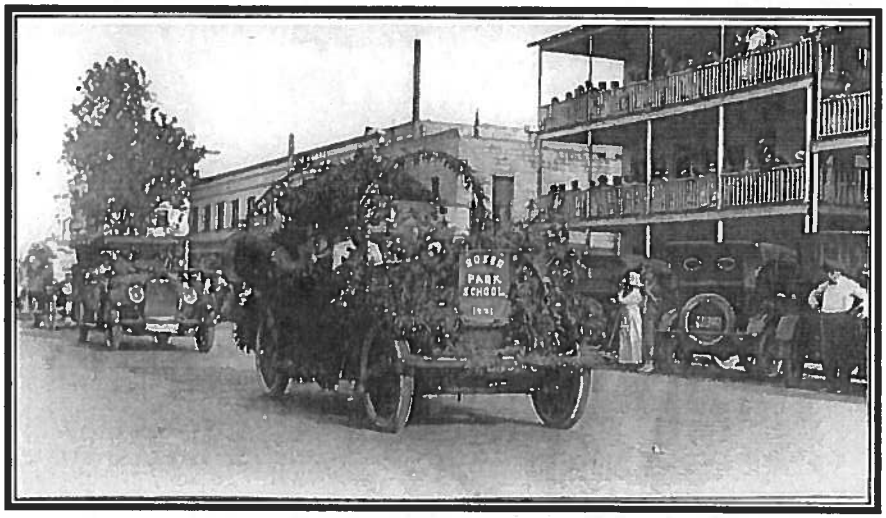
[45] Arsenault 1996, 186-189, 199-200.
[46] Polk 1927; Arsenault 1996, 201.
[47] "Lewis-Burton Firm in Grocery Business," *St. Petersburg Daily* Times, 18 May 1913; "Brown Bros. Buy Ed T. Lewis' Grocery Interest," *Evening Independent,* 30 January 1919; "Oldest Grocery in City to be Closed Here Soon," *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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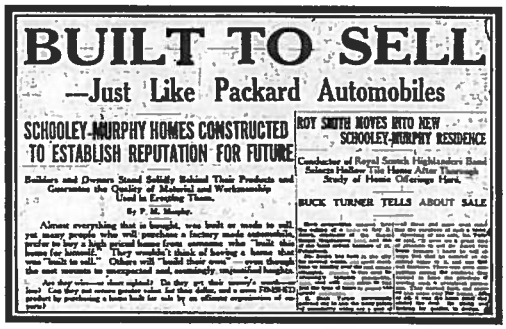
[48] "Veteran Clothier To Retire in June," *St. Petersburg Times,* 24 May 1941; "The Rambler," *Evening Independent,* 27 May 1941; "To Open Store for Men Here," *Evening Independent,* 27 September 1923; "Branch Office Located Here," *St. Petersburg Times,* 10 June 1925; "Close to $1,000,000 Deposited 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,



BUILT TO SELL

—Just Like Packard Automobiles

SCHOOLEY-MURPHY HOMES CONSTRUCTED TO ESTABLISH REPUTATION FOR FUTURE

ROY SMITH MOVES INTO NEW SCHOOLEY-MURPHY RESIDENCE

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."

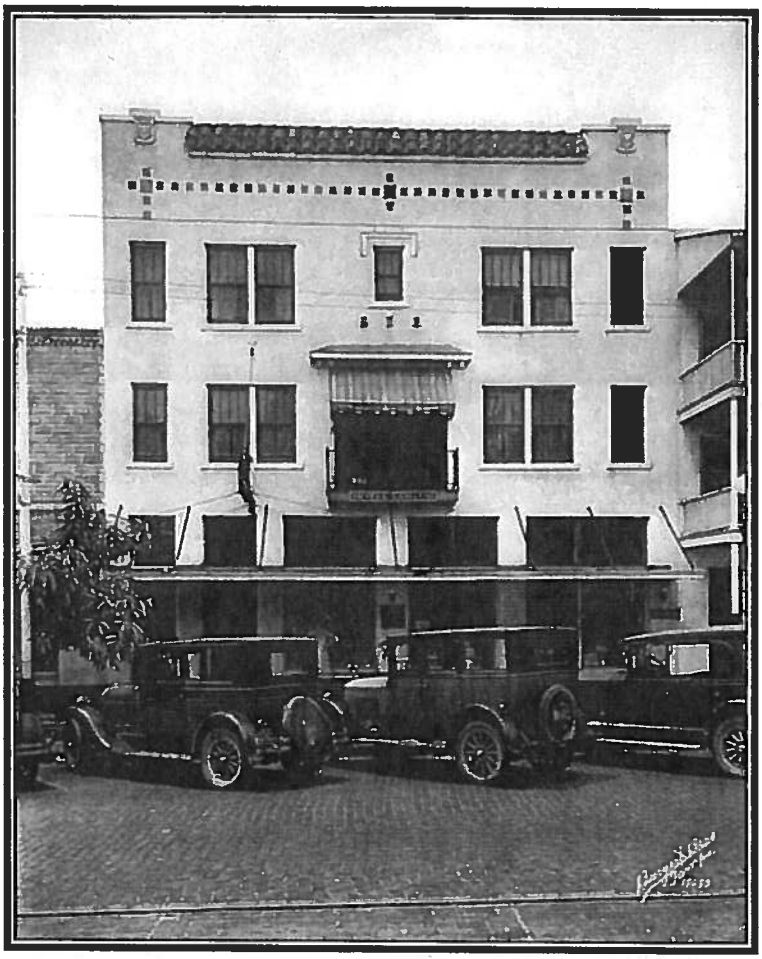
[50] Polk 1920, 1922, 1924, 1925, 1926, 1927, 1928; "Heath's" advertisement, *St. Petersburg Times,* 3 March 1927.

[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.

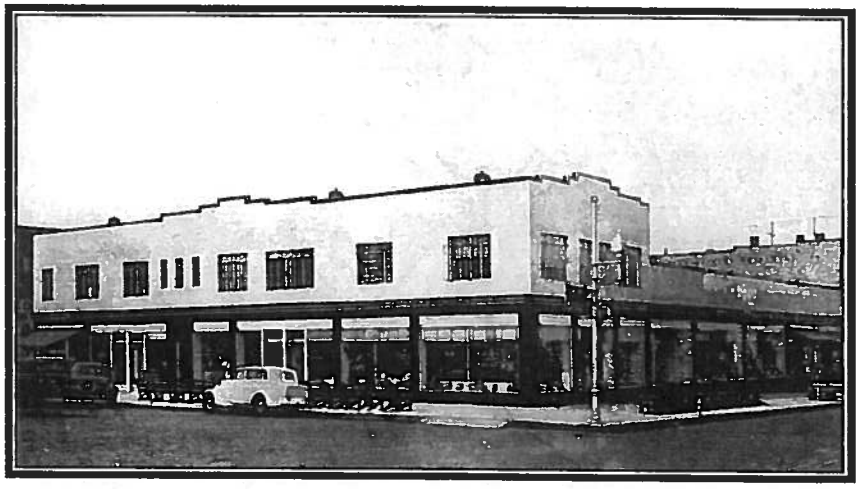
[56] "Tamiami Hotel For Sale," *St. Petersburg Times,* 9 May 1926; Polk, 1924, 1925, 1926, 1927, 1928, 1929, 1930; "Hot Water Guaranteed at All Times!" *Evening Independent,* 5 May 1925; "Williams Art Store Moves into its New Location on Central Avenue," *Evening Independent,* 10 July 1929; "Property 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.

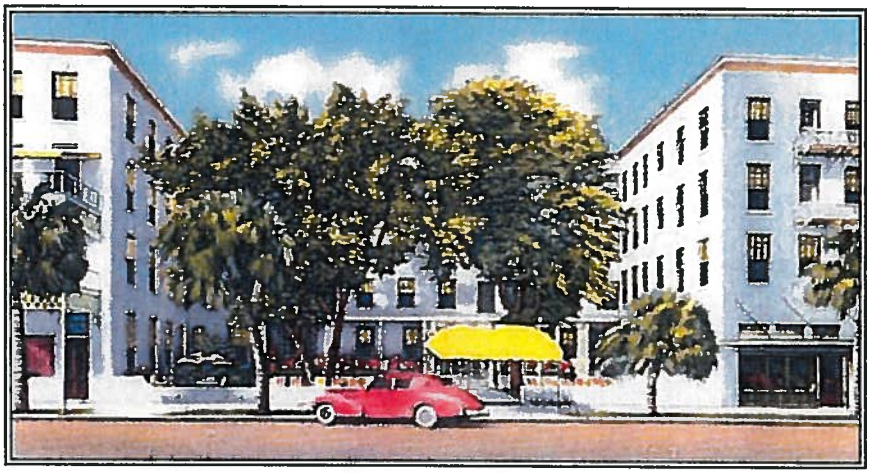
[62] "Michigamma Hotel," *Evening Independent,* 22 April 1939; Personal Mention," *Evening Independent,* 4 March 1940; "Goldenrod Candy Shop" advertisement, *Evening Independent,* 8 May 1940; "City Outgrowing Seasonal Business," *St. Petersburg Times,* 30 May 1948; Polk, 1940, 1945.

[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.

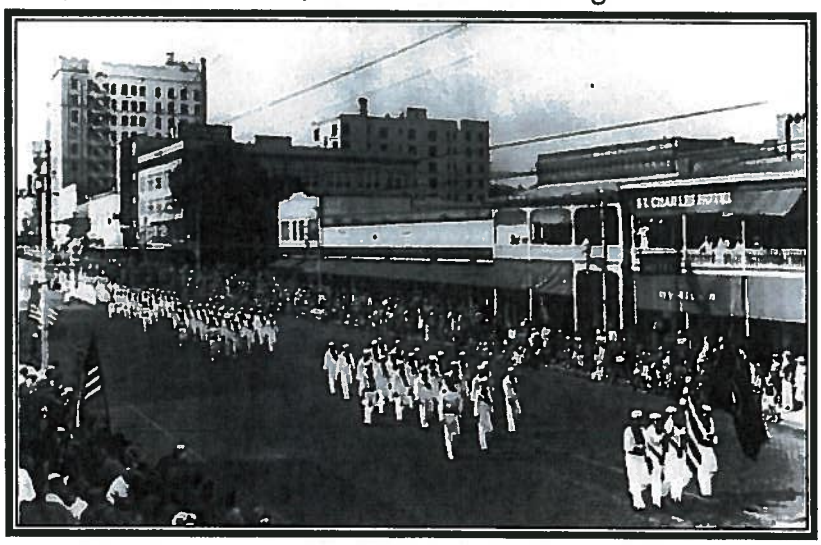
[65] "Detroit Sold to Rutland for Over $200,000," *St. Petersburg Times,* 13 October 1938, 1; "Detroit Hotel Completely Remodeled," *St. Petersburg Times,* 1 October 1939, 3; "Hayward Leases Moore Building as New Hotel," *St. Petersburg Times,* 4 March 1939; Grismer 1948, 240, 324; "Bainbridge Hayward,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



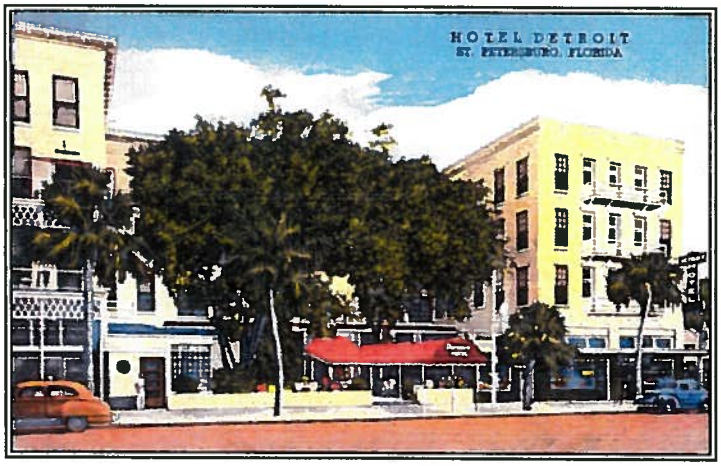
World War II era parade along Central Avenue, ca. 1945. Courtesy of the Museum of History, Photo 229.

[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

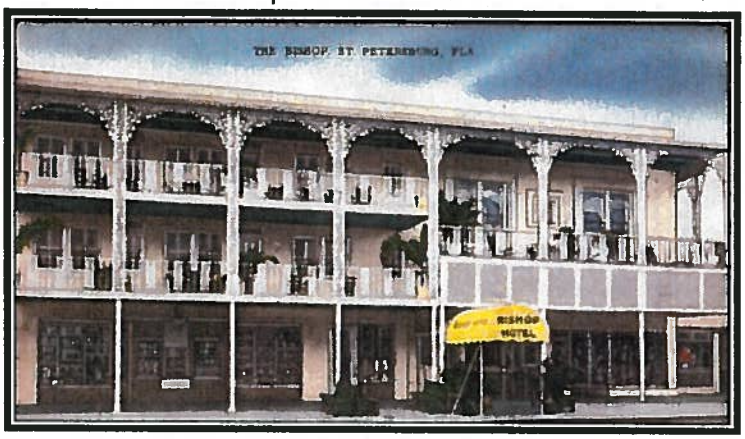
The city rapidly demilitarized following the war, and many veterans returned to St. Petersburg. The Great Depression and governmental restrictions during the war led to a housing shortage following World War II. Many hotels and boarding houses were again filled with tourists and new residents awaiting 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

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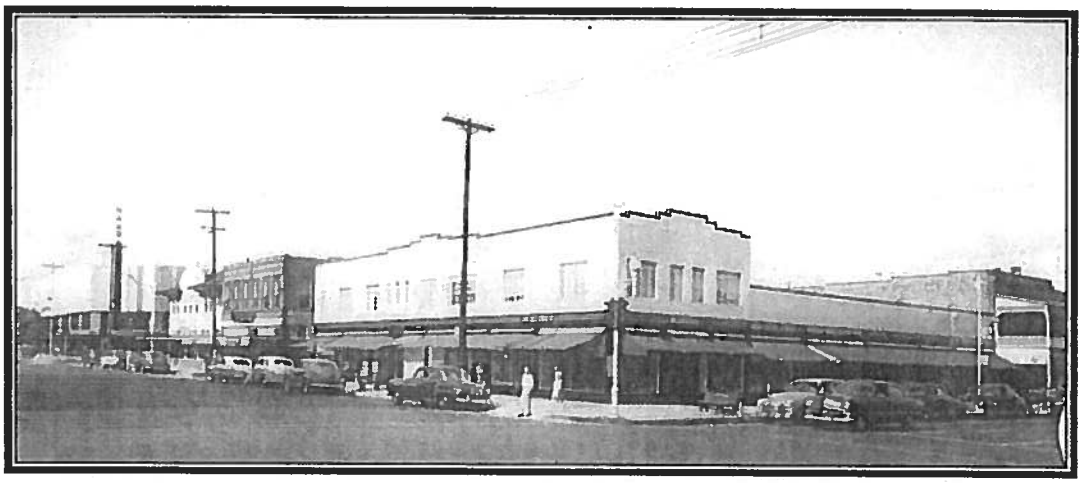
[69] Polk 1951; "Newly Remodeled Bishop Hotel Has its Formal Opening," *Evening Independent*, 13 December 1948; Bethia Caffery, "A Bit of City History…," *Evening Independent*, 21 May 1977; Ancestry.com, "Florida Death Index"; City of St. Petersburg, Property Cards.

[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.
[80] Grismer 1924, 250-51.

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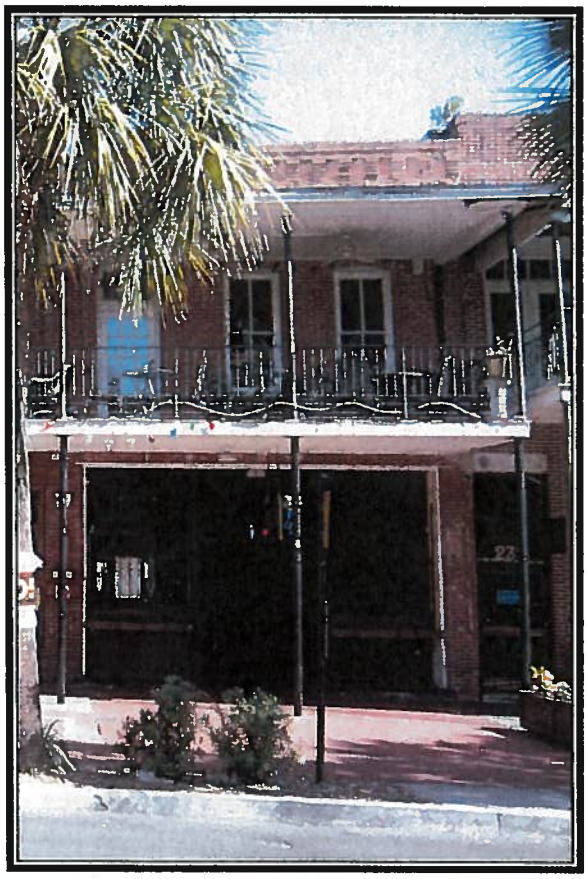
CONTINUATION SHEET

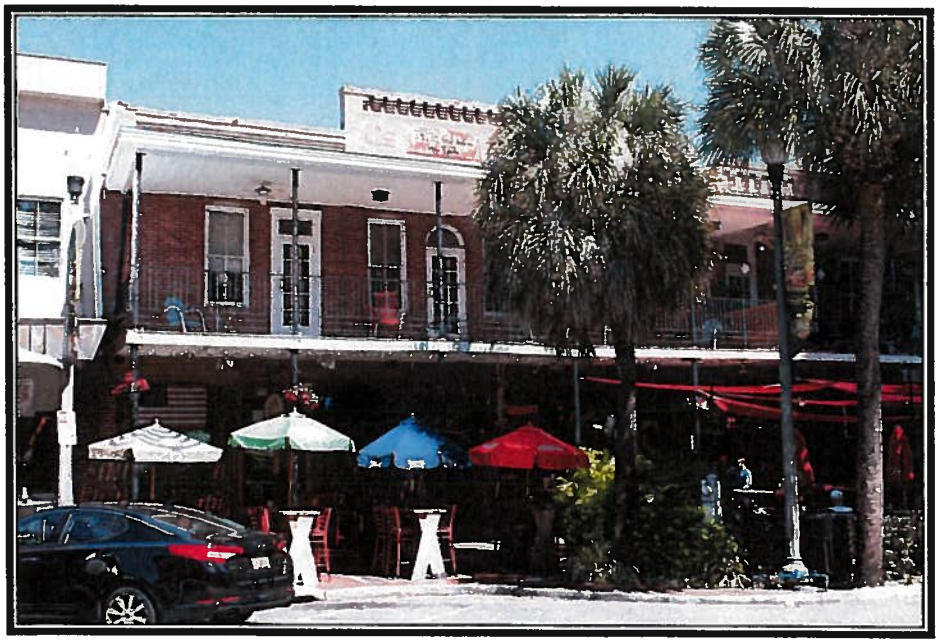
Additional Photographs (all photos by City Staff, 2015, unless otherwise noted)

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

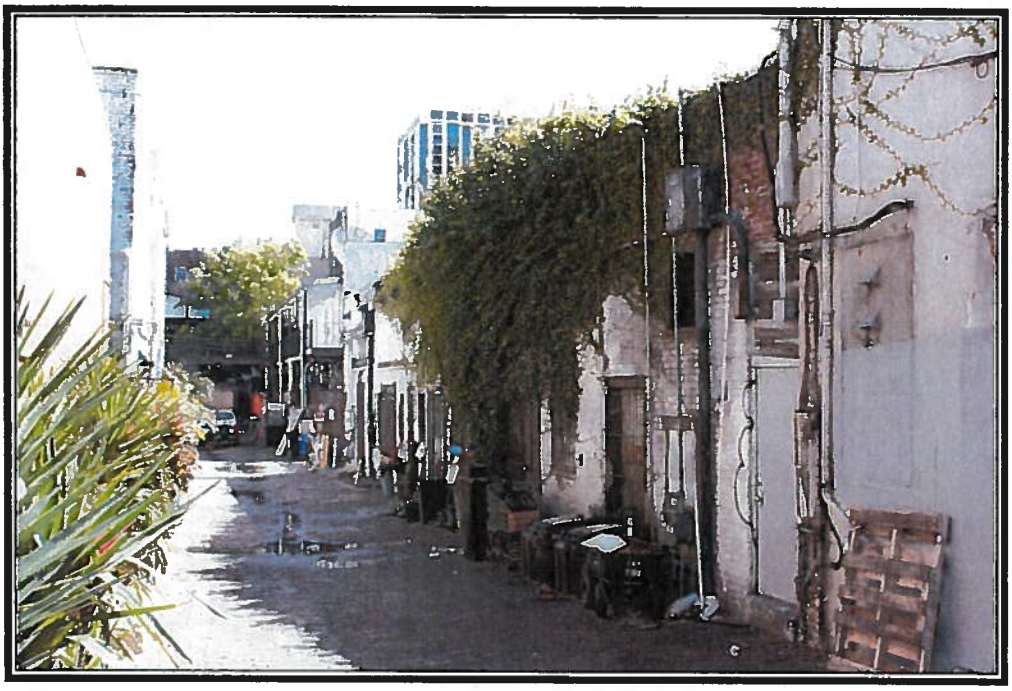
Lewis Building #5, Southwest Façade

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

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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.

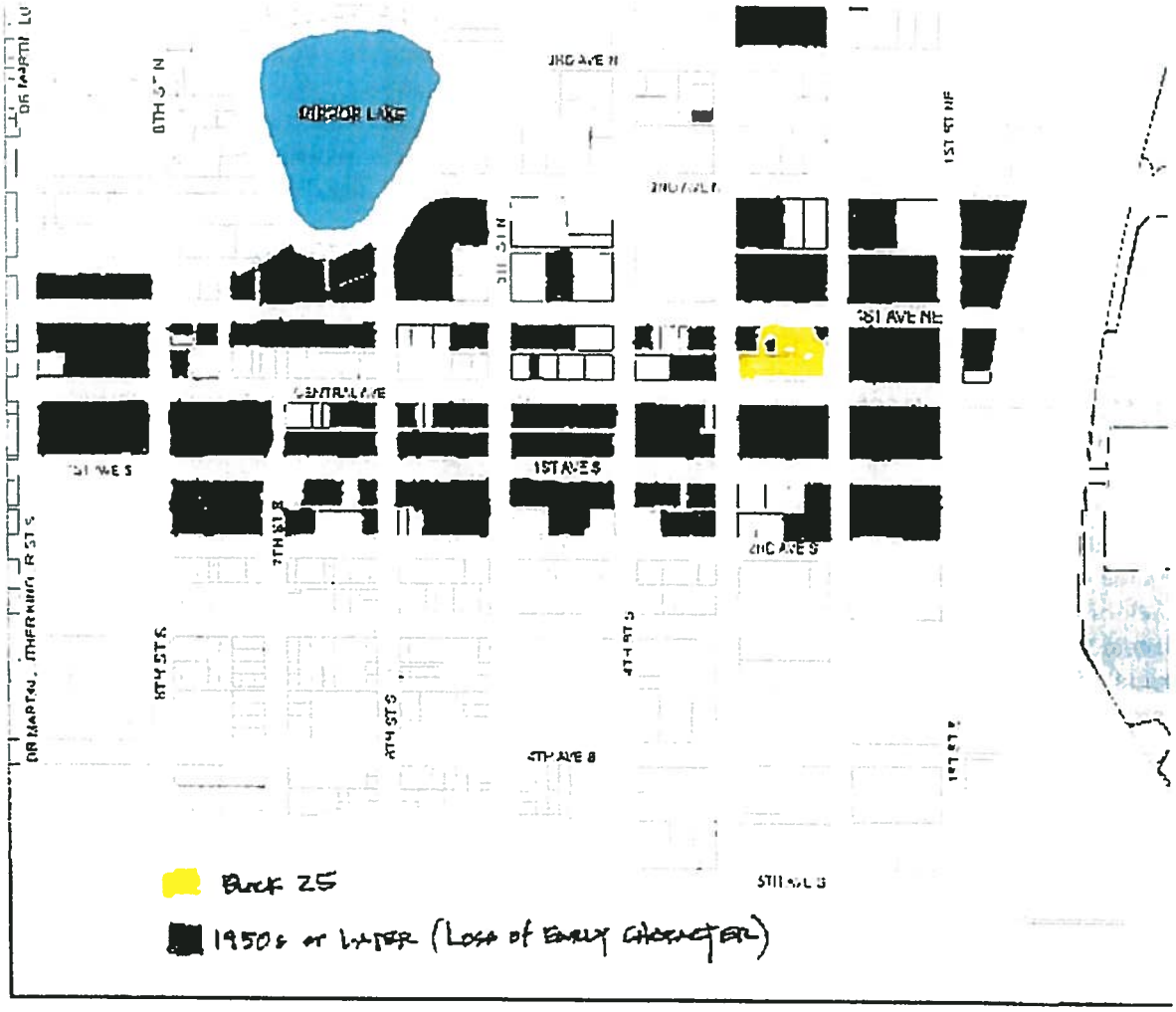
As you are already aware, the City-initiated local historic landmark designation application for Block 25 is considered to be *in-process* as a result of an ongoing public-private partnership for addressing the infrastructure issues and improvements referenced above, as they are commonly associated with 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

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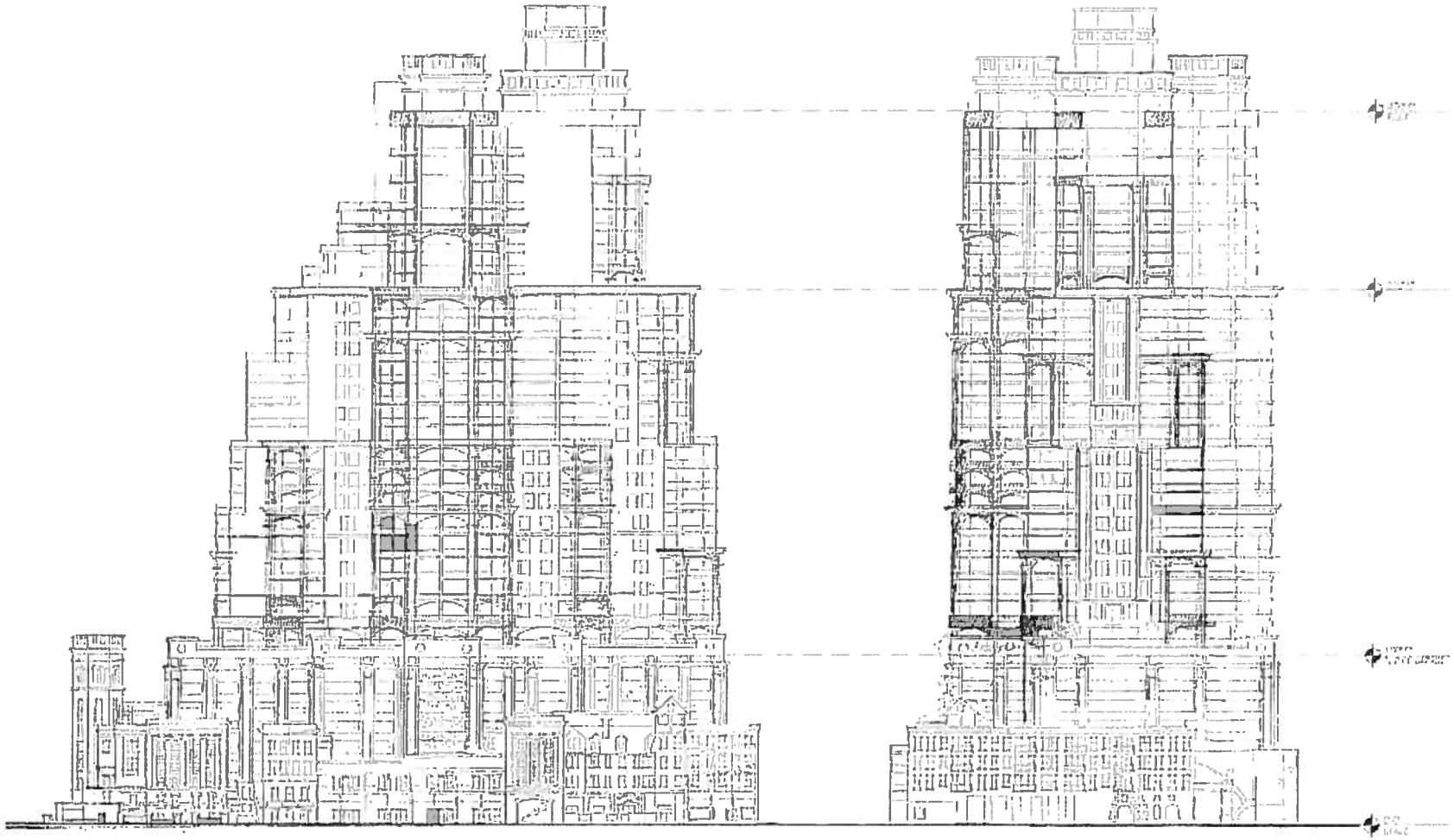
CLEARWATER, FL 33761

RENDERED DRAWING



1 SOUTH ELEVATION

1 EAST ELEVATION

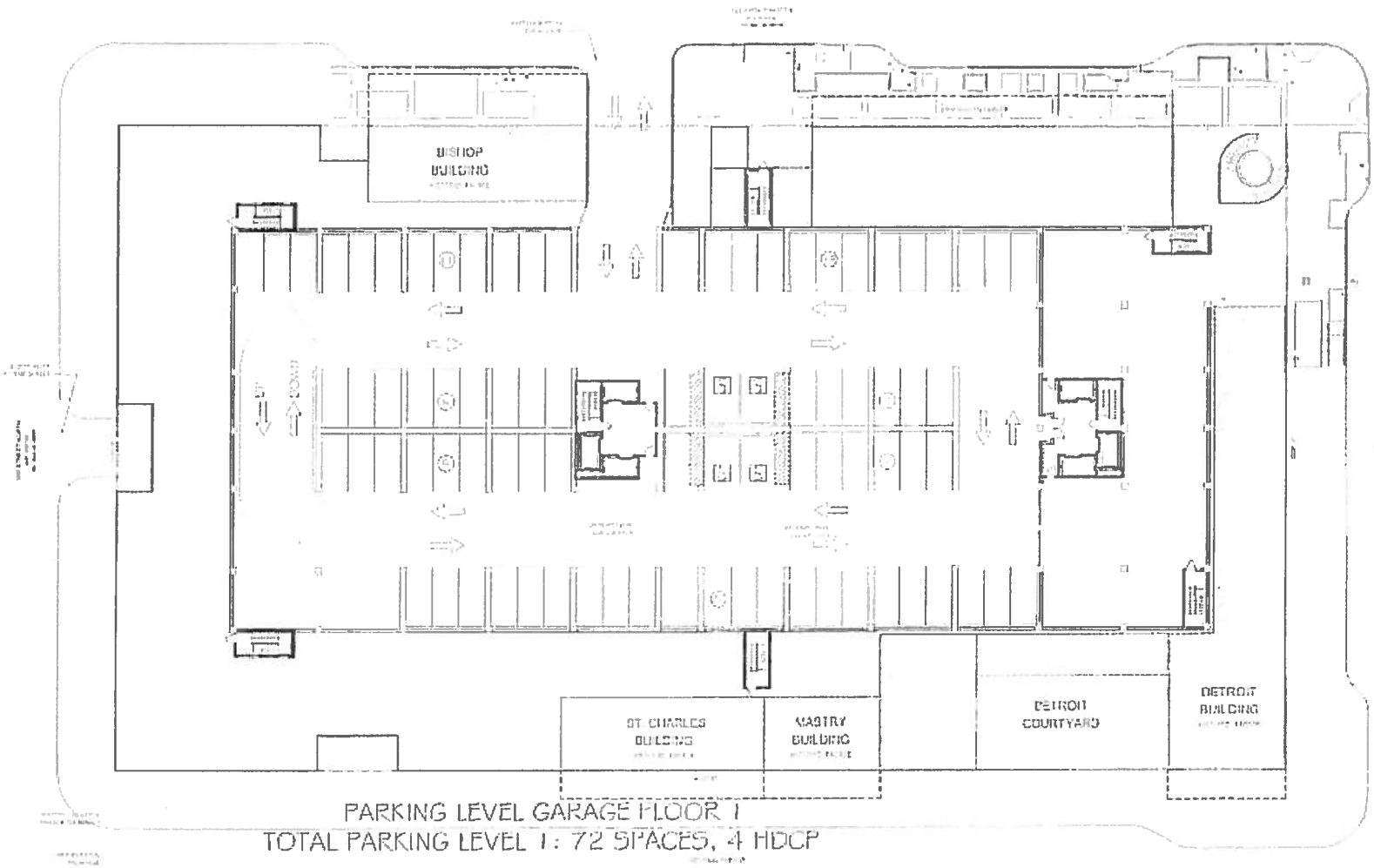
DETROIT BLOCK RENOVATION

DETROIT ELEVATION DRAWINGS

JOHN A. BODZIAK

ARCHITECT AIA FA

B1.1



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

GROUND FLOOR PARKING/ COURTYARD PLAN

DETROIT BLOCK RENOVATION
NEW COURTYARD PLAN

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.

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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.

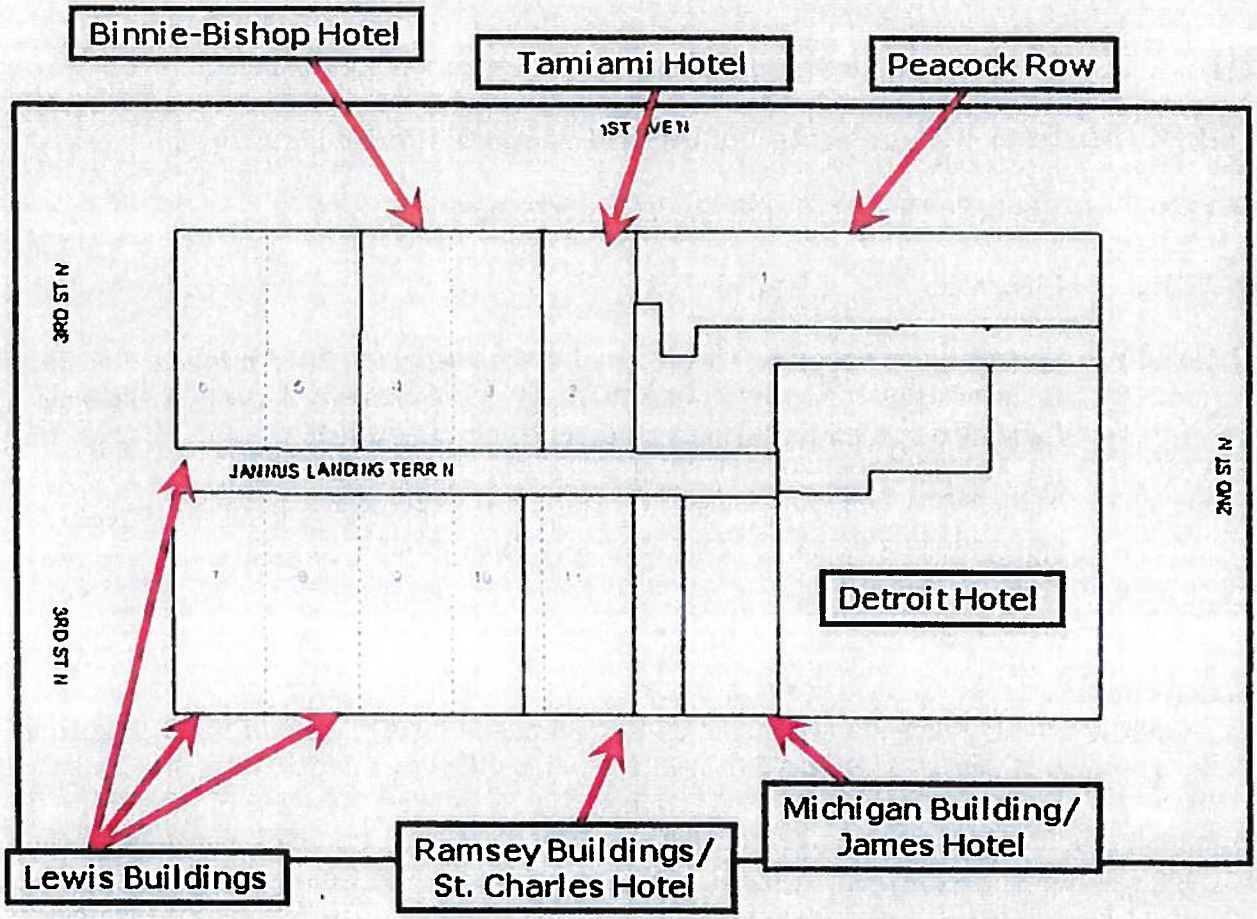
REQUEST: The CPC is requesting that City Council initiate a local landmark designation application for Block 25 to be designated as a district.

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.

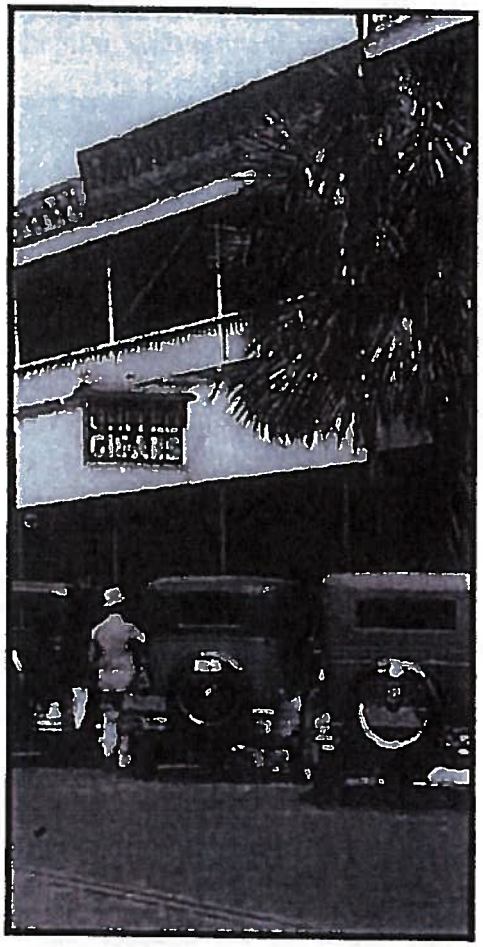
In addition to the Binnie-Bishop Hotel and the Detroit Hotel, which was designated in 2010, there are seven other historic buildings on the block. It appears that there is sufficient historic integrity and significance to form a district.



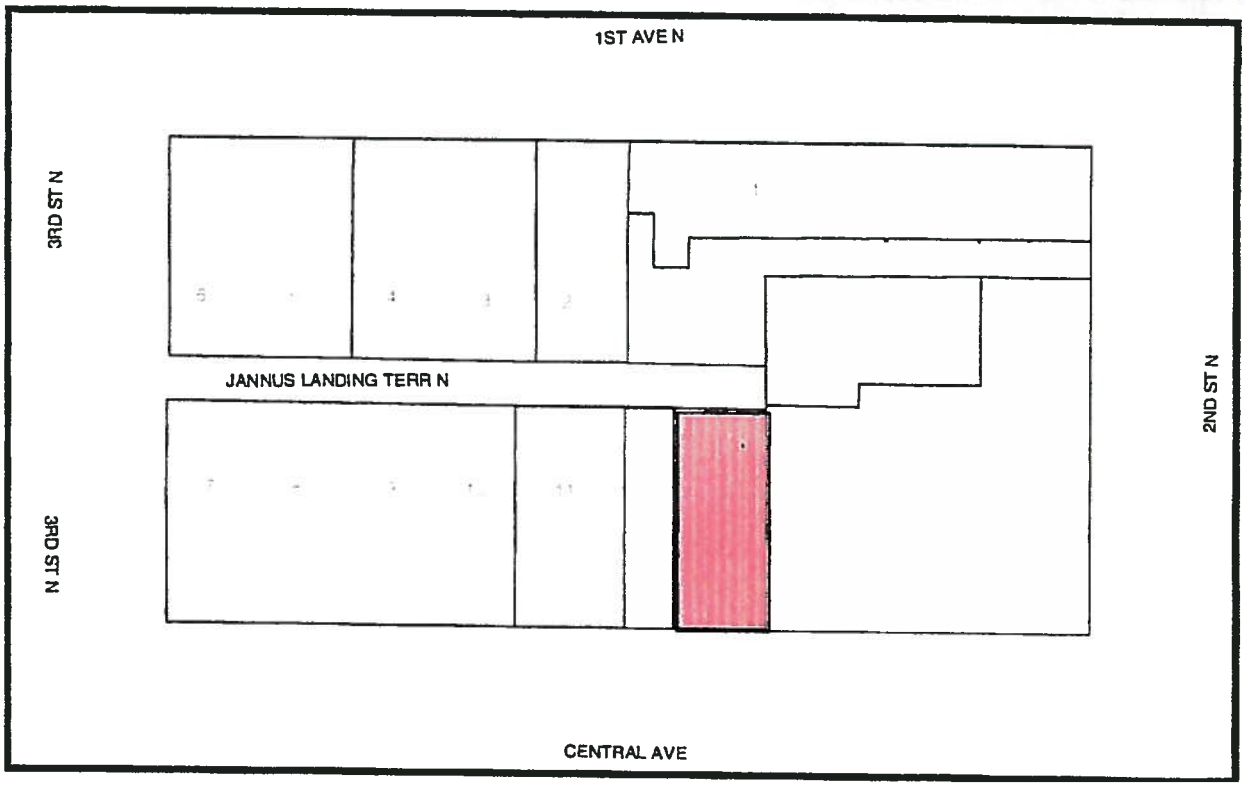
Block 25 was part of the original plat for the City of St. Petersburg with the eastern portion, on which the Detroit Hotel was built, identified for hotel use. With the train depot half a block away and the city park nearby, Block 25 saw some of the earliest settlement and businesses in the new town.

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

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

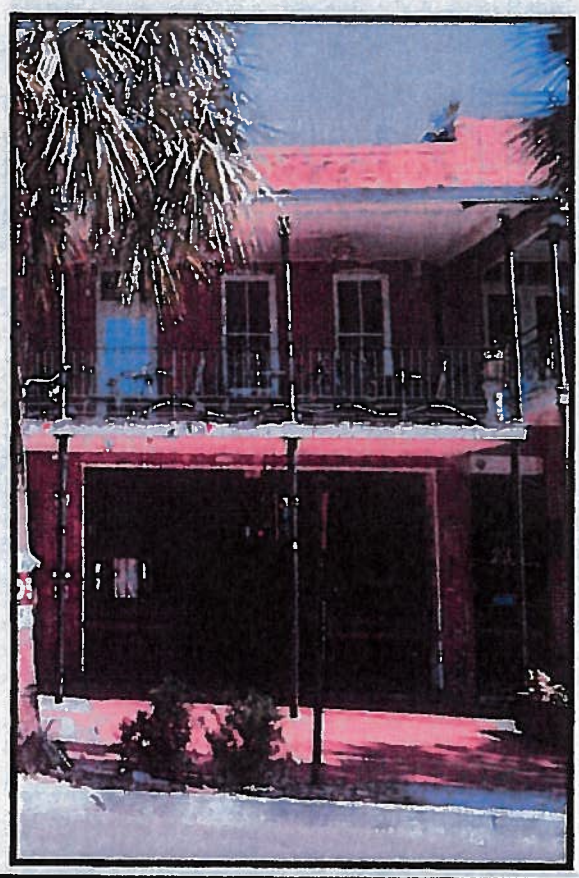


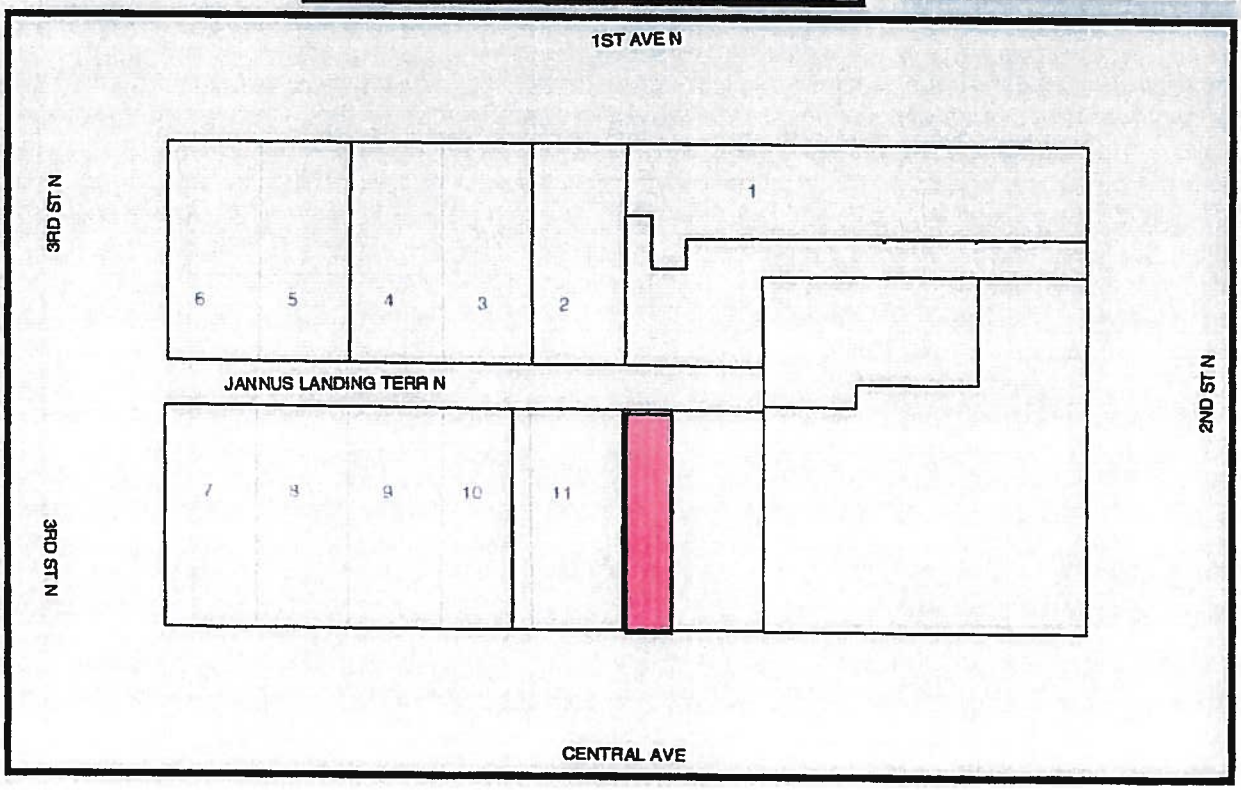
The Michigan Building was designed by architect Edgar Ferdon and constructed in 1909. Edward Tonnelier owned the property which was designed to accommodate stores on the first floor and a 10 room hotel on the second floor. Businesses such as Dr. William Secor, A.T. Mullins Real Estate, Beach's Pharmacy, 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.



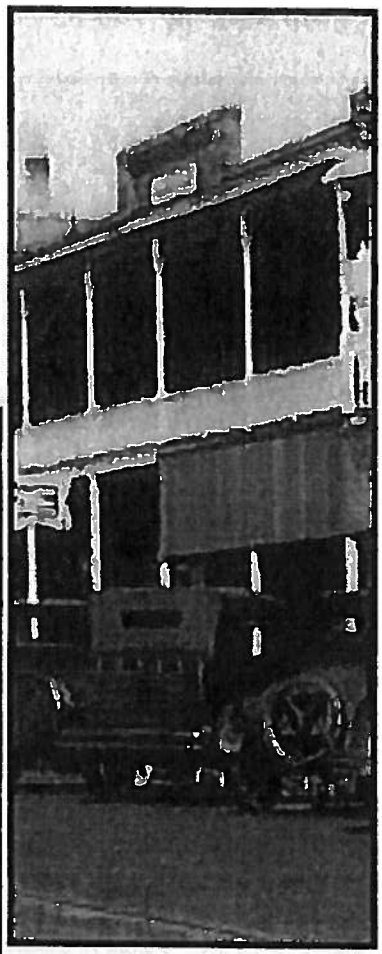
Ramsey Addition, 237-41 Central Avenue (8PI313)

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.

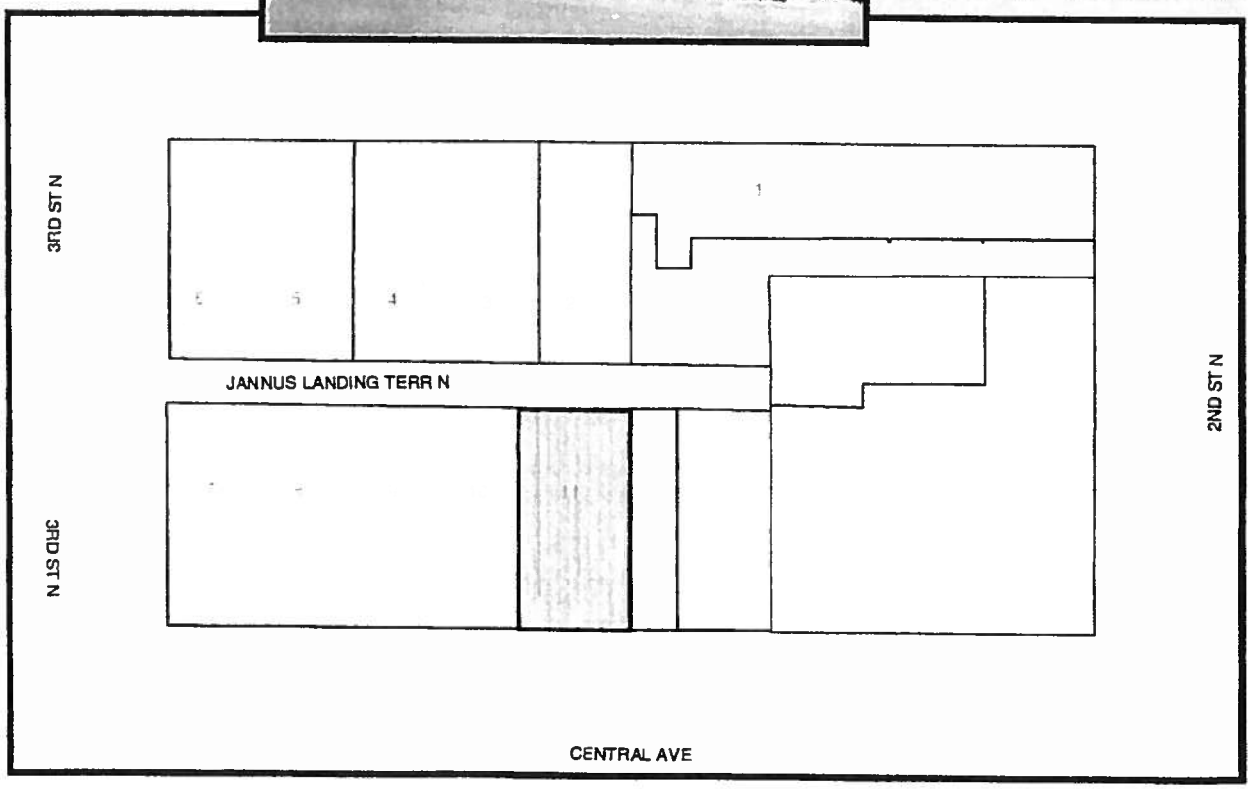




Ramsey Block/St. Charles Hotel, 243-47 Central Avenue (8PI278)



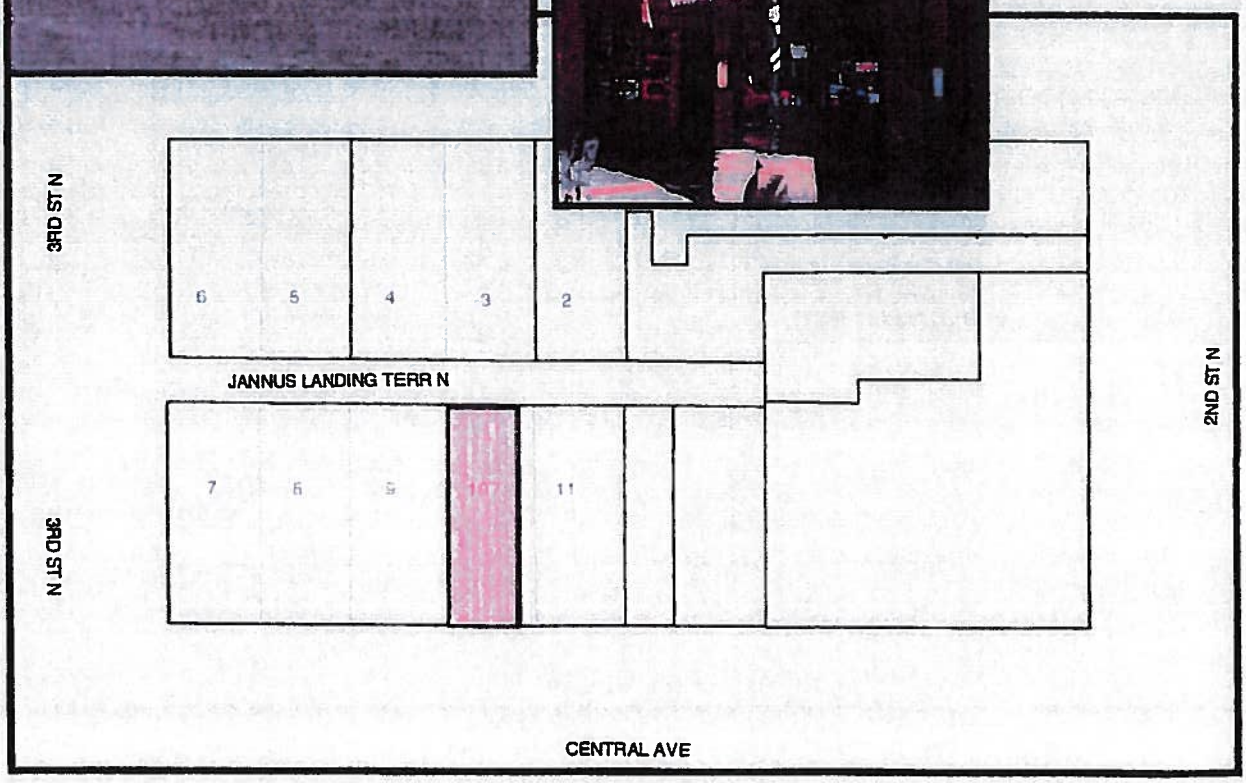
The Ramsey Block, also known as the St. Charles Hotel, was constructed in 1904 by owner Mary Ramsey. She moved to St. Petersburg in 1900 and is credited with building the first brick commercial building in the city, which was located in the block where the City's Municipal Services Center is now. Her 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

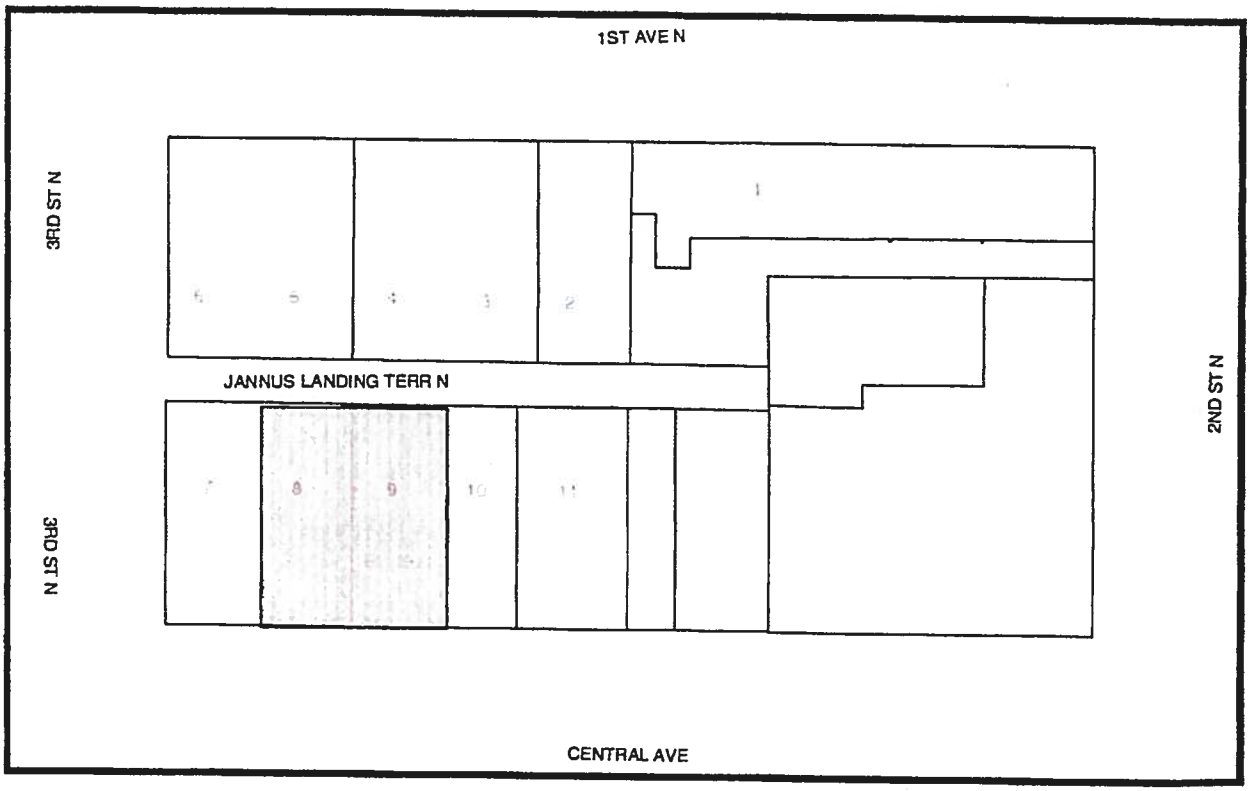
The Norton Building was built in 1906 by owner James Norton. Until Pinellas County voters outlawed saloons in 1913, Norton operated one of the last saloons in St. Petersburg. His wife, Julia, was the proprietor of Norton Flats, which were rooms available for rent on the second floor of this building. 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.

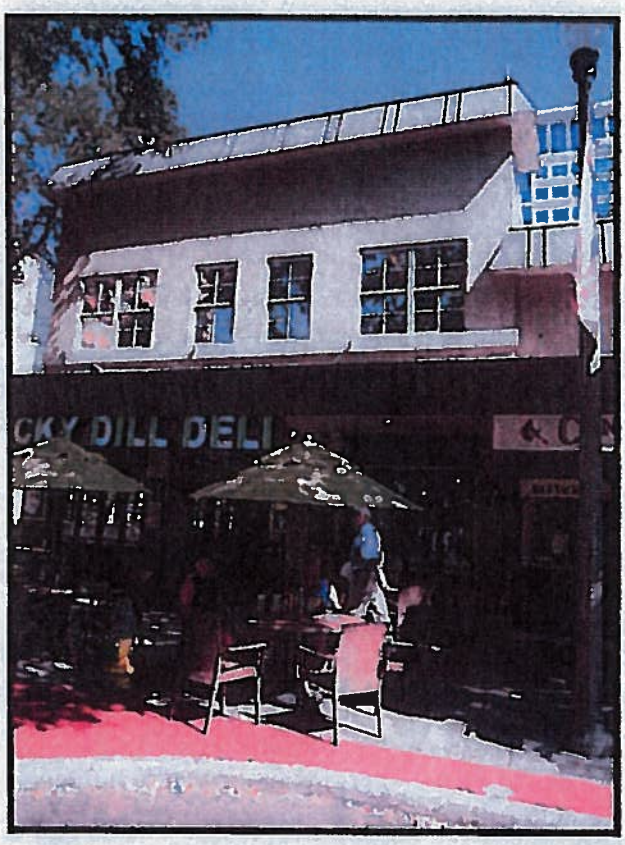
This building was later acquired by the Lewis family, who owned the rest of the buildings to the corner of 3rd Street and was refaced with the others in 1966. Although this building has been altered, it is still identifiable as a historic building in terms of mass, height, setback and openings and could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



Lewis Building #3,
259-69 Central Avenue

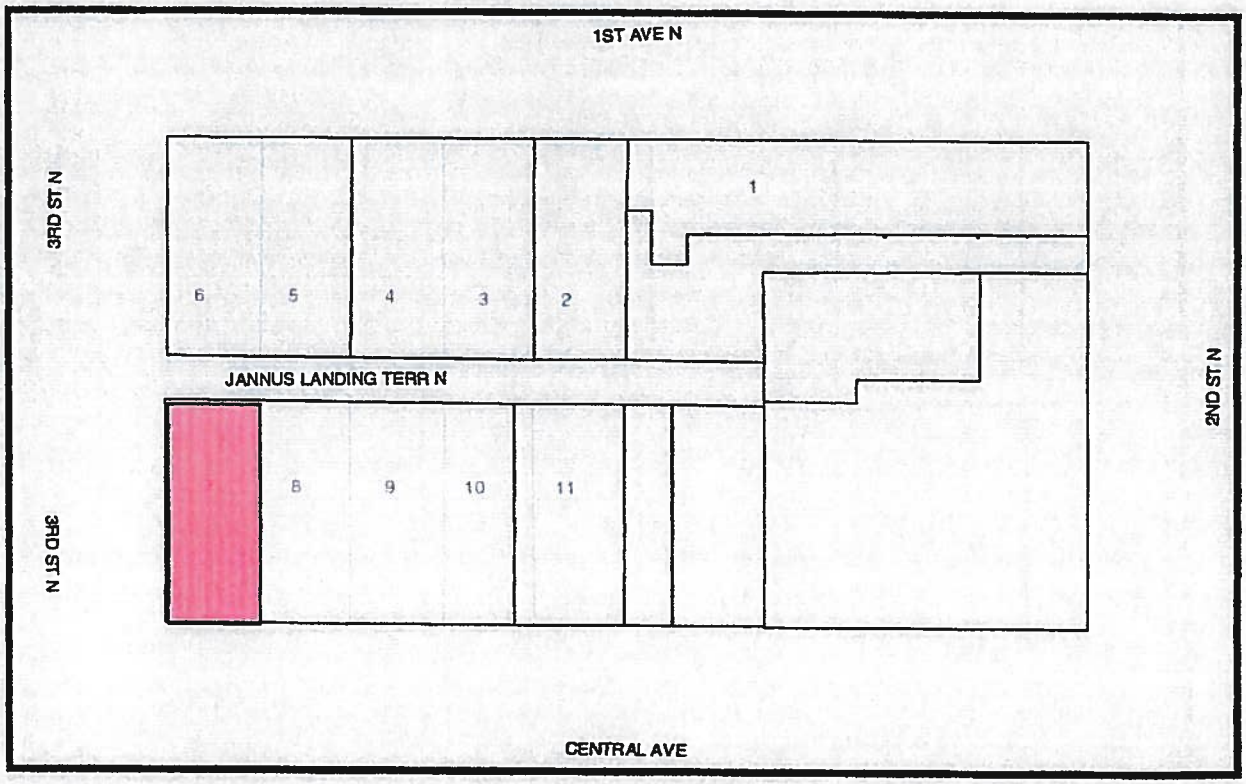
This one-story block was constructed ca. 1908 by owner Ed Lewis, who owned the property to the corner of 3rd Street. Early occupants included Roger's Jewelry, a plumbing business, the St. Petersburg Shoe Company, Ermatinger's Hat Store, and Arthur L. Johnson's Men's Clothing Store. Johnson was a leader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





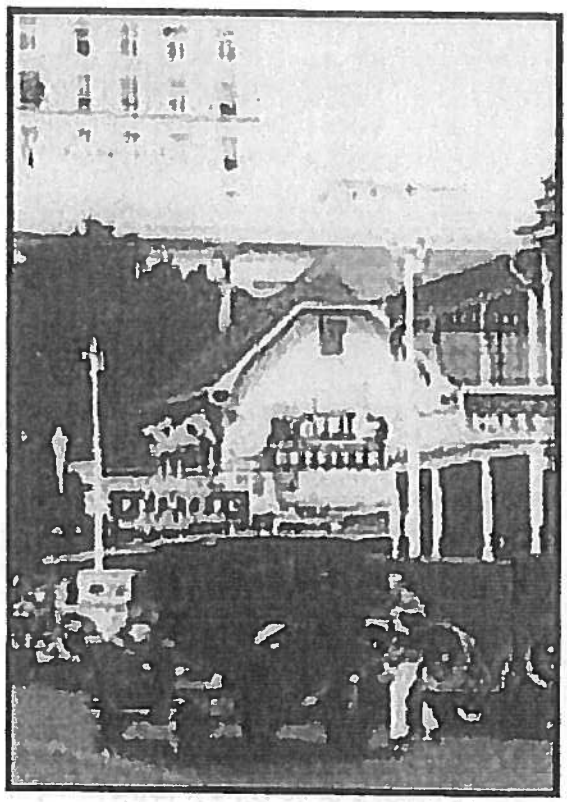
Lewis Building #1,
277-79 Central Avenue

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.

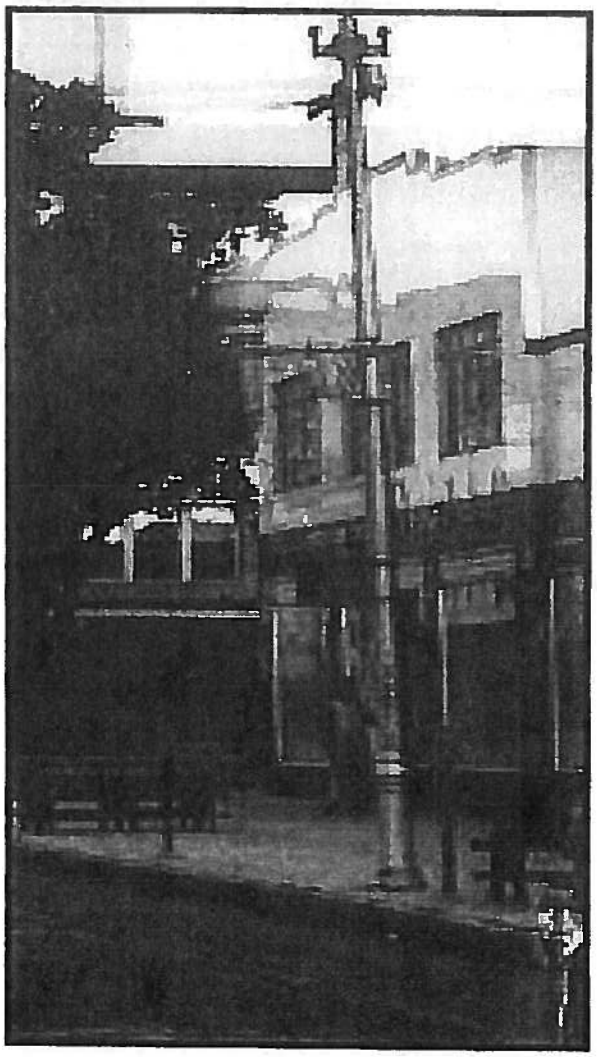


In 1913, W.C. Burton joined the grocery firm and Lewis sold his interest in the grocery around 1920, although he retained ownership of the building and land. In 1923, the grocery closed, relocated, and became a wholesale enterprise. Among other interests, Lewis and his son, Leon Lewis, maintained investments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

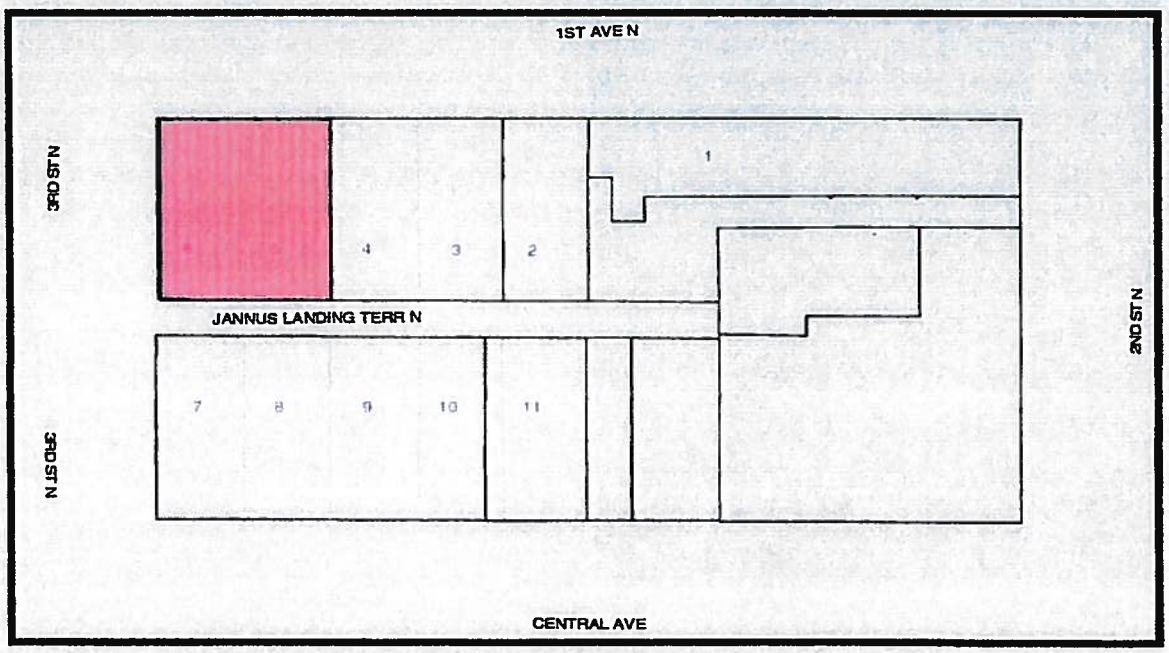


Lewis Building #1, ca. 1937. St. Petersburg Times.

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.

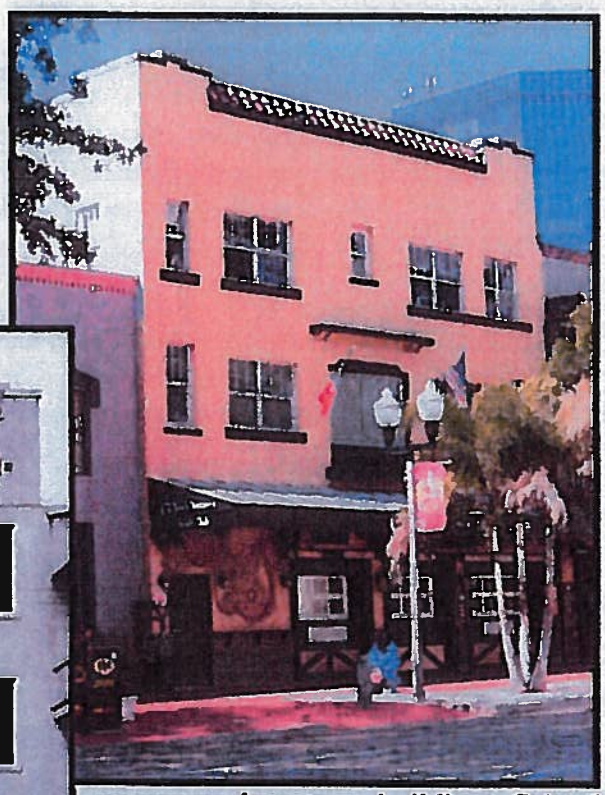
Lewis' second construction project on the block was a red brick commercial building built ca. 1907 fronting 3rd Street North across the alley from his grocery. In 1917, Lewis and fellow owner George Van Houten, who was a contractor, built the Mission Revival building on the corner which was designed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

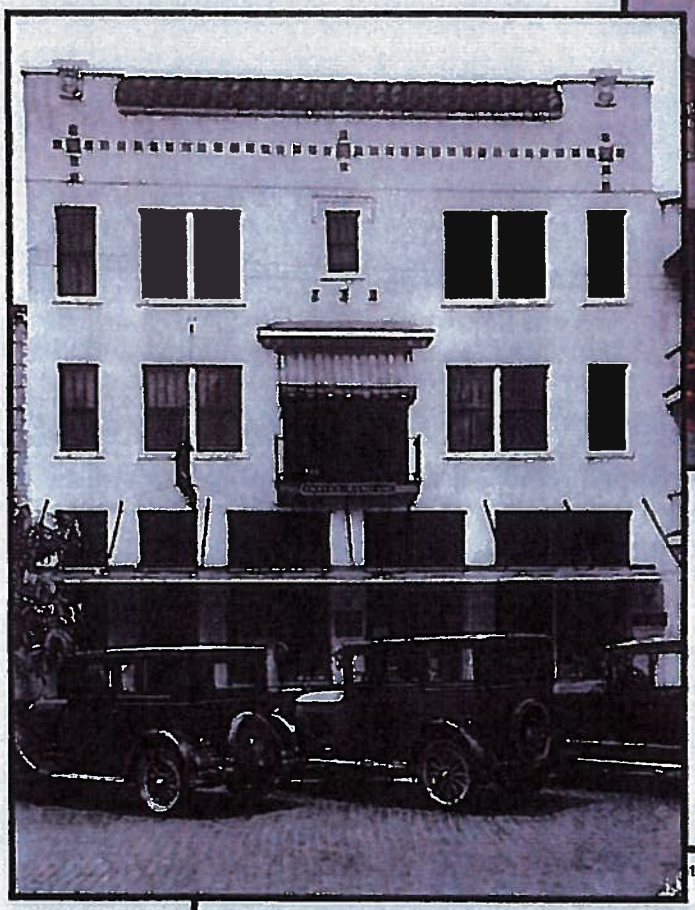


the Hotel Dennis on the 2nd floor. Other businesses which occupied the first floors of the buildings included the St. Petersburg Tailors and Dry Cleaners, Advance Art Printery, Carpenter's New England Home Bakery and Tea Room, and an African-American barber and tailor, Archibald S. Smith, who maintained 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.

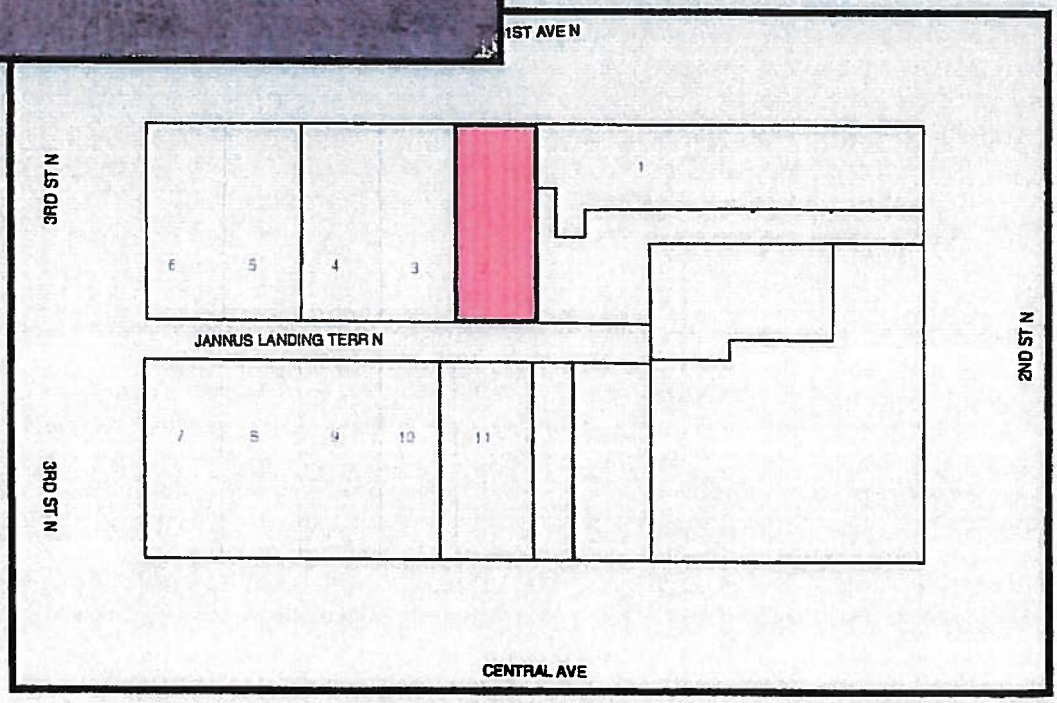
Tamiami Hotel, 242 1st Avenue North (8PI10446)

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.

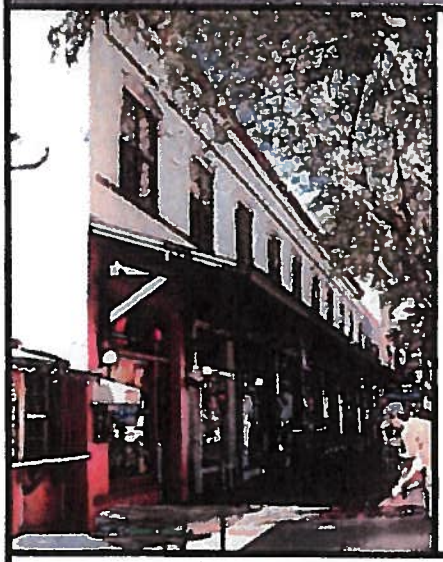




Tamiami Hotel, 1926. Burgert Bros. Collection.

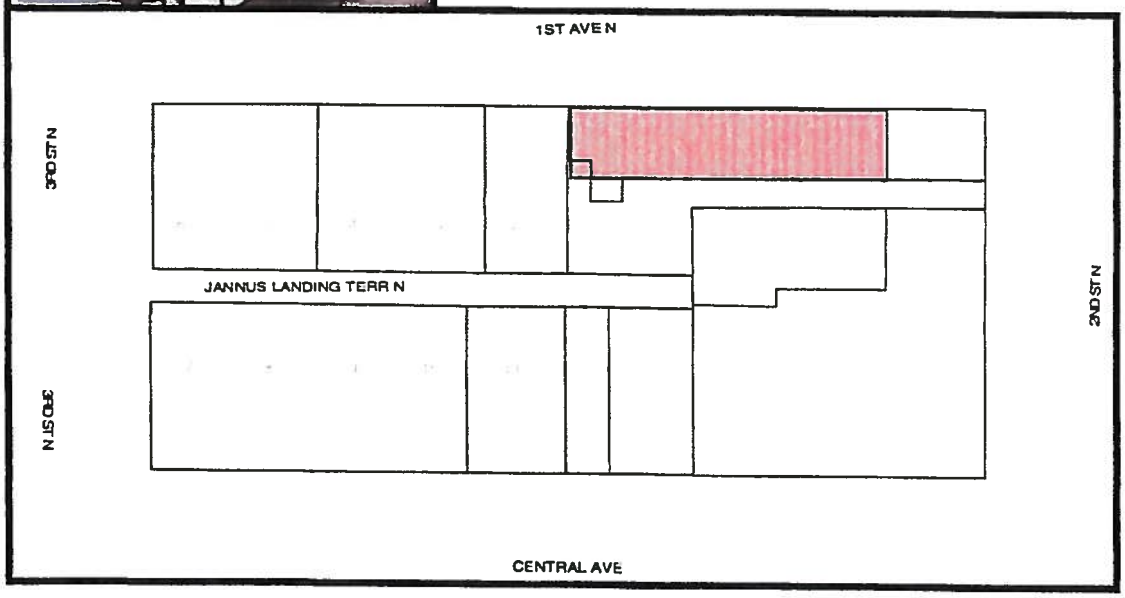


Peacock Row, 208-36 1st Avenue North (8PI3053)



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 727.793.9296 // F 727.567.8349
880 Carillon Parkway 32E, Saint Petersburg, FL 33716

www.GoodrichWealthPlanning.com

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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 20, 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.

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.

City Council:

Pursuant to City Code Section 16.70.010.6.J(2), a first reading was conducted by the City Council on October 6, 2016.

Recommended City Council Action:

1. CONDUCT the second reading of the proposed ordinance;
2. CONDUCT the appeal hearing, which shall also be the public hearing for the ordinance;
3. DENY the attached ordinance.

Attachments: Ordinance
CPPC Minutes
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

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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.

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

For Public Hearing and Executive Action on 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.

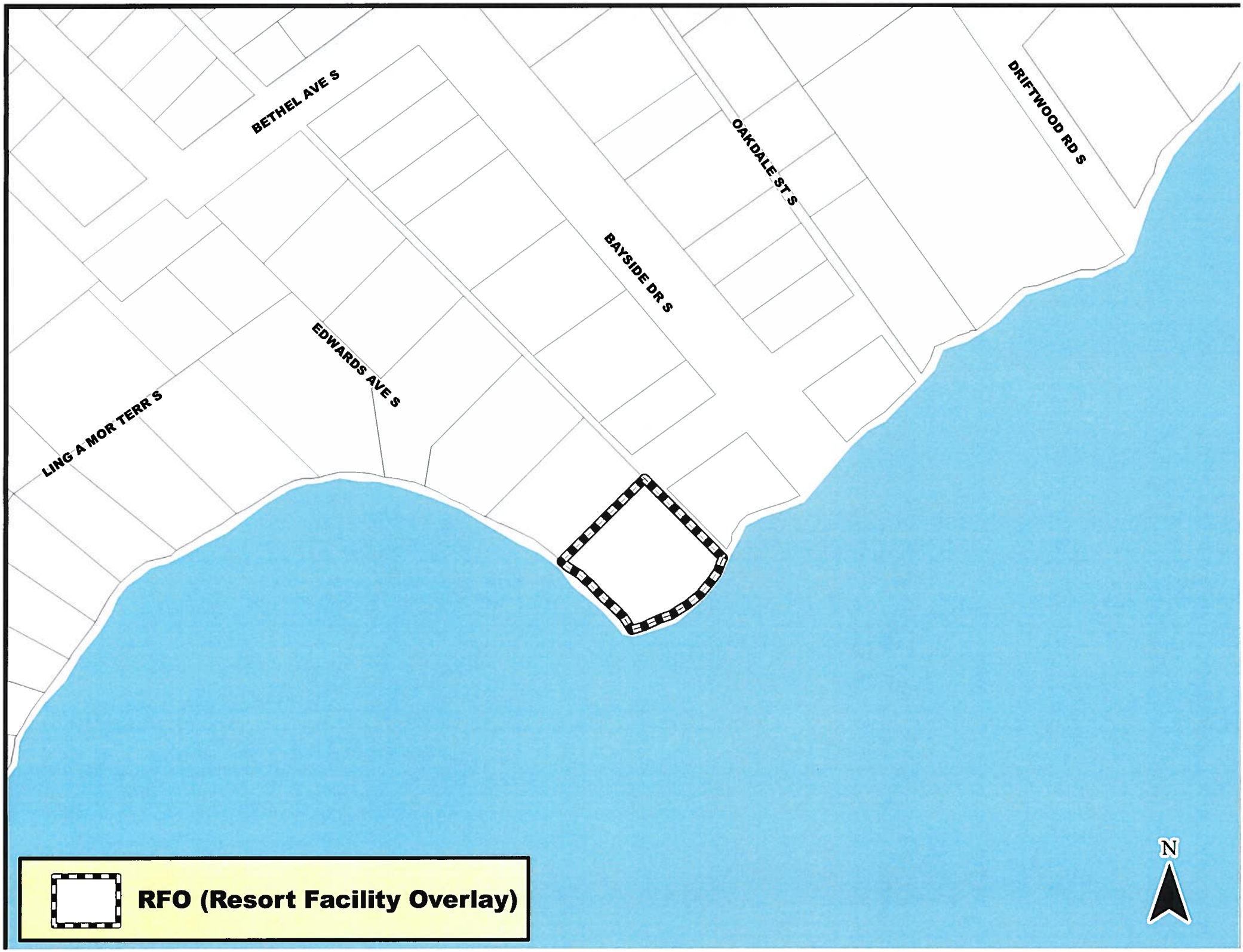
j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.

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
EDWARDS AVE S
LING A MOR TERR S
BAYSIDE DR S
OAKDALE ST S
DRIFTWOOD RD 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 S.
#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 ras. 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- RS75 - 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 5/15/63 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

). TO FLA.POWER #3/3/80-60017&65464

operty Card Interpretation 7-1-83
o (2) Dwelling Units (Verbal)
operty 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

#E8609D-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. Meddox & Wendy D. Maddox

Signature: Billy Maddox Wendy Darrow Maddox

Address: 2780 Bayside Dr. S.

Date: 7-30-16

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: 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: Will C. Wear III

Signature: Will 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: [illegible]

Address: 2785 Bayside Dr. S.

Date: 8/4/16

DR. ISRAEL Wojnowich

27967813 v1

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of October 20, 2016

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

Subject: Renewing a blanket purchase agreement with Johnson Controls, Inc. for an HVAC service agreement for the Real Estate and Property Management Department at an estimated cost of $135,440, for a total contract amount of $695,038

Explanation: On October 18, 2012 City Council approved a three-year agreement for full coverage HVAC services through October 31, 2015. On October 14, 2015 City Council approved the first renewal option. This is the final renewal.

The vendor provides full coverage operation and maintenance service that includes comprehensive preventive maintenance, repair and emergency services, centrifugal chiller and water treatment services, annual cleaning of grilles, coils and cooling towers, replacement of parts, and warranty service. The vendor will also provide spot cooler rentals in the event of a system failure. The HVACs are located at City Hall, City Hall Annex and the Municipal Services Center

The Procurement Department, in Cooperation with the Real Estate and Property Management Department, recommends for renewal:

Johnson Controls, Inc.		$135,440
Initial term 3-year term	$395,000	
First Renewal	164,598	
Second Renewal	135,440	
	$695,038	

The contractor has agreed to maintain the terms and conditions of Bid No. 7304 dated June 1, 2012. Administration recommends renewal of the agreement based upon the vendor's past satisfactory performance and demonstrated ability to comply with the terms and conditions of the contract. The renewal will be effective from date of approval through October 31, 2017, and will be binding only for services rendered.

Cost/Funding/Assessment Information: Funds are available in the Municipal Office Building Fund 5005, Real Estate & Property Management Department 360.

Attachments: Price History
Bid Tabulation (2 pages)
Resolution

Approvals:

Administrative **Budget**

History of Monthly Fee
910-36 HVAC Maintenance & Repairs

Item No.	Description	2012	2013	2014	2015	2016	% Change
1.	Municipal Services Center	$7,185	$7,185	$7,185	$7,185	$7,322	1.9%
2.	City Hall	2,967	2,967	2,967	2,967	3,023	1.9%
3.	City Hall Annex	108	108	108	108	110	1.9%

IFB No. 7304 Full Coverage HVAC Service at MSC, City Hall and City Hall Annex,
Lawanda Bodden

City of St. Petersburg

Bid Tabulation

Procurement and Supply Management

Item No.	Description	Qty.	UOM	Johnson Controls, Inc. Tampa, FL Terms: Net 30 Delivery: 45 Days Unit Price	Extended Price	Blume Mechanical, LLC Clearwater, FL Terms: Net 30 Delivery: 7 Days Unit Price	Extended Price	Tampa Bay System Sales, Inc. dba Tampa Bay Trane Tampa, FL Terms: Net 30 Delivery: 30 Days Unit Price	Extended Price
1	**City Hall**								
a.	Operation and Maintenance	36	MO	$2,913.00	$104,868.00	$2,023.00	$72,828.00	$3,912.25	$140,841.00
b.	Water Treatment	36	MO	54.00	1,944.00	833.00	29,988.00	71.50	2,574.00
			Sub-Total:		106,812.00		102,816.00		143,415.00
2	**City Hall Annex**								
a.	Operation and Maintenance	36	MO	108.37	3,901.32	150.00	5,400.00	502.00	18,072.00
			Sub-Total:		3,901.32		5,400.00		18,072.00
3	**Municipal Services Center**								
a.	Operation and Maintenance	36	MO	6,881.00	247,716.00	6,750.00	243,000.00	6,256.25	225,225.00
b.	Water Treatment	36	MO	396.00	14,256.00	250.00	9,000.00	629.25	22,653.00
c.	Maintenance, Centrifugal Chillers, 36 Months, (Approved CSP)	1	Total		115,500.00		83,000.00		59,994.00
e.	Deductive Alternate Option 2: MERV 8's changed once per month.	36	MO	(3,300.00)	(118,800.00)	(1,218.00)	(43,848.00)	(228.25)	(8,217.00)
			Sub-Total:		258,672.00		291,152.00		299,655.00
			Grand Total:		$369,385.32		$399,368.00		$461,142.00
d.	Deductive Alternate Option 1: Chiller Maintenance Excluding Major Replacement Parts	1	Total		(80,244.00)		(36,000.00)		(24,030.00)
f.	Additive Alternate Option 3: MERV 13's changed every two weeks.	36	MO	$7,432.00	$267,552.00	$5,778.00	$208,008.00	$173.50	$6,246.00
g.	Additive Alternate Option 4: MERV 13's changed monthly.	36	MO	$4,461.00	$160,596.00	$2,320.00	$83,520.00	$507.50	$18,270.00
A.	**EXCLUDED REPAIR SERVICES**								
1	Labor Rate:								
a.	Hourly Rate, Monday through Friday, 8:00 a.m. to 5:00 p.m.	1	HR		$80.00		$80.00		$75.00
b.	Hourly Rate, Monday through Friday (after hours) 5:01 p.m. to 7:59 a.m.	1	HR		$115.00		$95.00		$95.00
c.	Hourly Rate, Saturday, Sunday, Holiday	1	HR		$115.00		$105.00		$95.00
B.	**DAILY RENTAL**								
1	Spot Cooler, 115V/1, 16,800 BTU/HR	1	DAY		$325.00		$125.00		$110.00
2	Spot Cooler, 208v/230V/1, 24,000 BTU/HR	1	DAY		$540.00		$150.00		$300.00
3	Spot Cooler, 208v/230V/1, 36,000 BTU/HR	1	DAY		NB		$275.00		$300.00
4	Spot Cooler, 208v/230V/1, 58,500 BTU/HR	1	DAY		$1,080.00		$450.00		$300.00
5	Fee, Set-up/Tear-down	1	SPOT COOLER		$175.00		$250.00		$100.00
C.	**REPLACEMENT PARTS**								
	Original Equipment Manufacturer (OEM) Parts; Cost Plus 10%:				Yes		Yes		Yes
D.	**WARRANTY**								
1	Parts:				1 Month		12 Months		12 Months
2	Labor:				1 Month		12 Months		3 Months

Award Pending

IFB No. 7304 Full Coverage HVAC Service at MSC, City Hall and City Hall Annex,
Lawanda Bodden

City of St. Petersburg

Bid Tabulation

Procurement and Supply Management

Item No.	Description	Qty.	UOM	IC Mechanical, Inc. Oldsmar, FL Terms: Net 30 Delivery: 36 Months Unit Price	IC Mechanical, Inc. Extended Price	Royal Aire Mechanical Services, Inc. Oldsmar, FL Terms: Net 30 Delivery: 7 Days Unit Price	Royal Aire Mechanical Services, Inc. Extended Price	Engineered Air Systems, Inc. Tampa, FL Terms: Net 30 Delivery: 10 Days Unit Price	Engineered Air Systems, Inc. Extended Price
1	**City Hall**								
a.	Operation and Maintenance	36	MO	$2,618.00	$94,248.00	$3,000.00	$108,000.00	$2,610.00	$93,960.00
b.	Water Treatment	36	MO	44.10	1,587.60	48.00	1,728.00	50.00	1,800.00
			Sub-Total:		95,835.60		109,728.00		95,760.00
2	**City Hall Annex**								
a.	Operation and Maintenance	36	MO	183.00	6,588.00	225.00	8,100.00	285.00	10,260.00
			Sub-Total:		6,588.00		8,100.00		10,260.00
3	**Municipal Services Center**								
a.	Operation and Maintenance	36	MO	7,173.00	258,228.00	9,250.00	333,000.00	9,500.00	342,000.00
b.	Water Treatment	36	MO	341.00	12,276.00	340.00	12,240.00	470.00	16,920.00
c.	Maintenance, Centrifugal Chillers, 36 Months, (Approved CSP)	1	Total		96,000.00		78,300.00		76,800.00
e.	Deductive Alternate Option 2: MERV 8's changed once per month.	36	MO	(450.00)	(16,200.00)	(85.00)	(3,060.00)	(82.44)	(2,967.84)
			Sub-Total:		350,304.00		420,480.00		432,752.16
			Grand Total:		**$452,727.60**		**$538,308.00**		**$538,772.16**
d.	Deductive Alternate Option 1: Chiller Maintenance Excluding Major Replacement Parts	1	Total		(25,839.00)		(39,900.00)		(30,561.00)
f.	Additive Alternate Option 3: MERV 13's changed every two weeks.	36	MO	$469.00	$16,884.00	$175.00	$6,300.00	$326.58	$11,756.88
g.	Additive Alternate Option 4: MERV 13's changed monthly.	36	MO	$200.00	$7,200.00	$90.00	$3,240.00	$163.29	$5,878.44
A.	**EXCLUDED REPAIR SERVICES**								
1	Labor Rate:								
a.	Hourly Rate, Monday through Friday, 8:00 a.m. to 5:00 p.m.	1	HR		$72.00		$85.00		$84.00
b.	Hourly Rate, Monday through Friday (after hours) 5:01 p.m. to 7:59 a.m.	1	HR		$108.00		$105.00		$126.00
c.	Hourly Rate, Saturday, Sunday, Holiday	1	HR		$108.00		$105.00		$126.00
B.	**DAILY RENTAL**								
1	Spot Cooler, 115V/1, 16,800 BTU/HR	1	DAY		$72.00		$85.00		$95.00
2	Spot Cooler, 208v/230V/1, 24,000 BTU/HR	1	DAY		$114.00		$150.00		$125.00
3	Spot Cooler, 208v/230V/1, 36,000 BTU/HR	1	DAY		$195.00		$200.00		$250.00
4	Spot Cooler, 208v/230V/1, 58,500 BTU/HR	1	DAY		$270.00		$250.00		$300.00
5	Fee, Set-up/Tear-down	1	SPOT COOLER		$85.00		$100.00		$200.00
C.	**REPLACEMENT PARTS**								
	Original Equipment Manufacturer (OEM) Parts; Cost Plus 10%:				Yes		Yes		Not Specified
D.	**WARRANTY**								
1	Parts:				3 Months		12 Months		12 Months
2	Labor:				3 Months		12 Months		3 Months

Award Pending

A RESOLUTION APPROVING THE SECOND AND FINAL ONE-YEAR RENEWAL OPTION OF AN AGREEMENT (BLANKET AGREEMENT) WITH JOHNSON CONTROLS, INC. FOR AN HVAC SERVICE AGREEMENT FOR THE REAL ESTATE AND PROPERTY MANAGEMENT DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $136,440 FOR A TOTAL CONTRACT AMOUNT OF $695,038; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 18, 2012, City Council approved a one-year Agreement (Blanket Agreement) with Johnson Controls, Inc. with two one-year renewal options for an HVAC service agreement for the Real Estate and Property Management Department at an estimated annual cost not to exceed $135,440 for a total contract amount of $695,038; and

WHEREAS, on October 14, 2015, City Council approved the first one-year renewal option of the Agreement; and

WHEREAS, the City desires to exercise the second and final one-year renewal option of the Agreement; and

WHEREAS, the Purchasing Department, in cooperation with the Real Estate and Property Management Department, recommends this renewal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the second and final one-year renewal option of an Agreement (Blanket Agreement) with Johnson Controls, Inc. for an HVAC service agreement for the Real Estate and Property Management Department at an estimated annual cost not to exceed $136,440 for a total contract amount of $695,038 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 content:

City Attorney (designee)

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of October 20, 2016

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

Subject: Awarding three-year blanket purchase agreements to Apollo Construction & Engineering Services, Inc. and Ross Plumbing & Heating, Inc. for plumbing services and repairs at an amount not to exceed $420,000.

Explanation: The Procurement Department received two bids for plumbing services and repairs to cover facilities leased and owned by the City.

The vendors will provide services such as new installations, repair and replacement of valves, seals and washers, drains, waste and water pipes, fire sprinkler lines, water heaters, toilets, faucets, sinks and opening stopped drains. The primary users are Engineering and Capital Improvements, Water Resources, Downtown Enterprise Facilities, Parks and Recreation, Police, and Fire departments.

Bidders were asked to provide qualifications as well as labor rates on a time and materials basis. The labor rates include labor, travel, tools, equipment and overhead. The material will be billed at cost plus 15 percent. Multiple awards are recommended due to the diverse scope and quantity of work. This will ensure that vendors are available when and where they are needed.

The Procurement Department recommends:

Plumbing Services and Repairs..... .....$420,000
Three years @ $140,000/year

Apollo Construction & Engineering Services, Inc. (SBE)
Ross Plumbing & Heating, Inc.

The vendors have met the terms and conditions of Bid No. 6181 dated September 13, 2016. Apollo Construction & Engineering Services, Inc. and Ross Plumbing & Heating, Inc. have both done business with the city in the past and have performed satisfactorily. Apollo Construction & Engineering Services, Inc. is a certified SBE. Blanket purchase agreements will be issued and will be binding only for actual services rendered. Amounts paid to awardees pursuant to these agreements shall not exceed a combined total of $420,000. The contracts will be effective from date of award through October 31, 2019 with one (1) two-year renewal option.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001)[$34,000], Fire Department, Fire Administration (1501485), Library Department, Library Administration (2001133), Parks and Recreation department (190) various divisions, and the Police Department, Administrative Services Administration (1401385); Water Resources Operating Fund (4001)[$23,000], Water Resources Department, Water Resources Administration (4202045); Marina Operating Fund (4041)[$10,000]; Municipal Office Building Fund (5005) [$5,000]; City Hall & Annex (3602613) and Municipal Services Center (3602617) and in various capital improvement projects in the Recreation and Culture Capital Improvement Fund (3029)[$22,000], City Facilities and Capital Improvement Fund (3031)[$10,000] and the Marina Capital Projects Fund (4043)[$5,000].

Attachments: Bid Tabulation
Resolution

Approvals:

Administrative **Budget**

City of St. Petersburg

Bid Tabulation

Procurement and Supply Management

Item No.	Title	Days	Hours	EAU	UOM	Apollo Construction & Engineering Services, Inc. Sun City Center, FL Terms: Net 30 Labor Rate per Hour	Extended Price	Ross Plumbing & Heating, Inc. St. Petersburg, FL Terms: Net 30 Labor Rate per Hour	Extended Price
1	Licensed Master Plumber	Monday - Friday	8:00 AM - 5:00 PM	400	HRS	$20.00	$8,000.00	$45.00	$18,000.00
		Monday - Friday	5:01 PM - 7:59 AM	100	HRS	20.00	2,000.00	45.00	4,500.00
		Weekends & Holidays	8:00 AM - 5:00 PM	100	HRS	20.00	2,000.00	45.00	4,500.00
		Weekends & Holidays	5:01 PM - 7:59 AM	50	HRS	20.00	1,000.00	45.00	2,250.00
2	Licensed Journeyman Plumber	Monday - Friday	8:00 AM - 5:00 PM	200	HRS	71.22	14,244.00	60.00	12,000.00
		Monday - Friday	5:01 PM - 7:59 AM	50	HRS	89.90	4,495.00	72.00	3,600.00
		Weekends & Holidays	8:00 AM - 5:00 PM	50	HRS	89.90	4,495.00	72.00	3,600.00
		Weekends & Holidays	5:01 PM - 7:59 AM	50	HRS	89.90	4,495.00	72.00	3,600.00
3	Plumber's Helper/Apprentice	Monday - Friday	8:00 AM - 5:00 PM	200	HRS	29.77	5,954.00	40.00	8,000.00
		Monday - Friday	5:01 PM - 7:59 AM	50	HRS	29.77	1,488.50	40.00	2,000.00
		Weekends & Holidays	8:00 AM - 5:00 PM	50	HRS	29.77	1,488.50	40.00	2,000.00
		Weekends & Holidays	5:01 PM - 7:59 AM	50	HRS	29.77	1,488.50	40.00	2,000.00
Plumbing Repair Services to be performed at Cosme Water Treatment Plant									
4	Licensed Master Plumber	Monday - Friday	8:00 AM - 5:00 PM	80	HRS	20.00	1,600.00	60.00	4,800.00
5	Licensed Journeyman Plumber	Monday - Friday	8:00 AM - 5:00 PM	80	HRS	71.22	5,697.60	60.00	4,800.00
6	Plumber's Helper/Apprentice	Monday - Friday	8:00 AM - 5:00 PM	80	HRS	29.77	2,381.60	45.00	3,600.00
					SubTotal:		$60,827.70		$79,250.00
					SBE Discount:		4,257.94		0
					Total:		**$56,569.76**		**$79,250.00**
	Option								
7	Equipment, Drain Clearing						$60/hour		$45/hour

A RESOLUTION APPROVING THE AWARD OF THREE-YEAR AGREEMENTS (BLANKET AGREEMENTS) WITH ONE TWO-YEAR RENEWAL OPTION FOR THE PURCHASE OF PLUMBING SERVICES AND REPAIRS FROM APOLLO CONSTRUCTION & ENGINEERING SERVICES, INC. AND ROSS PLUMBING AND HEATING INC AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $140,000 FOR A THREE-YEAR TOTAL CONTRACT AMOUNT NOT TO EXCEED $420,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase plumbing and repair services to cover facilities leased and owned by the City; and

WHEREAS, Apollo Construction & Engineering Services, Inc. and Ross Plumbing and Heating Inc have met the terms and conditions of Bid No. 6181 dated September 13, 2016; and

WHEREAS, the Purchasing Department recommends approval of these awards.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the award of three-year agreements (Blanket Agreements) with one two-year renewal option for the purchase of plumbing services and repairs from Apollo Construction & Engineering Services, Inc. and Ross Plumbing and Heating Inc at an estimated annual cost not to exceed $140,000 for a three-year total contract amount not to exceed $420,000 are hereby approved; authorizing the Mayor or Mayor's designee 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 20, 2016

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

Subject: Awarding a three-year blanket purchase agreement to Wurth USA Inc. for fastener replenishment services at an amount not to exceed $405,000.

Explanation: The Procurement Department received three bids for fasteners and stock replenishment services.

The vendor will furnish and deliver automotive and industrial fasteners such as nuts, bolts, screws, brass fittings, cotter pins and related hardware; and will also replenish stock during scheduled service visits as instructed by the using department. The vendor will stock the following locations: Fleet, Water Resources, Police Department, and Traffic Operations.

The Procurement & Supply Management Department recommends for award:

Wurth USA Inc. $405,000
Three years @ $135,000/year

Wurth USA Inc., has met the terms and conditions of IFB No. 6220 dated September 29, 2016. A blanket purchase agreement will be issued and will be binding only for actual services rendered. The Agreement will be effective from date of award through October 31, 2019 with one (1) two-year renewal option.

An award is not being recommended to the apparent low bidder, Patrick Talbot dba Talbot Bolt & Supply, because they did not provide pricing for all required items. In addition, a bid from the Fastenal Company was deemed non-responsive as a modified bid form was submitted.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Fleet Management Fund (5001) [$75,806], Fleet Mechanical Costs Division (8002527); Sanitation Operating Fund (4021) [$8,084], Container Maintenance (4502317); General Fund (0001) [$23,726], Stormwater, Pavement and Traffic Operations Department, Traffic Sign Installation Division (4001273) and Traffic Signals Division (4001281); Water Resources Operating Fund (4001) [$18,334] Water Resources Department, Cosme WTP Division (4202077), Northeast WRF Division (4202173), Northwest WRF Division (4202177) and Southwest WRF Division (4202181).

Attachments: Bid Tabulation (12 pages)
Resolution

Approvals:

Administrative **Budget**

IFB 6220 Fasteners Stock Replenishment Services,
Doug Hanks

City of St. Petersburg

Bid Tabulation

Procurement and Supply Management

Item No.	Description	Est. Annual Qty.	UOM	Talbot Bolt & Supply, LLC New Port Richey, FL Terms: 2%/10, Net 30 Delivery: 4 Days Offered Item Price	Extended Value	Wurth USA, Inc. Ramsey, NJ Terms: 2%/10, Net 30 Delivery: 1 Day Offered Item Price	Extended Value
1	1/4" X 2"	200	EA	$0.0795	$15.90	$0.0800	$16.00
2	5/16" X 3"	100	EA	0.1730	17.30	0.2800	28.00
3	3/8" X 1"	200	EA	0.1290	25.80	0.1600	32.00
4	3/32" X 1"	200	EA	0.0220	4.40	0.0300	6.00
5	1/8" X 1 1/2"	200	EA	0.0470	9.40	0.0300	6.00
6	1/8" X 2"	400	EA	0.0500	20.00	0.0400	16.00
7	5/32" X 2"	400	EA	0.0800	32.00	0.0600	24.00
8	1/4" X 3"	200	EA	0.1100	22.00	0.1700	34.00
9	1/16"	48	EA	0.5600	26.88	1.2300	59.04
10	5/64"	48	EA	0.5700	27.36	1.1000	52.80
11	3/32"	24	EA	0.6100	14.64	1.1000	26.40
12	7/64"	24	EA	0.6100	14.64	1.1000	26.40
13	1/8"	52	EA	0.6900	35.88	1.2800	66.56
14	5/32"	20	EA	0.9000	18.00	1.4700	29.40
15	11/64"	72	EA	1.1200	80.64	1.6000	115.20
16	3/16"	20	EA	1.4000	28.00	1.8200	36.40
17	13/64"	24	EA	1.6000	38.40	1.9700	47.28
18	1/4"	64	EA	2.3800	152.32	2.7200	174.08
19	17/64"	20	EA	2.7000	54.00	3.3200	66.40
20	9/32"	20	EA	2.9000	58.00	3.5100	70.20
21	5/16"	52	EA	3.7100	192.92	4.0300	209.56
22	21/64"	12	EA	4.2900	51.48	4.3700	52.44
23	3/8"	26	EA	5.6100	145.86	5.2800	137.28
24	1/2"	12	EA	11.0800	132.96	10.3100	123.72
25	HEX HEAD, #8 X 3/4"	300	EA	0.0255	7.65	0.0400	12.00
26	HEX HEAD, #8 X 1"	200	EA	0.0270	5.40	0.0400	8.00
27	HEX HEAD, #10 X .62"	200	EA	0.0290	5.80	0.1100	22.00
28	HEX HEAD, #10 X 3/4"	600	EA	0.0270	16.20	0.0600	36.00
29	HEX HEAD, #10 X 1"	400	EA	0.0280	11.20	0.0600	24.00
30	HEX HEAD, #10 X 1 1/4"	500	EA	0.0315	15.75	0.0700	35.00
31	HEX HEAD, #10 X 1 1/2"	600	EA	0.0395	23.70	0.1200	72.00
32	HEX HEAD, #10 X 2"	200	EA	0.0489	9.78	0.1000	20.00
33	HEX HEAD, #12 X 3/4"	200	EA	0.0334	6.68	0.0800	16.00
34	HEX HEAD, #12 X 1"	700	EA	0.0350	24.50	0.0800	56.00
35	HEX HEAD, #14 X 3/4"	500	EA	0.0437	21.83	0.1100	55.00
36	HEX HEAD, #14 X 1"	200	EA	0.0497	9.94	0.1200	24.00
37	HEX HEAD, #14 X 1 1/2"	300	EA	0.0890	26.70	0.3800	114.00
38	PHILLIPS HEAD, #10 X 3/4"	400	EA	0.0270	10.80	0.0800	32.00
39	PHILLIPS HEAD, #10 X 1"	400	EA	0.0290	11.60	0.0800	32.00
40	3/16" X 1"	200	EA	0.0290	5.80	0.9700	194.00
41	¼" X 1"	1000	EA	0.0260	26.00	0.0800	80.00
42	¼" X 1 ¼"	200	EA	0.0390	7.80	0.1300	26.00
43	¼" X 1 ½"	200	EA	0.0640	12.80	0.2000	40.00
44	5/16" X 1 ¼"	400	EA	0.0630	25.20	0.1300	52.00
45	5/16" X 1 ½"	100	EA	0.0580	5.80	0.1900	19.00
46	3/8" X 1 ¼"	200	EA	0.0488	9.76	0.1500	30.00

City of St. Petersburg

Bid Tabulation

Procurement and Supply Management

47	3/8" X 1 ½"	200 EA	0.0580	11.60	0.1900	38.00
48	3/8" X 2"	200 EA	0.0960	19.20	0.3800	76.00
49	1/2" X 1 ½"	100 EA	0.1170	11.70	0.3400	34.00
50	ACT-1 FUSE	100 EA	0.2400	24.00	0.1800	18.00
51	ATO-3 FUSE	50 EA	0.2100	10.50	0.1800	9.00
52	ATO-4 FUSE	100 EA	0.2100	21.00	0.1800	18.00
53	ATO-5 FUSE	50 EA	0.2100	10.50	0.1800	9.00
54	ATO-7.5 FUSE	100 EA	0.2100	21.00	0.1800	18.00
55	ATO-10 FUSE	250 EA	0.2100	52.50	0.1800	45.00
56	ATO-15 FUSE	250 EA	0.2100	52.50	0.1800	45.00
57	ATO-20 FUSE	250 EA	0.2100	52.50	0.1800	45.00
58	ATO-25 FUSE	150 EA	0.2100	31.50	0.1800	27.00
59	ATO-30 FUSE	150 EA	0.2100	31.50	0.1800	27.00
60	MIN-10 FUSE	350 EA	0.2400	84.00	0.4200	147.00
61	MIN-15 FUSE	425 EA	0.2400	102.00	0.4200	178.50
62	MIN-20 FUSE	575 EA	0.2400	138.00	0.4200	241.50
63	MIN-25 FUSE	325 EA	0.2400	78.00	0.4200	136.50
64	MIN-30 FUSE	500 EA	0.2400	120.00	0.4200	210.00
65	1/4"-20 X 1/2" (UNC) CAP SCREW/Gd 5	300 EA	0.0244	7.32	0.0500	15.00
66	1/4"-20 X 3/4" (UNC) CAP SCREW/Gd 5	600 EA	0.0289	17.34	0.0500	30.00
67	1/4"-20 X 1" (UNC) CAP SCREW/Gd 5	600 EA	0.0336	20.16	0.0700	42.00
68	1/4"-20 X 1 1/4" (UNC) CAP SCREW/Gd 5	200 EA	0.0392	7.84	0.0600	12.00
69	1/4"-20 X 1 3/4" (UNC) CAP SCREW/Gd 5	2000 EA	0.0509	101.80	0.0800	160.00
70	1/4"-20 X 2 1/2" (UNC) CAP SCREW/Gd 5	200 EA	0.0697	13.94	0.1100	22.00
71	1/4"-20 X 3" (UNC) CAP SCREW/Gd 5	200 EA	0.0825	16.50	0.1300	26.00
72	1/4"-20 X 4 1/2" (UNC) CAP SCREW/Gd 5	200 EA	0.1407	28.14	0.2800	56.00
73	5/16"-18 X 3/4" (UNC) CAP SCREW/Gd 5	400 EA	0.0464	18.56	0.1100	44.00
74	5/16"-18 X 1" (UNC) CAP SCREW/Gd 5	700 EA	0.0504	35.28	0.0900	63.00
75	5/16"-18 X 1 1/4" (UNC) CAP SCREW/Gd 5	200 EA	0.0581	11.62	0.1000	20.00
76	5/16"-18 X 1 1/2" (UNC) CAP SCREW/Gd 5	300 EA	0.0682	20.46	0.1100	33.00
77	5/16"-18 X 3 1/2" (UNC) CAP SCREW/Gd 5	100 EA	0.1440	14.40	0.2400	24.00
78	3/8"-16 X 3/4" (UNC) CAP SCREW/Gd 5	200 EA	0.0535	10.70	0.1000	20.00
79	3/8"-16 X 1" (UNC) CAP SCREW/Gd 5	3000 EA	0.0599	179.70	0.1600	480.00
80	3/8"-16 X 1 1/4" (UNC) CAP SCREW/Gd 5	400 EA	0.0720	28.80	0.1800	72.00
81	3/8"-16 X 1 1/2" (UNC) CAP SCREW/Gd 5	600 EA	0.0880	52.80	0.2200	132.00
82	3/8"-16 X 1 3/4" (UNC) CAP SCREW/Gd 5	200 EA	0.0969	19.38	0.2100	42.00

City of St. Petersburg

Bid Tabulation

Procurement and Supply Management

83	7/16"-14 X 1 1/2" (UNC) CAP SCREW/Gd 5	100 EA	0.1590	15.90	0.2100	21.00
84	1/2"-13 X 2 1/2" (UNC) CAP SCREW/Gd 5	500 EA	0.2760	138.00	0.5600	280.00
85	3/16"- (UNC) FLAT WASHER/Gd 5	300 EA	0.0900	27.00	0.0200	6.00
86	1/4"-20 (UNC) FLAT WASHER/Gd 5	3000 EA	0.0230	69.00	0.0200	60.00
87	3/8"-16 (UNC) FLAT WASHER/Gd 5	200 EA	0.0320	6.40	0.0700	14.00
88	7/16"-14 (UNC) FLAT WASHER/Gd 5	200 EA	0.0430	8.60	0.2100	42.00
89	1/2"-13 (UNC) FLAT WASHER/Gd 5	200 EA	0.0540	10.80	0.0800	16.00
90	1/4"-20 (UNC) HEX NUT/Gd 5	600 EA	0.0250	15.00	0.0300	18.00
91	5/16"-18 (UNC) HEX NUT/Gd 5	400 EA	0.0330	13.20	0.0500	20.00
92	3/8"-16 (UNC) HEX NUT/Gd 5	400 EA	0.0490	19.60	0.0600	24.00
93	1/2"-13 (UNC) HEX NUT/Gd 5	300 EA	0.0990	29.70	0.1300	39.00
94	1/4"-20 (UNC) LOCK WASHER/Gd 5	400 EA	0.0110	4.40	0.0200	8.00
95	5/16"-18 (UNC) LOCK WASHER/Gd 5	400 EA	0.0130	5.20	0.0200	8.00
96	3/8"-16 (UNC) LOCK WASHER/Gd 5	400 EA	0.0180	7.20	0.0300	12.00
97	1/4"-20 X 1/2" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	300 EA	0.0332	9.96	0.0500	15.00
98	1/4"-20 X 3/4" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	600 EA	0.0355	21.30	0.0500	30.00
99	1/4"-20 X 1" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	600 EA	0.0407	24.42	0.0700	42.00
100	1/4"-20 X 1 1/4" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	200 EA	0.0535	10.70	0.0600	12.00
101	1/4"-20 X 1 3/4" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	2000 EA	0.0740	148.00	0.0800	160.00
102	1/4"-20 X 2 1/2" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	200 EA	0.0980	19.60	0.1100	22.00
103	1/4"-20 X 3" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	200 EA	0.1390	27.80	0.1300	26.00
104	1/4"-20 X 4 1/2" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	200 EA	0.2110	42.20	0.2800	56.00
105	5/16"-18 X 3/4" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	400 EA	0.0540	21.60	0.1100	44.00
106	5/16"-18 X 1" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	700 EA	0.0620	43.40	0.0900	63.00
107	5/16"-18 X 1 1/4" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	200 EA	0.0760	15.20	0.1000	20.00
108	5/16"-18 X 1 1/2" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	300 EA	0.0877	26.31	0.1100	33.00
109	5/16"-18 X 3 1/2" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	100 EA	0.2290	22.90	0.2400	24.00
110	3/8"-16 X 3/4" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	200 EA	0.0760	15.20	0.1000	20.00
111	3/8"-16 X 1" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	3000 EA	0.0950	285.00	0.1600	480.00
112	3/8"-16 X 1 1/4" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	400 EA	0.1088	43.52	0.1800	72.00
113	3/8"-16 X 1 1/2" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	600 EA	0.1250	75.00	0.2200	132.00
114	3/8"-16 X 1 3/4" (UNC) CAP SCREW/Gd 5 - NORTH AMERICAN	200 EA	0.1440	28.80	0.2100	42.00

City of St. Petersburg

Bid Tabulation

Procurement and Supply Management

	7/16"-14 X 1 1/2" (UNC) CAP					
115	SCREW/Gd 5 - NORTH AMERICAN	100 EA	0.1880	18.80	0.2100	21.00
	1/2"-13 X 2 1/2" (UNC) CAP					
116	SCREW/Gd 5 - NORTH AMERICAN	500 EA	0.3820	191.00	0.5600	280.00
	3/16"- (UNC) FLAT WASHER/Gd 5 -					
117	NORTH AMERICAN	300 EA	0.0290	8.70	0.0200	6.00
	1/4"-20 (UNC) FLAT WASHER/Gd 5 -					
118	NORTH AMERICAN	3000 EA	0.0307	92.10	0.0200	60.00
	3/8"-16 (UNC) FLAT WASHER/Gd 5 -					
119	NORTH AMERICAN	200 EA	0.0620	12.40	0.0700	14.00
	7/16"-14 (UNC) FLAT WASHER/Gd 5 -					
120	NORTH AMERICAN	200 EA	0.0983	19.66	0.2100	42.00
	1/2"-13 (UNC) FLAT WASHER/Gd 5 -					
121	NORTH AMERICAN	200 EA	0.1300	26.00	0.0800	16.00
	1/4"-20 (UNC) HEX NUT/Gd 5 -					
122	NORTH AMERICAN	600 EA	0.0560	33.60	0.0300	18.00
	5/16"-18 (UNC) HEX NUT/Gd 5 -					
123	NORTH AMERICAN	400 EA	0.0710	28.40	0.0500	20.00
	3/8"-16 (UNC) HEX NUT/Gd 5 -					
124	NORTH AMERICAN	400 EA	0.0950	38.00	0.0600	24.00
	1/2"-13 (UNC) HEX NUT/Gd 5 -					
125	NORTH AMERICAN	300 EA	0.1970	59.10	0.1300	39.00
	1/4"-20 (UNC) LOCK WASHER/Gd 5 -					
126	NORTH AMERICAN	400 EA	0.0330	13.20	0.0200	8.00
	5/16"-18 (UNC) LOCK WASHER/Gd 5 -					
127	NORTH AMERICAN	400 EA	0.0440	17.60	0.0200	8.00
	3/8"-16 (UNC) LOCK WASHER/Gd 5 -					
128	NORTH AMERICAN	400 EA	0.0550	22.00	0.0300	12.00
	1/4"-20 X 1/2" (UNC) HEX CAP					
129	SCREW/Gd 8	300 EA	0.0325	9.75	0.0400	12.00
	1/4"-20 X 3/4" (UNC) HEX CAP					
130	SCREW/Gd 8	600 EA	0.0368	22.08	0.0500	30.00
	1/4"-20 X 1" (UNC) HEX CAP					
131	SCREW/Gd 8	600 EA	0.0429	25.74	0.0600	36.00
	1/4"-20 X 1 1/4" (UNC) HEX CAP					
132	SCREW/Gd 8	200 EA	0.0500	10.00	0.0800	16.00
	1/4"-20 X 3" (UNC) HEX CAP					
133	SCREW/Gd 8	400 EA	0.1294	51.76	0.1600	64.00
	5/16"-18 X 3/4" (UNC) HEX CAP					
134	SCREW/Gd 8	400 EA	0.0599	23.96	0.0700	28.00
	5/16"-18 X 2 1/4" (UNC) HEX CAP					
135	SCREW/Gd 8	200 EA	0.1385	27.70	0.1600	32.00
	5/16"-18 X 4" (UNC) HEX CAP					
136	SCREW/Gd 8	100 EA	0.2252	22.52	0.3200	32.00
	3/8"-16 X 1" (UNC) HEX CAP					
137	SCREW/Gd 8	400 EA	0.0923	36.92	0.1200	48.00
	3/8"-16 X 1 1/4" (UNC) CAP					
138	SCREW/Gd 8	200 EA	0.1061	21.22	0.1700	34.00
	3/8"-16 X 1 3/4" (UNC) HEX CAP					
139	SCREW/Gd 8	200 EA	0.1425	28.50	0.2300	46.00
	3/8"-16 X 2 3/4" (UNC) HEX CAP					
140	SCREW/Gd 8	100 EA	0.2240	22.40	0.2500	25.00
	3/8"-16 X 4" (UNC) HEX CAP					
141	SCREW/Gd 8	100 EA	0.3056	30.56	0.3700	37.00

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	7/16"-14 X 1 1/2" (UNC) HEX CAP					
142	SCREW/Gd 8	100 EA	0.2015	20.15	0.2100	21.00
	1/2"-13 X 1 1/4" (UNC) HEX CAP					
143	SCREW/Gd 8	100 EA	0.2040	20.40	0.2700	27.00
	1/2"-13 X 1 1/2" (UNC) HEX CAP					
144	SCREW/Gd 8	100 EA	0.2313	23.13	0.3000	30.00
	1/2"-13 X 4" (UNC) HEX CAP					
145	SCREW/Gd 8	50 EA	0.5230	26.15	0.6300	31.50
	1/2"-13 X 5 1/2" (UNC) HEX CAP					
146	SCREW/Gd 8	50 EA	0.7530	37.65	0.9500	47.50
	1/2"-13 X 6" (UNC) HEX CAP					
147	SCREW/Gd 8	150 EA	0.8120	121.80	1.0500	157.50
	1/2"-13 X 6 1/2"(UNC) HEX CAP					
148	SCREW/Gd 8	50 EA	0.8768	43.84	1.4300	71.50
	1/2"-13 X 7" (UNC) HEX CAP					
149	SCREW/Gd 8	350 EA	0.9620	336.70	1.2000	420.00
	5/8"-11 X 1 3/4" (UNC) HEX CAP					
150	SCREW/Gd 8	50 EA	0.3860	19.30	0.5200	26.00
	5/8"-11 X 2 1/2" (UNC) HEX CAP					
151	SCREW/Gd 8	50 EA	0.4820	24.10	0.9500	47.50
	5/8"-11 X 3" (UNC) HEX CAP					
152	SCREW/Gd 8	50 EA	0.5545	27.73	0.8200	41.00
	3/4"-10 X 2" (UNC) HEX CAP					
153	SCREW/Gd 8	40 EA	0.6400	25.60	1.0200	40.80
	3/4"-10 X 9" (UNC) HEX CAP					
154	SCREW/Gd 8	20 EA	3.2000	64.00	4.0200	80.40
155	1/4"-20 (UNC) FLAT WASHER/Gd 8	4400 EA	0.0224	98.56	0.0200	88.00
156	5/16"-18 (UNC) FLAT WASHER/Gd 8	2000 EA	0.0325	65.00	0.0300	60.00
157	3/8"-16 (UNC) FLAT WASHER/Gd 8	1600 EA	0.0400	64.00	0.0400	64.00
158	7/16"-14 (UNC) FLAT WASHER/Gd 8	600 EA	0.0720	43.20	0.0700	42.00
159	1/2"-13 (UNC) FLAT WASHER/Gd 8	800 EA	0.0990	79.20	0.1000	80.00
160	9/16"-12 (UNC) FLAT WASHER/Gd 8	100 EA	0.1698	16.98	0.1200	12.00
161	5/8"-11 (UNC) FLAT WASHER/Gd 8	100 EA	0.2290	22.90	0.1700	17.00
162	1/4"-20 (UNF) FLAT WASHER	700 EA	0.0130	9.10	0.0200	14.00
163	5/16"-18 (UNF) FLAT WASHER	200 EA	0.0150	3.00	0.0200	4.00
164	3/8"-16 (UNF) FLAT WASHER	200 EA	0.0200	4.00	0.0300	6.00
165	1/4"-20 (UNC) HEX NUT/Gd 8	600 EA	0.0200	12.00	0.0200	12.00
166	5/16"-18 (UNC) HEX NUT/Gd 8	600 EA	0.0270	16.20	0.0600	36.00
167	3/8"-16 (UNC) HEX NUT/Gd 8	200 EA	0.0380	7.60	0.0600	12.00
168	1/2"-13 (UNC) HEX NUT/Gd 8	200 EA	0.0746	14.92	0.1600	32.00
169	1/2"-13 (UNC) HEX NUT/Gd 8	200 EA	0.0862	17.24	0.1600	32.00
170	9/16"-12 (UNC) HEX NUT/Gd 8	100 EA	0.1648	16.48	0.2100	21.00
171	1/4"-20 LOCK WASHER/Gd 8	1000 EA	0.0113	11.30	0.1200	120.00
172	5/16"-18 LOCK WASHER/Gd 8	600 EA	0.0180	10.80	0.0200	12.00
173	3/8"-16 LOCK WASHER/Gd 8	600 EA	0.0280	16.80	0.0300	18.00
174	7/16"-14 LOCK WASHER/Gd 8	200 EA	0.0394	7.88	0.0500	10.00
175	1/2"-13 LOCK WASHER/Gd 8	200 EA	0.0550	11.00	0.0600	12.00
176	5/8"-11 LOCK WASHER/Gd 8	100 EA	0.1091	10.91	0.1200	12.00
	1/4"-20 X 1/2" (UNC) HEX CAP					
177	SCREW/Gd 8 - NORTH AMERICAN	300 EA	0.0426	12.78	0.0400	12.00
	1/4"-20 X 3/4" (UNC) HEX CAP					
178	SCREW/Gd 8 - NORTH AMERICAN	600 EA	0.0499	29.94	0.0500	30.00

	1/4"-20 X 1" (UNC) HEX CAP					
179	SCREW/Gd 8 - NORTH AMERICAN 1/4"-20 X 1 1/4" (UNC) HEX CAP	600 EA	0.0600	35.99	0.0600	36.00
180	SCREW/Gd 8 - NORTH AMERICAN 1/4"-20 X 3" (UNC) HEX CAP	200 EA	0.0720	14.40	0.0800	16.00
181	SCREW/Gd 8 - NORTH AMERICAN 5/16"-18 X 3/4" (UNC) HEX CAP	400 EA	0.1647	65.88	0.1600	64.00
182	SCREW/Gd 8 - NORTH AMERICAN 5/16"-18 X 2 1/4" (UNC) HEX CAP	400 EA	0.0817	32.66	0.0700	28.00
183	SCREW/Gd 8 - NORTH AMERICAN 5/16"-18 X 4" (UNC) HEX CAP	200 EA	0.1960	39.20	0.1600	32.00
184	SCREW/Gd 8 - NORTH AMERICAN 3/8"-16 X 1" (UNC) HEX CAP	100 EA	0.2440	24.40	0.3200	32.00
185	SCREW/Gd 8 - NORTH AMERICAN 3/8"-16 X 1 1/4" (UNC) CAP	400 EA	0.1325	53.00	0.1200	48.00
186	SCREW/Gd 8 - NORTH AMERICAN 3/8"-16 X 1 3/4" (UNC) HEX CAP	200 EA	0.1529	30.58	0.1700	34.00
187	SCREW/Gd 8 - NORTH AMERICAN 3/8"-16 X 2 3/4" (UNC) HEX CAP	200 EA	0.2012	40.24	0.2300	46.00
188	SCREW/Gd 8 - NORTH AMERICAN 3/8"-16 X 4" (UNC) HEX CAP	100 EA	0.2569	25.69	0.2500	25.00
189	SCREW/Gd 8 - NORTH AMERICAN 7/16"-14 X 1 1/2" (UNC) HEX CAP	100 EA	0.3488	34.88	0.3700	37.00
190	SCREW/Gd 8 - NORTH AMERICAN 1/2"-13 X 1 1/4" (UNC) HEX CAP	100 EA	0.2357	23.57	0.2100	21.00
191	SCREW/Gd 8 - NORTH AMERICAN 1/2"-13 X 1 1/2" (UNC) HEX CAP	100 EA	0.2368	23.68	0.2700	27.00
192	SCREW/Gd 8 - NORTH AMERICAN 1/2"-13 X 4" (UNC) HEX CAP	100 EA	0.2999	29.99	0.3000	30.00
193	SCREW/Gd 8 - NORTH AMERICAN 1/2"-13 X 5 1/2" (UNC) HEX CAP	50 EA	0.6168	30.84	0.6300	31.50
194	SCREW/Gd 8 - NORTH AMERICAN 1/2"-13 X 6" (UNC) HEX CAP	50 EA	0.8553	42.77	0.9500	47.50
195	SCREW/Gd 8 - NORTH AMERICAN 1/2"-13 X 6 1/2"(UNC) HEX CAP	150 EA	0.9508	142.62	1.0500	157.50
196	SCREW/Gd 8 - NORTH AMERICAN 1/2"-13 X 7" (UNC) HEX CAP	50 EA	1.0720	53.60	1.4300	71.50
197	SCREW/Gd 8 - NORTH AMERICAN 5/8"-11 X 1 3/4" (UNC) HEX CAP	350 EA	1.1520	403.20	1.2000	420.00
198	SCREW/Gd 8 - NORTH AMERICAN 5/8"-11 X 2 1/2" (UNC) HEX CAP	50 EA	0.4693	23.47	0.5200	26.00
199	SCREW/Gd 8 - NORTH AMERICAN 5/8"-11 X 3" (UNC) HEX CAP	50 EA	0.6179	30.90	0.9500	47.50
200	SCREW/Gd 8 - NORTH AMERICAN 3/4"-10 X 2" (UNC) HEX CAP	50 EA	0.7520	37.60	0.8200	41.00
201	SCREW/Gd 8 - NORTH AMERICAN 3/4"-10 X 9" (UNC) HEX CAP	40 EA	0.8599	34.40	1.0200	40.80
202	SCREW/Gd 8 - NORTH AMERICAN 1/4"-20 (UNC) FLAT WASHER/Gd 8 -	20 EA	4.6200	92.40	4.0200	80.40
203	NORTH AMERICAN 5/16"-18 (UNC) FLAT WASHER/Gd 8 -	4400 EA	0.0296	130.24	0.0200	88.00
204	NORTH AMERICAN 3/8"-16 (UNC) FLAT WASHER/Gd 8 -	2000 EA	0.0395	79.00	0.0300	60.00
205	NORTH AMERICAN	1600 EA	0.0570	91.20	0.0400	64.00

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206	7/16"-14 (UNC) FLAT WASHER/Gd 8 - NORTH AMERICAN	600 EA	0.0972	58.32	0.0700	42.00
207	1/2"-13 (UNC) FLAT WASHER/Gd 8 - NORTH AMERICAN	800 EA	0.1305	104.40	0.1000	80.00
208	9/16"-12 (UNC) FLAT WASHER/Gd 8 - NORTH AMERICAN	100 EA	0.1562	15.62	0.1200	12.00
209	5/8"-11 (UNC) FLAT WASHER/Gd 8 - NORTH AMERICAN	100 EA	0.2743	27.43	0.1700	17.00
210	1/4"-20 (UNF) FLAT WASHER - NORTH AMERICAN	700 EA	0.0258	18.08	0.0200	14.00
211	5/16"-18 (UNF) FLAT WASHER - NORTH AMERICAN	200 EA	0.0300	6.00	0.0200	4.00
212	3/8"-16 (UNF) FLAT WASHER - NORTH AMERICAN	200 EA	0.0383	7.67	0.0300	6.00
213	1/4"-20 (UNC) HEX NUT/Gd 8 - NORTH AMERICAN	600 EA	0.0598	35.89	0.0200	12.00
214	5/16"-18 (UNC) HEX NUT/Gd 8 - NORTH AMERICAN	600 EA	0.0790	47.40	0.0600	36.00
215	3/8"-16 (UNC) HEX NUT/Gd 8 - NORTH AMERICAN	200 EA	0.1045	20.90	0.0600	12.00
216	1/2"-13 (UNC) HEX NUT/Gd 8 - NORTH AMERICAN	200 EA	0.2047	40.94	0.1600	32.00
217	1/2"-13 (UNC) HEX NUT/Gd 8 - NORTH AMERICAN	200 EA	0.2700	54.00	0.1600	32.00
218	9/16"-12 (UNC) HEX NUT/Gd 8 - NORTH AMERICAN	100 EA	0.3800	38.00	0.2100	21.00
219	1/4"-20 LOCK WASHER/Gd 8 - NORTH AMERICAN	1000 EA	0.0184	18.40	0.2100	210.00
220	5/16"-18 LOCK WASHER/Gd 8 - NORTH AMERICAN	600 EA	0.0310	18.60	0.0200	12.00
221	3/8"-16 LOCK WASHER/Gd 8 - NORTH AMERICAN	600 EA	0.0470	28.20	0.0200	12.00
222	7/16"-14 LOCK WASHER/Gd 8 - NORTH AMERICAN	200 EA	0.0690	13.80	0.0300	6.00
223	1/2"-13 LOCK WASHER/Gd 8 - NORTH AMERICAN	200 EA	0.0930	18.60	0.0600	12.00
224	5/8"-11 LOCK WASHER/Gd 8 - NORTH AMERICAN	100 EA	0.1700	17.00	0.1200	12.00
225	#4 STAINLESS STEEL WORM GEAR	100 EA	0.6850	68.50	0.5500	55.00
226	#8 STAINLESS STEEL WORM GEAR	40 EA	0.8800	35.20	0.5500	22.00
227	#12 STAINLESS STEEL WORM GEAR	20 EA	0.9200	18.40	0.5500	11.00
228	#16 STAINLESS STEEL WORM GEAR	40 EA	0.9200	36.80	0.5500	22.00
229	#20 STAINLESS STEEL WORM GEAR	20 EA	0.9600	19.20	0.5500	11.00
230	#24 STAINLESS STEEL WORM GEAR	20 EA	0.9600	19.20	0.5500	11.00
231	#28 STAINLESS STEEL WORM GEAR	40 EA	0.9600	38.40	0.5500	22.00
232	1/4"-28 FINE THREAD, NYLON	2200 EA	0.0214	47.08	0.5900	1,298.00
233	5/16"-24 FINE THREAD, NYLON	800 EA	0.0284	22.70	0.6500	520.00
234	3/8"-24 FINE THREAD, NYLON	800 EA	0.0435	34.80	0.8100	648.00

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235	5/8"-18 FINE THREAD, NYLON	94 EA	0.2127	19.99	1.4700	138.18
236	1/4"-20 (UNC) PREV TORQUE	200 EA	0.0321	6.42	0.0400	8.00
237	5/16"-18 (UNC) PREV TORQUE	200 EA	0.0450	9.00	0.0600	12.00
238	3/8"-16 (UNC) PREV TORQUE	800 EA	0.0650	52.00	0.0900	72.00
239	1/2"-13 (UNC) PREV TORQUE	200 EA	0.1350	27.00	0.2300	46.00
240	9/16"-12 (UNC) PREV TORQUE	100 EA	0.2360	23.60	0.2400	24.00
241	5/8"-11 (UNC) PREV TORQUE	200 EA	0.3140	62.80	0.2500	50.00
242	7/16"-20 (UNC) PREV TORQUE	200 EA	0.1200	24.00	0.1400	28.00
243	5/8"-18 (UNC) PREV TORQUE	100 EA	0.3980	39.80	0.2500	25.00
244	#6-32 NYLON (REG. NOT GRADE 8)	200 EA	0.0250	5.00	0.0400	8.00
245	#8-32 NYLON (REG. NOT GRADE 8)	200 EA	0.0290	5.80	0.0500	10.00
246	#10-32 NYLON (REG. NOT GRADE 8)	200 EA	0.0380	7.60	0.0700	14.00
247	M5 FLAT WASHER/Gd 10.9	200 EA	0.0165	3.30	0.0700	14.00
248	M6 FLAT WASHER/Gd 10.9	400 EA	0.0135	5.40	0.0800	32.00
249	M8 FLAT WASHER/Gd 10.9	400 EA	0.0197	7.88	0.1000	40.00
250	M10 FLAT WASHER/Gd 10.9	200 EA	0.0351	7.02	0.1400	28.00
251	M12 FLAT WASHER/Gd 10.9	200 EA	0.0600	12.00	0.1800	36.00
252	M16 FLAT WASHER/Gd 10.9	100 EA	0.0890	8.90	0.3100	31.00
253	M5 HEX NUT/Gd 10.9	200 EA	0.0189	3.78	0.0700	14.00
254	M6 HEX NUT/Gd 10.9	200 EA	0.0161	3.22	0.0400	8.00
255	M8 HEX NUT/Gd 10.9	400 EA	0.0199	7.96	0.0700	28.00
256	M10 HEX NUT/Gd 10.9	400 EA	0.0400	16.00	0.3900	156.00
257	M7 HEX NUT/Gd 8.8	200 EA	0.0200	4.00	0.4900	98.00
258	M8 LOCKWASHER/Gd 8.8	400 EA	0.0140	5.60	0.1400	56.00
259	M10 LOCKWASHER/Gd 8.8	400 EA	0.0190	7.60	0.1400	56.00
260	M12 LOCKWASHER/Gd 8.8	200 EA	0.0260	5.20	0.1700	34.00
261	M5 FLAT WASHER/Gd 10.9 - NORTH AMERICAN	200 EA	0.0270	5.40	0.0700	14.00
262	M6 FLAT WASHER/Gd 10.9 - NORTH AMERICAN	400 EA	0.0280	11.20	0.0800	32.00
263	M8 FLAT WASHER/Gd 10.9 - NORTH AMERICAN	400 EA	0.0394	15.76	0.1000	40.00
264	M10 FLAT WASHER/Gd 10.9 - NORTH AMERICAN	200 EA	0.0702	14.04	0.1400	28.00
265	M12 FLAT WASHER/Gd 10.9 - NORTH AMERICAN	200 EA	0.1190	23.80	0.1800	36.00
266	M16 FLAT WASHER/Gd 10.9 - NORTH AMERICAN	100 EA	0.1780	17.80	0.3100	31.00
267	M5 HEX NUT/Gd 10.9 - NORTH AMERICAN	200 EA	0.0378	7.56	0.0700	14.00
268	M6 HEX NUT/Gd 10.9 - NORTH AMERICAN	200 EA	0.0324	6.48	0.0400	8.00
269	M8 HEX NUT/Gd 10.9 - NORTH AMERICAN	400 EA	0.0398	15.92	0.0700	28.00
270	M10 HEX NUT/Gd 10.9 - NORTH AMERICAN	400 EA	0.0790	31.60	0.3900	156.00
271	M7 HEX NUT/Gd 8.8 - NORTH AMERICAN	200 EA	0.0290	5.80	0.4900	98.00
272	M8 LOCKWASHER/Gd 8.8 - NORTH AMERICAN	400 EA	0.0280	11.20	0.1400	56.00
273	M10 LOCKWASHER/Gd 8.8 - NORTH AMERICAN	400 EA	0.0380	15.20	0.1400	56.00
274	M12 LOCKWASHER/Gd 8.8 - NORTH AMERICAN	200 EA	0.0520	10.40	0.1700	34.00

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275	1/4"-20 X 1/2" S/S HEX HD CAP SCREW/Gd 18.8	600 EA	0.0496	29.75	0.1100	66.00
276	1/4"-20 X 3/4" S/S HEX HD CAP SCREW/Gd 18.8	1000 EA	0.0537	53.65	0.1200	120.00
277	1/4"-20 X 1" S/S HEX HD CAP SCREW/Gd 18.8	200 EA	0.0550	11.00	0.1500	30.00
278	1/4"-20 X 1 1/4" S/S HEX HD CAP SCREW/Gd 18.8	500 EA	0.0657	32.84	0.1800	90.00
279	5/16"-18 X 3/4" S/S HEX HD CAP SCREW/Gd 18.8	200 EA	0.0925	18.50	0.1700	34.00
280	5/16"-18 X 1 1/4" S/S HEX HD CAP SCREW/Gd 18.8	200 EA	0.1277	25.54	0.4200	84.00
281	5/16"-18 X 2" S/S HEX HD CAP SCREW/Gd 18.8	200 EA	0.2035	40.70	0.4200	84.00
282	3/8"-16 X 1" S/S HEX HD CAP SCREW/Gd 18.8	800 EA	0.1495	119.60	0.3300	264.00
283	3/8"-16 X 1 1/4" S/S HEX HD CAP SCREW/Gd 18.8	200 EA	0.1813	36.26	0.3800	76.00
284	1/2"-13 X 1 1/2" S/S HEX HD CAP SCREW/Gd 18.8	200 EA	0.3885	77.70	0.9500	190.00
285	1/2"-13 X 2" S/S HEX HD CAP SCREW/Gd 18.8	100 EA	0.4810	48.10	0.8900	89.00
286	1/2"-13 X 2 1/2" S/S HEX HD CAP SCREW/Gd 18.8	500 EA	0.4895	244.75	0.9000	450.00
287	5/8"-11 X 3" S/S HEX HD CAP SCREW/Gd 18.8	500 EA	0.9760	488.00	2.4600	1,230.00
288	5/8"-11 X 3 1/2" S/S HEX HD CAP SCREW/Gd 18.8	500 EA	1.0750	537.50	2.5600	1,280.00
289	3/4"-10 X 3" S/S HEX HD CAP SCREW/Gd 18.8	500 EA	1.4700	735.00	4.5900	2,295.00
290	3/4"-10 X 3 1/2" S/S HEX HD CAP SCREW/Gd 18.8	500 EA	1.6260	813.00	5.3900	2,695.00
291	#8 FLAT WASHER	200 EA	0.0185	3.70	0.0600	12.00
292	#10 FLAT WASHER	200 EA	0.0200	4.00	0.0200	4.00
293	1/4"-20 S/S FLAT WASHER/Gd 18.8	2000 EA	0.0176	35.20	0.0400	80.00
294	5/16"-18 S/S FLAT WASHER/Gd 18.8	10800 EA	0.0113	122.47	0.0500	540.00
295	3/8"-16 S/S FLAT WASHER/Gd 18.8	1200 EA	0.0265	31.80	0.0900	108.00
296	7/16"-20 S/S FLAT WASHER/Gd 18.8	400 EA	0.0578	23.10	0.2100	84.00
297	1/2"-13 S/S FLAT WASHER/Gd 18.8	400 EA	0.0685	27.38	0.2800	112.00
298	5/8"-13 S/S FLAT WASHER/Gd 18.8	500 EA	0.1314	65.70	0.2800	140.00
299	3/4"-13 S/S FLAT WASHER/Gd 18.8	500 EA	0.2683	134.15	0.3700	185.00
300	1/4"-20 S/S HEX NUT/Gd 18.8	1200 EA	0.0240	28.80	0.0700	84.00
301	5/16"-18 S/S HEX NUT/Gd 18.8	6000 EA	0.0314	188.40	0.1000	600.00
302	3/8"-16 S/S HEX NUT/Gd 18.8	600 EA	0.0537	32.19	0.1300	78.00
303	1/2"-13 S/S HEX NUT/Gd 18.8	500 EA	0.1258	62.90	0.3400	170.00
304	5/8"-11 S/S HEX NUT/Gd 18.8	850 EA	0.2165	184.03	0.5400	459.00
305	3/4"-10 S/S HEX NUT/Gd 18.8	500 EA	0.3487	174.35	0.8100	405.00
306	1/4"-20 S/S NYLON LOCKNUT/Gd 18.8	800 EA	0.0444	35.52	0.0900	72.00
307	5/16"-18 S/S NYLON LOCKNUT/Gd 18.8	1200 EA	0.0659	79.03	0.1100	132.00
308	3/8"-16 S/S NYLON LOCKNUT/Gd 18.8	1000 EA	0.0884	88.40	0.1900	190.00

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309	1/4"-20 S/S LOCKWASHER/Gd 18.8	1200 EA	0.0200	24.00	0.0300	36.00
310	5/16"-18 S/S LOCKWASHER/Gd 18.8	500 EA	0.0259	12.95	0.0500	25.00
311	3/8"-16 S/S LOCKWASHER/Gd 18.8	200 EA	0.0463	9.26	0.1100	22.00
312	7/16"-20 S/S LOCKWASHER/Gd 18.8	200 EA	0.0703	14.06	0.2200	44.00
313	#4-40 X 1" PHILLIPS FLAT HEAD MACHINE SCREW	200 EA	0.0389	7.77	0.0400	8.00
314	#10-24 X 3/4" PHILLIPS PAN HEAD MACHINE SCREW	200 EA	0.0518	10.36	0.1100	22.00
315	#10-24 X 1" PHILLIPS PAN HEAD MACHINE SCREW	400 EA	0.0620	24.80	0.1200	48.00
316	1/4"-20 X 3/4" PHILLIPS PAN HEAD MACHINE SCREW	400 EA	0.0660	26.40	0.2100	84.00
317	1/4"-20 X 1" PHILLIPS PAN HEAD MACHINE SCREW	200 EA	0.0888	17.76	0.2300	46.00
318	1/4"-20 X 6' S/S THREADED ROD	48 EA	2.7800	133.44	9.7900	469.92
319	3/8"-16 X 6' S/S THREADED ROD	48 EA	6.3300	303.84	12.6900	609.12
320	1/4"-20 X 1/2" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	600 EA	0.2248	134.85	0.1100	66.00
321	1/4"-20 X 3/4" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	1000 EA	0.2800	280.00	0.1200	120.00
322	1/4"-20 X 1" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	200 EA	0.2654	53.08	0.1500	30.00
323	1/4"-20 X 1 1/4" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	500 EA	0.3219	160.95	0.1800	90.00
324	5/16"-18 X 3/4" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	200 EA	0.4575	91.50	0.1700	34.00
325	5/16"-18 X 1 1/4" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	200 EA	0.5145	102.90	0.4200	84.00
326	5/16"-18 X 2" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	200 EA	0.7685	153.70	0.4200	84.00
327	3/8"-16 X 1" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	800 EA	0.8800	704.00	0.3300	264.00
328	3/8"-16 X 1 1/4" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	200 EA	0.9400	188.00	0.3800	76.00
329	1/2"-13 X 1 1/2" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	200 EA	1.7835	356.70	0.9500	190.00
330	1/2"-13 X 2" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	100 EA	2.2620	226.20	0.8900	89.00
331	1/2"-13 X 2 1/2" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	500 EA	3.0000	1,500.00	0.9000	450.00

City of St. Petersburg

Bid Tabulation

Procurement and Supply Management

332	5/8"-11 X 3" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	500 EA	5.7280	2,864.00	2.4600	1,230.00
333	5/8"-11 X 3 1/2" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	500 EA	6.9600	3,480.00	2.5600	1,280.00
334	3/4"-10 X 3" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	500 EA	7.5840	3,792.00	4.5900	2,295.00
335	3/4"-10 X 3 1/2" S/S HEX HD CAP SCREW/Gd 18.8 - NORTH AMERICAN	500 EA	8.4100	4,205.00	5.3900	2,695.00
336	#4-40 X 1" PHILLIPS FLAT HEAD MACHINE SCREW - NORTH AMERICAN	200 EA	0.0000	0.00	0.0400	8.00
337	#10-24 X 3/4" PHILLIPS PAN HEAD MACHINE SCREW - NORTH AMERICAN	200 EA	0.0000	0.00	0.1100	22.00
338	#10-24 X 1" PHILLIPS PAN HEAD MACHINE SCREW - NORTH AMERICAN	400 EA	0.0000	0.00	0.1200	48.00
339	1/4"-20 X 3/4" PHILLIPS PAN HEAD MACHINE SCREW - NORTH AMERICAN	400 EA	0.0000	0.00	0.2100	84.00
340	1/4"-20 X 1" PHILLIPS PAN HEAD MACHINE SCREW - NORTH AMERICAN	200 EA	0.0000	0.00	0.2300	46.00
341	1/4"-20 X 6' S/S THREADED ROD - NORTH AMERICAN	48 EA	0.0000	0.00	9.7900	469.92
342	3/8"-16 X 6' S/S THREADED ROD - NORTH AMERICAN	48 EA	0.0000	0.00	12.6900	609.12
343	18-22 MALE PUSH ON FULL INS/NYLON	200 EA	0.1388	27.76	0.2100	42.00
344	18-22 FEMALE PUSH ON FULL INS/NYLON	600 EA	0.1388	83.28	0.2100	126.00
345	14-16 MALE PUSH ON FULL INS/NYLON	200 EA	0.1388	27.76	0.2100	42.00
346	14-16 FEMALE PUSH ON TERM FULL INS/NYLON	1000 EA	0.1388	138.80	0.2100	210.00
347	10-12 MALE PUSH ON FULL INS/NYLON	300 EA	0.1485	44.55	0.3600	108.00
348	10-12 FEMALE PUSH ON FULL INS/NYLON	300 EA	0.1485	44.55	0.3200	96.00
349	14-16 MALE BULLET .157 TERMINAL/NYLON	200 EA	0.1640	32.80	0.1400	28.00
350	14-16 FEMALE BULLET .157 TERMINAL/NYLON	200 EA	0.1640	32.80	0.2100	42.00
351	4" BLACK TY-WRAP, NYLON	5600 EA	0.0074	41.44	0.0400	224.00
352	7" BLACK TY-WRAP, NYLON	4400 EA	0.0220	96.80	0.0700	308.00
353	11" BLACK TY-WRAP, NYLON	2200 EA	0.0373	82.06	0.0900	198.00
354	14" BLACK TY-WRAP, NYLON	3000 EA	0.0423	126.90	0.1200	360.00
355	14" BLACK TY-WRAP - HEAVY DUTY, NYLON	5800 EA	0.0898	520.84	0.1600	928.00
356	5 1/2" BLACK TY-WRAP, NYLON	2000 EA	0.0170	34.00	0.0600	120.00

City of St. Petersburg

Bid Tabulation

Procurement and Supply Management

357	7" BLACK TY-WRAP W/ HOLE, NYLON	400 EA	0.0689	27.56	0.6800	272.00
		SubTotal:		$34,594.50		$43,705.32
		2%10, Net 30 Discount:		691.89		874.11
		Total:		**$33,902.61**		**$42,831.21**

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF A THREE-YEAR AGREEMENT (BLANKET AGREEMENT) TO WURTH USA INC. AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $135,000 FOR A TOTAL CONTRACT AMOUNT OF $405,000 FOR FASTENER REPLENISHMENT SERVICES FOR THE FLEET MANAGEMENT, WATER RESOURCES, POLICE, AND STORMWATER, TRAFFIC AND PAVEMENT OPERATIONS DEPARTMENTS; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 29, 2016, the Purchasing Department received three bids for IFB No. 6220 for fastener replenishment services for the Fleet Management, Water Resources, Police, and Stormwater, Traffic and Pavement Operations Departments; and

WHEREAS, Wurth USA Inc. has met the requirements for IFB No. 6220; and

WHEREAS, the Purchasing Department, in cooperation with the Fleet Management, Water Resources, Police, and Stormwater, Traffic and Pavement Operations Departments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the bid and award of a three-year agreement (Blanket Agreement) to Wurth USA Inc. at an estimated annual cost not to exceed $135,000 for a total contract amount of $405,000 for fastener replenishment services for the Fleet Management, Water Resources, Police, and Stormwater, Traffic and Pavement Operations Departments 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 content:

City Attorney (designee)

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of October 20, 2016

REVISED
OCT 11 2016

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

Subject: Awarding a contract to Gibson Air Conditioning & Refrigeration, LLC in the amount of $393,260.00 for the Leisure Services Complex HVAC Project; rescinding unencumbered appropriations ($61,500) from the Recreation Center Improvements FY16 Project (15095) of the Recreation and Culture Capital Improvement Fund (3029) to the City Facilities Capital FY16 Fund (3031); approving a supplemental appropriation in the amount of $61,500 from the increase in the unappropriated balance of the City Facilities Capital FY16 Fund (3031), resulting from this rescission to the Leisure Services Complex HVAC Project (Engineering Project No. 12221-219; Oracle Project No. 15117); and providing an effective date.

Explanation: The Procurement Department received three (3) bids for the Leisure Services Administration Building HVAC Replacement (see below).

The proposed work is located at 1400 19th Street North and consists of furnishing all labor, materials, equipment and services necessary to remove and legally dispose of three (3) existing packaged rooftop air conditioners and associated zone damper units, controls, entire existing air distribution system (including all ductwork, diffusers, grilles) and to replace with three (3) new packaged rooftop air conditioning units with new variable air volume terminal units, code required structural rooftop framing modifications to receive new rooftop units, new direct digital controls, new air distribution system with new duct-mounted smoke detectors integrated with the existing fire alarm system, related electrical work, ceiling restoration, operation and maintenance manuals, plus testing and balancing. The existing HVAC system is over seventeen (17) years old and direct replacement parts from the manufacturer for this aged system are no longer readily available.

The contractor will begin work approximately ten (10) days from notice to proceed and is scheduled to complete the work within one hundred eighty (180) consecutive calendar days thereafter. Bids were opened on September 13, 2016, and are tabulated as follows:

Bidder	Total Bid
Gibson Air Conditioning & Refrigeration, LLC (Winter Haven, FL)	$393,260.00
Air Mechanical & Service Corp. (Tampa, FL)	$397,700.00
Hodge Management, LLC (Seminole, FL)	$528,474.43

Gibson Air Conditioning & Refrigeration, LLC, the lowest responsible and responsive bidder, has met the specifications, terms and conditions of IFB No. 6172 dated August 13, 2016. They have satisfactorily performed similar work for School Board of Polk County, Hernando Board of County Commissioners and for Hillsborough County Sheriff's Office. The Principal of the firm is Michael G. Windham, JR., President.

Recommendation: Administration recommends awarding this contract to Gibson Air Conditioning & Refrigeration, LLC in the amount of $393,260.00 for the Leisure Services Complex HVAC Project. Funds will be available after a rescission in the amount of $61,500 from the Recreation and Culture Capital Improvement Fund (3029), Recreation Center Imps FY16 Project (15095) to the City Facilities Capital Fund (3031) and a supplemental appropriation in the amount of $61,500 from the increase in the unappropriated balance of the City Facilities Capital Fund (3031), resulting from this rescission, to the Leisure Services Complex HVAC Project (Engineering Project No. 12221-219; Oracle No. 15117) and providing an effective date.

Continued on Page 2

Cost/Funding/Assessment Information: Funds will be available after a rescission in the amount of $61,500 from the Recreation and Culture Capital Improvement Fund (3029), Recreation Center Imps FY16 Project (15095) to the City Facilities Capital Fund (3031) and a supplemental appropriation in the amount of $61,500 from the increase in the unappropriated balance of the City Facilities Capital Fund (3031), resulting from this recession, to the Leisure Services Complex HVAC Project (Engineering Project No. 12221-219; Oracle No. 15117) and providing an effective date.

Attachments: Resolution

Approvals:

Administrative **Budget**

Resolution No. 2016 - _____

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO GIBSON AIR CONDITIONING & REFRIGERATION, LLC FOR THE LEISURE SERVICES COMPLEX HVAC PROJECT (ORACLE PROJECT NO. 15117) AT AN ESTIMATED TOTAL COST NOT TO EXCEED $393,260; APPROVING THE RESCISSION OF AN UNENCUMBERED PORTION OF THE RECREATION CENTER IMPROVEMENT PROJECT FY16 (15095) APPROPRIATION IN THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029) IN THE AMOUNT OF $61,500 ("RESCISSION"); APPROVING A TRANSFER OF $61,500 FROM INCREASE IN THE UNAPPROPRIATED BALANCE OF THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029) RESULTING FROM THE RESCISSION ("TRANSFER") TO THE CITY FACILITIES CAPITAL FUND (3031); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $61,500 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE CITY FACILITIES CAPITAL FUND (3031) RESULTING FROM THE TRANSFER TO THE LEISURE SERVICES COMPLEX HVAC PROJECT (ENGINEERING PROJECT NO. 12221-219; ORACLE PROJECT NO. 15117); 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 Leisure Services Complex HVAC Project (Oracle Project No. 15117) pursuant to IFB No. 6172 dated August 13, 2016; and

WHEREAS, Gibson Air Conditioning & Refrigeration, LLC has met the specifications, terms and conditions of IFB No. 6172; 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 Gibson Air Conditioning & Refrigeration, LLC for the Leisure Services Complex HVAC Project (Oracle Project No. 15117) at an estimated total cost not to exceed $168,497 is hereby approved; and

BE IT FURTHER RESOLVED that the rescission of an unencumbered portion of the Recreation Center Improvement Project FY16 (15095) appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of $61,500 is approved; and

BE IT FURTHER RESOLVED that there are hereby approved the following supplemental appropriations from the unappropriated balance of their respective funds for Fiscal Year 2017:

Recreation and Culture Capital Improvement Fund (3029)
Transfer to: City Facilities Capital Fund (3031) $61,500

City Facilities Capital FY16 Fund (3031)
Leisure Services Complex HVAC Project (15117) $61,500

;and

BE IT FURTHER RESOLVED that the Mayor or Mayor's designee is hereby 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:

Legal: _____ Administration: N/A

Budget: _____

Legal: 00291622.doc V. 5

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of October 20, 2016

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

Subject: Accepting a proposal from The Howard E. Nyhart Company, Inc. (Nyhart) for actuarial services for pension programs and other post employment benefits for the Human Resources Department at an estimated annual cost of $117,560 for a total contract amount of $352,680.

Explanation: The Procurement Department received five proposals for actuarial services. The vendor will provide professional actuarial services including valuation, reporting, consultation and advisory services for the city's three pension programs and other post-employment benefits (OPEB). These services include cost studies for proposed pension changes and OPEB retirement medical plan changes, and annual financials disclosure for the three retirement systems, per the requirements of Statement 67 and 68 of the Government Accounting Standards Board (GASB 67/68).

Proposals were also received from Bryan, Pendleton, Swats & McAllister, LLC; Foster & Foster, Inc., Gabriel Roeder Smith & Company, and Buck Consultants, Inc. Proposals were evaluated by a cross-functional team from Human Resources, Finance, and a representative from each pension board. The proposals were evaluated based on qualifications and experience, the assigned actuaries and firm, understanding the scope and its objectives, experience in valuation and reporting services per the solicitation, availability of personnel and resources necessary for performance, references, and cost of services. Nyhart's proposal met all requirements and demonstrated best depth of experience with public and private pension plans, GASB changes and offered a web based portal for clients.

The Procurement Department, in cooperation with the Human Resources Department, recommends:

The Howard E. Nyhart Company, Inc.....$352,680
Three-years @$117,560/year

The Howard E. Nyhart Company, Inc., based in Atlanta, Georgia has met the requirements of RFP 6131 dated June 24, 2016. Nyhart has performed these services for the City of Miami, City of Orlando, Pompano Beach Police and Firefighters Retirement System, City of West Palm Beach, City of Sanford, City of Ocala, and Lake County and has performed satisfactorily. A blanket purchase agreement will be issued and will be binding only for actual services rendered. The agreement will be effective from date of award through September 30, 2019 with one two-year renewal option.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001) [$105,300], Human Resources Pension Management account (0901921) and the Health Insurance Fund (5121) [$6,700] Group Benefits account (0901177).

Attachments: Technical Evaluation (3 pages)
Resolution

Approvals:

Administrative **Budget**

Technical Evaluation
946-45 Actuarial Services, Employee Benefits

Summary Work Statement

The City received five proposals for RFP No. 6131: Actuarial Services, Employee Benefits. The successful offeror(s) will provide actuarial services for the city's pension plans and Other Postemployment Benefits (OPEB). The five proposals were received from:

The Howard E. Nyhart Company, Inc.
Gabriel, Roeder, Smith & Company, Inc.,
Foster & Foster Consulting Actuaries, Inc. dba Foster & Foster, Inc.
Buck Consultants, LLC
Bryan, Pendleton, Swats & McAllister, LLC

Evaluation Committee

The evaluations of the five proposals were conducted by:

Chris Guella, Director, Human Resources
Anne Fritz, Director, Finance
Vicki Grant, Manager, Employee Benefits Division
Chave Aspinall, Chairman, Police Board
John Rizzo, Fire Captain

Evaluation Criteria

The proposals were evaluated based on the following criteria:

- Qualifications and experience of assigned actuaries
- Qualifications and experience of firm
- Understanding the scope and its objectives
- Experience in valuation and reporting services per this solicitation
- Availability of personnel and resources necessary for performance

Offerors' Profiles

Below is a profile of each offeror and a summary of the strengths and weaknesses of each offeror as reported after the initial independent review.

The Howard E. Nyhart Company, Inc. is headquartered in Indianapolis, Indiana, and was incorporated in Indiana in 1955. The firm has been providing this service for 73 years and employs 121 people. Its strengths include: all assigned team are actuaries; the firm is an employee owned business; the proposal provided largest number of dedicated team members; they provided good experience in Florida public sector; and they provided lowest cost proposal.

Weaknesses include: Proposal did not specifically address State of Florida plans, especially regarding police and fire plans; the proposal was lacking in examples of reports and presentations; the firm is just recently forming a national presence in Actuarial Services; the proposal was unclear of who would be the City's point of contact.
The proposal meets the City's requirements.

The proposal meets the city's requirements.

Short-listing and Oral Presentations

The proposals were initially evaluated solely on the evaluation criteria established in the RFP. The proposals were then ranked and short-listed. On August 30, 2016, the top four offerors were invited to make oral presentations before the evaluation committee for the purpose of clarifications and to ensure full understanding of the City's requirements. The presentations also enabled the committee to have a full understanding of the offerors' proposals and responses. Following the presentations, the evaluation committee ranked the proposals as follows:

Rank	Firm
1.	The Howard E. Nyhart Company, Inc.
2.	Buck Consultants, LLC
3.	Foster & Foster, Inc
4.	Gabriel, Roeder, Smith & Company, Inc.

On September 13, 2016, The Howard E. Nyhart Company, Inc., Buck Consultants, LLC, and Foster and Foster, Inc. were invited to submit Best and Final Offers (BAFOs).

Recommendation for Award

On September 19, 2016, the evaluation committee met to evaluate the BAFOs. The evaluation committee recommended The Howard E. Nyhart Company, Inc as the highest ranked offer for Consulting Services, Actuarial, Employee Benefits. They have met the requirements of RFP No. 6131 and it has been determined to be the most advantageous to the City; taking into consideration price and the evaluation criteria set forth in a RFP.

The Howard E. Nyhart Company, Inc. was selected for the following reasons:

- Overall lowest price for services to be provided
- Provided the city with the most assigned staff
- They are an employee-owned company
- They invest annually in technology to ensure effective, timely service, and administration
- Provides secure data transfer website ("ClientConnect") for receiving and sending confidential personal information or HIPAA-protected data.

The Howard E. Nyhart Company, Inc. references have been checked and are satisfactory.

Chris Guella,
Committee Member

Anne Fritz,
Committee Member

Vicki Grant,
Committee Member

John Rizzo,
Committee Member

Steve Aspinall,
Committee Member

The proposal meets the city's requirements.

Short-listing and Oral Presentations

The proposals were initially evaluated solely on the evaluation criteria established in the RFP. The proposals were then ranked and short-listed. On August 30, 2016, the top four offerors were invited to make oral presentations before the evaluation committee for the purpose of clarifications and to ensure full understanding of the City's requirements. The presentations also enabled the committee to have a full understanding of the offerors' proposals and responses. Following the presentations, the evaluation committee ranked the proposals as follows:

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On September 13, 2016, The Howard E. Nyhart Company, Inc., Buck Consultants, LLC, and Foster and Foster, Inc. were invited to submit Best and Final Offers (BAFOs).

Recommendation for Award

On September 19, 2016, the evaluation committee met to evaluate the BAFOs. The evaluation committee recommended The Howard E. Nyhart Company, Inc as the highest ranked offer for Consulting Services, Actuarial, Employee Benefits. They have met the requirements of RFP No. 6131 and it has been determined to be the most advantageous to the City; taking into consideration price and the evaluation criteria set forth in a RFP.

The Howard E. Nyhart Company, Inc. was selected for the following reasons:

- Overall lowest price for services to be provided
- Provided the city with the most assigned staff
- They are an employee-owned company
- They invest annually in technology to ensure effective, timely service, and administration
- Provides secure data transfer website ("ClientConnect") for receiving and sending confidential personal information or HIPAA-protected data.

The Howard E. Nyhart Company, Inc. references have been checked and are satisfactory

Chris Guella, Committee Member	Anne Fritz, Committee Member	Vicki Grant, Committee Member
John Rizzo, Committee Member	Steve Aspinall Steve Aspinall, Committee Member	

A RESOLUTION ACCEPTING A PROPOSAL AND APPROVING THE AWARD OF THREE-YEAR AGREEMENT WITH ONE TWO-YEAR RENEWAL OPTION TO THE HOWARD E NYHART COMPANY INCORPORATED FOR ACTUARIAL SERVICES AND OTHER POST EMPLOYMENT BENEFITS FOR THE HUMAN RESOURCES DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $133,500 FOR A THREE-YEAR CONTRACT AMOUNT NOT TO EXCEED $400,500; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to have professional actuarial services including valuation, reporting, consultation and advisory services for the City's three pension programs and other post-employment benefits per the requirements of Statement 45 of the Government Accounting Standards Board; and

WHEREAS, five proposals were received and each firm was evaluated based on qualifications and experience, by a cross-functional team ("Team") from Human Resources, Finance, and a representative from each pension board; and

WHEREAS, The Howard E. Nyhart Company Incorporated was determined to demonstrate the best depth of experience with public and private pension plans and has met the specifications, terms and conditions of RFP No. 6131 dated June 24, 2016; and

WHEREAS, the Procurement Department in cooperation with the Human Resources Department, recommends this award.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the award of a three-year agreement with one two-year renewal option to The Howard E Nyhart Company Incorporated for actuarial services and other post-employment benefits for the Human Resources Department at an estimated annual cost no to exceed $133,500 for a three-year contract amount not to exceed $400,500 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 content:

City Attorney (designee)

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 20, 2016

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

Subject: Awarding a three-year blanker purchase agreement to Hach Company, a sole source supplier, for laboratory supplies, equipment repair and chemicals for the Water Resources Department at an amount not to exceed $285,000.

Explanation: The vendor will furnish and deliver parts, supplies and chemicals such as reagents, buffers, filters, electrodes, calibration kits and sensors. They will also provide technical support, repair and replacement of analytical laboratory equipment. This equipment is used for analyzing and testing reclaimed and potable water. Hach Company is the manufacturer of these proprietary analytical instruments and is the only authorized distributor, therefore a sole source procurement is recommended.

The Procurement Department in cooperation with the Water Resources Department, recommends for award:

Hach Company..... $285,000
3 years @ $95,000/yr

This purchase is made in accordance with Section 2-249 of the Sole Source Procurement of the Procurement Code, which authorizes City Council to approve the purchase of a supply or service over $50,000 without competitive bidding if it has been determined that the supply or service is available from only one source. A contract purchase agreement will be issued to the vendor and will be binding only for actual services rendered and material received. This agreement will be effective through October 31, 2019 with one two-year renewal options.

Cost/Funding/Assessment Information: Funds have previously been appropriated in the Water Resources Operating Fund (4001), Water Treatment and Distribution Admin (420-2073), Water Resources Department, Cosme Water Treatment Plant Operations & Maintenance (420-2077), Environmental Compliance Laboratory (420-2153), Environmental Compliance Field Services (420-2161), Northeast WRF (420-2173), Northwest WRF (420-2177), and Southwest WRF (420-2181).

Attachments: Sole Source (2 pages)
Quote (3 pages)
Resolution

Approvals:

Administrative **Budget**

City of St. Petersburg

Sole Source Request

Procurement & Supply Management

Department: Water Resources Requisition No. Term contract

Check One: X Sole Source ____ Proprietary Specifications

Proposed Vendor: Hach Company

Estimated Total Cost: $95,000.00

Description of Items (or Services) to be purchased:

Hach analytical system laboratory equipment, in-line meters, repairs, parts, reagents and supplies.

Purpose of Function of items:

The vendor will provide analytical system repair, repair parts, reagents and supplies as well as technical support for drinking water, wastewater, reclaimed water quality testing and analysis.

Justification for Sole Source of Proprietary specification:

Hach Company is the sole manufacturer of the proprietary analytical instruments and in-line meters. We are unaware of another authorized distributor of the repair parts, reagents and supplies.

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.

9-15-16

9-11-16

09/16/16

09/16/16

Department Director Date

Rev (1/11), (6/15)

Administrator/Chief	09/16/16 Date
Louis Moore, Director Procurement & Supply Management	9/19/16 Date

Be Right™

Quotation

Hach
PO Box 608
Loveland, CO 80539-0608
Phone: (800) 227-4224
Email: quotes@hach.com
Website: www.hach.com

Quote Number: 100195038v1
Use quote number at time of order to ensure that you receive prices quoted

Quote Date: 23-Sep-2016

Quote Expiration: 22-Nov-2016

City of St. Petersburg

Name: Dawn Fisher
Phone: 727-893-7225
Email: Dawn.Fisher@stpete.org

Customer Quote Reference: BLANKET

PRICING QUOTATION

Line	Part Number	Description	Qty	Net Unit Price	Extended Price
1	5500610	APA 6000 Ammonia/Monochloramine Analyzer, 0.02-2.0 mg/L as N, 0.1 to10.0 mg/L as Cl2 (in NEMA-4X/IP66 enclosure. Includes AquaTrend Interface, 30-day reagent supply, basic sample conditioning kit, maintenance kit, and manual)	1	18,201.00	18,201.00
2	2802246	MONOCHLORAMINE F RGT PP, PK/50This product has not been evaluated to test for chlorine and chloramines in medical applications in the United States.	1	31.85	31.85
3	1206528	Sulfaver 4 pwd plws pk/1000	1	285.00	285.00
4	2307542	Sodium chloride, 85.47mg/l 100ml	1	15.00	15.00
5	4021400	O-ring flcar .103w x 1.112id	1	9.15	9.15
6	3422B3A	3422 Compression Fitting Style Contacting Conductivity Sensor, 0.5 cell constant, 3/4 inch NPT Kynar (PVDF) compression fitting style	1	541.00	541.00
7	5134700	Stator replacement for 51150-00	1	925.00	925.00
8	5134800	Rotor replacement for 51150-00	1	199.00	199.00
9	50237A	COLUMN, CADMIUM, ACRYLIC. FOR NITRATE DETERMINATION.	1	160.00	160.00
10	1486266	BOD Nutrient Buffer Pillows, 6 mL size (prepares 6 L), pk/50 Powder Pillows	1	46.89	46.89
11	1486166	BOD Nutrient Buffer Pillows, 3 mL size (prepares 3 L), pk/50 Powder Pillows	1	37.05	37.05
12	1406428	DPD Total Chlorine, 25mL pk/1,000 Powder Pillows	1	208.00	208.00
13	1457799	Ascorbic Acid, pk/100 Powder Pillows	1	23.55	23.55
14	2662105	StablCal Standards Calibration Kit, for 2100N and 2100N IS Laboratory Turbidimeters (includes 1 ampule each, <0.1 NTU, 20 NTU, 200 NTU, 1000 NTU, 4000 NTU)	1	221.00	221.00
15	2659842	StablCal Calibration Standard, 1.0 NTU, 100 mL	1	45.49	45.49
16	5201100	si vv GASKET, BOTTOM PLATE, 1720D TURB	1	14.09	14.09
17	1353002	Filter, Membrane, Pore Size 0.45um, Diameter 47 mm, 1000/pk without pad	1	499.00	499.00
18	1480477	Neoprene Stopper, One Hole, #8, 7.9 mm diameter hole, pk/1. For usewith Buchner Funnels, 549-70 and 550-85.	1	5.29	5.29
19	28101H	Calver 2 Calcium Indicator, 454 g, (for calcium determination using EDTA titration)	1	48.65	48.65
20	1471799	Petri Dish w/Pad, 9x47 mm, pk/100. Manufactured by Gelman/Pall Gelman Laboratory. For petri dishes manufactured by Millipore, please see Hach catalog number 28177-00	1	60.35	60.35
21	2227064	Buffer pH7.00 pk/250 Powder Pillows (color coded yellow) (NIST)	1	85.29	85.29
22	2227164	Buffer pH10.00 pk/250 Powder Pillows (color coded blue) (NIST)	1	85.29	85.29
23	2125915	rr COD Vials 20-1500 mg/L, pk/150 High Range, USEPA Approved	1	224.00	224.00

Line	Part Number	Description	Qty	Net Unit Price	Extended Price
24	2162315	A recent fire at a vendor site destroyed the tooling for this product's packaging. Packaging deviations may occur.	1	30.79	30.79
25	1410415	EC Medium MPN Tubes, pk/15	1	30.95	30.95
26	32215	Brilliant Green Bile Broth Tubes, pk/15	1	29.79	29.79
27	2212129	rr Mercuric Thiocyanate Solution,1.0g/L, 200 mL	1	48.19	48.19
28	1407899	NitriVer 3 Nitrite Reagent, low range 0-0.2 mg/L or 0-0.5 mg/L as nitrite-N, 5 mL sample, pk/100 Powder Pillows	1	25.89	25.89
29	210553	Sodium chloride std, 1000mg/l 1l	1	40.89	40.89
30	2776353	Rgt 1, Ammonia/Monochloramine 1L	1	56.69	56.69
31	2776453	Rgt 2, Ammonia/Monochloramine 1L	1	23.05	23.05
32	2776553	Rgt 3, Ammonia/Monochloramine 1L	1	33.45	33.45
33	2776753	Std 2, Ammonia/Monochloramine 1L	1	25.39	25.39
34	2876453	APA ACIDIC SURFACTANT WASH, 1L	1	24.29	24.29
35	2226966	Buffer, pH4.01 pk/50, Powder Pillows (color coded red) (NIST)	1	21.25	21.25
36	2227066	Buffer, pH7.00 pk/50 Powder Pillows (color coded yellow) (NIST)	1	21.25	21.25
37	4864302	Sample Cell w/Cap, 1 cm/10 mL, pk/2.For DR/800 Series Colorimeters	1	17.00	17.00
38	2434706	Sample cell, 25x60mm Dimensions and Height, used with Model 2100P, 6/pk	1	37.79	37.79
39	2495408	SAMPLE CELL, 10ML MATCHED PK/8	1	451.00	451.00
40	1485200	Dish, Petri, 9x50 mm, 500 dishes	1	167.00	167.00
41	2812450	HPC Broth Ampules, plastic 2 mL, package of 50. Product does not contain TTC as a stain. Customers should take care to count clear colonies.	1	84.95	84.95
42	2162800	Fermentation Tube, Durham, 0.7 mL, borosilicate glass, 6x50 mm, pk/72	1	18.45	18.45
43	2212242	Ferric Ion Solution, 100mL	1	21.79	21.79
44	2947517	SPADNS2 (ARSENIC-FREE) FLUORIDE REAGENT, 3.78 L	1	89.85	89.85
45	2877336	FREE AMMONIA RGT SOLN, 4ML SCDB	1	43.09	43.09
46	2763900	DR/check absorbance standard kit	1	184.00	184.00
47	1426810	Chlorine Standard Solution, 50-75 mg/L as Cl2, pk/16 10 mL Ampules (NIST)	1	54.09	54.09
48	2635300	Spec Color Standard, Low Range Chlorine - DPD	1	169.00	169.00
49	40508	Fluoride Standard, 0.8mg/L 500mL, Solution	1	22.05	22.05
50	40502	Fluoride Standard, 0.2mg/L 500mL, Solution	1	22.05	22.05
51	13949	Iron Standard, 1mg/L 500mL AS Fe (NIST)	1	24.45	24.45
52	2507500	SPEC COLOR STD KIT, MONOCHLOR/F-NH3	1	172.00	172.00
53	89868	Alkalinity Buffer, pH 8.30, 50 mL sample, pk/25 Powder Pillows	1	19.85	19.85
54	2659405	StablCal Standards Calibration Kit, for 2100P Portable Turbidimeter (includes 1 ampule each, <0.1 NTU, 20 NTU, 100 NTU, 800 NTU)	1	173.00	173.00
55	5940506	CELL, MULTI-PATHLENGTH, 25ML 6/PK	1	49.09	49.09
		PART NUMBERS 5524000 AND 5104300 ARE NOW OBSOLETE.			
				Grand Total	$ 24,203.31

TERMS OF SALE

Freight: Ground Prepay and Add

FOB: Origin

All purchases of Hach Company products and/or services are expressly and without limitation subject to Hach Company's Terms & Conditions of Sale ("Hach TCS"), incorporated herein by reference and published on Hach Company's website at www.hach.com/terms. Hach TCS are contained directly and/or by reference in Hach's offer, order acknowledgment, and invoice documents. The first of the following acts constitutes an acceptance of Hach's offer and not a counteroffer and creates a contract of sale "Contract" in accordance with the Hach TCS: (i) Buyer's issuance of a purchase order document against Hach's offer; (ii) acknowledgement of Buyer's order by Hach; or (iii) commencement of any performance by Hach pursuant to Buyer's order. Provisions contained in Buyer's purchase documents (including electronic commerce interfaces) that materially alter, add to or subtract from the provisions of the Hach TCS are not part of the Contract.

Due to International regulations, a U.S. Department of Commerce Export License may be required. Hach reserves the right to approve specific shipping agents. Wooden boxes suitable for ocean shipment are extra. Specify final destination to ensure proper documentation and packing suitable for International transport. In addition, Hach may require : 1). A statement of intended end-use; 2).Certification that the intended end-use does not relate to proliferation of weapons of mass destruction (prohibited nuclear end use, chemical / biological weapons, missile technology); and 3). Certification that the goods will not be diverted contrary to U.S. law.

ORDER TERMS:
Terms are Subject to Credit Review
Please reference the quotation number on your purchase order.
Sales tax is not included. Applicable sales tax will be added to the invoice based on the U.S. destination, if applicable provide a resale/exemption certificate.
Shipments will be prepaid and added to invoices unless otherwise specified.
Equipment quoted operates with standard U.S. supply voltage.
Hach standard terms and conditions apply to all sales.
Additional terms and conditions apply to orders for service partnerships.
Prices do not include delivery of product. Reference attached Freight Charge Schedule and Collect Handling Fees.
Standard lead time is 30 days.
This Quote is good for a one time purchase.

HACH COMPANY

Be Right™

Quotation Addendum

Headquarters
P.O. Box 389
5600 Lindbergh Drive
Loveland, CO 80539-0389

Purchase Orders
PO Box 608
Loveland, CO 80539-0608

WebSite: www.hach.com

U.S.A.
Phone: 800-227-4224
Fax: 970-669-2932
E-Mail: orders@hach.com
quotes@hach.com
techhelp@hach.com

Export
Phone: 970-669-3050
Fax: 970-461-3939
Email: intl@hach.com

Remittance
2207 Collections Center Drive
Chicago, IL 60693

Wire Transfers
Bank of America
231 S. LaSalle St.
Chicago, IL 60604
Account: 8765602385
Routing (ABA): 071000039

ADVANTAGES OF WORKING WITH HACH

Technical Support	***SIRR Delivery Program***	***Hach WarrantyPlus™ Upgrade***
Provides post-sale instrumentation and application support	*The Scheduled Inventory Reagent Replacement (SIRR) Program offers an uninterrupted supply of reagents*	*Instrument Protection and Service*
✓ Hach's highly skilled Technical Support staff is dedicated to helping you resolve technical issues before, during and after the sale.	✓ Lower inventory costs and fresh supplies	✓ Savings of more than 20% versus a "pay as you go" approach
✓ Available via phone, e-mail, or live online chat at Hach.com!	✓ Reduced paperwork – one purchase order for the entire year	✓ Freedom from maintenance
✓ Toll-free phone: 800-227-4224	✓ Automatic shipments on your schedule	✓ Worry-free compliance with Hach's certification
✓ E-mail: techhelp@hach.com	✓ Easier budgeting	✓ Fixed maintenance budget for the entire year
www.Hach.com	www.Hach.com/sirr	www.Hach.com/warrantyplus

ADVANTAGES OF SIMPLIFIED FREIGHT

Safe & Fast Delivery	***Save Time – Less Hassle***	***Save Money***
✓ Receive tracking numbers on your order acknowledgement	✓ No need to set up deliveries for orders or to schedule pickup	✓ No additional invoice to process – save on time and administrative costs
✓ Hach will assist with claims if an order is lost or damaged in shipment	✓ Hach ships simplified freight orders as the product is available at no additional cost	✓ Only pay shipping once, even if multiple shipments are required

STANDARD SIMPLIFIED FREIGHT CHARGES [1, 2, 3] *Pricing Effective 8/16/2014*

Total Price of Merchandise Ordered	Standard Surface (Mainland USA)	Second Day Delivery (Mainland USA)	Next Day Delivery (Mainland USA)	Second Day Delivery (Alaska & Hawaii)	Next Day Delivery (Alaska & Hawaii)	**Collect** [4] Handling Fee *Effective 8/16/2014*
$0.00 - $49.99	$11.99	$29.99	$54.99	$44.95	$85.45	$7.79
$50.00 - $199.99	$17.79	$52.45	$98.97	$71.64	$136.19	$7.99
$200.00 - $449.99	$30.89	$79.43	$161.79	$100.23	$195.06	$8.47
$450.00 - $749.99	$41.67	$108.95	$216.68	$136.20	$263.73	$8.89
$750.00 - $999.99	$52.77	$114.40	$239.39	$141.65	$267.00	$9.17
$1,000.00 - $2,249.99	$66.39	$130.75	$255.01	$154.73	$307.33	$9.49
$2,250.00 - $4,999.99	$79.47	$174.35	$294.25	$181.98	$336.76	$11.32
$5,000.00 - $9,999.99	$112.79	$201.60	$338.94	$213.59	$365.10	$16.83
Over $10,000	2% of Net Order Value	4% of Net Order Value	6% of Net Order Value	4% of Net Order Value	6% of Net Order Value	$29.49

1 Freight charges shown are only applicable to orders billing and shipping to U.S. destinations. Freight charges will be prepaid and added to invoice. Freight for the Reagent Delivery Program is charged on each shipment release and is based on the total price of each shipment release. Freight charges are subject to change without notice.

2 Additional freight charges will be applied to orders containing bulky and/or especially heavy orders. Refrigerated and all weather Samplers do not qualify for simplified freight charges, and are considered heavy freight. Dissolved Oxygen Sensors can be damaged if exposed to temps below freezing, causing sensor failure. Must be shipped over night or 2nd day air during the cold weather months.

3 Orders shipping to Alaska or Hawaii: Additional freight charges may be applied at time of order processing. Second Day and Next Day delivery is not available to all destinations.

4 Hach Company will assess a collect handling fee on orders with collect freight terms. This handling fee covers the additional costs that Hach Company incurs from processing and managing collect shipments.

SALES TAX

Sales Tax is not included in the attached quotation. Applicable sales and usage taxes will be added to your invoice, at the time of order, based on U.S. destination of goods, unless a valid resale/exemption certificate for destination state is provided to the above address or fax number, attention of the Tax Dept.

A RESOLUTION DECLARING HACH COMPANY TO BE A SOLE SOURCE SUPPLIER; ACCEPTING THE PROPOSAL AND APPROVING THE AWARD OF A THREE-YEAR AGREEMENT (BLANKET AGREEMENT) WITH ONE TWO-YEAR RENEWAL OPTION TO PROVIDE REPAIR, REPLACEMENT AND TECHNICAL SUPPORT OF ANALYTICAL LABORATORY EQUIPMENT FOR THE WATER RESOURCES DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $95,000 FOR A THREE-YEAR CONTRACT AMOUNT NOT TO EXCEED $285,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City uses laboratory analytical equipment ("Equipment") and is provided technical support for analyzing and testing reclaimed and potable water from Hach Company; and

WHEREAS, Hach Company is the sole manufacturer and authorized distributor of the proprietary analytical instruments used by the Water Resources Department; and

WHEREAS, Section 2-249 of the City Code provides requirements for sole source procurement of a supply or service over $50,000 without competitive bidding if it has been determined that the supply or service is available from only one source; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Resources Department, recommends approval of the award to Hach Company as a sole source supplier; and

WHEREAS, the Mayor or his designee has prepared a written statement to the City Council certifying the condition and circumstances for the sole source purchase.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Hach Company is a sole source supplier; and

BE IT FURTHER RESOLVED that the award of a three-year agreement (Blanket Agreement) with one two-year renewal option to Hach Company to provide repair, replacement and technical support of analytical laboratory equipment for the Water Resources Department at an estimated annual cost not to exceed $95,000 for a three-year contract amount not to exceed $285,000 is hereby approved and the Mayor or Mayor's designee is authorized to execute all documents necessary to effectuate this transaction

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 20, 2016

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

Subject: Approving a three-year agreement with Motorola Solutions Inc., a sole source provider, for maintenance of communication consoles for the Police Department at total contract amount of $236,000.

Explanation: The vendor provides 24x7 preventative maintenance, upgrades and troubleshooting for 11 dispatch consoles, which are part of the county-owned public safety response system. The system provides continuous radio communication for officers in the field, including notifications of potential danger or threats through specific codes and audible indicators. Each law enforcement agency in the county is responsible for maintenance, upgrades and repairs of their respective system equipment.

Since Motorola Solutions Inc. is the system-wide public safety response system for the Pinellas County Police Department, a sole source procurement is recommended

The Procurement Department, in cooperation with the Police Department recommends for award:

Motorola Solutions Inc..... $236,000
Three Years @ $78,500/year

This purchase is made in accordance with Section 2-249(a), Sole Source Procurement of the Procurement Code, which authorizes City Council to approve the purchase of a supply or service over $100,000 without competitive bidding if it has been determined that the supply or service is available from only one source. The agreement will be effective from date of approval through September 30, 2019.

Cost/Funding/Assessment Information: Funds are available in the General Fund (0001), Police Department, Training (140-1397).

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: Motorola

Estimated Total Cost: $ 78,500/year (3 years)

Description of Items (or Services) to be purchased:

Maintenance and repair of 11 proprietary radio dispatch consoles in the Police Communications Center

Purpose of Function of items:

The consoles provide 24-7 radio support on the Countywide Public Safety Response System.

Justification for Sole Source of Proprietary specification:

Pinellas County owns the Motorola equipment used countywide for the Public Safety Response System and Motorola is the only authorized service provider for these systems. Each law enforcement agency in the county is responsible for providing the maintenance/upgrades/repairs/etc. as required for their respective equipment.

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 09/27/16

Administrator/Chief — Date 9/27/16

Louis Moore, Director
Procurement & Supply Management — Date 9/28/16

Rev (1/11), (6/15)

A RESOLUTION DECLARING MOTOROLA SOLUTIONS, INC. AS A SOLE SOURCE SUPPLIER; ACCEPTING THE PROPOSAL AND APPROVING THE AWARD OF A THREE-YEAR AGREEMENT (BLANKET AGREEMENT) TO MSI TO PROVIDE MAINTENANCE OF COMMUNICATION CONSOLES FOR THE POLICE DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $78,500 FOR A THREE YEAR CONTRACT AMOUNT NOT TO EXCEED $236,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Motorola Solutions, Inc. provides 24/7 preventative maintenance, upgrades and troubleshooting for the City's 11 dispatch consoles which are part of the county-owned public safety response system; and

WHEREAS, Motorola Solutions, Inc. is the system-wide public safety response system maintenance provider for the Pinellas County police departments, a sole source procurement is recommended; and

WHEREAS, Section 2-249 of the City Code provides requirements for sole source procurement where the compatibility of equipment, accessories, or replacement parts is the paramount consideration; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Fire Rescue Department, recommends approval of the award to MSI as a sole source supplier; and

WHEREAS, the Mayor or his designee has prepared a written statement to the City Council certifying the condition and circumstances for the sole source purchase.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Motorola Solutions, Inc. is a sole source supplier; and

BE IT FURTHER RESOLVED that the award of a three-year agreement (Blanket Agreement) to Motorola Solutions, Inc. to provide maintenance of communication consoles for the Police Department at an estimated annual cost not to exceed $78,500 for a three year contract amount not to exceed $236,000 is hereby approved and the Mayor or Mayor's designee is authorized to execute all documents necessary to effectuate this transaction

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of October 20, 2016

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

Subject: Renewing a blanket purchase agreement with Ameron International Corporation for street lighting poles for the Public Works Administration at an amount not to exceed of $50,000 for a total contract amount of $200,000.

Explanation: On September 19, 2013 City Council approved a one-year agreement for street lighting poles. On July 10, 2014 and October 15, 2015, City Council approved one-year renewal options. This is the third and final renewal option.

The vendor furnishes and delivers a variety of concrete aggregate poles ranging from 15' to 42'. These poles are used for new city facilities and street lighting installations and repairs to existing fixtures on roadways and facilities. These poles are stocked at the Consolidated Warehouse.

The Procurement Department, in cooperation with the Public Works Administration, recommends renewal:

Ameron International Corporation (Houston, TX)..... $50,000

Pole, 42'8"	$2,388.75
Pole, 35'	1,662.35
Pole, 19'3"	1,594.95
Pole, 17'3"	1,619.80
Pole, 15'	1,733.50
Pole, 22'	1,814.80

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 or service over $50,000 without competitive bidding if it has been determined that the supply or service is available from only one source. The supplier has agreed to hold prices firm under the current terms and conditions. The renewal will be effective from date of approval through October 31, 2017.

Cost/Funding/Assessment Information: Funds have been previously appropriated in various capital projects in the Recreation and Culture Capital Improvement Fund (3029) and in the General Fund (0001), Public Works Administration Department, Street Lighting & Support (040-1027).

Attachments: Sole Source
Resolution

Approvals:

Administrative **Budget**

City of St. Petersburg

Sole Source Request

Procurement & Supply Management

Department: Public Works Admin. Requisition No. _____

Check One: X Sole Source ____ Proprietary Specifications

Proposed Vendor: Ameron Pole Products International

Estimated Total Cost: $50,000

Description of Items (or Services) to be purchased:

Concrete aggregate, fluted pole in various lengths with tenon top and 1" threaded insert for a banner arm.

Purpose of Function of items:

To provide replacements for existing City pedestrian and roadway street light poles

Justification for Sole Source of Proprietary specification:

City Standard – It is the desire of Public Works to have compatibility with the existing 1,900 poles in place throughout the City. In the past, the City has sampled other manufacture's poles and found them to be inferior to the product offered by Ameron Pole Products.

Marty Sorrentino — 10/6/2016

Capital Projects Coordinator — Date

[redacted] — 10/06/16

Administrator/Chief — Date

Louis Moan — 10/6/16

Rev (1/11), (6/15)

Louis Moore, Director
Procurement & Supply Management

Date

I hereby certify that in accordance with Section 2-249 of the City of St. Petersburg Procurement Code, I have conducted a good faith review of available sources and have determined that there is only one potential source for the required items per the above justification. I also understand that under Florida Statute 838.22(2) it is a second degree felony to circumvent a competitive bidding process by using a sole-source contract for commodities or services.

A RESOLUTION APPROVING THE THIRD AND FINAL ONE-YEAR RENEWAL OPTION OF AN AGREEMENT (BLANKET AGREEMENT) WITH AMERON INTERNATIONAL CORPORATION FOR STREET LIGHTING POLES FOR PUBLIC WORKS ADMINISTRATION AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $50,000 FOR A TOTAL CONTRACT AMOUNT OF $200,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 19, 2013, City Council approved a one-year Agreement (Blanket Agreement) with Ameron International Corporation with three one-year renewal options for street lighting poles for Public Works Administration at an estimated annual cost not to exceed $50,000 for a total contract amount of $200,000; and

WHEREAS, on July 10, 2014, City Council approved the first one-year renewal option of the Agreement; and

WHEREAS, on October 15, 2015, City Council approved the second one-year renewal option of the Agreement; and

WHEREAS, the City desires to exercise the third and final one-year renewal option of the Agreement; and

WHEREAS, the Purchasing Department, in cooperation with Public Works Administration, recommends this renewal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the third and final one-year renewal option of an Agreement (Blanket Agreement) with Ameron International Corporation for street lighting poles for Public Works Administration at an estimated annual cost not to exceed $50,000 for a total contract amount of $200,000 is hereby approved and the Mayor or Mayor's Designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approved as to form and content:

City Attorney (designee)

SAINT PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of October 20, 2016

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

Subject: Approving a three-year agreement with Municipal Emergency Services Inc., a sole source provider, for an online training database and learning management system for Fire Rescue for a total contract amount of $81,567.

Explanation: The vendor provides an online training database and learning management system (LMS) that is used for documenting and facilitating departmental training. The online system includes training for instructor and inspector recertification, EMS CME's, hazmat, and other necessary training that is required for Insurance Service Organization (ISO), accreditation, EMS, and Fire. The system, implemented in 2012, has allowed Fire Rescue to simplify and improve its process for providing and tracking the training required for compliance with the Insurance Services Organization (ISO), National Fire Protection Association (NFPA), and the Occupational Safety and Health Administration (OSHA).

Since TargetSolutions Learning, LLC is the system-wide EMS CME delivery system for Pinellas County EMS, a sole source procurement is recommended.

The Procurement Department, in cooperation with Fire Rescue, recommends for award:

Municipal Emergency Services, Inc.....$81,567
Three years @ $27,189/year

This purchase is made in accordance with Section 2-249 (a) of the Sole Source Procurement of the Procurement Code, which authorizes City Council to approve the purchase of a supply or service over $100,000 without competitive bidding if it has been determined that the supply or service is available from only one source. The agreement will be effective from November 1, 2016 through October 31, 2019.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Fire Suppression (1501497), Fire Prevention (1501493),Gandy Fire Station (1501501), Fire Training (1501509), and the Emergency Medical Services Fund (1009), EMS (1501513).

Attachments: Sole Source
Resolution

Approvals:

Administrative

Devris C. Feller 10.3.16
Budget

City of St. Petersburg

Sole Source Request

Procurement & Supply Management

Department: Fire Rescue Requisition No. BPA

Check One: X Sole Source ____ Proprietary Specifications

Proposed Vendor: Target Solutions

Estimated Total Cost: $ 81,567 ($27,189 per year)

Description of Items (or Services) to be purchased:

Online training database and learning management system

Purpose of Function of items:

Provide and track departmental training including: instructor and inspector recertification, EMS CMEs, hazmat, and other necessary training required for compliance with the Insurance Services Organization (ISO), National Fire Protection Association (NFPA), and the Occupational Safety and Health Administration (OSHA).

Justification for Sole Source of Proprietary specification:

Target Solutions is now the EMS Continual Education Training Program (CME) delivery system for Pinellas County EMS Authority. The city receives partial funding for this learning management system as part of the EMS CME Agreement executed on August 9th, 2016.

I hereby certify that in accordance with Section 2-249 of the City of St. Petersburg Procurement

Department Director — Date 10/3/16

Administrator/Chief — Date

Louis Moore, Director
Procurement & Supply Management — Date 10/3/16

Code, I have conducted a good faith review of available sources and have determined that there is only one potential source for the required items per the above justification. I also understand that under Florida Statute 838.22(2) it is a second degree felony to circumvent a competitive bidding process by using a sole-source contract for commodities or services.

Rev (1/11), (6/15)

A RESOLUTION DECLARING MUNICIPAL EMERGENCY SERVICES, INC. ("MES") AS A SOLE SOURCE SUPPLIER; ACCEPTING THE PROPOSAL AND APPROVING THE AWARD OF A THREE-YEAR AGREEMENT (BLANKET AGREEMENT) TO MES TO PROVIDE AN ON-LINE TRAINING DATABASE AND LEARNING MANAGEMENT SYSTEM FOR THE FIRE RESCUE DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $21,189 FOR A THREE-YEAR TOTAL CONTRACT AMOUNT NOT TO EXCEED $81,567; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City uses TargetSolutions Learning Software ("TargetSolutions"), an on-line training database and learning management system provided by Municipal Emergency Services Inc., ("MES") for the Fire Rescue Department; and

WHEREAS, MES is the sole source provider of TargetSolutions software for an on-line training database and learning management system with MES for the Fire Rescue Department; and

WHEREAS, Section 2-249 of the City Code provides requirements for sole source procurement of a supply or service over $50,000 without competitive bidding if it has been determined that the supply or service is available from only one source; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Fire Rescue Department, recommends approval of the award to MES as a sole source supplier; and

WHEREAS, the Mayor or his designee has prepared a written statement to the City Council certifying the condition and circumstances for the sole source purchase.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Municipal Emergency Services, Inc. "(MES") is a sole source supplier; and

BE IT FURTHER RESOLVED that the award of a three-year agreement (Blanket Agreement) to MES to provide an on-line training database and learning management system for the Fire Rescue Department at an estimated annual cost not to exceed $21,189 for a three-year total contract amount not to exceed $81,567 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 20, 2016

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

Subject: Awarding a blanket purchase agreement with Florida Bullet Inc., a sole source supplier, for ammunition for the Police Department at an amount not to exceed $75,000.

Explanation: The vendor furnishes and delivers CCI-Speer Lawman and Federal ammunition from Vista Outdoor Inc. used for duty and practice. CCI-Speer Lawman ammunition is manufactured using a patented process and provides cost effective training ammunition to give officers the feel and performance of duty ammunition. Federal ammunition offers the most advanced duty and practice ammunition for all types of rifles used by officers.

The Procurement Department, in cooperation with the Police Department, recommends for award:

Florida Bullet Inc. (Clearwater, FL)..... $75,000

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 or service over $50,000 without competitive bidding if it has been determined that the supply or service is available from only one source. A blanket purchase agreement will be issued to the vendor and will be binding only for actual services rendered and material received. This agreement will be effective through October 31, 2017 with three one-year renewal options.

Cost/Funding/Assessment Information: Funds have been appropriated in the General Fund (0001), Police Department, Training (140-1397).

Attachments: Sole Source
Price List
Resolution

Approvals:

Administrative **Budget**

City of St. Petersburg

Sole Source Request

Procurement & Supply Management

Department: Police Requisition No. _____

Check One: X Sole Source ____ Proprietary Specifications

Proposed Vendor: Florida Bullet Inc.

Estimated Total Cost: $ 64,000.00 (with shipping and handling)

Description of Items (or Services) to be purchased:

See attached.

Purpose of Function of items:

Duty and practice ammunition for officers.

Justification for Sole Source of Proprietary specification:

Florida Bullet Inc. is the only authorized Law Enforcement Distributor, in State of Florida, for drop shipments directly from Vista Outdoor Inc. (fmr. ATK) for CCI-Speer and Federal Ammunition. Vista Outdoor Inc. is the only manufacturer who currently produces these types of ammunition.

The Speer Gold Dot is manufactured by a patented process in which the copper jacket is bonded to the lead core, rather than inserted into the traditional two-piece stamped jacket. This bonding process virtually eliminates bullet failures created by core-jacket separation. Additionally, the Speer TMJ™ bullet jacket completely encases the lead core and eliminates exposure of the core to hot powder gas, thereby reducing lead exposure at the firing point. Speer Lawman provides consistent pressure and velocity, quality and performance, in cost effective practice ammunition so that officers can train with ammunition that gives the feel and performance of duty ammunition.

I hereby certify that in accordance with Section 2-232(d) 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	09/10/15 Date
Administrator/Chief	9/10/15 Date
Louis Moore, Director Procurement & Supply Management	9/15/15 Date

Rev (1/11)

Florida Bullet, Inc.

P.O. Box 7497
Clearwater, FL 33758-7497
V:(727) 461-6081 F:(727) 441-4477

QUOTATION

Date	Number
8/19/2016	1702

Name / Address
City of St. Petersburg Finance Department Attn: Accounts Payable PO Box 1257 St. Petersburg, FL 33731

Item	Description	Qty	Rate	Total
3582	9mm 147 Grain TMJ 1,000 per case	1	234.90	234.90
53656	Speer Lawman 45 - 200 gr + P TMJ 1,000 per case	1	309.90	309.90
LE133-00	12 Ga Tactical 8 pellet 00- 250 per case	1	140.90	140.90
BC223NT5A	223 FRANGIBLE 55 GRAIN 500 PER CASE	1	419.90	419.90
AE223J	223/55 GR. FMJ/BT, 500 PER CASE	1	209.90	209.90
XM193	Federal/Lake City XM193, 5.56cal 55gr (500/Case)	1	209.90	209.90
53617	9mm + P 124 Grain GDHP Per 1,000	1	384.90	384.90
53651	9mm 124 gr. TMJ, per 1,000	1	203.90	203.90
53608	380 Auto 90 Grain TMJ 1,000 per case	1	254.90	254.90
53606	380 Auto 90 Grain Bonded GDHP per 1,000	1	463.90	463.90
53969	45 Auto + P 200 Grain GDHP Per 1,000	1	427.90	427.90
5230	Brass 45/230 gr FMJ per 1,000	1	309.90	309.90
24458	308 168 GR.GD SP 500 PER CASE	1	379.90	379.90
24446	223/55 grain soft point Gold Dot, 500 per case.	1	324.90	324.90
BC223NT5A	223 FRANGIBLE 55 GRAIN 500 PER CASE	1	601.90	601.90
53650	9mm 115 Grain TMJ 1,000 per case	1	203.90	203.90
LEB127LRS	12 Ga. 2 3/4 1 OZ. True Ball, 250 per case, Low Recoil	1	141.90	141.90
LE132-00	12 Ga. 9 Pellet 00 Buck Per 250 per case	1	140.90	140.90
53395	45 Auto 155 Grain CFRHT Per 1,000	1	601.90	601.90
53733	38 Spl. 125 grain Non + P per 1,000	1	359.90	359.90
	These are every part number that has been purchased by St Petersburg since 2015, these prices and part numbers will be honored from 11/1/2016 through 9/30/2017, prices include standard delivery.			
			Total	$6,326.00

A RESOLUTION DECLARING FLORIDA BULLET INCORPORATED TO BE A SOLE SOURCE SUPPLIER; ACCEPTING THE PROPOSAL AND APPROVING THE AWARD OF A ONE-YEAR AGREEMENT (BLANKET AGREEMENT) WITH THREE ONE-YEAR RENEWAL OPTIONS TO FURNISH AND DELIVER CCI-SPEER LAWMAN AND FEDERAL AMMUNITION FOR THE POLICE DEPARTMENT AT A TOTAL CONTRACT AMOUNT NOT TO EXCEED $75,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, ammunition is a required item and essential to the services provided by the City's Police Department; and

WHEREAS, Florida Bullet Incorporated ("Florida Bullet") is the sole source provider of CCI-Speer Lawman ammunition which is manufactured using a patented process and provides cost effective training ammunition to give officers the feel and performance of duty ammunition; and

WHEREAS, Florida Bullet is the sole source provider of Federal ammunition from Vista Outdoor Inc. which offers the most advanced duty and practice ammunition for all types of rifles used by officers; and

WHEREAS, Section 2-249 of the City Code provides requirements for sole source procurement of a supply or service over $50,000 without competitive bidding if it has been determined that the supply or service is available from only one source; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Police Department, recommends approval of the award to Florida Bullet Incorporated as a sole source supplier; and

WHEREAS, the Mayor or his designee has prepared a written statement to the City Council certifying the condition and circumstances for the sole source purchase.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Florida Bullet Incorporated is a sole source supplier; and

BE IT FURTHER RESOLVED that the award of a one-year agreement (Blanket Agreement) with three one-year renewal options to Florida Bullet, Inc. to furnish and deliver CCI-Speer Lawman and Federal ammunition for the Police Department at a total contract amount not to exceed $75,000 is hereby approved and the Mayor or Mayor's designee is authorized to execute all documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)

SAINT PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 20, 2016

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

Subject: Awarding a three-year blanket purchase agreement to Coca-Cola Beverages Florida for sports drinks at an amount not to exceed $60,000.

Explanation: The Procurement Department received three bids for sports drinks. The supplier will furnish and deliver non-carbonated sports drinks including sugar free sports drinks. The primary users of these products are the Water Resources, Sanitation, Stormwater, and Fire Departments. These items will be stocked and distributed from the Consolidated Warehouse.

The Procurement Department recommends for award:

Coca-Cola Beverages Florida $60,000
3 years @ $20,000/yr

Coca-Cola Beverages Florida has met the requirements of RFQ No. 6192 dated September 14, 2016. The agreement will be effective from date of award through October 31, 2019 with one two-year renewal option. A blanket purchase agreement will be issued and will be binding only for the actual quantities ordered.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the user department operating budgets, including Water Resources (4001), General Fund (0001), Sanitation (4021), and Stormwater Utility Operating (4011).

Attachments: Bid Tabulation
Resolution

Approvals:

Administrative **Budget**

City of St. Petersburg

Bid Tabulation

Procurement and Supply Management

Item No.	Description	Est. Qty.	UOM	Coca-Cola Beverages Florida Tampa, FL Terms: Net 30 Delivery: 1 Day/Week		Bottling Group, LLC dba Pepsi Beverages Company Orlando, FL Terms: Net 30 Delivery: 2 Days		Safety Products, Inc. Eaton Park, FL Terms: 2%/10, Net 30 Delivery: 2 Days	
				Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1.	Drink, Sports, Non-Carbonated, Liquid, Power Ade or Gatorade, Mixed Flavors, 32 oz. - No Substitutes	8,250	EA	$0.94	$7,755.00	$1.50	$12,375.00	$1.49	$12,292.50
2.	Drink, Sports, Non-Carbonated, Liquid, Power Ade or Gatorade, Mixed Flavors, 12 oz. - No Substitutes	23,500	EA	0.46	10,810.00	0.58	13,630.00	0.76	17,860.00
3.	Drink, Sports, Non-Carbonated, Liquid, Power Ade Zero, Mixed Flavors, No Calories, 20oz., Sugar Free - No Substitutes	1,600	EA	0.68	1,088.00	0.75	1,200.00		NB
			SubTotal:		$19,653.00		$27,205.00		$30,152.50
			2%/10, Net 30 Discount:		0		0		603.05
			Grand Total:		**$19,653.00**		**$27,205.00**		**$29,549.45**

A RESOLUTION APPROVING THE AWARD OF A THREE-YEAR AGREEMENT (BLANKET AGREEMENT) FOR THE PURCHASE OF SPORTS DRINKS FROM COCA-COLA BEVERAGES FLORIDA, LLC AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $20,000 FOR A THREE-YEAR CONTRACT AMOUNT NOT TO EXCEED $60,000; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase sports drinks to be stocked and distributed from the Consolidated Warehouse from Coca-Cola Beverages Florida, LLC; and

WHEREAS, Coca-Cola Beverages Florida, LLC has met the terms and conditions of RFQ No. 6192 dated September 14, 2016; and

WHEREAS, the Purchasing Department recommends approval of this award.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the award of a three-year agreement (Blanket Agreement) for the purchase of sports drinks from Coca-Cola Beverages Florida, LLC at an estimated annual cost not to exceed $20,000 for a three-year contract amount not to exceed $60,000 is hereby approved; authorizing the Mayor or Mayor's designee 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)

Item CB-12 backup will be pulled on adds and deletes.

Awarding a two-year blanket purchase agreement with Emergency Communications Network LLC., for an emergency notification system and related support services for the Police Department for a total contract amount of $50,000.

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 20, 2016

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

SUBJECT: A resolution approving the Repetitive Loss Area Analysis documents that evaluate the flooding hazards within the most severely flooded areas of the City of St. Petersburg; and providing an effective date.

EXPLANATION:

The City of St. Petersburg conducted a Repetitive Loss Area Analysis (RLAA) (as recommended by FEMA and following the Community Rating System guidelines). As a result of this analysis, two RLAA documents were developed. These RLAA documents must be approved by City Council. The Community Rating System (CRS) credits the implementation of analyzing the most severely flooded areas with the City of St. Petersburg.

RECOMMENDATION:

Administration recommends that City Council adopt the attached resolution.

COST/FUNDING/ASSESSMENT INFORMATION:

There is no change required for the FY 17 proposed budget.

ATTACHMENTS: Resolution

APPROVAL:

Administration: Alan Dabney DG

Resolution No. 2016-_____

A RESOLUTION APPROVING THE REPETITIVE LOSS AREA ANALYSIS DOCUMENTS THAT EVALUATE THE FLOODING HAZARDS WITHIN THE MOST SEVERELY FLOODED AREAS OF ST PETERSBURG; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg ("City") is dedicated to protecting the health and property of citizens; and

WHEREAS, the City conducted an analysis of the repetitive loss areas according to FEMA and the Community Rating System (CRS) guidelines; and

WHEREAS, as a result of this analysis two documents were developed, which must be approved by the St. Petersburg City Council; and

WHEREAS, approval of the Repetitive Loss Area Analysis documents will increase the Community Rating System Points and lead to an improved discount on flood insurance premiums within St. Petersburg; and

WHEREAS, Administration recommends approval of the Repetitive Loss Area Analysis documents.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Repetitive Loss Area Analysis documents that evaluate the flooding hazards within the most severely flooded areas of the City of St. Petersburg is hereby approved.

This resolution shall become effective immediately upon its adoption.

Approvals:

Legal:_____ Administration:_____

CITY OF ST PETERSBURG

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RIVIERA BAY REPETITIVE LOSS AREA ANALYSIS

DRAFT

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TERMINOLOGY

1% Annual Flood Chance: The flood that has a one percent (1%) chance of being equaled or exceeded each year. Also known as the base flood or regulatory floodplain.

Area Analysis: An approach to identify repeatedly flooded areas, evaluate mitigation approaches, and determine the most appropriate alternatives to reduce future repeated flood losses.

BFE: Base Flood Elevation - The elevation of the crest of the base flood or one percent (1%) annual chance.

CRS: Community Rating System

FEMA: Federal Emergency Management Agency

FIRM: Flood Insurance Rate Map

Floodway: The channel of a stream, plus any adjacent floodplain areas, that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

Freeboard: A factor of safety usually expressed in feet above the Base Flood Elevation (BFE) for purposes of floodplain management. Also known as the design flood elevation.

GIS: Geographic Information Systems

Hazard Mitigation: Any sustained action taken to reduce or eliminate long-term risk to life and property from a hazardous event.

ICC: Increased Cost of Compliance, a $30,000 rider on flood insurance policies for policy holders located in the special flood hazard area that can be used to bring the structure into compliance in the event that it is substantially damaged by a flood.

NFIP: National Flood Insurance Program

Repetitive Loss property (RL): An NFIP-insured property where two or more claim payments of more than $1,000 have been paid within a 10-year period since 1978.

Severe Repetitive Loss Property (SRL): A 1-4 family residence that is a repetitive loss property that has had four or more claims of more than $5,000 or two claims that cumulatively exceed the reported building's value.

Substantial Improvement: The repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred.

EXECUTIVE SUMMARY

Background
The National Flood Insurance Program (NFIP) is continually faced with the task of paying claims while trying to keep the price of flood insurance at an affordable level. It has a particular problem with repetitive flood loss properties, which are estimated to cost $3.5 million per year in flood insurance claim payments throughout the United States. Repetitive flood loss properties represent only 1.4% of all flood insurance policies, yet historically they have accounted for nearly one-fourth of the claim payments (over $9 billion to date). Mitigating these repeatedly flooded properties will reduce the overall costs to the NFIP, the communities in which they are located, and the individual homeowners. The City of St. Petersburg conducted an area analysis based on the Repetitive Loss Area Analysis, as described on page 5 of this report and in accordance to the Community Rating System. This area analysis follows FEMA guidelines to determine why an area has repeated flood losses and what alternative flood protection measures would help break the cycle of repetitive flooding.

Study Area
The study area for this report is located in the Riviera Bay area, on two sides of Sun-lit Cove, stretching from approximately 90th Avenue North East, to 80th Avenue North and in-between 4th Avenue North, to Orient Way North East. There are 372 structures in the study area. All of them are residential. Of those 372 structures, 41 are on FEMA's repetitive loss list, while 3 of those 41 properties are severe repetitive loss (SRL) properties.

Problem Statement
Flooding is caused by high tides and heavy rain, but aggravated by three problems:

- This area is low lying and close to the bay. Tidal flooding is a main cause of flooding within this area, especially when a major rain event coincides with a high tide.
- The street drainage ditches are sometimes overgrown or otherwise unable to convey water correctly. Therefore water tends to drain slowly into the bay.
- Some canals are clogged up with debris from pines and mangroves.

There have been some drainage improvements, but these improvements have not stopped all flooding.

Recommendations

- Encourage everyone to pursue a mitigation measure.
- Address the issues with the clogged and/or undersized street drainage ditches.
- Install more backflow preventers.
- More frequent cleaning of backflow devices.
- Clean/dredge canal to remove debris on a more frequent basis.
- Seek out and secure funding for the drainage improvements outlined in this report.
- Improve the City's CRS classification.

For residents of the study area

- Contact the City for more information about possible funding opportunities
- Review the alternative mitigation measures discussed in this analysis and implement those that are most appropriate for their situation.
- Purchase and maintain a flood insurance policy on the home and its contents.
- Report flooding hazards via See Click Fix or Mayor's Action line.

INTRODUCTION

St. Petersburg is exposed to flooding from hurricanes, tropical storms, storm water runoff, and storm surges from Tampa Bay, Boca Ciega Bay, and the Gulf of Mexico, as well as flooding from St. Joes Creek and many small lakes within the area.

St. Petersburg is mostly flat with some rise towards the center of the peninsula, creating areas where water runs very quickly to the bay and other areas where it drains away slowly. There are several communities built over bayous and along the coastline. Flooding of streets, yards, and buildings often occur from heavy rains in some areas.

In sum, areas of the City can be flooded from overwhelmed bayous, creeks, coastal sources, sheet flow, and local drainage ways. The official FEMA Flood Insurance Rate Map designates the Special Flood Hazard Areas (SFHA), the deeper riverine and coastal floodprone areas as A, AE, or VE zones and the entire City may be subject to flooding

In most areas, especially outside the AE and VE Zones, flooding is relatively shallow. Residents have several days of warning before a coastal storm occurs and can take steps to protect themselves from flooding if they have necessary information.

There have been some drainage improvements, but they have not stopped all flooding. There are 372 properties subject to flooding. Of these properties 41 are considered repetitive or severe repetitive loss and have made 118 flood insurance claims for a total of $1,709,751 since 1978. Within the 41 repetitive loss properties there are 3 severe repetitive loss properties with 13 claims for a total of $337,629 since 1978.

Repetitive Loss Area Analysis (RLAA): An Approach that identifies repetitive loss areas, evaluates mitigation approaches, and determines the most appropriate alternatives to reduce future losses.

Hazard Mitigation: Any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event.

Repetitive Loss Property (RL): An NFIP-insured property where two or more claim payments of more than $1,000 have been paid within a 10-year period since 1978.

Severe Repetitive Loss Property (SRL): A 1-4 family residence that is repetitive loss property that has had four or more claims of $5,000 or two claims that cumulatively exceed the reported buildings value.

Since flooding typically occurs over an area that may affect several buildings, determining a repetitive loss area may include homes not previously flooded, but are instead surrounded by those structures that have been repetitively flooded. This allows determination of drainage and may indicate where future homes may sustain flood damage. Additionally because repetitive loss structures are privacy protected by the federal government, it is necessary to include surrounding homes, so as to maintain the privacy of those repetitive loss structures as per the Privacy Act of 1974.

The RLAA is part of the Community Rating System, which is a "voluntary incentive program that recognizes and encourages community floodplain activities that exceed the minimum National Flood Insurance Program (NFIP) requirements" (www.FEMA.gov). Participating communities are rewarded with reduced insurance premiums.

THE PROCESS

The repetitive loss area analysis is a detailed mitigation plan for a repetitive loss area. It provides more specific guidance on how to reduce damage from repetitive flooding than a community-wide floodplain management or hazard mitigation plan. Riviera Bay was one of the two areas identified as a repetitive loss area. In order to better understand the issues in the area a process must be followed according to the NFIP CRS program.

The Community Rating System is a "voluntary incentive program that recognizes and encourages community floodplain activities that exceed the minimum National Flood Insurance Program (NFIP) requirements" (www.FEMA.gov). Participating communities are rewarded with reduced insurance premiums.

The FEMA-prescribed five step process for conducting an area analyses is as follows:

Step 1: Advise all the property owners in the repetitive flood loss area that the repetitive loss area analysis will be conducted to determine the problems associated with flooding.

Step 2: Contact agencies or organizations that may have plans that could affect the cause or impacts of the flooding.

Step 3: Collect data on the analysis area and each building in the identified study area within the neighborhood to determine the cause(s) of the repetitive damage.

Step 4: Review alternative mitigation approaches and determine whether any property protection measures or drainage improvements are feasible.

Step 5: Document the findings, including information gathered from agencies and organizations, and relevant maps of the analysis area.

STEP 1: NEIGHBORHOOD NOTIFICATION

The first step in FEMA's five-step process is to notify the residents in the area about the project. On January 1, 2016 the City of St. Petersburg Community Rating System Coordinator sent out a letter to the homeowners introducing them to the project.

The letter asked homeowners to submit any flooding concerns to the CRS Coordinator via email, or phone, and to include address and pertinent information. Three hundred and seventy-two (372) letters were mailed out, of which twenty-two were returned as undeliverable or wrong address.

Copies of the letter and homeowner comments can be found in Appendices A & B of this report.

STEP 2: COLLABORATION

Coordination with relevant agencies, offices, and organizations is an important step in the analysis process. This step helps to open lines of communication among those interested in flood protection in the St. Petersburg area. The City collected information and data in order to complete this analysis from the Stormwater and Engineering Division, Construction Services and Permitting, and the Geographic Information System data provided from FEMA and Pinellas County.

STEP 3: DATA COLLECTION

The third step in the process is the collection of data that pertains to the area; both as a whole and specifically about the causes of the repetitive flooding. The data was collected through coordination with several agencies and departments.

Although the entire city is flood prone, certain areas have been harder hit than others. Using repetitive flood insurance claims, the City has identified two repetitive loss areas, Shore Acres and Riviera Bay.

Of the 82,840 buildings in the City, 405 have been paid at least 2 claims of $1000 over a 10 year period (FEMA's definition of a repetitive loss property). There are 37 structures on FEMA's repetitive loss list that have been relocated, elevated, or otherwise improved and are no longer subject to repetitive flood damage.

This report focuses on Riviera Bay and the houses identified in the mapped repetitive loss area as depicted on the page 9 Map.

FLOOD INSURANCE DATA

There are two sources of flood insurance data that the City of St. Petersburg has reviewed. Those sources of data are:

A. The Digital Flood Insurance Rate Map (DFIRM)
B. Claims data

A. The Digital Flood Insurance Rate Map: The City of St. Petersburg Flood Insurance Rate Map, September 2003: A Flood Insurance Rate Map (FIRM), published by FEMA, shows potential flood risk according to zones of severity and is used in setting flood insurance rates. The regulatory floodplain used by FEMA for the floodplain management and insurance aspects of the National Flood Insurance Program (NFIP) is based on the elevation of the 1% annual flood chance or base flood. This type of flood has a 1% chance of occurring in any given year. For another frame of reference, the 1% annual flood has a 26% chance of occurring over the life of a 30-year mortgage. It is important to note that more frequent flooding does occur in the regulatory floodplain, as witnessed by the number of repetitive loss properties. The study area falls in only one flood zone: the more risky AE Zone.

The Base Flood Elevation (BFE) is the elevation of the 1% chance annual flood above mean sea level. In October 2015 St. Petersburg now requires two feet of freeboard. This means that all new or substantially improved residential construction must be at least two feet above the BFE. The BFE for the area is nine feet above sea level.

B. Claims Data: The Privacy Act of 1974 (5 U.S.C. 522a) restricts the release of certain types of data to the public. Flood insurance policy and claims data are included in the list of restricted information. FEMA can only release such data to state and local governments, and only if the data are used for floodplain management, mitigation, or research purposes. Therefore, this report does not identify the repetitive loss properties or include claims data for any individual property. Rather, it discusses them only in summary form.

The City of St. Petersburg obtained claims data from FEMA Region VI for all repetitive loss properties in the area. There are thirty-eight (10.21%) properties within the 372 property study area that qualify as repetitive loss. Of those thirty-eight repetitive loss properties, three are considered to be severe repetitive loss properties. Homeowners for the thirty-eight repetitive loss properties have made one hundred-eighteen claims and received $1,709,751 in flood insurance payments since 1978. The average repetitive flood loss claim is $44,993.46.

It is likely that the data in this section understates the flooding problem for the following reasons:

1. NFIP records do not include claims data prior to 1978, so there could have been additional losses not shown here.
2. Policy holders may not have submitted claims for smaller floods for fear of it affecting their coverage or premium rates.
3. Only data for listed repetitive loss properties were reviewed. There could be other properties that have been repeatedly flooded, but did not have insurance at the time of the flood or did not submit claims.

The losses only account for items covered by the insurance policy. Things not covered include living expenses during evacuation, swimming pools, and automobiles.

DRAINAGE INFORMATION

The City of St. Petersburg examined three areas of related information on the area's drainage. Those three areas are:

A. Sun-lit Cove
B. Riviera Bay Watershed
C. Riverside Canal

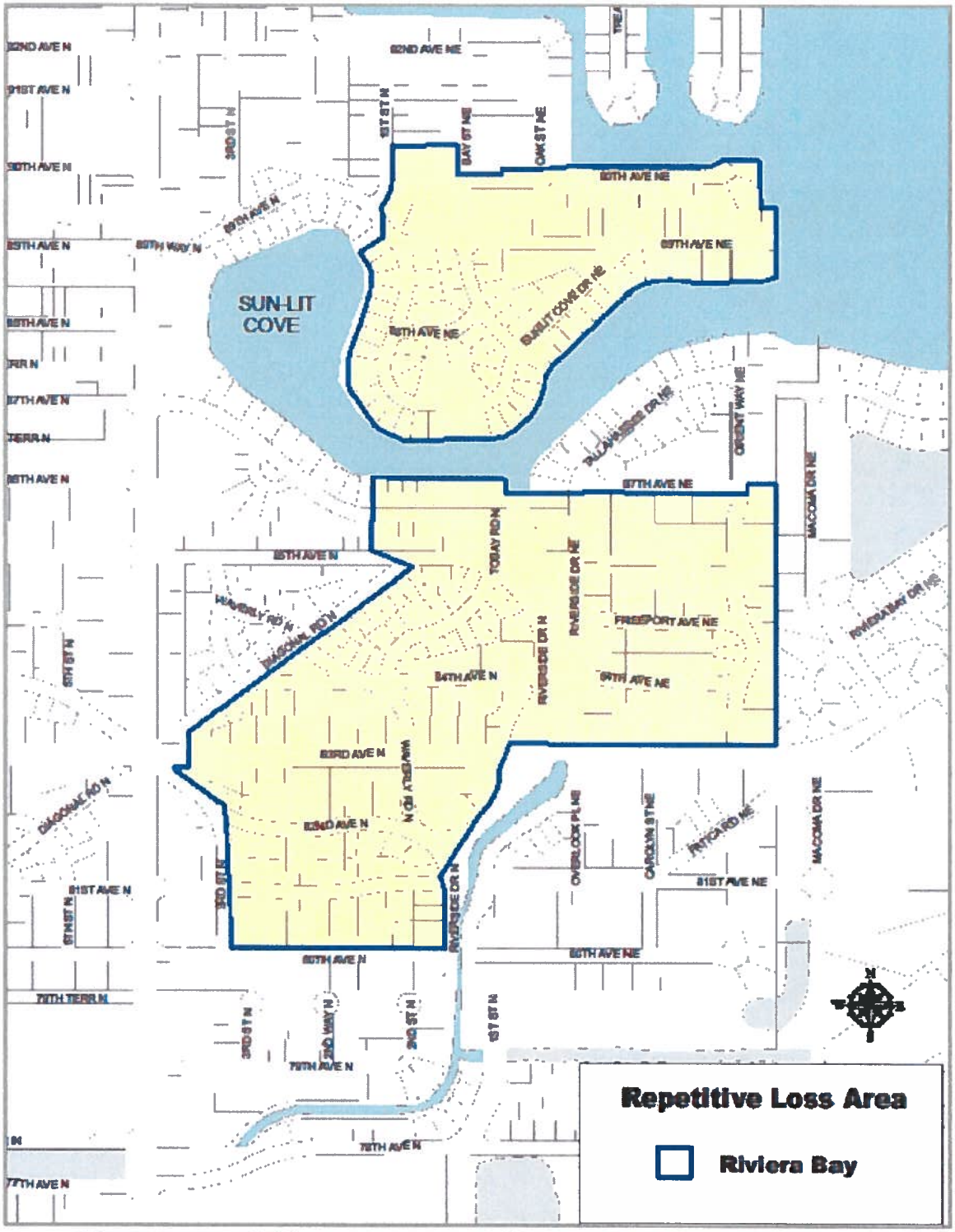
A. Sun-lit Cove: The City of St. Petersburg relies on a number of canals to drain stormwater from the streets. The study area is directly south of Sun-lit Cove which has a drainage area of roughly 99 square miles. There is one major tributary to Sun-lit Cove, Ditch D-27, which runs west to east towards the Bay and Sun-lit Cove. Petersburg that outfalls into Sun-lit Cove and provides drainage for the southwestern part of St. Petersburg. Sun-lit Cove floodway covers parts of the study area.

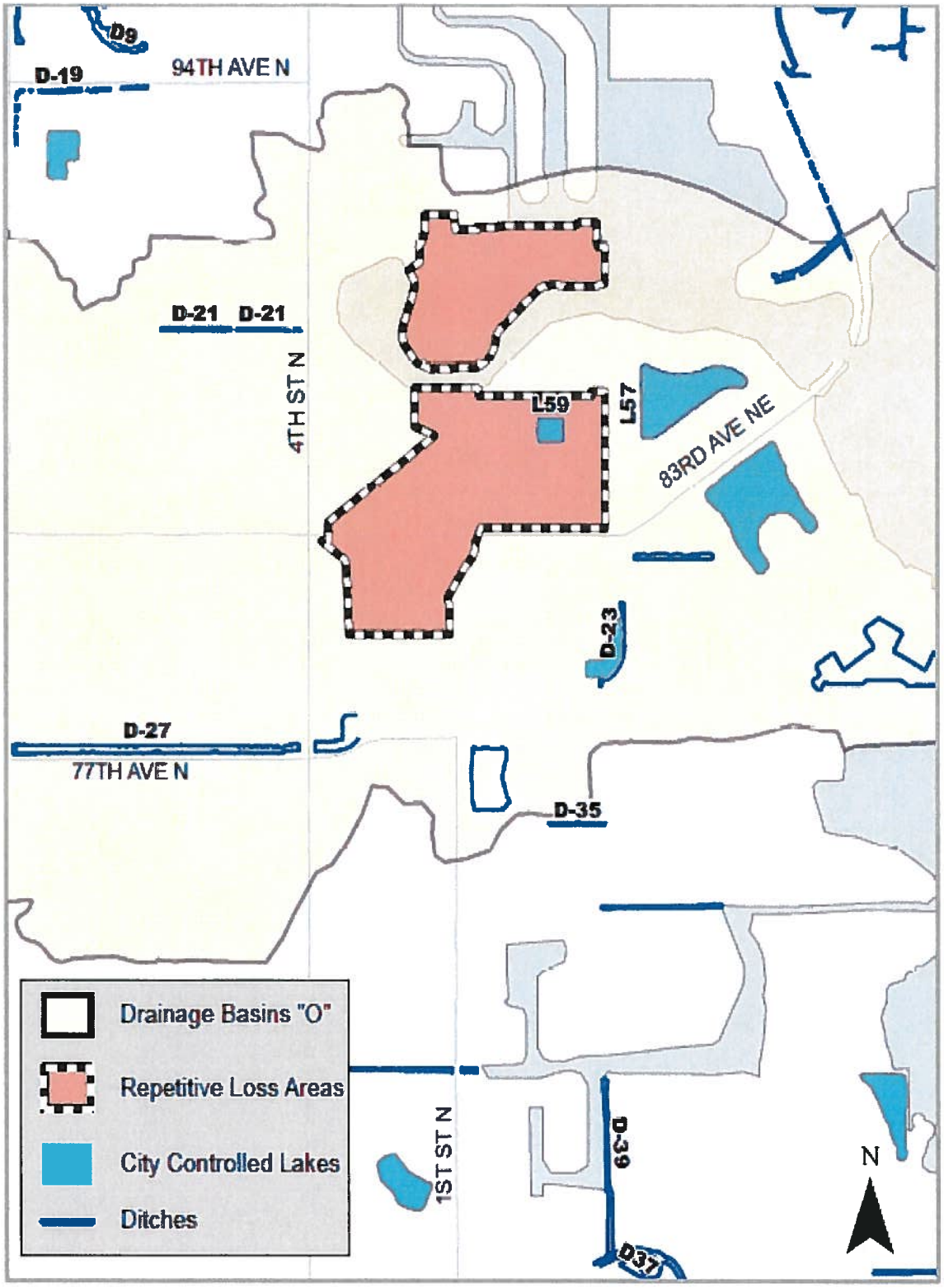
Sun-lit Cove canal is unable to convey tidal flooding events during major rain events; the most serious of which occurs west of Riverside Drive North. When this floods, it makes it difficult for residents in the study area to evacuate the area and to get to their residence. Sun-lit Cove is known to flood at Riverside Drive North; most likely due to high tide events and simultaneous heavy rainfall.

B. Riviera Bay Watershed: This large watershed is over 99 square miles and drains in several areas to the bay. The drainage from the Riviera Bay Watershed is not a major factor for flooding within this area. There are several drainage ditches, small lakes, and canals within the area, D-27, D-21, D-23, L59, and L57, that may absorb some of the watershed runoff, but not all. Additionally when these ditches, small lakes, and canals fill they could cause additional flooding throughout the area surrounding them.

C. Riverside Canal: Residents have expressed concern about the Riverside canal and water back-flowing into the streets during a high tide and major rain event. Concern is that the pipes leading to the canal can no longer close correctly, to prevent water from entering the pipes, because of barnacle and sediment buildup. Reports from residents indicate that even on sunny days and high tides that water can sometime be seen in the road and other low lying areas. During times of heavy rain the water has come close to steps of homes and some houses have even been flooded.

MAPS




D9
D-19
94TH AVE N
D-21
D-21
4TH ST N
L59
L57
83RD AVE NE
D-23
D-27
77TH AVE N
D-35
1ST ST N
D-39
D37
N
Drainage Basins "O"
Repetitive Loss Areas
City Controlled Lakes
Ditches

BUILDING INFORMATION

As discussed in Step 1: A neighborhood notification letter was mailed out to the residents, informing them that an analysis was going to be conducted with reference to flooding. Of the 372 properties to which letters were sent, twenty-two were returned to the City as vacant or otherwise undeliverable.

The residents who commented on the letter offered insight into the flooding issues in the area:

- Nine people reported some kind of street flooding and that their residence was inaccessible.
- Most flooding occurred during heavy rains and high tides.
- Residents have conflicting reports, some say that the drainage projects in the area have helped, while others seem to think they have caused more problems and moved the flooding to different roads.
- Residents report clogging of storm drains by pine needles and other tree debris.
- None of the residents have reported taking measures to mitigate the flooding on their own.

The complete list of comments from homeowner's can be found in Appendix B of this report.

From January 1st till January 20th the City visited the study area and collected data on each property. The City collected information such as the type of structure, construction, condition, the number of stories, drainage patters, and a photo.

Two hundred fifty-seven structures in the area are built on a slab (69%), thirty-three are on a crawlspace (9%), forty-one on a stem-wall (11%), two were split level (0.5%), twenty-two were on posts/piers (6%), four are walkout levels (1%), and the remaining thirteen either being vacant or unable to observe base (3.5%).

The majority of structures, three hundred twenty-four (87%) are single-story, and two hundred and seventy (72.58%) are masonry or brick. The rest are vinyl/wood and two manufactured homes.

Based on the data collected the following bullets summarize the repetitive flooding problems in the area:

- Structures fall in the more risky AE Zone.
- Flooding is caused by heavy rains, but aggravated by two problems:
    - High tides
    - Poor street drainage
- There have been some drainage improvements made to the area, but they have not stopped all flooding.

There are 372 properties subject to flooding. Thirty-eight of the insured properties have been flooded to the extent that they qualify as repetitive loss structures under the NFIP in the study area, three of which are severe repetitive loss properties.

STEP 4: MITIGATION MEASURES

Knowing the flooding history, and types and condition of the buildings in the area leads to the fourth step in the area analysis procedure – a review of alternative mitigation approaches to protect properties from, or reduce, future flood damage. Property owners should look at these alternatives but understand they are not all guaranteed to provide protection at different levels of flooding. Six approaches were reviewed:

I. Acquisition
II. Elevating the houses above the 1% annual flood level
III. Dry floodproofing
IV. Utility protection
V. Drainage improvements
VI. Maintaining flood insurance coverage on the building

I. ACQUISITION

This measure involves buying one or more properties and clearing the site. If there is no building subject to flooding, there is no flood damage. Acquisitions are usually recommended where the flood hazard is so great or so frequent that it is not safe to leave the structure on the site.

An alternative to buying and clearing the whole subdivision is buying out individual, "worst case," structures with FEMA funds.

A. Cost: This approach would involve purchasing and clearing the lowest or the most severe repeatedly flooded homes. If FEMA funds are to be used, three requirements will apply:

1. The applicant for FEMA must demonstrate that the benefits exceed the costs, using FEMA's benefit/cost software.
2. The owner must be a willing seller.
3. The parcel must be deeded to a public agency that agrees to maintain the lot and keep it forever as open space.

B. Feasibility: Due to the high cost and difficulty to obtain a favorable benefit-cost ratio in shallow flooding areas, acquisitions are reserved for the worst case buildings. Not everyone wants to sell their home, so a checkerboard pattern of vacant and occupied lots often remains after a buyout project, leaving "holes" in the neighborhood. There is no reduction in expenses to maintain the neighborhood's infrastructure for the City, although the tax base is reduced. The vacant lots must be maintained by the new owner agency, and additional expense is added to the community. If the lot is only minimally maintained, its presence may reduce the property values of the remaining houses. The City of ST. Petersburg is not considering acquisitions at this time for the above reasons.

II. ELEVATION

Raising the structure above the flood level is generally viewed as the best flood protection measure, short of removing the building from the floodplain. All damageable portions of the building and its contents are high and dry during a flood, which flows under the building instead of into the house. Houses can be elevated on fill, posts/piles, or a crawlspace.

A house elevated on fill requires adding a specific type of dirt to a lot and building the house on top of the added dirt. It should be noted that St. Petersburg does not allow fill to be brought into the floodplain to elevate the house.

A house elevated on posts/piles is either built or raised on a foundation of piers that are driven into the earth and rise high enough above the ground to elevate the house above the flow of flood water.

A house elevated on a crawlspace is built or raised on a continuous wall-like foundation that elevates the house above the flood level. If a crawlspace is used, it is important to include vents or openings in the crawlspace that are appropriately sized: one square inch for each square foot of the building's footprint. Additionally all materials below the design flood level must be flood resistance and all machinery, equipment, and plumbing must be above the design flood level.

A. Cost: Most of the cost to elevate a building is in the preparation and foundation construction. The cost to elevate six feet is little more than the cost to go up two feet. Elevation is usually cost-effective for wood frame buildings on posts/piles or crawlspace because it is easiest to get lifting equipment under the floor and disruption to the habitable part of the house is minimal. Elevating a slab house is much more costly and disruptive. In St. Petersburg, 69% percent of the houses in the study area are on a slab. The actual cost of elevating a particular building depends on factors such as its condition, whether it is masonry or brick faced, and if additions have been added on over time. While the cost of elevating a home can be high, there are funding programs that can help. The usual arrangement is for a FEMA grant to pay 75% of the cost while the owner pays the other 25%. In the case of elevating a slab foundation, the homeowner's portion could be as high as $25,000 or more. In some cases, assistance can be provided by Increased Cost of Compliance (ICC) funds, which is discussed on page 30, or state funds.

B. Feasibility: Federal funding support for an elevation project requires a study that shows that the benefits of the project exceed the cost of the elevation. Project benefits include savings in insurance claims paid on the structure. Elevating a masonry home or a slab can cost up to $100,000, which means that benefit/cost ratios may be low. Looking at each property individually could result in funding for the worst case properties, i.e., those that are lowest, subject to the most frequent flooding, and in good enough condition to elevate.

III. DRY FLOODPROOFING

This measure keeps floodwaters out of a building by modifying the structure. Walls are coated with waterproofing compounds or plastic sheeting. Openings (i.e. doors, windows, and vents) are closed either permanently, or temporarily with removable shields or sandbags.

Make the walls watertight. This is easiest to do for masonry or brick faced walls. The brick or stucco walls can be covered with a waterproof sealant and bricked or stuccoed over with a veneer to camouflage the sealant. Houses with wood, vinyl, or metal siding need to be wrapped with plastic sheeting to make walls watertight, and then covered with a veneer to camouflage and protect the plastic sheeting. Provide closures, such as removable shields or sandbags, for the openings; including doors, windows, dryer vents and weep holes. There must also be an account for sewer backup and other sources of water entering the building. For shallow flood levels, this can be done with a floor drain plug or standpipe; although a check valve system is more secure.

Dry floodproofing employs the building itself as part of the barrier to the passage of floodwaters, and therefore this technique is only recommended for buildings with slab foundations that are not cracked. The solid slab foundation prevents floodwaters from entering a building from below. Also, even if the building is in sound condition, tests by the Corps of Engineers have shown that dry floodproofing should not be used for depths greater than three feet over the floor, because water pressure on the structure can collapse the walls and/or buckle the floor.

Dry floodproofing is a mitigation technique that is appropriate for some houses in the Riviera Bay study area: those with slab foundations that typically receive floodwater up to three feet in the house. From the fieldwork it was found that eighty-nine percent of the houses in the analysis area are on slab foundations, and according to the data sheet responses seventy-six percent of the respondents experienced three feet of flooding.

Not all parts of the building need to be floodproofed. It is difficult to floodproof a garage door, for example, so some owners let the garage flood and floodproof the walls between the garage and the rest of the house. Appliances, electrical outlets, and other damage-prone materials located in the garage should be elevated above the expected flood levels.

Dry floodproofing has the following shortcomings as a flood protection measure:

- It usually requires human intervention, i.e., someone must be home to close the openings.
- Its success depends on the building's condition, which may not be readily evident. It is very difficult to tell if there are cracks in the slab under the floor covering.
- Periodic maintenance is required to check for cracks in the walls and to ensure that the waterproofing compounds do not decompose.
- There is no government financial assistance programs available for dry floodproofing, therefore the entire cost of the project must be paid by the homeowner.
- The NFIP will not offer a lower insurance rate for dry floodproofed residences. However, this may be a viable option if homeowners want to protect their structure and contents.

A. Cost: The cost for a floodproofing project can vary according to the building"s construction and condition. It can range from $5,000 to $20,000, depending on how secure the owner wants to be from flooding. Owners can do some of the work by themselves, although an experienced contractor provides greater security. Each property owner can determine how much of their own labor they can contribute and whether the cost and appearance of a project is worth the protection from flooding that it may provide.

B. Feasibility: As with floodwalls, floodproofing is appropriate where flood depths are shallow and are of relatively short duration. It can be an effective measure for some of the structures and flood conditions found in the study analysis area. It can also be more attractive than a floodwall around a house. However, floodproofing requires the homeowner to install or place door and window shields or sandbags and to ensure maintenance on a yearly basis. This may be difficult for the elderly or disabled. Finally ample warning of flooding must be available, so the homeowner can determine when to place the door or window shields and sandbags.

IV. UTILITY PROTECTION

This measure applies to several different utilities that can be adversely affected by floodwaters such as:

- Heating, Ventilation, and Air Conditioning (HVAC) systems
- Fuel meters and pipes
- Electrical service boxes, wiring and fixtures
- Sewage systems
- Water systems

Damage to utilities can prevent a residence that remains structurally sound after a flood from being reoccupied. Retrofitting utilities includes things as simple as raising them above the flood level and building small walls around furnaces and water heaters to protect from shallow flooding. According to the homeowner's data sheets, forty-one percent (41%) of respondents answered that they had moved utilities and/or contents to a higher level as a mitigation measure.

A. Cost: The cost for protecting utilities varies and is dependent upon the measure itself, condition of the system, structure, and foundation. A lot of the measures can be performed by the homeowners themselves, although it is always a good idea to consult a professional contractor and/or engineer (depending on the project). The costs can be lower when done as part of a repair or remodeling project. Residents interested in pursuing a retrofitting measure to protect their utilities should contact the City of St. Petersburg to determine whether a permit is required.

B. Feasibility: Given that the flooding experienced by the homeowners in the Riviera Bay study area includes both shallow and deep flooding, utility protection is an acceptable mitigation measure. Interested homeowners should examine their flooding history and decide if utility protection is an appropriate measure for their building.

V. DRAINAGE IMPROVEMENTS

The Engineering and Stormwater Department prepared a Master Drainage plan for the entire City of St. Petersburg. The Plan has a list of recommendations that were created after reviewing previous studies and reports. There are several different drainage improvements called for in the Plan.

Date	Project Name/Description
05/24/11	Riverside Dr Stormwater Vaults

This project helped to reduce some of the flooding within the Riviera Bay Repetitive Loss area. No other projects are currently proposed for this area.

VI. MAINTAINING INSURANCE

Although insurance is not a mitigation measure that reduces property damage from a flood, a National Flood Insurance Program policy has the following advantages for the homeowner or renter:

1. A flood insurance policy covers surface flooding from the overflow of inland or tidal waters or from storm water runoff.

2. Flood insurance may be the only source of assistance to help owners of damaged property quickly pay for cleanup and repairs after a disaster. The ensures that people can get back into their homes faster than if they had to wait for disaster assistance funding, which often is in the form of a loan and may take months to pay.

3. Once in effect there is no need for human intervention. Coverage is available for the contents of a home as well as for the structure. Renters can buy contents coverage, even if the building owner does not buy coverage for the structure itself.

Cost: Flood insurance rates are based on several factors including what flood zone the building falls in and the age of the structure. All the homes in the study area fall in the AE zone. Homes constructed before December 31st, 1974 are "pre-FIRM" buildings, which means that they were built before the date of the first FIRM for the community, and are thus eligible for the "subsidized" flood insurance premium rates.

A building that is located in the AE flood zone and constructed or substantially improved after the date of the most current FIRM - such as one built or substantially improved – is required to be built above the base flood elevation and is therefore subject to rates based on the actual risk rather than a subsidized rate. Rates on pre-FIRM buildings are subsidized because the flood risk was unknown at the time of construction.
If a pre-FIRM house in the SFHA is elevated to the design flood elevation, the owner will be able to take advantage of the much lower post-FIRM rates.

Communities that join the CRS complete floodplain management activities that are worth a certain amount of credit. The more credit earned, the better the class ranking of that community. The CRS has 10 classes; a Class ranking of 10 carries the lowest flood insurance premium reduction, whereas a Class 1 carries the maximum discount. The City of St Petersburg has a CRS Class of 6, which gives an effective discount of 20 percent to all flood insurance premiums for those within the SFHA.

STEP 5: FINDINGS & RECOMMENDATIONS

A. Findings

Properties in the Riviera Bay study area are subject to flooding due to heavy rains, high tide, and drainage problems. When Sunlit-cove and the connecting canals are inundated by heavy rains, especially during high tides, it does not have the capacity to convey the water out of the area quickly enough. This is mainly due to backflow and pipes which are either under water or do not close due to barnacles. There is also concern over the drains being clogged from debris and unable to convey water from the street in a timely fashion.

B. Recommendations

1. The City of St. Petersburg should continue to encourage everyone to pursue a mitigation measure. Assist interested property owners in applying for a mitigation grant. Address the issues with the street drainage in order to improve the drainage in the study area. Institute a maintenance program that encourages homeowners to frequently clear their ditches of debris to ensure open flow for stormwater. Seek out and secure funding for the drainage improvements outlined in this report. Improve the City's CRS classification and adopt this Repetitive Loss Area Analysis according to the process detailed in the CRS Coordinator's Manual.

2. For the residents of the study area, they should contact the City of St. Petersburg for more information about possible funding opportunities and site visits to determine remedial measures. Review the alternative mitigation measures discussed in this analysis and implement those that are most appropriate for their situation. Purchase and maintain a flood insurance policy on the home and its contents.

POSSIBLE FUNDING SOURCES

There are several possible sources of funding for mitigation projects:

A. FEMA grants: Most of the FEMA programs provide 75% of the cost of a project. In most Gulf communities, the 25% non-FEMA share is paid by the benefitting property owner. Each program has different Congressional authorization and slightly different rules.

   1. The Hazard Mitigation Grant Program (HMGP): The HMGP provides grants to States and local governments to implement long-term hazard mitigation measures after a major disaster declaration. Projects must provide a long-term solution to a problem (e.g., elevation of a home to reduce the risk of flood damages as opposed to buying sandbags and pumps to fight the flood). Examples of eligible projects include acquisition and elevation, as well as local drainage projects.

   2. The Severe Repetitive Loss Program (SRL): The Severe Repetitive Loss (SRL) grant program funds mitigation projects for properties on the severe repetitive loss list. Eligible flood mitigation projects include: Acquisition and demolition or relocation of structures that are listed on FEMA's severe repetitive loss list and conversion of the property to open space Elevation of existing SRL structures to at least the Base Flood Elevation (BFE). There is a new SRL ICC Program that can be used to cover the non-FEMA share of the cost. That program is discussed further in bullet C below.

B. The Flood Mitigation Assistance Program (FMA): FMA funds assist States and communities in implementing measures that reduce or eliminate the long-term risk of flood damage to structures insured under the NFIP. Project Grants to implement measures to reduce flood losses, such as elevation, acquisition, or relocation of NFIP-insured structures. States are encouraged to prioritize FMA funds for applications that include repetitive loss properties; these include structures with 2 or more losses each with a claim of at least $1,000 within any ten-year period since 1978.

   1. Pre-Disaster Mitigation Program (PDM): The Pre-Disaster Mitigation (PDM) program provides funds to states, territories, Indian tribal governments, communities, and universities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event. For more information visit http://www.fema.gov/government/grant/pdm/index.shtm.

C. Flood insurance: There is a special funding provision in the National Flood Insurance Program (NFIP) for insured buildings that have been substantially damaged by a flood, "Increased Cost of Compliance." ICC coverage pays for the cost to comply with floodplain management regulations after a flood if the building has been declared substantially damaged. ICC will pay up to $30,000 to help cover elevation, relocation, demolition, and (for nonresidential buildings) floodproofing. It can also be used to help pay the 25% owner's share of a FEMA funded mitigation project.

   The building's flood insurance policy must have been in effect during the flood. This payment is in addition to the damage claim payment that would be made under the regular policy coverage, as long as the total claim does not exceed $250,000. Claims must be accompanied by a substantial or repetitive damage determination made by the local floodplain administrator. For more information, contact your insurance agent or visit: www.fema.gov/plan/prevent/floodplain/ICC.shtm.

Coverage under the ICC does have limitations: It covers only damage caused by a flood, as opposed to wind or fire damage The building's flood insurance policy must have been in effect during the flood ICC payments are limited to $30,000 per structure Claims must be accompanied by a substantial or repetitive damage determination made by the local floodplain administrator and the structure must be in an A zone.

The average claims payment in the study area is $16,511.58. With an average claim of that amount, it is not likely that many homes in the study area would sustain substantial damage from a flood event. Homeowners should make themselves aware of the approximate value of their homes, and in the case of incurring flood damage, be aware of the need for a substantial damage declaration in order to receive the ICC coverage.

Severe Repetitive Loss ICC Pilot Program: While the conventional ICC only covers buildings that are located in the Special Flood Hazard Areas (SFHA), there is a new pilot program that is aiming to target buildings not in the SFHA. Focusing specifically on Severe Repetitive Loss (SRL) buildings, this pilot program will offer ICC benefits to those SRL properties that are located in X zones and will include those SRL buildings that have grandfathered X zone rates. Under this new pilot program, the ICC benefits could be used to cover the homeowner's 10% match in a SRL grant.

Alternative language adopted into the local floodplain management ordinance would enable residents with shallower flooding to access ICC funding. Since local ordinances determine the threshold at which substantial damage and/or repetitive claims are reached, adopting language that would lower these thresholds would benefit the homeowners of repetitive loss properties. Adopting alternative language allows for cumulative damages to reach the threshold for federal mitigation resources more quickly, meaning that some of the properties in St. Petersburg that sustain minor damage regularly would qualify for mitigation assistance through ICC.

D. Rebates: A rebate is a grant in which the costs are shared by the homeowner and another source, such as the local government, usually given to a property owner after a project has been completed. Many communities favor it because the owner handles all the design details, contracting, and payment before the community makes a final commitment. The owner ensures that the project meets all of the program's criteria, has the project constructed, and then goes to the community for the rebate after the completed project passes inspection.

   Rebates are more successful where the cost of the project is relatively small, e.g., under $5,000, because the owner is more likely to be able to afford the bulk of the cost. The rebate acts more as an incentive, rather than as needed financial support.

E. Small Business Administration Mitigation Loans: The Small Business Administration (SBA) offers mitigation loans to SBA disaster loan applicants who have not yet closed on their disaster loan. Applicants who have already closed must demonstrate that the delay in application was beyond their control.

   For example mitigation loans made following a flood can only be used for a measure to protect against future flooding, not a tornado. If the measure existed prior to the declared disaster, an SBA mitigation loan will cover the replacement cost. If the measure did not exist prior to the declared disaster the mitigation loan will only cover the cost of the measure if it is deemed absolutely necessary for repairing the property by a professional third-party, such as an engineer.

APPENDIX A: LETTER TO RESIDENTS

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City of St. Petersburg
Planning & Economic Development Department
Construction Services & Permitting
January 2016

IMPORTANT FLOOD HAZARD INFORMATION

Dear Resident:

You have received this letter because your property is in an area that is subject to repetitive flooding. The City is concerned about repetitive flooding in our community and has an active program to help you protect yourself and your property from future flooding. **Here are some things you can do:**

1. **Check with the Building Department.**
   - Department staff can tell you about causes of repetitive flooding, what the City is doing about it, and what would be an appropriate flood protection level.
   - City staff can visit your property to discuss flood protection alternatives.
   - There are Federal grants available through the City for repetitively flooded structures.
   - Note that some flood protection measures may need a building permit and others may not be safe for your type of building, so be sure to talk to the building department before implementation.
2. **Prepare** for flooding by doing the following:
   - Know how to shut off the electricity and gas to your house before a flood comes.
   - Make a list of emergency numbers and identify a safe place to go.
   - Make a household inventory, especially of the lowest floor contents.
   - Develop a disaster response plan. See the Red Cross' website at www.redcross.org for information about preparing your home and family for a disaster.
   - Get a copy of *Repairing Your Flooded Home*. A copy is available for review at your public library and can be found on the Red Cross website.
3. **Protect** yourself from flooding.
   - Purchase a flood insurance policy.
   - Homeowner's insurance policies do not cover damage from rising water, however, you can purchase a separate flood insurance policy for coverage. You may qualify to receive a reduction in your flood insurance premium because your community participates in the National Flood Insurance Program's Community Rating System.
   - More flood protection information can be found at FEMA's website, www.floodsmart.gov.

What the City is doing for you:

The City has a flood hotline and website for all your flood related questions, call 727-893-SAVE (7283) or visit www.stpete.org/flood for pertinent information regarding the City of St. Petersburg and flood insurance.

During the first quarter of 2016, City staff will be visiting your neighborhood in order to collect basic preliminary data, review the potential cause of repetitive flooding, and determine possible mitigation measures available. The findings of this report will be presented to the City Council during 2016 and published in the media.

Your input is greatly appreciated, please send flooding concerns to:
noah.taylor@stpete.org or call 727-893-SAVE (7283)
Be sure to include your address and contact information!

APPENDIX B: HOMEOWNER'S COMMENTS*

- A Homeowner reported that their street must be roped off at the end because of deep water with every storm, many times deep enough to paddle a canoe. They also mentioned that an elevated house on fill that may be causing more flooding issues.
- A Homeowner reported that the flooding is worse since they put in the sea wall.
- A neighbor mentioned that barnacles keep the back flow preventers from doing their job.
- Homeowner reported water has come up near neighbor's house, excessive heavy rains,
- Homeowner reported flooding at 89th Avenue after you come off of Sunlit Cove.
- One homeowner mentioned that prior to storm vaults the street didn't flood as much. Now the area is hard to access roads, both in and out. Often the street is blocked off area to flooding so vehicles can drive through.
- Another homeowner commented about where the seawall ends and how they made it higher but it doesn't help the problem.
- A homeowner mentioned that the pine trees plug up the storm drain and the city doesn't come out and clean enough.
- A homeowner reports that the drain at the end of Diagonal Road North, near the stop sign, often overflows and water comes in from the bay.

*These comments were collected while in the field and from phone calls or emails.

CITY OF ST PETERSBURG

st.petersburg
www.stpete.org

SHORE ACRES REPETITIVE LOSS AREA ANALYSIS

DRAFT

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TERMINOLOGY

1% Annual Flood Chance: The flood that has a one percent (1%) chance of being equaled or exceeded each year. Also known as the base flood or regulatory floodplane.

Area Analysis: An approach to identify repeatedly flooded areas, evaluate mitigation approaches, and determine the most appropriate alternatives to reduce future repeated flood losses.

BFE: Base Flood Elevation - The elevation of the crest of the base flood or one percent (1%) annual chance.

CRS: Community Rating System

FEMA: Federal Emergency Management Agency

FIRM: Flood Insurance Rate Map

Floodway: The channel of a stream, plus any adjacent floodplain areas, that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

Freeboard: A factor of safety usually expressed in feet above the Base Flood Elevation (BFE) for purposes of floodplain management. Also known as the design flood elevation.

GIS: Geographic Information Systems

Hazard Mitigation: Any sustained action taken to reduce or eliminate long-term risk to life and property from a hazardous event.

ICC: Increased Cost of Compliance, a $30,000 rider on flood insurance policies for policy holders located in the special flood hazard area that can be used to bring the structure into compliance in the event that it is substantially damaged by a flood.

NFIP: National Flood Insurance Program

Repetitive Loss property (RL): An NFIP-insured property where two or more claim payments of more than $1,000 have been paid within a 10-year period since 1978.

Severe Repetitive Loss Property (SRL): A 1-4 family residence that is a repetitive loss property that has had four or more claims of more than $5,000 or two claims that cumulatively exceed the reported building's value.

Substantial Improvement: The repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred.

EXECUTIVE SUMMARY

Background

The National Flood Insurance Program (NFIP) is continually faced with the task of paying claims while trying to keep the price of flood insurance at an affordable level. It has a particular problem with repetitive flood loss properties, which are estimated to cost $3.5 million per year in flood insurance claim payments throughout the United States. Repetitive flood loss properties represent only 1.4% of all flood insurance policies, yet historically they have accounted for nearly one-fourth of the claim payments (over $9 billion to date). Mitigating these repeatedly flooded properties will reduce the overall costs to the NFIP, the communities in which they are located, and the individual homeowners. The City of St. Petersburg conducted an area analysis based on the Repetitive Loss Area Analysis, as described on page 5 of this report and in accordance to the Community Rating System. This area analysis follows FEMA guidelines to determine why an area has repeated flood losses and what alternative flood protection measures would help break the cycle of repetitive flooding.

Study Area

The repetitive loss area analysis is a detailed mitigation plan for a repetitive loss area. The study area for this report is located in the Shore Acres area, stretching from approximately 62nd Avenue North East, to Bayou Placido Boulevard North East, and in-between Shore Acres Boulevard North East, to Jersey Street North East. There are 1539 structures in the study area. The majority of them are residential, with a fire station, school, church, care facility, and grocery store rounding out the rest. More information on these properties can be found on page 4 within the introduction.

Problem Statement

Flooding is caused by high tides and heavy rains and is aggravated by two problems:

- The study area is low lying and close to the bay. Tidal flooding is a main cause of flooding within this area, especially when a major rain event coincides with a high tide.
- The storm drains are sometimes overgrown or otherwise unable to convey water correctly. Therefore water tends to drain slowly into the bay.

There have been some drainage improvements, but they have not stopped all flooding.

Recommendations

- Encourage everyone to pursue a mitigation measure.
- Assist interested property owners in applying for a mitigation grant.
- Street cleaning or sweeping program to remove debris from street and drainage culverts.
- Seek out and secure funding for the drainage improvements outlined in this report.
- Improve the City's CRS classification.
- Installing individual backflow preventers at the street catch basin structure.
- Education campaign about keeping streets and drainage culverts clean.

For residents of the study area

- Contact the City for more information about possible funding opportunities
- Review the alternative mitigation measures discussed in this analysis and implement those that are most appropriate for their situation.
- Purchase and maintain a flood insurance policy on the home and its contents.
- Report flooding hazards via See Click Fix or Mayor's Action line.

INTRODUCTION

St. Petersburg is exposed to flooding from hurricanes, tropical storms, storm water runoff, and storm surges from Tampa Bay, Boca Ciega Bay, and the Gulf of Mexico, as well as flooding from St. Joes Creek and many small lakes within the area.

St. Petersburg is mostly flat with some rise towards the center of the peninsula, creating areas where water runs very quickly to the bay and other areas where it drains away slowly. There are several communities built over bayous and along the coastline. Flooding of streets, yards, and buildings often occur from heavy rains in some areas.

In sum, areas of the City can be flooded from overwhelmed bayous, creeks, coastal sources, sheet flow, and local drainage ways. The official FEMA Flood Insurance Rate Map designates the Special Flood Hazard Areas (SFHA), the deeper riverine and coastal floodprone areas as A, AE, or VE zones and the entire City may be subject to flooding.

In most areas, especially outside the SFHA, flooding is relatively shallow. Residents have several days of warning before a coastal storm occurs and can take steps to protect themselves from flooding if they have necessary information.

There have been some drainage improvements, but they have not stopped all flooding. There are 1539 properties subject to flooding. Of these properties 243 are considered repetitive loss and have made 367 flood insurance claims for a total of $13,513,902.68 since 1978. Within the 243 repetitive loss properties there are 29 severe repetitive loss properties with 129 claims for a total of $2,968,922 since 1978.

Repetitive Loss Area Analysis (RLAA): An Approach that identifies repetitive loss areas, evaluates mitigation approaches, and determines the most appropriate alternatives to reduce future losses.

Hazard Mitigation: Any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event.

Repetitive Loss Property (RL): An NFIP-insured property where two or more claim payments of more than $1,000 have been paid within a 10-year period since 1978.

Severe Repetitive Loss Property (SRL): A 1-4 family residence that is repetitive loss property that has had four or more claims of $5,000 or two claims that cumulatively exceed the reported buildings value.

Since flooding typically occurs over an area that may affect several buildings, determining a repetitive loss area may include homes not previously flooded, but are instead surrounded by those structures that have been repetitively flooded. This allows determination of drainage and may indicate where future homes may sustain flood damage. Additionally because repetitive loss structures are privacy protected by the federal government it is necessary to include surrounding homes, so as to maintain the privacy of those repetitive loss structures as per the Privacy Act of 1974.

The RLAA is part of the Community Rating System, which is a "voluntary incentive program that recognizes and encourages community floodplain activities that exceed the minimum National Flood Insurance Program (NFIP) requirements" (www.FEMA.gov). Participating communities are rewarded with reduced insurance premiums.

THE PROCESS

The repetitive loss area analysis is a detailed mitigation plan for a repetitive loss area. It provides more specific guidance on how to reduce damage from repetitive flooding than a community-wide floodplain management or hazard mitigation plan. Shore Acres was one of the two areas identified as a repetitive loss area. In order to better understand the issues in the area a process must be followed according to the NFIP CRS program.

The Community Rating System is a "voluntary incentive program that recognizes and encourages community floodplain activities that exceed the minimum National Flood Insurance Program (NFIP) requirements" (www.FEMA.gov). Participating communities are rewarded with reduced insurance premiums.

The FEMA-prescribed five step process for conducting an area analyses is as follows:

Step 1: Advise all the property owners in the repetitive flood loss area that the repetitive loss area analysis will be conducted to determine the problems associated with flooding.

Step 2: Contact agencies or organizations that may have plans that could affect the cause or impacts of the flooding.

Step 3: Collect data on the analysis area and each building in the identified study area within the neighborhood to determine the cause(s) of the repetitive damage.

Step 4: Review alternative mitigation approaches and determine whether any property protection measures or drainage improvements are feasible.

Step 5: Document the findings, including information gathered from agencies and organizations, and relevant maps of the analysis area.

STEP 1: NEIGHBORHOOD NOTIFICATION

The first step in FEMA's five-step process is to notify the residents in the area about the project. On January 1, 2016 the City of St. Petersburg Community Rating System Coordinator sent out a letter to the homeowners introducing them to the project.

The letter asked homeowners to submit any flooding concerns to the CRS Coordinator via mail, email, or phone, and to include address and pertinent information. One thousand five hundred and thirty nine (1539) letters were mailed out, of which sixty-six were returned as undeliverable or wrong address.

Copies of the letter and homeowner comments can be found in Appendices A & B of this report.

STEP 2: COLLABORATION

Coordination with relevant agencies, offices, and organizations is an important step in the analysis process. This step helps to open lines of communication among those interested in flood protection in the St. Petersburg area. The City collected information and data in order to complete this analysis from the Stormwater and Engineering Division, Construction Services and Permitting, and the Geographic Information System data provided from FEMA and Pinellas County.

STEP 3: DATA COLLECTION

The third step in the process is the collection of data that pertains to the area; both as a whole and specifically about the causes of the repetitive flooding. The data was collected through coordination with several agencies and departments.

Although the entire city is flood prone, certain areas have been harder hit than others. Using repetitive flood insurance claims, the City has identified two repetitive loss areas, Shore Acres and Riviera Bay.

Of the 82,840 buildings in the City, 405 have been paid at least 2 claims of $1000 over a 10 year period (FEMA's definition of a repetitive loss property). There are 37 structures on FEMA's repetitive loss list that have been relocated, elevated, or otherwise improved and are no longer subject to repetitive flood damage.

This report focuses on Shore Acres and the houses identified in the mapped repetitive loss area as depicted on the page 9 map.

FLOOD INSURANCE DATA

There are two sources of flood insurance data that the City of St. Petersburg has reviewed. Those sources of data are:

A. The Digital Flood Insurance Rate Map (DFIRM)
B. Claims data

A. The Digital Flood Insurance Rate Map: The City of St. Petersburg Flood Insurance Rate Map, September 2003: A Flood Insurance Rate Map (FIRM), published by FEMA, shows potential flood risk according to zones of severity and is used in setting flood insurance rates. The regulatory floodplain used by FEMA for the floodplain management and insurance aspects of the National Flood Insurance Program (NFIP) is based on the elevation of the 1% annual flood chance or base flood. This type of flood has a 1% chance of occurring in any given year. For another frame of reference, the 1% annual flood has a 26% chance of occurring over the life of a 30-year mortgage. It is important to note that more frequent flooding does occur in the regulatory floodplain, as witnessed by the number of repetitive loss properties. The study area falls in only one flood zone: the more risky AE Zone.

The Base Flood Elevation (BFE) is the elevation of the 1% chance annual flood above mean sea level. In October 2015 St. Petersburg now requires two feet of freeboard. This means that all new or substantially improved residential construction must be at least two feet above the BFE. The BFE for the area is nine feet above sea level.

B. Claims Data: The Privacy Act of 1974 (5 U.S.C. 522a) restricts the release of certain types of data to the public. Flood insurance policy and claims data are included in the list of restricted information. FEMA can only release such data to state and local governments, and only if the data are used for floodplain management, mitigation, or research purposes. Therefore, this report does not identify the repetitive loss properties or include claims data for any individual property. Rather, it discusses them only in summary form.

The City of St. Petersburg obtained claims data from FEMA Region IV for all repetitive loss properties in the area. There are two hundred and forty-three (15.79%) properties within the 1539 property study area that qualify as repetitive loss. Of those two hundred and forty-three repetitive loss properties, twenty-nine are considered to be severe repetitive loss properties. Homeowners for the two hundred and forty-three repetitive loss properties have made one hundred and twenty-nine claims and received $2,968,922 in flood insurance payments since 1978. The average repetitive flood loss claim is $709,529.74.

It is likely that the data in this section understates the flooding problem for the following reasons:

1. NFIP records do not include claims data prior to 1978, so there could have been additional losses not shown here.
2. Policy holders may not have submitted claims for smaller floods for fear of it affecting their coverage or premium rates.
3. Only data for listed repetitive loss properties were reviewed. There could be other properties that have been repeatedly flooded, but did not have insurance at the time of the flood or did not submit claims.

The losses only account for items covered by the insurance policy. Things not covered include living expenses during evacuation, swimming pools, and automobiles.

DRAINAGE INFORMATION

The City of St. Petersburg examined two areas of related information on the area's drainage. Those two areas are:

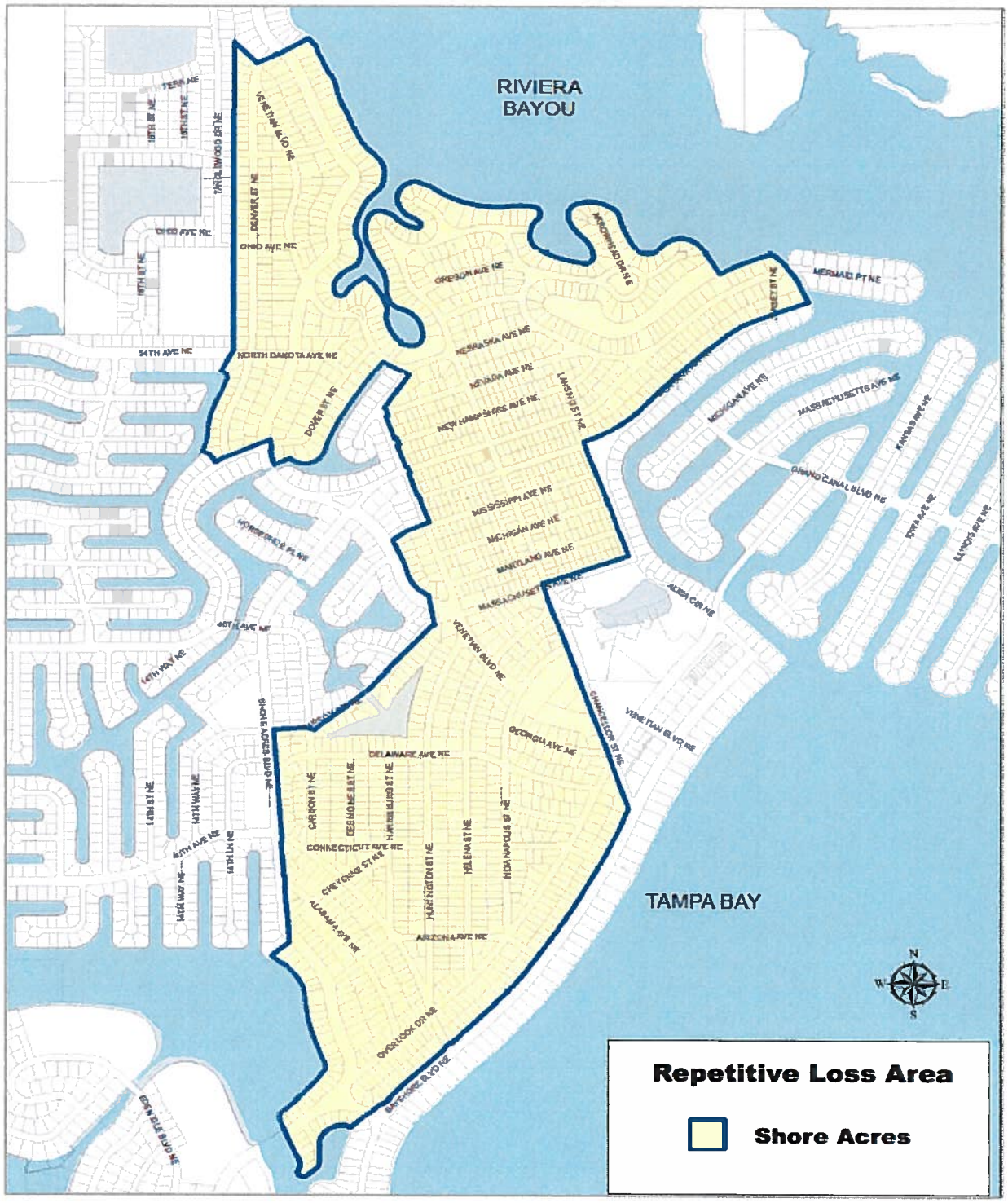
A. Canals and Culverts
B. Shore Acres Watershed

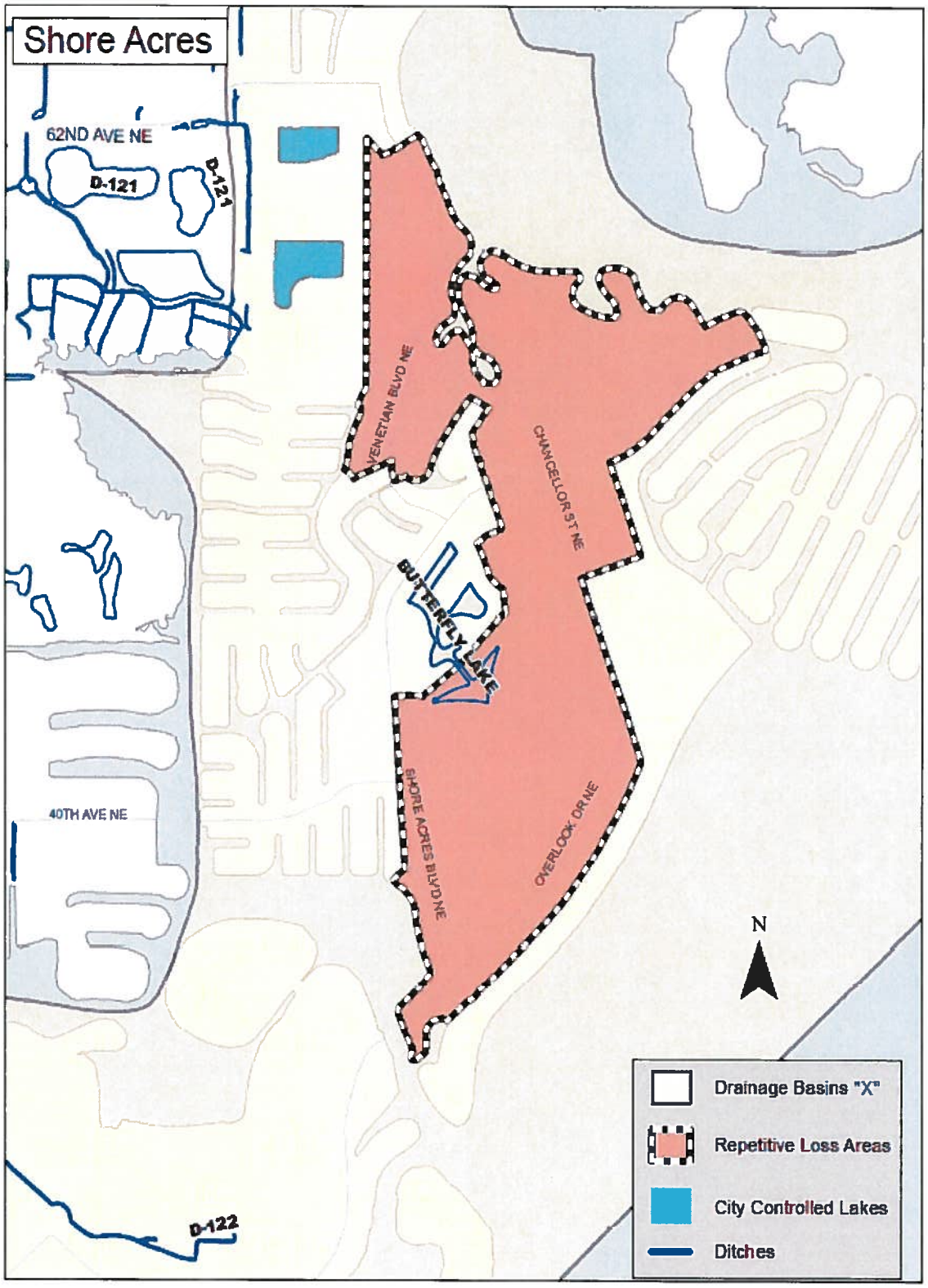
A. Canals and Culverts: The City of St. Petersburg relies on a number of canals and culverts to drain stormwater from the streets. The study area is directly south of Riviera Bayou which has a drainage area of roughly 416.48 square miles. There is Butterfly Lake and many canals that provide drainage to the area listed on the page 10 map.

Butterfly Lake and the canals are unable at this time to properly drain water during high tide events coupled with heavy rainfall. When it floods, this makes it difficult for residents in the study area to evacuate the area and to get to their residence. Additional flooding is caused from vehicles driving through the high water that then pushes the water into adjacent houses.

B. Shore Acres Watershed: This large watershed is over 416.48 square miles and drains in several areas to the bay. The drainage from the Shore Acres Watershed is not a major factor for flooding within this area. There are several drainage ditches, small lakes, and canals within the area that may absorb some of the watershed runoff, but not all. Additionally when these ditches, small lakes, and canals fill they could cause additional flooding throughout the area surrounding them.

MAPS




Shore Acres
62ND AVE NE
D-121
D-121
VENETIAN BLVD NE
CHANCELLOR ST NE
BUTTERFLY LAKE
SHORE ACRES BLVD NE
OVERLOOK DR NE
40TH AVE NE
D-122
N
Drainage Basins "X"
Repetitive Loss Areas
City Controlled Lakes
Ditches

BUILDING INFORMATION

As discussed in Step 1: A neighborhood notification letter was mailed out to the residents, informing them that an analysis was going to be conducted with reference to flooding. Of the 1539 properties to which letters were sent, sixty-six were returned to the City as vacant or otherwise undeliverable.

The residents who commented on the letter offered insight into the flooding issues in the area:

- Fourteen people reported some kind of street flooding and that their residence was inaccessible.
- Most flooding occurred during heavy rains and high tides.
- Residents have conflicting reports, some say that the drainage projects in the area have helped, while others seem to think they have caused more problems and moved the flooding to different roads.
- Residents report clogging of storm drains by grass clippings, sod, and other tree debris.
- None of the residents have reported taking measures to mitigate the cause of flooding on their own.

The complete list of comments from homeowner's can be found in Appendix B of this report.

From January 20th till March 30th the City visited the study area and collected data on each property. The City collected information such as the type of structure, construction, condition, the number of stories, drainage patters, and a photo.

One thousand two-hundred and nine structures in the area are built on a slab (79%), thirty-seven are on a crawlspace (2.4%), one hundred on a stem-wall (6.5%), nine were split level (0.6%), thirty-two were on posts/piers (2%), one hundred and nineteen are walkout levels (8%), and the remaining twenty-four either being vacant or unable to observe base (1.5%).

The majority of structures, one thousand two hundred and fifty-one (81%) are single-story, with one thousand one hundred and sixty-three built from masonry or brick (76%). The rest are vinyl/wood and seven manufactured homes.

Based on the data collected the following bullets summarize the repetitive flooding problems in the area:

- All the structures fall in the more risky AE Zone.
- Flooding is caused by heavy rains, but aggravated by two problems:
    - High tides
    - Poor street drainage
- There have been some drainage improvements made to the area, but they have not stopped all flooding.

There are 1539 properties subject to flooding. Two hundred and forty-three of the insured properties have been flooded to the extent that they qualify as repetitive loss structures under the NFIP. In the study area, twenty-nine of which are severe repetitive loss properties. These twenty-nine repetitive loss properties have made one hundred and twenty-nine flood insurance claims for a total of $2,968,922 since 1978.

STEP 4: MITIGATION MEASURES

Knowing the flooding history, type, and condition of the buildings in the area, leads to the fourth step in the area analysis procedure – a review of alternative mitigation approaches to protect properties from, or reduce, future flood damage. Property owners should look at these alternatives but understand they are not all guaranteed to provide protection at different levels of flooding. Six approaches were reviewed:

I. Acquisition
II. Elevating the houses above the 1% annual flood level
III. Dry floodproofing
IV. Utility protection
V. Drainage improvements
VI. Maintaining flood insurance coverage on the building

I. ACQUISITION

This measure involves buying one or more properties and clearing the site. If there is no building subject to flooding, there is no flood damage. Acquisitions are usually recommended where the flood hazard is so great or so frequent that it is not safe to leave the structure on the site.

An alternative to buying and clearing the whole subdivision is buying out individual, "worst case," structures with FEMA funds.

A. Cost: This approach would involve purchasing and clearing the lowest or the most severe repeatedly flooded homes. If FEMA funds are to be used, three requirements will apply:

1. The applicant for FEMA must demonstrate that the benefits exceed the costs, using FEMA's benefit/cost software.
2. The owner must be a willing seller.
3. The parcel must be deeded to a public agency that agrees to maintain the lot and keep it forever as open space.

B. Feasibility: Due to the high cost and difficulty to obtain a favorable benefit-cost ratio in shallow flooding areas, acquisitions are reserved for the worst case buildings. Not everyone wants to sell their home, so a checkerboard pattern of vacant and occupied lots often remains after a buyout project, leaving "holes" in the neighborhood. There is no reduction in expenses to maintain the neighborhood's infrastructure for the City, although the tax base is reduced. The vacant lots must be maintained by the new owner agency, and additional expense is added to the community. If the lot is only minimally maintained, its presence may reduce the property values of the remaining houses. The City of ST. Petersburg is not considering acquisitions at this time for the above reasons.

II. ELEVATION

Raising the structure above the flood level is generally viewed as the best flood protection measure, short of removing the building from the floodplain. All damageable portions of the building and its contents are high and dry during a flood, which flows under the building instead of into the house. Houses can be elevated on fill, posts/piles, or a crawlspace.

A house elevated on fill requires adding a specific type of dirt to a lot and building the house on top of the added dirt. It should be noted that St. Petersburg does not allow fill to be brought into the floodplain to elevate the house. Unless that fill is part of a stem-wall foundation.

A house elevated on posts/piles is either built or raised on a foundation of piers that are driven into the earth and rise high enough above the ground to elevate the house above the flow of flood water or the design flood elevation.

A house elevated on a crawlspace or enclosure is built or raised on a continuous wall-like foundation that elevates the house above the design flood level. It is important to include vents or openings in the walls below the design flood level that are appropriately sized: one square inch for each square foot of the crawlspace or enclosures footprint. Additionally all materials below the design flood level must be flood resistance and all machinery, equipment, and plumbing must be above the design flood level.

A. Cost: A majority of the cost to elevate a building is in the preparation and foundation construction. The cost to elevate six feet is little more than the cost to go up two feet. Elevation is usually cost-effective for wood frame buildings on posts/piles or crawlspace because it is easiest for lifting equipment to be used under the floor and disruption to the habitable part of the house is minimal. Elevating a slab house is much more costly and disruptive. In St. Petersburg, 79% percent of the houses in the study area are on a slab. The actual cost of elevating a particular building depends on factors such as its condition, whether it is masonry or brick faced, and if additions have been added on over time. While the cost of elevating a home can be high, there are funding programs that can help. The usual arrangement is for a FEMA grant to pay 75% of the cost while the owner pays the other 25%. In the case of elevating a slab foundation, the homeowner's portion could be as high as $25,000 or more. In some cases, assistance can be provided by Increased Cost of Compliance (ICC) funds, which is discussed on page 19 under Possible Funding Sources, or the use of state funds.

B. Feasibility: Federal funding support for an elevation project requires a study that shows that the benefits of the project exceed the cost of the elevation. Project benefits include savings in insurance claims paid on the structure. Elevating a masonry or a slab home can cost up to $100,000, which means that benefit/cost ratios may be low. Looking at each property individually could result in funding for the worst case properties, i.e., those that are the lowest below the base flood elevation, subject to the most frequent flooding, and in good enough condition to elevate.

III. DRY FLOODPROOFING

This measure keeps floodwaters out of a building by modifying the structure. Walls are coated with waterproofing compounds or plastic sheeting. Openings (i.e. doors, windows, and vents) are closed either permanently, or temporarily with removable shields or sandbags.

Make the walls watertight. This is easiest to do for masonry or brick faced walls. The brick or stucco walls can be covered with a waterproof sealant and bricked or stuccoed over with a veneer to camouflage the sealant. Houses with wood, vinyl, or metal siding need to be wrapped with plastic sheeting to make walls watertight, and then covered with a veneer to camouflage and protect the plastic sheeting. Provide closures, such as removable shields or sandbags, for the openings; including doors, windows, dryer vents and weep holes. There must also be an account for sewer backup and other sources of water entering the building. For shallow flood levels, this can be done with a floor drain plug or standpipe; although a check valve system is more secure.

Dry floodproofing employs the building itself as part of the barrier to the passage of floodwaters, and therefore this technique is only recommended for buildings with slab foundations that are not cracked. The solid slab foundation prevents floodwaters from entering a building from below. Also, even if the building is in sound condition, tests by the Corps of Engineers have shown that dry floodproofing should not be used for depths greater than three feet over the floor, because water pressure on the structure can collapse the walls and/or buckle the floor.

Dry floodproofing is a mitigation technique that is appropriate for some houses in the Shore Acres study area: those with slab foundations that typically receive floodwater up to three feet in the house. From the fieldwork it was found that eighty-nine percent of the houses in the analysis area are on slab foundations, and according to the data sheet responses seventy-six percent of the respondents experienced three feet of flooding.

Not all parts of the building need to be floodproofed. It is difficult to floodproof a garage door, for example, so some owners let the garage flood and floodproof the walls between the garage and the rest of the house. Appliances, electrical outlets, and other damage-prone materials located in the garage should be elevated above the expected flood levels.

Dry floodproofing has the following shortcomings as a flood protection measure:

- It usually requires human intervention, i.e., someone must be home to close the openings.
- Its success depends on the building's condition, which may not be readily evident. It is very difficult to tell if there are cracks in the slab under the floor covering.
- Periodic maintenance is required to check for cracks in the walls and to ensure that the waterproofing compounds do not decompose.
- There is no government financial assistance programs available for dry floodproofing, therefore the entire cost of the project must be paid by the homeowner.
- The NFIP will typically not offer a lower insurance rate for dry floodproofed residences. However, this may be a viable option if homeowners want to protect their structure and contents.

A. Cost: The cost for a floodproofing project can vary according to the building"s construction and condition. It can range from $5,000 to $20,000, depending on how secure the owner wants to be from flooding. Owners can do some of the work by themselves, although an experienced contractor provides greater security. Each property owner can determine how much of their own labor they can contribute and whether the cost and appearance of a project is worth the protection from flooding that it may provide.

B. Feasibility: As with floodwalls, floodproofing is appropriate where flood depths are shallow and are of relatively short duration. It can be an effective measure for some of the structures and flood conditions found in the study analysis area. It can also be more attractive than a floodwall around a house. However, floodproofing requires the homeowner to install or place door and window shields or sandbags and to ensure maintenance on a yearly basis. This may be difficult for the elderly or disabled. Finally ample warning of flooding must be available, so the homeowner can determine when to place the door or window shields and sandbags.

IV. UTILITY PROTECTION

This measure applies to several different utilities that can be adversely affected by floodwaters such as:

- Heating, Ventilation, and Air Conditioning (HVAC) systems
- Fuel meters and pipes
- Electrical service boxes, wiring and fixtures
- Sewage systems
- Drinking Water systems

Damage to utilities can prevent a residence that remains structurally sound after a flood from being reoccupied. Retrofitting utilities includes things as simple as raising them above the flood level and building small walls around furnaces and water heaters to protect from shallow flooding. According to the homeowner's data sheets, forty-one percent (41%) of respondents answered that they had moved utilities and/or contents to a higher level as a mitigation measure.

A. Cost: The cost for protecting utilities varies and is dependent upon the measure itself, condition of the system, structure, and foundation. A lot of the measures can be performed by the homeowners themselves, although it is always a good idea to consult a professional contractor and/or engineer (depending on the project). The costs can be lower when done as part of a repair or remodeling project. Residents interested in pursuing a retrofitting measure to protect their utilities should contact the City of St. Petersburg to determine whether a permit is required.

B. Feasibility: Given that the flooding experienced by the homeowners in the Shore Acres study area includes both shallow and deep flooding, utility protection is an acceptable mitigation measure. Interested homeowners should examine their flooding history and decide if utility protection is an appropriate measure for their building.

V. DRAINAGE IMPROVEMENTS

The Engineering and Stormwater Department prepared a Master Drainage plan for the entire City of St. Petersburg. The Plan has a list of recommendations that were created after reviewing previous studies and reports. There are several different drainage improvements called for in the Plan.

Date	Project Name/Description
10/03/07	Shore Acres Water Quality & Flood Prevention Vaults
12/09/09	Shore Acres Stormwater Vaults Phase 2
12/09/09	Shore Acres Stormwater Vaults Phase 3
12/30/09	Shore Acres Stormwater Vaults Phase 4

These projects helped to reduce some of the flooding within the Shore Acres Repetitive Loss area. No other projects are currently proposed for this area.

VI. MAINTAINING INSURANCE

Although insurance is not a mitigation measure that reduces property damage from a flood, a National Flood Insurance Program policy has the following advantages for the homeowner or renter:

1. A flood insurance policy covers surface flooding from the overflow of inland or tidal waters or from storm water runoff.

2. Flood insurance may be the only source of assistance to help owners of damaged property quickly pay for cleanup and repairs after a disaster. The ensures that people can get back into their homes faster than if they had to wait for disaster assistance funding, which often is in the form of a loan and may take months to pay.

3. Once in effect there is no need for human intervention. Coverage is available for the contents of a home as well as for the structure. Renters can buy contents coverage, even if the building owner does not buy coverage for the structure itself.

Cost: Flood insurance rates are based on several factors including what flood zone the building falls in and the age of the structure. All the homes in the study area fall in the AE zone. Homes constructed before December 31st, 1974 are "pre-FIRM" buildings, which means that they were built before the date of the first FIRM for the community, and are thus eligible for the "subsidized" flood insurance premium rates.

A building that is located in the AE flood zone and constructed or substantially improved after the date of the most current FIRM - such as one built or substantially improved – is required to be built above the base flood elevation and is therefore subject to rates based on the actual risk rather than a subsidized rate. Rates on pre-FIRM buildings are subsidized because the flood risk was unknown at the time of construction.
If a pre-FIRM house in the SFHA is elevated to the design flood elevation, the owner will be able to take advantage of the much lower post-FIRM rates.

Communities that join the CRS complete floodplain management activities that are worth a certain amount of credit. The more credit earned, the better the class ranking of that community. The CRS has 10 classes; a Class ranking of 10 carries the lowest flood insurance premium reduction, whereas a Class 1 carries the maximum discount. The City of St Petersburg has a CRS Class of 6, which gives an effective discount of 20 percent to all flood insurance premiums for those within the SFHA. As of October 1, 2016, the City will be moving to a CRS Class 5 community with an effective premium discount of 25%.

STEP 5: FINDINGS & RECOMMENDATIONS

A. Findings

Properties in the Shore Acres study area are subject to flooding due to heavy rains, high tide, and drainage problems. When Sunlit-cove and the connecting canals are inundated by heavy rains, especially during high tides, it does not have the capacity to convey the water out of the area quickly enough. This is mainly due to backflow and that pipes are either under water or do not close due to barnacles. There is also concern over the drains being clogged from debris and unable to convey water from the street in a timely fashion.

B. Recommendations

1. The City of St. Petersburg should continue to encourage everyone to pursue a mitigation measure. Assist interested property owners in applying for a mitigation grant. Address the issues with the street drainage in order to improve the drainage in the study area. Institute a maintenance program that encourages homeowners to frequently clear their ditches of debris to ensure open flow for stormwater. Seek out and secure funding for the drainage improvements outlined in this report. Improve the City's CRS classification and adopt this Repetitive Loss Area Analysis according to the process detailed in the CRS Coordinator's Manual.

2. For the residents of the study area, they should contact the City of St. Petersburg for more information about possible funding opportunities and site visits to determine remedial measures. Review the alternative mitigation measures discussed in this analysis and implement those that are most appropriate for their situation. Purchase and maintain a flood insurance policy on the home and its contents.

POSSIBLE FUNDING SOURCES

There are several possible sources of funding for mitigation projects:

A. FEMA grants: Most of the FEMA programs provide 75% of the cost of a project. In most Gulf communities, the 25% non-FEMA share is paid by the benefitting property owner. Each program has different Congressional authorization and slightly different rules.

   1. The Hazard Mitigation Grant Program (HMGP): The HMGP provides grants to States and local governments to implement long-term hazard mitigation measures after a major disaster declaration. Projects must provide a long-term solution to a problem (e.g., elevation of a home to reduce the risk of flood damages as opposed to buying sandbags and pumps to fight the flood). Examples of eligible projects include acquisition and elevation, as well as local drainage projects.

   2. The Severe Repetitive Loss Program (SRL): The Severe Repetitive Loss (SRL) grant program funds mitigation projects for properties on the severe repetitive loss list. Eligible flood mitigation projects include: Acquisition and demolition or relocation of structures that are listed on FEMA's severe repetitive loss list and conversion of the property to open space Elevation of existing SRL structures to at least the Base Flood Elevation (BFE). There is a new SRL ICC Program that can be used to cover the non-FEMA share of the cost. That program is discussed further in bullet C below.

B. The Flood Mitigation Assistance Program (FMA): FMA funds assist States and communities in implementing measures that reduce or eliminate the long-term risk of flood damage to structures insured under the NFIP. Project Grants to implement measures to reduce flood losses, such as elevation, acquisition, or relocation of NFIP-insured structures. States are encouraged to prioritize FMA funds for applications that include repetitive loss properties; these include structures with 2 or more losses each with a claim of at least $1,000 within any ten-year period since 1978.

   1. Pre-Disaster Mitigation Program (PDM): The Pre-Disaster Mitigation (PDM) program provides funds to states, territories, Indian tribal governments, communities, and universities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event. For more information visit http://www.fema.gov/government/grant/pdm/index.shtm.

C. Flood insurance: There is a special funding provision in the National Flood Insurance Program (NFIP) for insured buildings that have been substantially damaged by a flood, "Increased Cost of Compliance." ICC coverage pays for the cost to comply with floodplain management regulations after a flood if the building has been declared substantially damaged. ICC will pay up to $30,000 to help cover elevation, relocation, demolition, and (for nonresidential buildings) floodproofing. It can also be used to help pay the 25% owner's share of a FEMA funded mitigation project.

   The building's flood insurance policy must have been in effect during the flood. This payment is in addition to the damage claim payment that would be made under the regular policy coverage, as long as the total claim does not exceed $250,000. Claims must be accompanied by a substantial or repetitive damage determination made by the local floodplain administrator. For more information, contact your insurance agent or visit: www.fema.gov/plan/prevent/floodplain/ICC.shtm.

   Coverage under the ICC does have limitations: It covers only damage caused by a flood, as opposed to wind or fire damage. The building's flood insurance policy must have been in effect during the flood

ICC payments are limited to $30,000 per structure Claims must be accompanied by a substantial or repetitive damage determination made by the local floodplain administrator and the structure must be in an A zone.

The average claims payment in the study area is $16,511.58. With an average claim of that amount, it is not likely that many homes in the study area would sustain substantial damage from a flood event. Homeowners should make themselves aware of the approximate value of their homes, and in the case of incurring flood damage, be aware of the need for a substantial damage declaration in order to receive the ICC coverage.

Severe Repetitive Loss ICC Pilot Program: While the conventional ICC only covers buildings that are located in the Special Flood Hazard Areas (SFHA), there is a new pilot program that is aiming to target buildings not in the SFHA. Focusing specifically on Severe Repetitive Loss (SRL) buildings, this pilot program will offer ICC benefits to those SRL properties that are located in X zones and will include those SRL buildings that have grandfathered X zone rates. Under this new pilot program, the ICC benefits could be used to cover the homeowner's 10% match in a SRL grant.

Alternative language adopted into the local floodplain management ordinance would enable residents with shallower flooding to access ICC funding. Since local ordinances determine the threshold at which substantial damage and/or repetitive claims are reached, adopting language that would lower these thresholds would benefit the homeowners of repetitive loss properties. Adopting alternative language allows for cumulative damages to reach the threshold for federal mitigation resources more quickly, meaning that some of the properties in St. Petersburg that sustain minor damage regularly would qualify for mitigation assistance through ICC.

D. Rebates: A rebate is a grant in which the costs are shared by the homeowner and another source, such as the local government, usually given to a property owner after a project has been completed. Many communities favor it because the owner handles all the design details, contracting, and payment before the community makes a final commitment. The owner ensures that the project meets all of the program's criteria, has the project constructed, and then goes to the community for the rebate after the completed project passes inspection.

   Rebates are more successful where the cost of the project is relatively small, e.g., under $5,000, because the owner is more likely to be able to afford the bulk of the cost. The rebate acts more as an incentive, rather than as needed financial support.

E. Small Business Administration Mitigation Loans: The Small Business Administration (SBA) offers mitigation loans to SBA disaster loan applicants who have not yet closed on their disaster loan. Applicants who have already closed must demonstrate that the delay in application was beyond their control.

   For example mitigation loans made following a flood can only be used for a measure to protect against future flooding, not a tornado. If the measure existed prior to the declared disaster, an SBA mitigation loan will cover the replacement cost. If the measure did not exist prior to the declared disaster the mitigation loan will only cover the cost of the measure if it is deemed absolutely necessary for repairing the property by a professional third-party, such as an engineer.

APPENDIX A: LETTER TO RESIDENTS

st.petersburg
www.stpete.org

City of St. Petersburg
Planning & Economic Development Department
Construction Services & Permitting
January 2016

IMPORTANT FLOOD HAZARD INFORMATION

Dear Resident:

You have received this letter because your property is in an area that is subject to repetitive flooding. The City is concerned about repetitive flooding in our community and has an active program to help you protect yourself and your property from future flooding. Here are some things you can do:

1. **Check with the Building Department.**
   - Department staff can tell you about causes of repetitive flooding, what the City is doing about it, and what would be an appropriate flood protection level.
   - City staff can visit your property to discuss flood protection alternatives.
   - There are Federal grants available through the City for repetitively flooded structures.
   - Note that some flood protection measures may need a building permit and others may not be safe for your type of building, so be sure to talk to the building department before implementation.
2. **Prepare for flooding by doing the following:**
   - Know how to shut off the electricity and gas to your house before a flood comes.
   - Make a list of emergency numbers and identify a safe place to go.
   - Make a household inventory, especially of the lowest floor contents.
   - Develop a disaster response plan. See the Red Cross' website at www.redcross.org for information about preparing your home and family for a disaster.
   - Get a copy of *Repairing Your Flooded Home*. A copy is available for review at your public library and can be found on the Red Cross website.
3. **Protect yourself from flooding.**
   - Purchase a flood insurance policy.
   - Homeowner's insurance policies do not cover damage from rising water, however, you can purchase a separate flood insurance policy for coverage. You may qualify to receive a reduction in your flood insurance premium because your community participates in the National Flood Insurance Program's Community Rating System.
   - More flood protection information can be found at FEMA's website, www.floodsmart.gov.

What the City is doing for you:

The City has a flood hotline and website for all your flood related questions, call 727-893-SAVE (7283) or visit www.stpete.org/flood for pertinent information regarding the City of St. Petersburg and flood insurance.

During the first quarter of 2016, City staff will be visiting your neighborhood in order to collect basic preliminary data, review the potential cause of repetitive flooding, and determine possible mitigation measures available. The findings of this report will be presented to the City Council during 2016 and published in the media.

Your input is greatly appreciated, please send flooding concerns to:
noah.taylor@stpete.org or call 727-893-SAVE (7283)
Be sure to include your address and contact information!

APPENDIX B: HOMEOWNER'S COMMENTS*

- According to homeowner they are the first ones to flood and last to drain. Many neighbors are fed up with the flooding and are selling their homes after 25 plus years of living there.
- Homeowner claims that a house that was built some years ago has caused more flooding. Needs some kind of trench on the side of the house as per other homeowner.
- Reported by homeowner that there has been flooding near the carport "den" area, water pooling in street is further spread from people driving in the street and causing the water to splash against the house. Only time it floods is from big storms in gulf
- Homeowner reported ponding in some areas of front yard and left side of house there is a lot of water that ponds in that area near foundation.
- According to homeowner when there is a full moon or high tide the street will flood.
- Homeowner wanted to know why new improvements were not working in Shore Acres.

*These comments were collected while in the field and from phone calls or emails.

CITY OF ST. PETERSBURG

ST. PETERSBURG CITY COUNCIL
Meeting of October 20, 2016
Consent Agenda

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

SUBJECT: Approval of an Agreement between the City and Advantage Village Academy, Inc. that provides up to $35,000 of City support for the MLK Family Festival to be held on January 16, 2017

EXPLANATION: Advantage Village Academy, Inc., a local non-profit organization, ("AVA") has partnered with SCLC of Pinellas County to host the second annual MLK Family Festival at the Tropicana Field parking lots on January 16, 2017, immediately after the MLK Day Parade.

The MLK Family Festival is planned to include a car show, children's activities, festival-style attractions, and various food and merchandise vendors. The event is designed to provide a family-friendly activity to enhance the existing Dr. Martin Luther King Jr. Day celebrations occurring throughout the City. The MLK Family Festival also supports one of the City's core values of celebrating diversity and respect for the value that it brings.

In order to assist AVA with the organization, promotion, and marketing of the event, City Administration has prepared an agreement to provide AVA with up to $35,000 of funding to offset a portion of the event costs. To promote transparency and accountability, the agreement requires AVA to provide the City with a post-event report containing documentation of the actual revenues and expenses, and to the extent that AVA fails to provide such documentation, the City is entitled to a refund of the money provided to AVA for the event.

RECOMMENDATION: City Administration recommends approval of the agreement with AVA to support the 2017 MLK Family Festival.

COST/FUNDING/ASSESSMENT INFORMATION: Funding of $35,000 is already appropriated in the FY17 Mkt Non-Departmental Project (15854).

ATTACHMENTS: Resolution

APPROVALS:

City Development Administration

Budget & Management

00290935

RESOLUTION NO. 2016-_____

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND ADVANTAGE VILLAGE ACADEMY, INC., THAT PROVIDES FOR CITY SUPPORT OF THE MLK FAMILY FESTIVAL TO BE HELD ON JANUARY 16, 2017; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE AGREEMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") desires to provide events that are of interest to our residents and visitors and promote economic activity within the community; and

WHEREAS, Advantage Village Academy, Inc. ("AVA"), in conjunction with SCLC of Pinellas County, desires to hold the second-annual MLK Family Festival on January 16, 2017, in the Tropicana Field Parking Lots; and

WHEREAS, the City has agreed to provide AVA funding of up to $35,000 that will be used to defray a portion of the expenses incurred by AVA in organizing, promoting, and marketing the 2017 MLK Family Festival; and

WHEREAS, funding in the amount of $35,000 has been previously appropriated to the FY17 Mkt Non-Departmental Project (15854).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida, hereby approves an agreement between the City and AVA to provide AVA with up to $35,000 to defray a portion of the cost of the 2017 MLK Family Festival.

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

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

This Resolution shall become effective immediately upon adoption.

Approved as to Form and Content:

City Attorney (designee)

City Development Administration

00291015

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 20, 2016

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

SUBJECT: A resolution granting Habitat for Humanity of Pinellas County, Inc. an exception to the requirement that a property must be located within the Southside Community Redevelopment Area contained in the 2015 Special Assessment Lien Modification Program, Option "D", for the removal of principal and interest on special assessment liens subject to a Development Agreement for Release of Special Assessment Liens for a property located at 5027 – 4th Avenue South, St. Petersburg; and authorizing the Mayor, or his Designee, to execute all documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: On November 1, 2012, City Council through the adoption of City Council Resolution No. 2012-515 established a Special Assessment Lien Modification Program ("2012 SA Program") that authorized the Mayor or his designee to take action on requests for relief of special assessment liens pursuant to the Policies and Procedures approved for the program. On December 5, 2013, City Council amended the 2012 SA Program through the adoption of City Council Resolution No. 2013-498 which extended the 2012 SA Program. On September 3, 2015, City Council through the adoption of City Council Resolution No. 2015-405 approved the new 2015 Special Assessment Lien Modification Program ("2015 SA Program") which superseded the 2012 SA Program, as amended.

On August 18, 2016, Billing and Collections received a Special Assessment Lien Modification application from Habitat for Humanity of Pinellas County, Inc. ("Habitat") requesting Option "D" under the 2015 SA Program for removal of principal and interest for special assessment liens on a property located at 5027 – 4th Avenue South, St. Petersburg ("Property"). The application was forwarded to Real Estate and Property Management for review.

The Property is unimproved and legally described as follows:

Lot 11, Block 8, BELLECREST HEIGHTS
Pinellas County Property ID: 21/31/16/07182/008/0110

The 2015 SA Program Policies and Procedures Option "D", provides that an applicant can request removal of principal and interest on special assessment liens and request that the City recommend the release of Code Enforcement Board liens for properties which are located within the Southside Community Redevelopment Area ("Southside CRA"), subject to a Development Agreement for Release of Special Assessment Liens ("Development Agreement"). The additional requirement that a property must be located in the Southside CRA was a change in 2015 to the 2012 SA Program.

CB-15

Habitat has the Property under contract with the current owner of the Property and plans to construct and sell a new single-family residence to a new homeowner within one (1) year. The family for this property requires a 6-bedroom home with handicap accessibility. Habitat has stated *"because of the location of this home, current appraisals in the area, and the size & handicap requirements, Habitat for Humanity expects to take a loss on this home. However, we are committed to raising the needed funds to support the difference and allow us to serve this deserving homeowner candidate."* Nonetheless, additional costs such as the requirement that Habitat pay the special assessment principal and interest or just the principal amount due would create a financial hardship on Habitat. Therefore, Habitat is requesting that the City grant it an exception to the requirement that the Property be located within the Southside CRA in order for the City to remove the principal and interest of the special assessment liens on the Property, which would allow Habitat to proceed with the construction of a new affordable residence on the Property. The Property lies within 1-½ blocks of the Southside CRA.

The current owner of the Property, Manit Sukhasam, acquired the Property on May 15, 2008. According to Billing and Collection's records, the special assessment liens on the Property were assessed during Mr. Sukhasam's ownership with assessment dates ranging from May 2013 thru December 2015. There are currently eight (8) special assessment liens on the Property with a principal amount of $14,362.93 and the accumulated interest due on the liens is $2,638.24 for a total of $17,001.17 as of September 1, 2016. One (1) of the special assessment liens is for the demolition of a 792 sq. ft. single-family home and a 280 sq. ft. garage. The other special assessment liens are for lot clearings and securing the structure prior to the demolition. Should Habitat be granted the exception to Option "D" under the 2015 SA Program and be allowed to enter into a Development Agreement, any authorized removal of principal and interest of special assessment liens will be effective only upon completion of the construction of the proposed residence within one (1) year from the commencement date of the Development Agreement.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution granting Habitat for Humanity of Pinellas County, Inc. an exception to the requirement that a property must be located within the Southside Community Redevelopment Area contained in the 2015 Special Assessment Lien Modification Program, Option "D", for the removal of principal and interest on the special assessment liens subject to a Development Agreement for Release of Special Assessment Liens for a property located at 5027 – 4th Avenue South, St. Petersburg; and authorizing the Mayor, or his Designee, to execute all documents necessary to effectuate this transaction; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration: _____

Budget: N/A

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

Legal: 00291074.doc V. 1

ILLUSTRATION

Street Address: 5027 – 4th Avenue South, St. Petersburg

Resolution No. 2016-_____

A RESOLUTION GRANTING HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC. AN EXCEPTION TO THE REQUIREMENT THAT A PROPERTY MUST BE LOCATED WITHIN THE SOUTHSIDE COMMUNITY REDEVELOPMENT AREA CONTAINED IN THE 2015 SPECIAL ASSESSMENT LIEN MODIFICATION PROGRAM, OPTION "D", FOR THE REMOVAL OF PRINCIPAL AND INTEREST ON SPECIAL ASSESSMENT LIENS SUBJECT TO A DEVELOPMENT AGREEMENT FOR RELEASE OF SPECIAL ASSESSMENT LIENS FOR A PROPERTY LOCATED AT 5027 – 4th AVENUE SOUTH, ST. PETERSBURG; AND AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 18, 2016, Billing and Collections received a Special Assessment Lien Modification application from Habitat for Humanity of Pinellas County, Inc. ("Habitat") requesting Option "D" under the 2015 SA Program for removal of principal and interest for special assessment liens on a property located at 5027 – 4th Avenue South, St. Petersburg ("Property"), which was forwarded to Real Estate and Property Management for review; and

WHEREAS, the subject Property is unimproved and legally described as follows:

Lot 11, Block 8, BELLECREST HEIGHTS
Pinellas County Property ID: 21/31/16/07182/008/0110; and

WHEREAS, the 2015 SA Program Policies and Procedures Option "D" provides that an applicant can request removal of principal and interest on special assessment liens and request that the City recommend the release of Code Enforcement Board liens for properties which are located within the Southside Community Redevelopment Area ("Southside CRA"), subject to a Development Agreement for Release of Special Assessment Liens ("Development Agreement"); and

WHEREAS, the additional requirement that a property must be located in the Southside CRA was a change in 2015 to the 2012 SA Program; and

WHEREAS, Habitat has the Property under contract with the current owner of the Property and plans to construct and sell a new single-family residence to a new homeowner within one (1) year; and

WHEREAS, the requirement that Habitat pay the special assessment principal and interest or just the principal amount due will create a financial hardship on Habitat; and

WHEREAS, Habitat is requesting that the City grant it an exception to the requirement that the Property be located within the Southside CRA in order for the City to remove the principal and interest of the special assessment liens on the Property, which would allow Habitat to proceed with the construction of a new affordable residence on the Property; and

WHEREAS, the Property lies within 1-½ blocks of the Southside CRA; and

WHEREAS, the current owner of the Property, Manit Sukhasam, acquired the Property on May 15, 2008 and according to Billing and Collection's records, the special assessment liens on the Property were assessed during Mr. Sukhasam's ownership with assessment dates ranging from May 2013 thru December 2015; and

WHEREAS, there are currently eight (8) special assessment liens on the Property with a principal amount of $14,362.93 and the accumulated interest due on the liens is $2,638.24 for a total of $17,001.17 as of September 1, 2016; and

WHEREAS, one (1) of the special assessment liens is for the demolition of a 792 sq. ft. single-family home and a 280 sq. ft. garage while the other special assessment liens are for lot clearings and securing the structure prior to the demolition; and

WHEREAS, should Habitat be granted the exception to Option "D" under the 2015 SA Program and be allowed to enter into a Development Agreement, any authorized removal of the principal and interest of the special assessment liens will be effective only upon completion of the construction of the proposed residence within one (1) year from the commencement date of the Development Agreement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Habitat For Humanity Of Pinellas County, Inc. is hereby granted an exception to the requirement that a property must be located within The Southside Community Redevelopment Area contained in the 2015 Special Assessment Lien Modification Program, Option "D", for the removal of principal and interest on special assessment liens subject to a Development Agreement for Release of Special Assessment Liens for a property located at 5027 – 4th Avenue South, St. Petersburg; and the Mayor, or his Designee, is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (Designee)
Legal: 00291074.doc V. 1

APPROVED BY:

Bruce E. Grimes, Director
Real Estate and Property Management

APPROVED BY:

Tammy Jerome, Director
Billing and Collections

Item CB-16 backup will be available at a later date.

Authorizing the Mayor, or his Designee, to terminate the License Agreement with Main Street Wheel Works, LLC d/b/a Wheel Fun Rentals for use of parking spaces within the Beach Drive Parking Lot for conducting a wheel rental business to provide recreational activity to the general public.

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 20, 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 with Main Street Wheel Works, LLC d/b/a Wheel Fun Rentals terminating the License Agreement for conducting a wheel rental business; and to execute all documents necessary to effectuate same; and providing an effective date.

EXPLANATION: Real Estate and Property Management Department received a request from Transportation & Parking Department ("Transportation") to develop an Agreement to Terminate License Agreement ("Termination Agreement") with John McKinlay, owner of Main Street Wheel Works, LLC, d/b/a Wheel Fun Rentals ("Licensee"). The existing License Agreement provided for use of six (6) parking spaces within a portion of the Beach Drive Parking Lot to conduct a bicycle and pedal vehicle rental business providing recreational activity to the general public that would have expired on February 28, 2017.

Due to the Ferry services being established in the area north of the Pier approach, Transportation was asked to relocate the Licensee to another location within the Beach Drive Parking Lot in order to prepare for the construction phase of the Ferry facilities. The Licensee was requested to relocate his business operations to another area within the Parking Lot which would still be visible to passengers utilizing the Ferry services. After consideration, the Licensee requested the City to consider terminating the License. Transportation has agreed to mutually terminate the License, as amended.

RECOMMENDATION: The Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his Designee, to execute an Agreement with Main Street Wheel Works, LLC d/b/a Wheel Fun Rentals terminating the License Agreement for conducting a wheel rental business; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration: _____

Budget: N/A

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

Legal: 00291547.doc V. 4

Resolution No. 2016 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE AN AGREEMENT WITH MAIN STREET WHEEL WORKS, LLC D/B/A WHEEL FUN RENTALS TERMINATING THE LICENSE AGREEMENT FOR CONDUCTING A WHEEL RENTAL BUSINESS; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Real Estate and Property Management Department received a request from Transportation & Parking Department ("Transportation") to develop an Agreement to Terminate License Agreement ("Termination Agreement") with John McKinlay, owner of Main Street Wheel Works, LLC, d/b/a Wheel Fun Rentals ("Licensee"); and

WHEREAS, the existing License Agreement provided for use of six (6) parking spaces within a portion of the Beach Drive Parking Lot to conduct a bicycle and pedal vehicle rental business providing recreational activity to the general public that would have expired on February 28, 2017; and

WHEREAS, due to the Ferry services being established in the area north of the Pier approach, Transportation was asked to relocate the Licensee to another location within the Beach Drive Parking Lot in order to prepare for the construction phase of the Ferry facilities; and

WHEREAS, the Licensee was requested to relocate his business operations to another area within the Parking Lot which would still be visible to passengers utilizing the Ferry services; and

WHEREAS, after consideration, the Licensee requested the City to consider terminating the License; and

WHEREAS, Transportation has agreed to mutually terminate the License, as amended.

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 with Main Street Wheel Works, LLC d/b/a Wheel Fun Rentals to terminate the License Agreement for conducting a wheel rental business; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (Designee)
Legal: 00291547.doc V. 4

APPROVED BY:

Evan Mory, Director
Transportation & Parking

APPROVED BY:

Bruce E. Grimes, Director
Real Estate and Property Management

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 20, 2016

TO: City Council Chair & Members of City Council

SUBJECT:
Authorizing the Mayor or his designee to accept the Foundation for a Healthy St. Pete-Community Resource Bus grant in the amount of $66,100 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 $66,100 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 & Recreation Department to support the implementation of a community resource bus to provide basic public health and primary care screening services to residents in need. The Parks & Recreation Department works with the Police Department to staff the resource bus using volunteers and police personnel. 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 acquiring community health data to enhance existing community health resource needs.

RECOMMENDATION:
Administration recommends this Council adopt the attached resolution authorizing the Mayor or his designee to accept the Foundation for a Healthy St. Pete-Community Resource Bus grant in the amount of $66,100 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 $66,100 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 $66,100 will be received from Florida Department of Health. A supplemental appropriation in the amount of $66,100 from the increase in the unappropriated balance of the General Fund (0001) resulting from the additional revenues, to the Parks & Recreation Department (190-1573).

ATTACHMENTS: Resolution

APPROVALS: Administrative: Shy K McBee

Budget:

CB-17

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 20, 2016

TO: City Council Chair & Members of City Council

SUBJECT:
Authorizing the Mayor or his designee to accept the Foundation for a Healthy St. Pete-Community Resource Bus grant in the amount of $66,100 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 $66,100 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 & Recreation Department to support the implementation of a community resource bus to provide basic public health and primary care screening services to residents in need. The Parks & Recreation Department works with the Police Department to staff the resource bus using volunteers and police personnel. 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 acquiring community health data to enhance existing community health resource needs.

RECOMMENDATION:
Administration recommends this Council adopt the attached resolution authorizing the Mayor or his designee to accept the Foundation for a Healthy St. Pete-Community Resource Bus grant in the amount of $66,100 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 $66,100 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 $66,100 will be received from Florida Department of Health. A supplemental appropriation in the amount of $66,100 from the increase in the unappropriated balance of the General Fund (0001) resulting from the additional revenues, to the Parks & Recreation Department (190-1573).

ATTACHMENTS: Resolution

APPROVALS: Administrative: _____

Budget: _____

CB-17

RESOLUTION NO. 2016-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT THE FOUNDATION FOR A HEALTHY ST. PETE – COMMUNITY RESOURCE BUS GRANT IN THE AMOUNT OF $66,100 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 $66,100 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 $66,100.00 to support the implementation of the Community Resource Bus Program; 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 Foundation for a Healthy St. Pete – Community Resource Bus Grant in the amount of $66,100 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) $66,100

This resolution shall take effect immediately upon its adoption.

Approvals:

Budget Director

Legal

Administration

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of October 20, 2016

TO: City Council Chair & Members of City Council

SUBJECT: City Council Minutes

EXPLANATION: City Council minutes of September 8, September 15, and September 22, 2016 City Council meetings.

CB-19

A RESOLUTION APPROVING THE MINUTES OF THE CITY COUNCIL MEETINGS HELD ON SEPTEMBER 8, SEPTEMBER 15, AND SEPTEMBER 22, 2016; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the minutes of the City Council meetings held on September 8, September 15, and September 22, 2016 are hereby approved.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM
AND SUBSTANCE:

_____
City Attorney or Designee

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL
THURSDAY, September 8, 2016, AT 3:00 P.M.

****

Chair Amy Foster called the meeting to order with the following members present: Charles Gerdes, James R. Kennedy, Jr., Ed Montanari, Darden Rice, Steve Kornell, Karl Nurse, Lisa Wheeler-Bowman and Amy Foster. City Attorney Jacqueline Kovilaritch, Chief Assistant City Attorney Jeannine Williams, City Administrator Dr. Gary Cornwell, City Clerk Chan Srinivasa and Senior Deputy City Clerk Cathy Davis were also in attendance. Absent. None.

A moment of silence was observed to remember the following fallen Firefighters and Police Officers of the City of St. Petersburg that lost their lives in the line of duty: Constable Edward A. George – September 16, 1908 and Officer Charles Lee Eustes – September 24, 1967.

In connection with the approval of the agenda, Councilmember Kornell moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida that Council approve the agenda with the following changes as amended:

ADD	CB-4	Authorizing the Mayor, or his designee, to execute a one (1) year agreement with the Pinellas Suncoast Transit Authority in an amount not to exceed $75,000 to operate a daily fixed route trolley service program from St. Pete Beach to the eastern terminus of Second Avenue N.E. in downtown St. Petersburg including service to the Pier Parking Lots.
ADD	CB-5	Authorizing the Mayor, or his Designee, to rescind in the amount of $180,000 from the 4th Street/I-175 Interchange Ramp Project to the unappropriated balance of the TIF Capital Improvement Funds and rescind in the amount of $95,000 from the same project to the unappropriated balance of the General Fund and to execute all other documents necessary to effectuate this resolution.
ADD	CB-6	Approving the plat of Arlington & 8th Townhomes, Phase II, generally located on the north side of Arlington Avenue North between 8th Street North and Dr. Martin Luther King Jr. Street North. (City File 15-20000008)

MOVED	CB-7	Authorizing the Mayor, or his designee, to accept a Federal Emergency Management Agency, Department of Homeland Security Staffing for Adequate Fire and Emergency Response (SAFER) federally funded grant in the amount of $1,614,457 for the specific purpose of increasing staffing within the Fire Rescue Department; to execute all documents necessary to effectuate this transaction.
ADD	CB-8	Authorizing the Mayor or his designee to execute a First Amendment to the Construction Agreement between Frederick Derr & Co. and the City of St. Petersburg, Florida dated August 2, 2016, to increase the contract price in an amount not to exceed $97,565 for the replacement of tree lighting conduit and junction boxes and ten additional irrigation valve boxes for relocated clay pot planter irrigation; approving a rescission in the amount of $10,000 from the unencumbered appropriation of the Grand Central Project (CP31145) and a transfer to the Central Avenue Improvement Project (14009) in the amount of $10,000 resulting from this rescission; authorizing a supplemental appropriation in the amount of $87,565 from the unappropriated fund balance of Neighborhood and Citywide Infrastructure Capital Improvement Fund (3027) to the Central Avenue Improvement Project (Engineering Project Nos. 14064-119 and 16030-111; Oracle Project No. 14009); and providing an effective date.
ADD	CB-9	Resolution approving a supplemental appropriation in the amount of $75,000 from the unappropriated fund balance of the general fund (0001), BP settlement funds, to the Engineering & Capital Improvement Administration (130-1341) for the Tampa Bay Environmental Restoration fund (project tbd); and providing an effective date.
DELETE	E-3	Authorizing the Mayor or his designee to execute Task Order No. 12-12-KCA/GC to the Architect/Engineering Agreement between the City of St. Petersburg and Kisinger Campo and Associates, Corp. for planning services to develop an action plan for the Warehouse Arts District and Deuces Live.
ADD	G-1(a)	Resolution of the City Council of the City of St. Petersburg, Florida establishing its intent to reimburse certain capital expenditures incurred in connection with acquisition, construction and equipping of a police headquarters facility, a pistol shooting range and training center, and an attendant parking garage, with proceeds of a future tax-exempt financing; providing certain other matters in connection therewith.

ADD	G-3(a)	Confirming the Mayor's appointment of Dr. Basha P. Jordan, Jr. as a member of the St. Petersburg Housing Authority Board of Commissioners.
ADD	G-3(b)	A resolution establishing the policy that the term of all existing past Community Development Block Grant ("CDBG") loans in the City's Public Facilities and Improvement Loan Portfolio that have liens attached to the loan recipient's real property set forth in Exhibit "A" to this resolution ("Non-Conforming CDBG Loans"), conform to the City's Current Policy for the Housing and Community Development Department Consolidated Plan Programs which currently requires that the loan recipient provide one (1) year of service for every $25,000 of loan proceeds ("Current Policy"); authorizing the Mayor or his designee to forgive Non-Conforming CDBG Loans that would have expired under the Current Policy and satisfy the associated liens; and to forgive other Non-Conforming CDBG Loans that reach the threshold of the Current Policy and satisfy the associated liens; establishing a new policy for loan terms of future CDBG loans and liens of five (5) years of service for loan proceeds of $125,000 or less and one year of service for every $25,000 of loan proceeds for loan proceeds exceeding $125,000 with a maximum of twenty (20) years of service and establishing that the term of any lien attached to loan recipient's property to secure the loan proceeds shall be the same length as the years of service to be provided by loan recipient ("Revised Policy"); authorizing the Mayor or his designee to apply the Revised Policy to all older existing CDBG loans currently exceeding the Revised Policy; authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution
DELETE	G-4	Committee of the Whole: Update re: Homelessness (8/25/16)
MOVED	I-5	Utility Rates for FY2017 *[MOVED TO NEW ORDINANCES AS D-2]* (a) An Ordinance relating to Utility Rates; amending Chapter 27, Subsections 27-405 (b) (1) amending the Stormwater Utility Fee; providing for severability of provisions; providing an explanation of words struck through and underlined; establishing a date to begin calculating new rates for billing purposes. (b) An Ordinance relating to Utility Rates and charges; amending Chapter 27, Subsections 27-141 (a), 27-142 (a), 27-144 (c), 27-177 (a), 27-283 (a), and Subsections 27-284 (a) and 27-284 (d) of the St. Petersburg City Code; amending volume charges for water service; amending wholesale water service charges for the City of Gulfport and providing for a 25% out of City surcharge

upon expiration of Gulfport's existing agreement; amending volume charges for irrigation only accounts; amending reclaimed water rates and charges; amending base and volume charges for wastewater service; amending wastewater service charges for wholesale customers; providing for severability of provisions; providing an explanation of words struck through and underlined; establishing a date to begin calculating new rates for billing purposes.

ADD F-3 Referring to the Public Services & Infrastructure Committee for a presentation by the Claybaker Foundation and the Parks and Recreation Department on implementation and installation of a proposed Brittany Gordon Veteran's Memorial at Dell Holmes Park. (Councilmember Gerdes)

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with approval of the Consent Agenda, Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolutions be adopted approving the attached Consent Agenda as amended.

In connection with the Open Forum portion of the agenda, the following person(s) came forward:

1. David McKalip, 1955 1st Avenue North, clarified comments he made at a previous City Council Meeting.

In connection with the re-approval of the agenda, Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida that Council approve the agenda with the following change as amended:

ADD Update on Hurricane Hermine

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with new ordinances, the Clerk read the title of proposed Ordinances 724-L and 754-Z. Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. David Grice, 861 5th Terrace South, spoke in opposition to both proposed Ordinances.

Councilmember Nurse moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that setting October 20, 2016 as the public hearing date for the following proposed Ordinance(s):

PROPOSED ORDINANCE NO. 724-L

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA; CHANGING THE LAND USE DESIGNATION OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF DR. MARTIN LUTHER KING JR. STREET SOUTH AND 6TH AVENUE SOUTH, AT 556 DR. MARTIN LUTHER KING JR. STREET SOUTH, FROM INSTITUTIONAL/ACTIVITY CENTER TO PLANNED REDEVELOPMENT MIXED-USE/ACTIVITY CENTER; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

PROPOSED ORDINANCE NO. 754-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE ZONING OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF DR. MARTIN LUTHER KING JR. STREET SOUTH AND 6TH AVENUE SOUTH, AT 556 DR. MARTIN LUTHER KING JR. STREET SOUTH, FROM IC/I (INSTITUTIONAL CENTER/INSTITUTIONAL) TO CRT-1 (CORRIDOR RESIDENTIAL TRADITIONAL-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with a new business item presented by Councilmember Charles Gerdes, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Rice moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Public Services and Infrastructure Committee for consideration to consider a presentation by the Claybaker Foundation and the

Parks and Recreation Department on the implementation and installation of a proposed Brittany Gordon Veteran Memorial at Dell Holmes Park.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with the Land Use and Transportation Committee report, Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. David McKalip, 1955 1st Avenue North, spoke in opposition to the order of the agenda.

Councilmember Rice moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Land Use and Transportation report presented by Councilmember Kennedy and Council Vice-Chair Rice.

Roll Call. Ayes. Foster. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. Gerdes.

In connection with the Public Arts Commission report, Councilmember Kornell moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Public Arts Commission report presented by Councilmember Kornell.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with an Attorney-Client Session, to be heard at 4:00 p.m., or soon thereafter, pursuant to Florida Statute 286.011(8), 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), Chair Foster recessed the meeting.

In connection with the recessing of the City Council meeting for an Attorney-Client Session, Chair Foster reconvened the meeting at 4:23 p.m.

In connection with the Hurricane Hermine Update, Claude Tankersley, Public Works Administrator presented to Council a presentation regarding the City's infrastructure handling of the effects of Hurricane Hermine. No action was taken.

In connection with new ordinances, the Clerk read the title of proposed Ordinances 240-H and 242-H. Mayor Rick Kriseman gave a presentation to Council regarding the Utility Rates for the 2017 Fiscal Year.

Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. Benjamin Woods, 595 Lente Road, spoke in support of proposed Ordinances 240-H and 242-H.
2. David McKalip, 1955 1st Avenue North, spoke in opposition of proposed Ordinances 240-H and 242-H.

Councilmember Nurse moved with the second of Councilmember Rice that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that setting September 22, 2016 as the public hearing date for the following proposed Ordinance(s):
>
> **PROPOSED ORDINANCE NO. 240-H**
>
> AN ORDINANCE RELATING TO UTILITY RATES; AMENDING CHAPTER 27, SUBSECTIONS 27-405 (b) (1) AMENDING THE STORMWATER UTILITY FEE; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING AN EXPLANATION OF WORDS STRUCK THROUGH AND UNDERLINED; ESTABLISHING A DATE TO BEGIN CALCULATING NEW RATES FOR BILLING PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

Councilmember Rice moved with the second Councilmember Wheeler-Bowman that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that setting September 22, 2016 as the public hearing date for the following proposed Ordinance(s):
>
> **PROPOSED ORDINANCE NO. 242-H**
>
> AN ORDINANCE RELATING TO UTILITY RATES AND CHARGES; AMENDING CHAPTER 27, SUBSECTIONS 27-141 (a), 27-142 (a), 27-144 (c), 27-177 (a), 27-283 (a), AND SUBSECTIONS 27-284 (a) AND 27-284 (d) OF THE ST. PETERSBURG CITY CODE; AMENDING VOLUME CHARGES FOR WATER SERVICE; AMENDING WHOLESALE WATER SERVICE CHARGES FOR THE CITY OF GULFPORT AND PROVIDING FOR A 25% OUT OF CITY SURCHARGE UPON EXPIRATION OF GULFPORT'S

EXISTING AGREEMENT; AMENDING VOLUME CHARGES FOR IRRIGATION ONLY ACCOUNTS; AMENDING RECLAIMED WATER RATES AND CHARGES; AMENDING BASE AND VOLUME CHARGES FOR WASTEWATER SERVICE; AMENDING WASTEWATER SERVICE CHARGES FOR WHOLESALE CUSTOMERS; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING AN EXPLANATION OF WORDS STRUCK THROUGH AND UNDERLINED; ESTABLISHING A DATE TO BEGIN CALCULATING NEW RATES FOR BILLING PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. Gerdes. Absent. None.

Chair Foster recessed the meeting at 6:32 p.m. for a dinner break.

Chair Foster reconvened the meeting at 6:55 p.m.

In connection with public hearings, Mayor Rick Kriseman gave a presentation to Council regarding the 2017 Fiscal Year Tentative Budget and proposed Millage Rate. Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. Kelley Leavens, 575 Southwest Boulevard North, expressed her concerns regarding the 2017 Fiscal Year Tentative Budget and proposed Millage Rate.

2. Chris Roberts, 8961 Lynwood Drive, expressed his concerns regarding the 2017 Fiscal Year Tentative Budget and proposed Millage Rate.

3. Peter Fritsch, 150 Maryland Avenue, expressed his concerns regarding the 2017 Fiscal Year Tentative Budget and proposed Millage Rate.

4. Kevin Jackson, Sr., 3315 31st Avenue North #214, expressed his concerns regarding the 2017 Fiscal Year Tentative Budget and proposed Millage Rate.

The following person(s) were present but did not wish to speak:

1. Val Mirea, 6734 3rd Avenue North, expressed his concerns regarding the 2017 Fiscal Year Tentative Budget and proposed Millage Rate.

Councilmember Gerdes moved with the second of Councilmember Rice that the following resolution be adopted:

2016-399 A RESOLUTION ADOPTING A PROPOSED MILLAGE RATE FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. Gerdes. Absent. None.

In connection with public hearings, the Clerk read the title of proposed Ordinance 241-H. Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Gerdes moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that setting September 22, 2016 as the second reading and second public hearing date for the following proposed Ordinance(s):

PROPOSED ORDINANCE NO. 241-H

AN ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; MAKING APPROPRIATIONS FOR THE PAYMENT OF THE OPERATING EXPENSES OF THE CITY OF ST. PETERSBURG, FLORIDA, INCLUDING ITS UTILITIES, AND FOR THE PAYMENT OF PRINCIPAL AND INTEREST OF REVENUE BONDS, AND OTHER OBLIGATIONS OF THE CITY OF ST. PETERSBURG, FLORIDA; MAKING APPROPRIATIONS FOR THE CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF ST. PETERSBURG, FLORIDA; MAKING APPROPRIATIONS FOR THE DEPENDENT SPECIAL DISTRICTS OF THE CITY OF ST. PETERSBURG, FLORIDA; ADOPTING THIS APPROPRIATIONS ORDINANCE AS THE BUDGET FOR THE CITY FOR FISCAL YEAR ENDING SEPTEMBER 30, 2017; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. Gerdes. Absent. None.

In connection with public hearings, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Rice moved with the second of Councilmember Kornell that the following resolution be adopted:

2016-400 A RESOLUTION ADOPTING THE TENTATIVE BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. Gerdes. Absent. None.

Chair Foster recessed the meeting at 8:04 p.m. for a short break.

Chair Foster reconvened the meeting at 8:16 p.m.

The Clerk administered the oath to those present wishing to present testimony in connection with the quasi-judicial proceedings.

The Chair reviewed the Quasi-Judicial process to be followed. A presentation was made by Derek Kilborn, Urban Planning and Historic Preservation Manager regarding City File FLUM-40. The Chair asked if there were any person(s) present wishing to be heard, there was no response.

Councilmember Kennedy moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinances 723-L and 753-Z entitled:

PROPOSED ORDINANCE NO. 723-L

AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA; CHANGING THE LAND USE DESIGNATION OF PROPERTY GENERALLY LOCATED ON THE NORTHEAST CORNER OF DR. MARTIN LUTHER KING JR. STREET SOUTH AND 6TH AVENUE SOUTH, AT 556 DR. MARTIN LUTHER KING JR. STREET SOUTH, FROM INSTITUTIONAL/ACTIVITY CENTER TO PLANNED REDEVELOPMENT MIXED-USE/ACTIVITY CENTER; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

be adopted on final reading.

PROPOSED ORDINANCE NO. 753-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; CHANGING THE ZONING FOR AN ESTIMATED 3.69 ACRE AREA, GENERALLY LOCATED SOUTH OF 6TH AVENUE SOUTH AND NORTH OF 8TH AVENUE SOUTH AND I-275, BETWEEN 22ND STREET SOUTH AND 23RD STREET SOUTH, FROM IT (INDUSTRIAL TRADITIONAL) TO CCT-1 (CORRIDOR COMMERCIAL TRADITIONAL-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

be adopted on final reading.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

Councilmember Kennedy moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

2016-401 A RESOLUTION TRANSMITTING A PROPOSED AMENDMENT TO THE CITY OF ST. PETERSBURG LOCAL GOVERNMENT COMPREHENSIVE PLAN; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with public hearings, the Clerk read the title of proposed Ordinance 1085-V. Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Gerdes moved with the second of Councilmember Montanari that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 1085-V entitled:

PROPOSED ORDINANCE NO. 1085-V

AN ORDINANCE APPROVING A VACATION OF A PORTION OF THE UNIMPROVED RIGHTS-OF-WAY OF COUNTRY CLUB WAY SOUTH AND MIRANDA WAY SOUTH ADJACENT TO BOYD HILL NATURE PARK AND ST. PETERSBURG COUNTRY CLUB; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDNG FOR AN EFFECTIVE DATE.

be adopted on second and final reading.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with public hearings, the Clerk read the title of proposed Ordinance 238-H. Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. Barbara Voglewede, 2963 2nd Avenue South, spoke in support of the proposed Ordinance.
2. Leslie Curran, 1445 Central Avenue, spoke in support of the proposed Ordinance.

The following person(s) were present but did not wish to speak:

1. Roger Curlin, 4535 6th Avenue North, was in favor of the proposed Ordinance.
2. Roger Perry, 702 South Edison Avenue, Tampa, was in favor of the proposed Ordinance.
3. Debbie Reeser, 105 4th Avenue NE, was in favor of the proposed Ordinance.

Councilmember Kennedy moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 238-H entitled:

PROPOSED ORDINANCE NO. 238-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING CHAPTER THREE OF THE MUNICIPAL CODE OF ORDINANCES; CREATING THE EDGE DISTRICT SPECIALTY CENTER; CREATING THE PROCESS FOR DESIGNATING EDGE DISTRICT SPECIAL EVENTS DURING WHICH CERTAIN EXEMPTIONS TO ALCOHOLIC BEVERAGE REGULATION MAY BE GRANTED; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with public hearings, the Clerk read the title of proposed Ordinance 239-H. Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Gerdes moved with the second of Councilmember Montanari that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 239-H entitled:

PROPOSED ORDINANCE NO. 239-H

AN ORDINANCE DELETING SECTION 27-497 (H) OF THE ST. PETERSBURG CITY CODE TO ELIMINATE THE REQUIREMENT THAT RECOVERED MATERIALS DEALERS PROVIDE PERFORMANCE BONDS; AMENDING SECTIONS 27-397(E) AND 26-608 (C) TO EXTEND REMTTANCE TIME OF COLLECTION FEES FOR PRIVATE HAULERS AND RECOVERED MATERIALS DEALERS FROM FIFTEEN DAYS TO THIRTY DAYS; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second and final reading.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with reports, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Nurse moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

2016-402 A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE ("SAFER") FEDERALLY FUNDED GRANT IN THE AMOUNT OF $1,614,457 FOR THE SPECIFIC PURPOSE OF INCREASING STAFFING WITHIN THE FIRE RESCUE DEPARTMENT; TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. Kornell. Absent. None.

In connection with a new business item presented by Councilmember Steve Kornell, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Kornell moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Public Services and Infrastructure Committee for consideration to consider a presentation form the Pinellas County Cooperative Extension in regard to the Best Management Practices (BMP) concerning reduction of nitrogen loading to Tampa Bay from community gardening activities.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with a new business item presented by Councilmember Steve Kornell, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Kornell moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Public Services and Infrastructure Committee for consideration to consider a discussion of the first quarterly report in regard to the diversion program for several misdemeanor crimes which is being implemented by the Sheriff's department.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with the Budget, Finance and Taxation report, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Gerdes moved with the second of Councilmember Wheeler-Bowman that the following resolutions be adopted:

2016-403 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA ESTABLISHING ITS INTENT TO REIMBURSE CERTAIN CAPITAL EXPENDITURES INCURRED IN CONNECTION WITH ACQUISITION, CONSTRUCTION AND EQUIPPING OF A POLICE HEADQUARTERS FACILITY, A PISTOL SHOOTING RANGE AND TRAINING CENTER, AND AN ATTENDANT PARKING GARAGE, WITH PROCEEDS OF A FUTURE TAX-EXEMPT FINANCING; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

Councilmember Kennedy moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the August 25, 2016 Budget, Finance and Taxation Committee report presented by Councilmember James R. Kennedy, Jr.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with the Public Services and Infrastructure Committee report, Councilmember Kornell moved with the second of Councilmember Montanari that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Public Arts Commission report of August 25, 2016 presented by Councilmember Steve Kornell.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with the Housing Services Committee report, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Nurse moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

2016-404 A RESOLUTION CONFIRMING THE MAYOR"S APPOINTMENT OF DR. BASHA P. JORDAN, JR. AS A MEMBER OF THE ST. PETERSBURG HOUSING AUTHORITY BOARD OF COMMISSIONERS; AND PROVIDING AN EFFECTIVE DATE.

In connection with the Housing Services Committee report, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Nurse moved with the second of Councilmember Kornell that the following resolution be adopted:

2016-405 A RESOLUTION ESTABLISHING THE POLICY THAT THE TERM OF ALL EXISTING PAST COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") LOANS IN THE CITY'S PUBLIC FACILITIES AND IMPROVEMENT LOAN PORTFOLIO THAT HAVE LIENS ATTACHED TO THE LOAN RECIPIENT'S REAL PROPERTY SET FORTH IN EXHIBIT "A" TO THIS RESOLUTION ("NON-CONFORMING CDBG LOANS"), CONFORM TO THE CITY'S CURRENT POLICY FOR THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT CONSOLIDATED PLAN PROGRAMS WHICH CURRENTLY REQUIRES THAT THE LOAN RECIPIENT PROVIDE ONE (1) YEAR OF SERVICE FOR EVERY $25,000 OF LOAN PROCEEDS ("CURRENT POLICY"); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO FORGIVE NON-CONFORMING CDBG LOANS THAT WOULD HAVE EXPIRED UNDER THE CURRENT POLICY AND SATISFY THE ASSOCIATED LIENS; AND TO FORGIVE OTHER NON-CONFORMING CDBG LOANS THAT REACH THE THRESHOLD OF THE CURRENT POLICY AND SATISFY THE ASSOCIATED LIENS; ESTABLISHING A NEW POLICY FOR LOAN TERMS OF FUTURE CDBG LOANS AND LIENS OF FIVE (5) YEARS OF SERVICE FOR LOAN PROCEEDS OF $125,000 OR LESS AND ONE YEAR OF SERVICE FOR EVERY $25,000 OF LOAN PROCEEDS FOR LOAN PROCEEDS EXCEEDING $125,000 WITH A MAXIMUM OF TWENTY (20) YEARS OF SERVICE AND ESTABLISHING THAT THE TERM OF ANY LIEN ATTACHED TO LOAN RECIPIENT'S PROPERTY TO SECURE THE LOAN PROCEEDS SHALL BE THE SAME LENGTH AS THE YEARS OF SERVICE TO BE PROVIDED BY LOAN RECIPIENT ("REVISED POLICY"); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO APPLY THE REVISED POLICY TO ALL OLDER EXISTING CDBG LOANS CURRENTLY EXCEEDING THE REVISED POLICY; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Housing Services Committee report of August 25, 2016 presented by Councilmember Karl Nurse.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with the September 22, 2016 City Council Meeting, Councilmember Rice moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council commence the September 22, 2016 City Council Meeting at 1:30 p.m.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

CONSENT AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda A
September 8, 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.

CONSENT AGENDA

COUNCIL MEETING **CITY OF ST. PETERSBURG**

Consent Agenda B
September 8, 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.

2016-391 1. Authorizing the Mayor, or his Designee, to execute a License Agreement with the Police Athletic League of St. Petersburg, Inc., a Florida not-for-profit corporation, for the use of the Main Building located at 1450 - 16th Street North within a portion of the City-owned Woodlawn Park for a period of three (3) years at an aggregate rent of $36.00; and waiving the reserve for replacement requirement of City Council Resolution No. 79-740A. Requires an affirmative vote of at least six (6) members of City Council.

2016-392 2. Authorizing the Mayor, or his Designee, to execute a License Agreement with Family Resources, Inc., a Florida not-for-profit corporation, for the use of the Arts Wing within a portion of the City-owned Thomas "Jet" Jackson Recreation Center, formerly known as the Wildwood Recreation Center, located at 1000 - 28th Street South, for a period of three (3) years at an aggregate rent of $36.00; and to execute all documents necessary to effectuate same; waiving the reserve for replacement requirement of City Council Resolution No. 79-740A. Requires an affirmative vote of at least six (6) members of City Council.

2016-393 3. Confirming the reappointment and appointment of regular and alternate members to the Development Review Commission.

2016-394 4. Authorizing the Mayor, or his designee, to execute a one (1) year agreement with the Pinellas Suncoast Transit Authority in an amount not to exceed $75,000 to operate a daily fixed route trolley service program from St. Pete Beach to the eastern terminus of Second Avenue N.E. in downtown St. Petersburg including service to the Pier Parking Lots; and providing an effective date.

2016-395 5. Authorizing the Mayor, or his designee, to rescind in the amount of $180,000 from the 4th Street/I-175 Interchange Ramp Project to the unappropriated balance of the TIF Capital Improvement Funds and rescind in the amount of $95,000 from the same project to the unappropriated balance of the General Fund and to execute all other documents necessary to effectuate this resolution; and providing an effective date.

2016-396

6. Approving the plat of Arlington & 8th Townhomes, Phase II, generally located on the north side of Arlington Avenue North between 8th Street North and Dr. Martin Luther King Jr. Street North. (City File 15-20000008)

7. ~~Authorizing the Mayor, or his designee, to accept a Federal Emergency Management Agency, Department of Homeland Security Staffing for Adequate Fire and Emergency Response (SAFER) federally funded grant in the amount of $1,614,457 for the specific purpose of increasing staffing within the Fire Rescue Department; to execute all documents necessary to effectuate this transaction.~~ [MOVED TO REPORTS]

2016-397

8. Authorizing the Mayor, or his designee, to execute a First Amendment to the Construction Agreement between Frederick Derr & Co. and the City of St. Petersburg, Florida dated August 2, 2016, to increase the contract price in an amount not to exceed $97,565 for the replacement of tree lighting conduit and junction boxes and ten additional irrigation valve boxes for relocated clay pot planter irrigation; approving a rescission in the amount of $10,000 from the unencumbered appropriation of the Grand Central Project (CP31145) and a transfer to the Central Avenue Improvement Project (14009) in the amount of $10,000 resulting from this rescission; authorizing a supplemental appropriation in the amount of $87,565 from the unappropriated fund balance of Neighborhood and Citywide Infrastructure Capital Improvement Fund (3027) to the Central Avenue Improvement Project (Engineering Project Nos. 14064-119 and 16030-111; Oracle Project No. 14009).

2016-395

9. Resolution approving a supplemental appropriation in the amount of $75,000 from the unappropriated fund balance of the general fund (0001), bp settlement funds, to the Engineering & Capital Improvement Administration (130-1341) for the Tampa Bay Environmental Restoration Fund (project tbd); and providing an effective date.

There being no further business, Chair Foster adjourned the meeting at 9:29 p.m.

_____
Amy Foster, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chan Srinivasa, City Clerk

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL
THURSDAY, September 15, 2016, AT 3:00 P.M.

****

Chair Amy Foster called the meeting to order with the following members present: Charles Gerdes, James R. Kennedy, Jr., Ed Montanari, Darden Rice, Steve Kornell, Karl Nurse, Lisa Wheeler-Bowman and Amy Foster. Mayor Rick Kriseman, Deputy Mayor Dr. Kanika Tomlin, City Administrator Dr. Gary Cornwell, City Attorney Jacqueline Kovilaritch, City Clerk Chan Srinivasa and Assistant to the City Clerk Cortney Phillips were also in attendance. Absent. None.

In connection with the approval of the agenda, Councilmember Kennedy moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida that Council approve the agenda.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with the Awards and Presentations portion of the agenda, North Shore Elementary Principal, Cooper Dawson, gave a presentation to Council regarding the accomplishments and programs offered at North Shore Elementary. Mayor Kriseman recognized North Shore Elementary student Chase Anderson for being an outstanding student and participant in the Mayor's Reading Program.

In connection with the Awards and Presentations portion of the agenda, St. Anthony's Hospital President, M. Scott Smith, gave a presentation to Council regarding the public contributions made by St. Anthony's Hospital. Mr. Smith also discussed the expansion of the hospital. No action was taken.

In connection with the Awards and Presentations portion of the agenda, Deputy Mayor Dr. Kanika Tomlin gave a presentation to Council regarding the recognition of the one year anniversary and accomplishments of the Healthy St. Pete program. No action was taken.

In connection with the Awards and Presentations portion of the agenda, Mike Jeffries, Park and Recreation Director gave a presentation to Council regarding the recognition of St. Petersburg as an age-friendly city. No action was taken.

In connection with a Proclamation recognizing Interfaith Week, Mayor Rick Kriseman presented a Proclamation proclaiming the week of September 18 – 25, 2016 as Interfaith Week.

In connection with a Proclamation recognizing Senior Center Month, Mayor Rick Kriseman presented a Proclamation proclaiming the month of September, 2016 as Senior Center Month.

In connection with a Proclamation recognizing St. Petersburg Science Festival Day, Deputy Mayor Kanika Tomlin presented a Proclamation proclaiming October 22, 2016 as St. Petersburg Science Festival Day.

In connection with a Proclamation recognizing CareFest Day, Mayor Rick Kriseman presented a Proclamation proclaiming September 24, 2016 as CareFest Day.

In connection with a Proclamation recognizing Universal Music Day, Mayor Rick Kriseman presented a Proclamation proclaiming September 30, 2016 as Universal Music Day.

In connection with a Proclamation recognizing "Pediatric Cancer Awareness Month", Mayor Rick Kriseman presented a Proclamation proclaiming the month of September, 2016 as "Pediatric Cancer Awareness Month".

In connection with a Proclamation recognizing "Respiratory Care Week", Mayor Rick Kriseman presented a Proclamation proclaiming the week of October 23 – 29, 2016 as "Respiratory Care Week".

In connection with the Awards and Presentations portion of the agenda, 2016 St. Petersburg Student Ambassadors Vanessa Nguyen and Will Shedden have a presentation to Council regarding the City's Student Ambassadors trip to St. Petersburg's Sister City of Takamatsu, Japan. No action was taken.

In connection with the Awards and Presentations portion of the agenda, Michael Long, CEO/Executive Director of SailFuture, Inc. gave a presentation to Council regarding SailFuture, Inc. contribution to the youth of society through the company's Sailing Program. No action was taken.

There being no further business, the Chair adjourned the meeting at 6:03 p.m.

_____
Amy Foster, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chan Srinivasa, City Clerk

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

REGULAR SESSION OF THE CITY COUNCIL HELD AT CITY HALL
THURSDAY, September 22, 2016, AT 1:30 P.M.

****

Chair Amy Foster called the meeting to order with the following members present: Charles Gerdes, James R. Kennedy, Jr., Ed Montanari, Darden Rice, Steve Kornell, Karl Nurse, Lisa Wheeler-Bowman and Amy Foster. City Attorney Jacqueline Kovilaritch, Chief Assistant City Attorney Jeannine Williams, City Administrator Dr. Gary Cornwell, City Clerk Chan Srinivasa and Senior Deputy City Clerk Cathy Davis were also in attendance. Absent. None.

In connection with the approval of the agenda, Councilmember Rice moved with the second of Councilmember Gerdes that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida that Council approve the agenda with the following changes as amended:

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with approval of the Consent Agenda, Councilmember Rice moved with the second of Councilmember Kornell that the following resolutions be adopted approving the attached Consent Agenda as amended.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with the Open Forum portion of the agenda, the following person(s) came forward:

1. Matt Florell, 1416 72nd Avenue NE, expressed his concerns regarding the accessibility of public records.

2. Walter Donnelly, 6 Academy Ways South, expressed his concerns regarding sewer issues.

3. Lee Allen, 926 18th Avenue NE, expressed his concerns regarding the consultants who studied the closing of the Albert Whitted Wastewater Treatment Plant.

In connection with new ordinances, the Clerk read the title of proposed Ordinance 243-H Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. Ron MaGray, 105 17th Avenue NE, spoke in support of the proposed Ordinance.

Councilmember Nurse moved with the second of Councilmember Gerdes that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that setting October 6, 2016 as the public hearing date for the following proposed Ordinance(s):

PROPOSED ORDINANCE NO. 243-H

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 FOR AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with new ordinances, the Clerk read the title of proposed Ordinance 244-H. Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Gerdes moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that setting October 6, 2016 as the public hearing date for the following proposed Ordinance(s):

PROPOSED ORDINANCE NO 244-H

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.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with reports, Chief Womack, St. Petersburg Fire and Rescue gave a PowerPoint presentation to Council regarding Amendment Number 1 to the 2014 Emergency Medical Services ALS First Responder Agreement.

Councilmember Gerdes moved with the second of Councilmember Rice that the following resolution be adopted:

2016-431 A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE 2014 EMERGENCY MEDICAL SERVICES ALS FIRST RESPONDER AGREEMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 1 TO THE 2014 EMERGENCY MEDICAL SERVICES ALS FIRST RESPONDER AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with reports, Jeff Danner, Grand Central District President gave a presentation to Council regarding the Central Avenue Solstice. No action was taken.

In connection with reports, Dave Goodwin, Director of Economic Development gave a presentation to Council regarding an urban framework plan for the Deuces Live Main Street and Warehouse Arts District. Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. Carla Bristol, 909 22nd Street South, spoke in opposition to the proposed Resolution.

2. Patrick Collins, 4125 Burlington Avenue North, spoke in opposition to the proposed Resolution.

3. Tim Scott, 2240 9th Avenue South, spoke in opposition to the proposed Resolution.

4. Chuck Egerter, 562 Lewis Boulevard SE, spoke in support of the proposed Resolution.

5. Veatrice Farrell, 833 22nd Street South, spoke in support of the proposed Resolution.

6. Richard Pierce, 939 Beach Drive NE, spoke in support of the proposed Resolution.

7. Wengay Newton, 5420 4th Avenue South, expressed his concerns regarding the proposed Resolution.

8. Gloria Campbell, expressed her concerns regarding the proposed Resolution.

9. Maria L. Scruggs-Weston, expressed her concerns regarding the proposed Resolution.

10. Mark Aeling, 515 22nd Street South, spoke in support of the proposed Resolution.

Councilmember Nurse moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

2016-432 A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 16-02-KCA/STB TO THE ARCHITECT/ ENGINEERING AGREEMENT DATED JULY 19, 2016, BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND KISINGER CAMPO & ASSOCIATES, CORP. IN AN AMOUNT NOT TO EXCEED $139,000 FOR PROFESSIONAL PLANNING SERVICES TO DEVELOP AN URBAN FRAMEWORK PLAN FOR THE DEUCES LIVE MAIN STREET AND WAREHOUSE ARTS DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Gerdes. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. Foster. Kennedy. Kornell. Absent. None.

In connection with a new business item presented by Councilmember Steve Kornell, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Gerdes moved with the second of Councilmember Kornell that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Energy, Natural Resources and Sustainability Committee for consideration to consider a report on sea level rise and climate change.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with a new business item presented by Councilmember Steve Kornell, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Kornell moved with the second of Councilmember Nurse that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Public Services and Infrastructure Committee for consideration to consider a discussion regarding the City of St. Petersburg's rights as a lienholder to request an audit of the management and finances of Jordan Park.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with a new business item presented by Councilmember Steve Kornell, Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. Terri Scott, 2240 9th Avenue South, spoke in support of the proposed Committee referral regarding Jordan Park.

2. Carolyn Pierce, 2315 Johnny Mack Place, spoke in support of the proposed Committee referral regarding Jordan Park.

3. Sylvia Norris, 2300 Johnny Mack Place, spoke in support of the proposed Committee referral regarding Jordan Park.

4. Kevin Edwards, 2852 54th Avenue South #199, spoke in support of the proposed Committee referral regarding Jordan Park.

5. Patrick Collins, 4125 Burlington Avenue North, spoke in support of the proposed Committee referral regarding Jordan Park.

6. Carla Bristol, 909 22nd Street South, spoke in support of the proposed Committee referral regarding Jordan Park.

The following person was present but did not wish to speak:

1. Stephen Cabey, 2311 Johnny Mack Place, was in support of the proposed Committee referral regarding Jordan Park.

Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Housing Services Committee for consideration to consider a discussion regarding the City of St. Petersburg's rights as a lienholder to request an audit of the management and finances of Jordan Park.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with a new business item presented by Councilmember Steve Kornell, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Kornell moved with the second of Councilmember Kennedy that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Budget, Finance and Taxation Committee for consideration to consider requesting that Council consider in the event Council approves to forgive that certain Leasehold Mortgage Note between Jordan Park Development Partners, Ltd, and the City of St. Petersburg, and St. Petersburg Housing Authority goes forward with the acquisition of the Jordan Park property, that St. Petersburg Housing Authority deed the Carter G. Woodson African Museum Property to the City of St. Petersburg for zero consideration.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with a new business item presented by Council Chair Amy Foster, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Gerdes moved with the second of Councilmember Kennedy that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Public Services and Infrastructure Committee for consideration to consider a report on utilization of the Hard-to-Hire and Apprenticeship Ordinance.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with a new business item presented by Councilmember James. R. Kennedy, Jr., Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Kennedy moved with the second of Councilmember Rice that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Budget, Finance and Taxation Committee for consideration to consider establishing a procedure for grants greater than $100k that would potentially require ongoing additional expenditures after the grant is completed.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with a new business item presented by Councilmember James R. Kennedy, Jr., Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Kennedy moved with the second of Councilmember Montanari that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Public Services and Infrastructure Committee for consideration to consider a discussion for establishing annual reviews on the City's hurricane and tropical storm preparedness and maintenance of our infrastructure.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with a new business item presented by Councilmember Karl Nurse, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Nurse moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Committee of the Whole for consideration to consider requesting City Council and Administration schedule a Committee of the Whole to begin the discussion of priorities for funding in the next round of Penny for Pinellas.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with a new business item presented by Council Vice-Chair Rice, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Gerdes moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council refer to the Committee of the Whole for consideration to consider a discussion on the funding of the Meadowlawn Community Garden from Weeki Wachee funds.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

Chair Foster recessed the meeting at 3:57 p.m. for a short break.

Chair Foster reconvened the meeting at 4:13 p.m.

In connection with reports, Mayor Rick Kriseman and Public Works Administrator Claude Tankersley gave a presentation to Council regarding the Update on Sewage Spill Events. Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. Barbara Homan, 5616 27th Avenue South, Gulfport, expressed her concerns regarding the recent sewage spill events.

2. Tee Lassiter, 2300 36th Street South, expressed her concerns regarding the recent sewage spill events.

3. John Muhammad, P.O. Box 530903, expressed his concerns regarding the recent sewage spill events.

4. Cathy Harrelson, 1527 5th Street North #B2, expressed her concerns regarding the recent sewage spill events.

5. Wengay Newton, 5420 4th Avenue South, expressed his concerns regarding the recent sewage spill events.

6. Lucinda Johnston, 348 11th Avenue NE, expressed her concerns regarding the recent sewage spill events.

7. Tess Chibirka, 145 21st Avenue South, expressed her concerns regarding the recent sewage spill events.

8. Craig Boyce, 4714 5th Avenue North, expressed his concerns regarding the recent sewage spill events.

9. Yolanda Roman, 2401 53rd Street South, expressed her concerns regarding the recent sewage spill events.

10. Corey Govens, Jr., 777 38th Avenue South, expressed his concerns regarding the recent sewage spill events.

Councilmember Kennedy moved with the second of Councilmember Nurse that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council request a sewage update report be given at the 1st and 3rd City Council meetings.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

Councilmember Kennedy moved with the second of Councilmember Nurse that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council request an Independent Audit be conducted on the Water Resources Department.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with public hearings, Councilmember Kennedy moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

2016-433 A RESOLUTION CONFIRMING AND APPROVING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1567; PROVIDING FOR AN INTEREST RATE ON UNPAID ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None. (Councilmember Gerdes recused himself from the vote due to potential conflict)

In connection with public hearings, Councilmember Kennedy moved with the second of Councilmember Wheeler-Bowman that the following resolutions be adopted:

2016-434 A RESOLUTION CONFIRMING AND APPROVING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1568; PROVIDING FOR AN INTEREST RATE ON UNPAID ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

2016-435 A RESOLUTION CONFIRMING AND APPROVING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1569; PROVIDING FOR AN INTEREST RATE ON UNPAID ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with public hearings, Councilmember Gerdes moved with the second of Councilmember Rice that the following resolutions be adopted:

2016-436 A RESOLUTION ASSESSING THE COSTS OF SECURING LISTED ON SECURING BUILDING NO. 1215 ("SEC 1215") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

2016-437 A RESOLUTION ASSESSING THE COSTS OF DEMOLITION LISTED ON BUILDING DEMOLITION NO. 441 ("DMO NO. 441") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with public hearings, the Clerk read the title of proposed Ordinances 240-H and 242-H. Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. David Rusinyak, 610 92nd Avenue North, spoke in opposition to raising the Utility Rates for Fiscal Year 2017.

Claude Tankersley, Public Works Administrator gave a presentation to Council regarding the Utility Rates for Fiscal Year 2017. Councilmember Gerdes moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 242-H entitled:

PROPOSED ORDINANCE NO. 242-H

AN ORDINANCE RELATING TO UTILITY RATES AND CHARGES; AMENDING CHAPTER 27, SUBSECTIONS 27-141 (a), 27-142 (a), 27-144 (c), 27-177 (a), 27-283 (a), AND SUBSECTIONS 27-284 (a) AND 27-284 (d) OF THE ST. PETERSBURG CITY CODE; AMENDING VOLUME CHARGES FOR WATER SERVICE; AMENDING WHOLESALE WATER SERVICE CHARGES FOR THE CITY OF GULFPORT AND PROVIDING FOR A 25% OUT OF CITY SURCHARGE UPON EXPIRATION OF GULFPORT'S EXISTING AGREEMENT; AMENDING VOLUME CHARGES FOR IRRIGATION ONLY ACCOUNTS; AMENDING RECLAIMED WATER RATES AND CHARGES; AMENDING BASE AND VOLUME CHARGES FOR WASTEWATER SERVICE; AMENDING WASTEWATER SERVICE CHARGES FOR WHOLESALE CUSTOMERS; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING AN EXPLANATION OF WORDS STRUCK THROUGH AND UNDERLINED; ESTABLISHING A DATE TO BEGIN CALCULATING NEW RATES FOR BILLING PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

be adopted on final reading.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

Councilmember Gerdes moved with the second of Councilmember Kennedy that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 242-H entitled:

PROPOSED ORDINANCE NO. 240-H

AN ORDINANCE RELATING TO UTILITY RATES; AMENDING CHAPTER 27, SUBSECTIONS 27-405 (b) (1) AMENDING THE STORMWATER UTILITY FEE; PROVIDING FOR SEVERABILITY OF PROVISIONS; PROVIDING AN EXPLANATION OF WORDS STRUCK THROUGH AND UNDERLINED; ESTABLISHING A DATE TO BEGIN CALCULATING NEW RATES FOR BILLING PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

be adopted on final reading.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with the Budget, Finance and Taxation report, Chair Foster asked if there were any person(s) present wishing to be heard, there was no response. Councilmember Kennedy moved with the second of Councilmember Nurse that the following resolution be adopted:

2016-438 A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED $55,000,000 CITY OF ST. PETERSBURG, FLORIDA PUBLIC UTILITY REFUNDING REVENUE BONDS, SERIES 2016B TO BE APPLIED TO ADVANCE REFUND A PORTION OF THE CITY'S PUBLIC UTILITY REVENUE BONDS, SERIES 2009A, AND NOT TO EXCEED $53,000,000 CITY OF ST. PETERSBURG, FLORIDA PUBLIC UTILITY REVENUE BONDS, SERIES 2016C, TO ACQUIRE, CONSTRUCT AND ERECT ADDITIONS, IMPROVEMENTS AND EXTENSIONS TO ITS PUBLIC UTILITY SYSTEM, AND FOR CERTAIN OTHER PURPOSES MORE FULLY DESCRIBED HEREIN; PROVIDING FOR THE PAYMENT OF SUCH PROPOSED BONDS FROM THE NET REVENUES OF ITS PUBLIC UTILITY SYSTEM ON PARITY WITH CERTAIN BONDS HERETOFORE ISSUED BY THE CITY; MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; AUTHORIZING COMPETITIVE BIDS AND APPROVING THE FORMS OF THE OFFICIAL NOTICES OF SALE AND SUMMARY NOTICES OF SALE PERTAINING TO SUCH BONDS; MAKING CERTAIN PROVISIONS AND DELEGATING CERTAIN RESPONSIBILITIES WITH RESPECT TO THE NOTICES, BIDDINGS AND SALES OF SUCH BONDS; APPROVING THE FORMS OF THE PRELIMINARY OFFICIAL STATEMENTS, DISCLOSURE DISSEMINATION AGENT AGREEMENTS, PAYING AGENT AND BOND REGISTRAR AGREEMENTS, AN ESCROW DEPOSIT AGREEMENT, AND AN AMENDMENT TO THE EXISTING INSURANCE AGREEMENT; AUTHORIZING THE EXECUTION AND DELIVERY OF FINAL OFFICIAL STATEMENTS, DISCLOSURE DISSEMINATION AGENT AGREEMENT, PAYING AGENT AND BOND REGISTRAR AGREEMENT, AN ESCROW DEPOSIT AGREEMENT, AND AN AMENDMENT TO THE EXISTING INSURANCE AGREEMENT; APPOINTING A PAYING AGENT, BOND REGISTRAR AND ESCROW AGENT; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

Councilmember Kennedy moved with the second of Councilmember Gerdes that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the September 8, 2016 Budget, Finance and Taxation Committee report presented by Councilmember Kennedy.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with the Second Reading and Second Public Hearing portion of the agenda regarding the Fiscal Year 2017 Operating Budget, Chair Foster announced that the purpose of the meeting is to receive public input at the second and final public hearing on the proposed final budget, the final millage rate and the Budget/Appropriations Ordinance for Fiscal Year 2017 and to conduct a public hearing on the proposed Multi-Year Capital Improvement Program.

The Clerk read the title of proposed Ordinance 241-H. Budget Director Tom Greene made a PowerPoint presentation on the proposed Fiscal Year 2017 Budget. He reviewed the tentative adopted millage rate of 6.7550 mills and its relationship to the rollback rate of 6.3598 mills. First, Mr. Greene discussed that the proposed millage rate of 6.7550 was a 6.21 % increase over the rolled back rate. Secondly, Mr. Greene presented the reasons ad valorem tax revenues are being increased and reviewed the property tax collections compared to public safety costs. Mr. Greene then summarized the changes to the FY 2017 operating and FY 17 CIP budgets since the first public hearing. Finally, Mr. Greene discussed the proposed FY 17 Fund Balance Commitments which include Operating Re-Appropriations, Land Sale Proceeds, Qualified Target Industries and Local Agency Program.

The Chair asked if there were any persons present wishing to be heard. The following person(s) came forward:

1. Maria L. Scruggs, 980 Melrose Avenue South, expressed her concerns regarding redevelopment efforts in South St. Petersburg.

2. Jo Davis, 4129 11th Avenue North, spoke in regards to providing additional funding for the Water Resources Department.

3. Tee Lassiter, spoke regarding additional funding for the St. Petersburg Police Department for community intervention programs.

Members of City Council thanked staff for their hard work and Councilmember Karl Nurse addressed issues of funding for supporting at-risk children.

Chair Foster announced the final millage rate for the City of St. Petersburg is 6.7550.

Councilmember Gerdes moved with the second of Councilmember Kornell that the following resolution be adopted:

2016-439 A RESOLUTION ADOPTING A FINAL MILLAGE RATE FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

The Clerk read the title of proposed Ordinance 241-H making appropriations for the Fiscal Year ending September 30, 2017; making appropriations for the payment of the operating expenses of the City of St. Petersburg, Florida, including its utilities, and for the payment of principal and interest of revenue bonds, and other obligations of the City of St. Petersburg, Florida; making appropriations for the Capital Improvement Program of the City of St. Petersburg, Florida; making appropriations for the dependent special districts of the City; and adopting this appropriation ordinance as the budget for the City for Fiscal Year ending September 30, 2017; and providing for related matters. Councilmember Wheeler-Bowman moved with the second of Councilmember Rice that the following resolutions be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that Council amend the proposed Budget Ordinance.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

Councilmember Gerdes moved with the second of Councilmember Rice that the following resolution be adopted:

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that proposed Ordinance 241-H, entitled:

ORDINANCE NO. 241-H

AN ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; MAKING APPROPRIATIONS FOR THE PAYMENT OF THE OPERATING EXPENSES OF THE CITY OF ST. PETERSBURG, FLORIDA, INCLUDING ITS UTILITIES, AND FOR THE PAYMENT OF PRINCIPAL AND INTEREST OF REVENUE BONDS, AND OTHER OBLIGATIONS OF THE CITY OF ST. PETERSBURG, FLORIDA; MAKING APPROPRIATIONS FOR THE CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF ST. PETERSBURG, FLORIDA; MAKING APPROPRIATIONS FOR THE DEPENDENT SPECIAL DISTRICTS OF THE CITY OF ST. PETERSBURG, FLORIDA; ADOPTING THIS APPROPRIATION ORDINANCE AS THE BUDGET FOR THE CITY FOR FISCAL YEAR ENDING SEPTEMBER 30, 2017; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

be adopted on second reading and second public hearing as amended.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

Councilmember Gerdes moved with the second of Councilmember Rice that the following resolution be adopted:

2016-440 A RESOLUTION ADOPTING THE RECOMMENDED MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF ST PETERSBURG, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

Chair Foster recessed the meeting at 8:56 p.m. for a short break.

Chair Foster reconvened the meeting at 9:08 p.m.

In connection with the Public Services and Infrastructure Committee report, Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Public Services and Infrastructure report of September 8, 2016 presented by Councilmember Kornell.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Wheeler-Bowman. Nays. None. Absent. Rice.

In connection with the Homeless Leadership Board report, Councilmember Gerdes moved with the second of Councilmember Wheeler-Bowman that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Homeless Leadership Board report presented by Council Chair Foster.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with the Tampa Bay Regional Planning Council report, Councilmember Rice moved with the second of Councilmember Kornell that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Tampa Bay Regional Planning Council presented by Council Vice-Chair Rice.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with the Energy, Natural Resources and Sustainability report, Chair Foster asked if there were any person(s) present wishing to be heard, the following person(s) came forward:

1. James Scott, 5318 6th Street South, spoke in support of a proposed Resolution supporting a Climate Action and Resiliency Plan.

2. Emily Gorman, 5318 6th Street South, spoke in support of a proposed Resolution supporting a Climate Action and Resiliency Plan.

3. Cathy Harrelson, 1527 5th Street North #B2, spoke in support of a proposed Resolution supporting a Climate Action and Resiliency Plan.

4. Lucinda Johnston, 348 11th Avenue NE, expressed her concerns regarding a proposed Resolution supporting a Climate Action and Resiliency Plan.

5. Tee Lassiter, expressed her concerns regarding a proposed Resolution supporting a Climate Action and Resiliency Plan.

Councilmember Kennedy moved with the second of Councilmember Kornell that the following resolution be adopted:

> BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that the Council receive and file the Energy, Natural Resources and Sustainability Committee report of September 15, 2016 presented by Council Vice-Chair Rice.

Roll Call. Ayes. Foster. Gerdes. Kennedy. Kornell. Montanari. Nurse. Rice. Wheeler-Bowman. Nays. None. Absent. None.

In connection with a Legal item, City Attorney Jacqueline Kovilaritch announced an Attorney-Client Session, pursuant to Florida Statute 286.01 (8), to be held on Thursday, October 6, 2016 at 10:00 a.m. or soon thereafter, in conjunction with the lawsuit styled Bradley Westphal v. City of St. Petersburg, Case No: 1D12-3563.

In connection with the Open Forum portion of the agenda, the following person(s) came forward:

1. Tee Lassiter, spoke regarding the 13th Annual Lawfest Workshop and Community Fair at the Enoch Davis Center.

CONSENT AGENDA

COUNCIL MEETING **CITY OF ST. PETERSBURG**

Consent Agenda A
September 22, 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.

2016-406 1. Approving the purchase of replacement refuse trucks from Kenworth of Central Florida, Inc., and Rush Truck Centers of Florida, Inc., for the Sanitation Department at a total cost of $843,768.

2016-407 2. Approving the purchase of replacement administrative and undercover vehicles from Duval Ford LLC, Alan Jay Chevrolet Buick GMC Cadillac, Alan Jay Nissan, Inc. and Alan Jay Toyota for the Police Department, at a total cost of $1,148.075.64.

CONSENT AGENDA

COUNCIL MEETING **CITY OF ST. PETERSBURG**

Consent Agenda B
September 22, 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.

2016-408 1. Renewing a blanket purchase agreement with Gossamer Bay, Inc. d/b/a Universal Controls Instrument Service Company for instrument maintenance and repair services for the Water Resources Department at an estimated annual cost of $435,000.

2016-409 2. Approving the purchase of two additional residential rear loading refuse trucks from Tampa Truck Center LLC, for the Sanitation Department at a total cost of $418,680.

2016-410 3. Renewing a blanket purchase agreement with Zimmer Equipment, Inc. for yard waste transportation services for the Sanitation Department at an estimated annual cost of $250,000.

2016-411 4. Renewing annual blanket purchase agreements with Howard Fertilizer & Chemical Company Inc.; Helena Chemical Co.; and three other vendors for herbicides, pesticides and related products at a combined estimated annual amount of $150,000.

2016-412 5. Renewing a blanket purchase agreement with Brenntag Mid-South, Inc. for sodium hydroxide for the Water Resources Department at an estimated annual cost of $130,000.

2016-413 6. Renewing a blanket purchase agreement with Electrical Engineering Enterprises, Inc. for power distribution equipment maintenance and repair services for the Water Resources Department at an estimated cost of $120,000.

2016-414 7. Awarding a contract to Jam 5:20, Inc. in the amount of $119,297.36 for the DIS Aerial Pipe Improvement FY16 Project (Oracle Project No. 15456); and approving a supplemental appropriation in the amount of $20,000 from the unappropriated balance of the Water Resources Capital Project Fund (4003) to the DIS Aerial Pipe Improvement Project FY16.

2016-415 8. Approving the purchase of two used High Mobility Multipurpose Wheeled Vehicles (HMMWV) for the Police Department valued at approximately $40,500 from the Defense Logistics Agency-Disposition Services at a total cost of $1,000.

2016-416 9. Authorizing the Mayor or his designee to execute Amendment No. 4 to the Agreement between the City of St. Petersburg and the Pinellas County Metropolitan Planning Organization for the Central Avenue Bus Rapid Transit Corridor Enhancement Project (Project) that extends the Project completion date to September 30, 2018, and to execute all other documents necessary to effectuate this resolution; and providing an effective date.

2016-417 10. Authorizing the Mayor, or his Designee, to execute a License Agreement with the St. Petersburg Lawn Bowling Club, Inc., a Florida not-for-profit corporation, for the use of the lawn bowling recreational facilities within the City-owned historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg, for a period of thirty-six (36) months for an aggregate fee of $36.00 for the entire term; and waiving the reserve for replacement requirement of City Council Resolution No. 79-740A. (Requires affirmative vote of at least six (6) members of City Council.)

2016-418 11. Authorizing the Mayor or his designee to execute a First Amendment to License Agreement with Leland Allenbrand d/b/a St. Petersburg Horse & Carriages dated December 11, 2015, for use of a portion of the public streets and a portion of the Dolphin Parking Lot for operation of a horse carriage business. (Requires affirmative vote of at least six (6) members of City Council.)

2016-419 12. Authorizing the Mayor, or his Designee, to execute a License Agreement with St. Petersburg Saturday Morning Market, Inc., a Florida not-for-profit corporation, for a period of three (3) years to use a portion of the parking lot to the north of City-owned Al Lang Stadium located at 201 Bayshore Drive S.E., St. Petersburg, as a market place on Saturdays only during eight (8) month periods from October 1 through May 31 each year of the term, at an aggregate rent of $36.00.

2016-420 13. Authorizing the Mayor, or his Designee, to convey the unimproved City-owned alleyway located at approximately 500 – 4th Street South, St. Petersburg, to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the University of South Florida St. Petersburg Campus.

2016-421 14. Authorizing the Mayor or his designee to accept a Small Matching Grant (Grant) from the Florida Department of State, Division of Historical Resources (Division) for the St. Petersburg Archaeological Parks Virtual Application Project at a maximum reimbursement amount of $35,308, and to execute an Agreement with the Division and all other documents necessary to effectuate the Grant; approving a supplemental appropriation in the amount of $35,308 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from these additional revenues to the Indian Mounds Restoration/Improvements Project, Oracle Project 15101.

2016-422 15. Authorizing the Mayor to execute an Interlocal Agreement between the City of St. Petersburg, Florida and the City of Pinellas Park, Florida for design and construction of pedestrian improvements on 126th Avenue North in the amount not to exceed $70,000 and all other documents necessary to effectuate this transaction; approving rescissions of unencumbered appropriations in the Neighborhood Citywide Infrastructure Fund (3027) in the amount of $47,000 from the Sidewalk Reconstruction/ Expansion FY17 Project (15626), and in the amount of $23,000 from the Sidewalks Expansion Program FY17 Project (15636); approving a supplemental appropriation from the increase in the unencumbered balance of the Neighborhood Citywide Infrastructure Fund (3027) resulting from these rescissions, in the amount of $70,000, to the Pinellas Hope Pedestrian Improvements project (Oracle Project TBD).

2016-423 16. Confirming the appointment of Jarrett P. Sanchez as an alternate member to the Code Enforcement Board to fill an unexpired three-year term ending December 31, 2017.

2016-424 17. Approving the City Council minutes of August 4, August 11, and August 25, 2016 City Council meetings.

2016-425 18. Ratifying the proposed labor agreement between the City of St. Petersburg and the St. Petersburg Association of Firefighters (SPAFF) for the Fire Firefighters, Paramedics, and Lieutenants collective bargaining unit covering the job classifications within this bargaining unit effective October 1, 2016, through September 30, 2019.

2016-426 19. Ratifying the proposed labor agreement between the City of St. Petersburg and the St. Petersburg Association of Firefighters (SPAFF) for the Fire Captains and District Chiefs collective bargaining unit covering the job classifications within this bargaining unit effective October 1, 2017, through September 30, 2019.

2016-427 20. Ratifying the proposed labor agreement between the City of St. Petersburg and the Police Benevolent Association (PBA) for Sergeants and Lieutenants covering the job classifications within this bargaining unit effective October 1, 2016 through September 30, 2019.

2016-428 21. Ratifying the proposed labor agreement between the City of St. Petersburg and the Police Benevolent Association (PBA) for Police Officers and Technicians covering the job classifications within this bargaining unit effective October 1, 2016 through September 30, 2019.

2016-429 22. Ratifying the proposed amendments to the labor agreement between the City of St. Petersburg and the SEIU Florida Public Services Union (FPSU) for the Blue Collar and White collective bargaining units covering the job classifications within those units effective October 1, 2016 through September 30, 2017.

2016-430 23. Ratifying the proposed amendments to the labor agreement between the City of St. Petersburg and the SEIU Florida Public Services Union (FPSU) for the Professional Employees collective bargaining unit covering the job classifications within those units effective October 1, 2016 through September 30, 2017.

There being no further business, Chair Foster adjourned the meeting at 9:58 p.m.

_____
Amy Foster, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chan Srinivasa, City Clerk