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](http://www.stpete.org) and generally electronically updated the Friday preceding the meeting and again the day preceding the meeting. The updated agenda and backup material can be viewed at all St. Petersburg libraries. An updated copy is also available on the podium outside Council Chamber at the start of the Council meeting.

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

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

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

Constable Edward A. George - September 16, 1908
Officer Charles Lee Eustes - September 24, 1967

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 September 20, 2018 as the public hearing date for the following proposed Ordinance(s):

1. Ordinance relating to existing municipal uses on park, wilderness or preserve property; amending Chapter 21, Parks and Recreation, Section 21-82, exclusions, of the St. Petersburg City Code; providing for severability of provisions.

2. Ordinance approving an owner-initiated Local Historic Landmark Designation of the New Redeemer Evangelical Lutheran Church, located at 4355 Central Avenue. (City File HPC 18-90300006)

3. Ordinance approving an owner-initiated Historic Landmark Designation expanding the existing Roser Park Local Historic District to include three contributing properties located at 801, 823, and 829 10th Avenue South. (City File HPC 18-90300007)

4. A private initiated application requesting amendments to the Future Land Use Map and Official Zoning Map designations for four (4) parcels comprising a combined 4.294-acres located near the St. Petersburg Country Club, Inc. clubhouse within the Lakewood Estates neighborhood. The purpose of the proposed map amendments is to create single-family home sites. (City File FLUM-52)
(a) Ordinance amending the Future Land Use Map designation from R/OS (Recreation/Open Space) to RL (Residential Low), or other less intensive use, for three parcels identified as "Area A," "Area B," and "Area C;"

(b) Ordinance amending the Official Zoning Map designation from NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban-2), or other less intensive use, for three parcels identified as "Area A," "Area B," and "Area C;"

(c) Ordinance amending the Future Land Use Map designation from R/OS (Recreation/Open Space) to RL (Residential Low), or other less intensive use, for one parcel identified as "Area D;"

(d) Ordinance amending the Official Zoning Map designation from NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban-2), or other less intensive use, for one parcel identified as “Area D.”

E. Reports

1. A resolution recommending that Project B8080654187, a confidential project, pursuant to Section 288,075, Florida Statutes be approved as a Qualified Target Industry (QTI) Business.

2. Downtown Circulator Service and Trolley Purchase Agreements

(a) A Resolution approving a three-year agreement with two three-year renewal options between the Pinellas Suncoast Transit Authority (“PSTA”), City of St. Petersburg, Florida (“City”) and St. Petersburg Downtown Partnership, Inc. (“Partnership”) related to funding an expansion of the downtown circulator service route and increased operating hours; authorizing the Mayor or his designee to execute the agreement and all other documents necessary to effectuate this transaction; and providing an effective date.

(b) A resolution approving an agreement between The Looper Group, Inc. (“Agency”) and the City of St. Petersburg, Florida (“City”), for the City to provide $175,000 to Agency for the purchase of a new trolley to further mobility in downtown St. Petersburg; authorizing the Mayor or his designee to execute the agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $175,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation & Parking Management Department, Parking Management Administration (281-1245) to provide funding for the agreement; and providing an effective date.

3. MLK Resurfacing Project

4. Sewer Report

(a) Accepting a proposal for the purchase of three replacement Simflo vertical turbine distribution pumps from Tampa Armature Works, Inc., a sole source provider at the Northwest Water Reclamation Facility (NWWRF), for the Water Resources Department, at a total contract amount of $284,538.75.

(b) Biosolids Update
5. **Pier Report**

(a) A resolution approving the Fourth Amendment to the Architect/Engineering Agreement dated July 13, 2015, as amended, between the City of St. Petersburg, Florida and Associated Space Design, Inc. (“A/E”) in association with Rogers Partners, for A/E to provide additional design services associated with the new shade structure at Spa Beach Park in an amount not to exceed $49,800; providing that the total contract amount shall not exceed $4,624,600; authoring the City Attorney’s Office to make non-substantive changes to the Fourth Amendment; authorizing the Mayor or his designee to execute the Fourth Amendment; and providing an effective date.

F. **New Business**

1. Respectfully request to refer to the Health, Energy, Resiliency, & Sustainability (HERS) Committee an introductory discussion on a Voluntary Residential Composting Program. (Councilmember Rice)

2. Requesting to the Health, Energy, Resiliency, and Sustainability Committee a discussion about potentially requiring a 240 volt electric vehicle pre-wire be in all new single family home construction with a possible exemption for affordable housing. (Councilmember Gabbard)

3. Requesting to the Youth and Family Services Committee a discussion regarding the funding and utilization of an African American Quality of Life Study and the possible creation of an African American Quality of Life Committee. (Councilmember Gabbard)

4. Requesting that the City of St. Petersburg legal department provide a report to City Council in regard to how the Jordan Park demolition and renovation was approved without any input from City Council and how we might change this process for future consideration. The request is to hear this report at the City Council meeting of 9-6-2018. (Councilmember Kornell)

G. **Council Committee Reports**

1. Public Services & Infrastructure Committee (8/9/18)

2. **Budget, Finance & Taxation Committee (8/23/18)**

3. Youth & Family Services Committee (8/23/18)

4. Public Services & Infrastructure Committee (8/30/18)

5. Housing, Land Use & Transportation Committee (8/30/18)

H. **Legal**

I. **Public Hearings and Quasi-Judicial Proceedings - 6:30 P.M.**

**First Reading and First Public Hearings**

Setting September 20, 2018 as the public hearing date for the following proposed Ordinance(s):

1. **Fiscal Year 2019 Tentative Budget and Proposed Millage Rate**

   (a) A resolution adopting a proposed millage rate for the Fiscal Year ending September 30, 2019; and providing an effective date.
(b) Ordinance 348-H making appropriations for the Fiscal Year ending September 30, 2019; 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 of St. Petersburg, Florida for the fiscal year ending September 30, 2019.

(c) A resolution adopting the tentative budget for the Fiscal Year ending September 30, 2019; and providing an effective date.

J. Open Forum

K. Adjournment
NOTE: Business items listed on the yellow Consent Agenda cost more than one-half million dollars while the blue Consent Agenda includes routine business items costing less than that amount.

1. Approving the purchase of fuel from Mansfield Oil Company of Gainesville, Inc. and Palmdale Oil Company Inc. for the Fleet Management Department, at an estimated annual cost of $4,382,580.
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.

(Public Works)

1. A resolution approving a supplemental appropriation in the amount of $93,056 from the increase in the unappropriated balance of the Water Resources Operating Fund (4001), resulting from the Utility Locate Contribution Agreement, to the Water Resources Department, Administration (420-2045); and providing an effective date.

(Appointments)

2. Confirmation of Appointment of Mary Bucca to the Committee to Advocate for Persons with Impairments.

3. Confirming the appointment of Patricia Carr Wolfinbarger as a regular member to the Commission on Aging to fill an unexpired three-year term ending December 31, 2019.
Note: An abbreviated listing of upcoming City Council meetings.

**Public Services & Infrastructure Committee**
*Thursday, August 30, 2018, 8:30 a.m., Room 100*

**Housing, Land Use & Transportation Committee**
*Thursday, August 30, 2018, 9:45 a.m., Room 100*

**Budget, Finance & Taxation Committee**
*Thursday, September 13, 2018, 8:00 a.m., Room 100*

**Public Services & Infrastructure Committee**
*Thursday, September 13, 2018, 8:00 a.m., Room 100*

**Health, Energy, Resiliency & Sustainability Committee**
*Thursday, September 13, 2018, 10:30 a.m., Room 100*

**CRA/Agenda Review**
*Thursday, September 13, 2018, 1:30 p.m., Room 100*

**City Council Meeting**
*Thursday, September 13, 2018, 3:00 p.m., Council Chamber*

**Legislative Affairs & Intergovernmental Relations Committee**
*Thursday, September 20, 2018, 2:00 p.m., Room 100*
City Beautiful Commission
  4 Regular Members
  ((Term expires 6/30/20))

Civil Service Board
  2 Alternate Members
  ((Terms expires 8/31/19 and 11/30/19))

Nuisance Abatement Board
  1 Regular Member
  ((Term expires 12/31/19))

Nuisance Abatement Board
  2 Alternate Members
  ((Terms expire 8/31/19 and 11/30/19))
ST. PETERSBURG CITY COUNCIL

Meeting of September 6, 2018

To: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

Subject: An ordinance relating to existing non-park municipal uses located on park, wilderness or preserve property; amending Chapter 21, Parks and Recreation, Subsection 21-82, Exclusions, of the St. Petersburg City Code; providing for severability of provisions; and providing an effective date.

Explanation: Chapter 21 allows non-park municipal uses on park, wilderness or preserve property which were in place prior to November 29, 1990 to continue so long as the “boundary” of such a use is not “expanded.” If a boundary is expanded, a substantial change of use ordinance is required.

As currently written the code allows for multiple interpretations as to what constitutes a boundary expansion of a preexisting non-park municipal use. This proposed code amendment clarifies what constitutes a boundary expansion of such a use under the City Code. Under the proposed amendment, if the overall square footage of the coverage area of the use remains the same after reconfiguration of the boundaries of the preexisting use, no substantial change of use ordinance will be required.

Recommendation: Administration recommends that City Council schedule a first reading on September 6, 2018 and a public hearing on September 20, 2018 for the attached Ordinance.

Cost/Funding /Assessment Information: There are no specific expenditures associated with the passage of the Ordinance.

Approvals:

[Signatures]

Legal

00394512 Final

Administration
ORDINANCE NO. 2018-

AN ORDINANCE RELATING TO EXISTING MUNICIPAL USES ON PARK, WILDERNESS OR PRESERVE PROPERTY; AMENDING CHAPTER 21, PARKS AND RECREATION, SECTION 21-82, EXCLUSIONS, OF THE ST. PETERSBURG CITY CODE; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Chapter 21, Section 21-82 of the St. Petersburg City Code is hereby amended as follows:

Sec. 21-82. - Exclusions.

(a) Existing plans and waterfront master plan. Notwithstanding any other provision of this article, it shall not be a change in park use to develop a Park in accordance with the approved waterfront master plan as the same has been modified by park plans contained in the Bay Plaza Master Plan, the Historic and Benoist Museum Plans (Resolution No. 90-766), and the approved Vinoy Development Plan as these plans exist on November 29, 1990. It shall also not be a substantial change in use to develop a Park in accordance with plans which have been approved as a substantial change in park use, prior to November 29, 1990, in accordance with the procedure delineated in section 1.02 of the City Charter.

(b) Al Lang Field. Notwithstanding any other provision of this article, that park designated as No. 39 (Al Lang Field) on the City Charter Park and Waterfront Property Map on file with the City Clerk and referenced in section 1.02 of the City Charter shall be governed by the following:

(1) It shall not be a substantial change of use to expand or contract the current uses within the park. For purposes of this section, the current uses of the Park shall be considered parking and baseball related activities.

(2) Because of the special nature and uses of this park, the minimum green space requirement of 25 percent as contained in section 21-83 shall not apply.

(c) Preexisting municipal uses. It shall not be a substantial change of use of park property to reduce the boundaries of non-park municipal uses, including but not limited to police dog kennels, firefighter training tower, plant nursery, mulching operation, building material storage, athletic fields, associated parking areas, offices, etc., which were in
existence on November 29, 1990, at any active or passive park, wilderness area, or nature preserve. Such uses shall continue to be allowed but shall not be allowed to permanently expand the boundaries of the use. Any other Non-park municipal uses which were in existence on November 29, 1990, shall be allowed to exist/continue in those areas in any active or passive park, wilderness area, or nature preserve so long as the boundaries of the use are not expanded. For purposes of this subsection, reconfiguration of the boundary of a non-park municipal use in existence on November 29, 1990, shall not be considered an expansion of the boundary if the reconfiguration does not result in a net increase of the square footage of the use as measured by roofline, canopy, fenceline or footprint, whichever is greater. There shall be no de minimus exemption from this boundary reconfiguration standard.

SECTION 5. 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 6. That words in struck-through type are deletions from the existing St. Petersburg City Code and words that are underlined are additions.

SECTION 7. 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.

LEGAL:

City Attorney (designee)

00376058 Final
TO: The Honorable Chair Lisa Wheeler-Bowman, and Members of City Council

SUBJECT: Owner-initiated Historic Landmark Designation of the former New Redeemer Evangelical Lutheran Church, located at 4355 Central Avenue (City File HPC 18-90300006).

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

REQUEST: The request is to list the new Redeemer Evangelical Lutheran Church as a local historic landmark in the St. Petersburg Register of Historic Places.

RECOMMENDATION:

Administration: Administration recommends approval.

Community Planning and Preservation Commission: On August 14, 2018, the Community Planning and Preservation Commission held a public hearing on this matter and voted unanimously 6-0 to approve the request.

Recommended City Council Action:
1. CONDUCT the first reading of the attached proposed ordinance; and
2. SET the second reading and quasi-judicial public hearing for September 20, 2018.

Attachments: Ordinance, Staff Report to the CPPC, Designation Application
AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING
THE NEW REDEEMER EVANGELICAL LUTHERAN CHURCH, LOCATED AT 4355
CENTRAL AVENUE NORTH, AS A LOCAL HISTORIC LANDMARK AND ADDING
THE PROPERTY TO THE ST. PETERSBURG REGISTER OF HISTORIC PLACES
PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN
EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The City Council finds that the New Redeemer Evangelical Lutheran Church, which is
recognized for its significance resulting from its association with noted Midwest Modernist architect Victor Charn
and design as a modernized interpretation of the Mediterranean Revival style, meets at least one of the nine criteria
listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the New Redeemer
Evangelical Lutheran Church meets the following criteria:

(d) It is identified as the work of a master builder, designer, or architect whose individual work has
influenced the development of the City, state, or nation;
(e) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements
showing its architectural significance; and
(f) It has distinguishing characteristics of an architectural style valuable for the study of a period, method
of construction, or use of indigenous materials.

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

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

SECTION 3. The New Redeemer Evangelical Lutheran Church, located upon the following described
property, is hereby designated as a local landmark, and shall be added to the St. Petersburg Register of Historic Places,
a list of designated landmarks, landmark sites, and historic and thematic districts which is maintained in the office of
the City Clerk:

Designation Boundary
The official boundary of the local landmark designation shall encompass the
EAST 17.5 FEET EAST OF LOT 1'S WESTERN PROPERTY LINE THROUGH 3 AND HALF
OF LOT 4, BLOCK 10, INTER BAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 4, PAGE(S) 58, OF THE PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA.

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

Approved as to Form and Substance:

City Attorney (or Designee)

Planning and Development Services Department

Date 8-23-18

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

STAFF REPORT
COMMUNITY PLANNING AND PRESERVATION COMMISSION
LOCAL LANDMARK DESIGNATION REQUEST

For Public Hearing and Recommendation to City Council on August 14, 2018 beginning at
2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, there are no address conflicts of
CPPC members who reside or have places of business within 2,000 feet of the subject property. All other
possible conflicts should be declared upon the announcement of the item.

CASE NO.: HPC 18-90300006

STREET ADDRESS: 4355 Central Avenue (PIN-22-31-16-43108-010-0010)
LANDMARK: New Redeemer Evangelical Lutheran Church
OWNER: Squaremouth, LLC
APPLICANT: Brett Castellucio, Design Styles Architecture
REQUEST: Local Designation of the former New Redeemer Evangelical Lutheran Church and approval of a request for an Adaptive
Reuse of the subject property.

South elevation facing Central of entire building. Photo by Applicant, 2018.
RECOMMENDATIONS

The CPPC is required to take two (2) separate votes. Staff recommends:

1. APPROVAL of the New Redeemer Evangelical Lutheran Church, as described by the proposed land boundary, to be added as a local historic landmark building to the St. Petersburg Register of Historic Places.

2. APPROVAL of the Adaptive Reuse application.

OVERVIEW

This designation application is the first of its kind under the City of St. Petersburg’s Historic and Archaeological Preservation Overlay, 2015 Update. Specifically, it represents the potential for historic preservation to be an important and complimentary tool to economic development and business and employee recruitment. What started as a preliminary determination of eligibility by City staff prior to the applicant’s acquisition of the subject property, this application now includes a request for local landmark designation and adaptive reuse. The applicant is also planning to take advantage of the City’s ad valorem tax exemption for the rehabilitation of landmark properties.

This application also demonstrates the methodical analysis that goes into evaluating every request for designation. In this instance, designation is proposed for only that portion of the building that represents the most historic and qualified section of the church proper. The application for designation pertains only to the 1951 sanctuary and court-yard; it does not include the 1960 atrium or 1969 new sanctuary.
If designated, the applicant is proposing to utilize benefits conferred through Section 16.30.020 relating to adaptive reuse of historic buildings. Adaptive reuse will permit a more comprehensive list of non-residential uses that are otherwise prohibited by the current CRT-1 zoning designation. The concept of adaptive reuse is described more fully later in this report.

Finally, the applicant has also applied for an Ad Valorem Tax Exemption-Historic, which is processed and approved by City Staff, pending the outcome of the designation application. Ad valorem tax exemption for the rehabilitation of landmark properties is a local program for qualifying residential or non-residential historic properties that exempts up to 12.1 mils of certain property taxes for a ten-year period. The program allows approximately $121 per every $10,000 of qualified expenses spent on an approved rehabilitation. For a $50,000 rehabilitation, this would equal approximately $605 saved every year, or over $6,000 over the ten-year period. There is presently no cap to the calculable rehabilitation expenses exempted. (St. Petersburg City Code Section 16.30.070.7.4) This benefit applies to property that is individually listed in the National Register of Historic Places, is designated individually as a Local Historic Landmark, or is identified as a contributing resource within a National Register Historic District or local historic district.

STAFF FINDINGS

Research into the history of the subject property was originally prepared by Laura Duvekot, Historic Preservationist, City of St. Petersburg, and supplemented with additional research by Dr. Larry Frey, Historic Preservationist, City of St. Petersburg. The evaluation and preliminary determination of eligibility was performed to identify whether the subject property might qualify for adaptive reuse and the ad valorem tax exemption. Early staff findings are included as pages 02 – 05 of the attached application.

Designation of an individual local landmark and listing in the St. Petersburg Register of Historic Places requires compliance with a three-part test. The first test must prove whether the subject building is 50-years in age or more. In this instance, the subject building was constructed in 1950 and dedicated on January 14, 1951. The building satisfies this first qualification.
The second test shall evaluate significance criteria identified within City Code, Section 16.30.070.2.5.D.1. At least one or more of nine (9) criteria must be met. These nine (9) criteria include:

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

The applicant marked two (2) of the available criteria as being met – criterion d and e. City staff concurs with these two (2) criterion and is recommending inclusion of criterion f, as follows:

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

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

The original 1950 building was designed by noted Midwest Modernist architect Victor Charn. Charn was responsible for numerous large-scale buildings around the country, particularly in and around Chicago, Illinois. A detailed description of the architect’s biography and portfolio is included on page 13 of the attached application.

(e) its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
The original 1950 building features elements inspired both by the Mediterranean Revival style, which was immensely popular in St. Petersburg in the early twentieth century, and by the Modernist movement, which was coming into vogue in the period of increased development and suburban expansion that followed World War II.

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

The building is important for its quality as a modernized Mediterranean-influenced building constructed under post World War II architectural movements.

The third test shall evaluate the property's integrity identified within City Code, Section 16.30.070.2.5.D.2. At least one or more of seven (7) factors of integrity 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:

a. Location. The place where the historic property was constructed or the place where the historic event occurred.

b. Design. The combination of elements that create the form, plan, space, structure, and style of a property.

c. Setting. The physical environment of a historic property.

d. Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

e. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

f. Feeling. The property's expression of the aesthetic or historic sense of a particular period of time.

g. Association. The direct link between an important historic event or person and a historic property.

City staff recommends that the application satisfies six (6) of the seven (7) criterion, as shown:

<table>
<thead>
<tr>
<th>Location</th>
<th>Design</th>
<th>Setting</th>
<th>Materials</th>
<th>Workmanship</th>
<th>Feeling*</th>
<th>Association*</th>
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<td>Y</td>
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*Must be in addition to at least one other factor.
ADAPTIVE REUSE EVALUATION

Landmark buildings may be re-purposed or adaptively reused for land use types that are otherwise prohibited within the applicable zoning category. This benefit is regulated through Section 16.30.020 titled "Adaptive Reuse of Historic Buildings Overlay" which outlines the purpose, applicability, and procedures for approving an adaptive reuse request.

The purpose of this benefit is to encourage the retention and productive reuse of structures that have historic, architectural, or cultural value to the City instead of seeing their underutilization or demolition because their original use has become functionally obsolete. Often, historically significant structures, especially when located within a single-family neighborhood, are abandoned or demolished because it is too difficult to meet current zoning standards and Florida Building Code requirements. Adaptive reuse recognizes the importance of these significant buildings and establishes a process by which these buildings can be reused and retained while minimizing any secondary impacts to the surrounding properties.

The applicant proposes to preserve the historic building if designated, and reuse the interior spaces primarily for their own office uses. In addition, the applicant proposes to use the remaining spaces for incubator office space and a yet to be determined restaurant concept, as described in the attached application.

Section 16.30.020 of the LDRs requires the applicant to be approved by the CPPC when proposed uses are not allowed by right in the Corridor Residential Traditional ("CRT-1") existing zoning district, but may be allowed as outlined in the reuse chart, which states in this case that a building may be used for "All uses allowed in the district plus any allowable use in the Neighborhood Traditional ("NT-4") district." The applicant recognizes the potential for a neighborhood scale café as one possibility that is a permitted use in the NT-4 district. A comparison of the CRT-1 and NT-4 zoning categories is attached.

In this instance, the property is unified along the Central Avenue frontage and includes the entire west half of the 1st Avenue North frontage meaning the proposed designation is surrounded on two (2) sides by the property owner and on two (2) sides by Central Avenue and 44th Street North. These circumstances help mitigate any potential impacts that might extend from conversion of the proposed landmark building to certain non-residential uses, including a neighborhood café.

The potential for this historic building, given the repairs and rehabilitation to be proposed by the applicant is important to preserving and sustaining a building of such architectural significance along the City's primary neighborhood corridor, which continues to serve local residents and visitors alike, and can be viewed as a destination in its entirety.
RECOMMENDATIONS

The CPPC is required to take two (2) separate votes. Staff recommends:

1. **APPROVAL** of the New Redeemer Evangelical Lutheran Church, as described by the proposed land boundary, to be added as a local historic landmark building to the St. Petersburg Register of Historic Places.

2. **APPROVAL** of the Adaptive Reuse request.
PROPERTY OWNER CONSENT

The proposed local landmark designation was submitted on behalf of the property owner.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed local landmark designations are generally consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The proposed local landmark designation will not affect the FLUM or zoning designations. The proposed local landmark designation is consistent with the following:

OBJECTIVE LU10: The historic resources locally designated by the St. Petersburg City Council and the commission designated in the LDRs, shall be incorporated into the Comprehensive Plan map series at the time of original adoption or through the amendment process and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

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

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

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

• National Register or DOE status
• Prominence/importance related to the City
• Prominence/importance related to the neighborhood
• Degree of threat to the landmark
• Condition of the landmark
• Degree of owner support
APPENDIX B
Designation Application
1. NAME AND LOCATION OF PROPERTY

historic name New Redeemer Evangelical Lutheran Church
other names/site number Gateway Christian Center
address 4355 Central Ave., St. Petersburg, FL 33713

2. PROPERTY OWNER(S) NAME AND ADDRESS

name Squaremouth Inc.
street and number 4355 Central Ave.
city or town St. Petersburg state FL
phone number (h) 727-431-6588 Chris Harvey (CH)
phone number (w) 727-264-5174 Andi Oates (AC)
e-mail charvey@squaremouth.com

date prepared 6/27/2018

3. NOMINATION PREPARED BY

name/title Brett Castellucio / Senior Design Associate
organization Design Styles Architecture
street and number 1708 E Columbus Drive
city or town Tampa state FL
phone number (h) 813-241-6700 e-mail BrettC@emailDSA.com

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)

EAST 17.5 FEET EAST OF LOT 1'S WESTERN PROPERTY LINE THROUGH 3 AND HALF OF LOT 4, BLOCK 10, INTER BAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 58, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
SEE CONTINUATION PAGE 2, FIGURE 3, FOR THE MAP DELIMITING THE PROPOSED BOUNDARY.

5. GEOGRAPHIC DATA

North Property: 100' Long x 240' Wide
South Property: 100' Long x 390' Wide
acreage of property Total land inside property lines: 1.442 Acres
property identification number ID #: 22-31-16-43108-010-0010
4355 Central Avenue - Squaremouth

Name of Property

6. FUNCTION OR USE

<table>
<thead>
<tr>
<th>Historic Functions</th>
<th>Current Functions</th>
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</thead>
<tbody>
<tr>
<td>Church, Church School</td>
<td>Business (office)</td>
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7. DESCRIPTION

<table>
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<th>Architectural Classification</th>
<th>Materials</th>
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</thead>
<tbody>
<tr>
<td>Mediterranean Revival</td>
<td>Barrel Tile Roof, Minimal Eave Overhang</td>
</tr>
<tr>
<td>Modernist Movement</td>
<td>Concrete Block, Brick framed windows &amp; arches</td>
</tr>
</tbody>
</table>

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

<table>
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<th>Noncontributing</th>
<th>Resource Type</th>
<th>Contributing resources previously listed on the National Register or Local Register</th>
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<tr>
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<td>0</td>
<td>Sites</td>
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</tr>
<tr>
<td>0</td>
<td>0</td>
<td>Structures</td>
<td>Number of multiple property listings</td>
</tr>
<tr>
<td>0</td>
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<td>Objects</td>
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</tr>
<tr>
<td>1</td>
<td>1</td>
<td>Total</td>
<td>None</td>
</tr>
</tbody>
</table>
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 architectural 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)

Architecture
Landscape Architecture

Period of Significance

1950 - 1956

Significant Dates (date constructed & altered)

Original Courtyard & Sanctuary: 1951
Building's Footprint expanded to the East in 1956, 1958 & 1960
According to Pinellas Property Appraiser: Atrium (1960); New Sanctuary (1969)

Significant Person(s)

Cultural Affiliation/Historic Period

Modernist Movement (Post WWII)
Religious (New Redeemer Evangelical Lutheran Church)

Builder

Local Contractor: R.E. Clarson

Architect

Architect: Victor L. Charn

Narrative Statement of Significance - See Page 1 of the Continuation Section for the Table of Contents.

(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)
Tropical design, which has been slowly changing church architecture in Florida, will be demonstrated here on a prominent Central Avenue site by the new Redeemer Evangelical Lutheran Church. Foundation footings for the structure were started last week.

An outstanding feature of the new church, shown here, is a sheltered garden patio, entered from 44th Street North, which on week-ends will serve members as an outdoor site for recreation, wedding ceremonies, church society meetings, and other activities.

A balcony overlooking the garden opens into the church auditorium by a series of accordion doors, creating a natural ventilation system.

The 1950 contract calls for construction of the units shown above. A master plan provides for future extensions along Central Avenue which will fill the block between 43rd and 44th Streets North. To be added later are an administration and foyer unit with tower, creating a main entrance on Central Avenue, an educational unit, and a sanctuary.

The design was made by Victor L. Charn, architect associated with Ragnar Benson, Chicago builders and engineers. R. E. Clarson, Inc., of St. Petersburg is handling construction. A recent building permit issued for the 1950 work amounted to $30,000.

The church, it is reported by the Rev. Harry A. Benson, purchased the 330-by 150-foot block-long site on Central Avenue from five property owners, after negotiations handled by Charles J. Mat took, realtor.

In front of the 38-by 56-foot church auditorium are two wings which adjoin the patio garden. The wing nearest the corner of Central Avenue and 44th Street will contain church school rooms, individually entered from the patio...the entire structure has no closed corridors or hallways.

The north projection contains utility and service rooms including a kitchen with access counters opening directly onto the patio.

On the north side of the buildings there is space for one tier of cars to be parked diagonally.

Church members expect to be using their new buildings about Dec. 1.

Figure 5.1: St. Petersburg Times article from August 19th, 1950 describing the church's aesthetics, details about the structure's design & the design team involved.
New Redeemer Evangelical Lutheran Church
4355 Central Avenue

Initial Local Historic Landmark Eligibility Research

At the request of the property owner, the Local Historic Landmark eligibility of the building at 4355 Central Avenue, historically known as the New Redeemer Evangelical Lutheran Church and more recently as the Gateway Christian Center is being considered. The church, which was constructed in several phases, is a concrete block building with a poured concrete foundation. Its roof is predominantly side gabled and surfaced in red pantiles. Several portions of the building feature flat roofs, there are two square towers with hipped, tiled roofs that rise above the main roof-line. Fenestration includes both flat and arched windows with aluminum awning or fixed light frames.

In addition to the church building, the subject property includes a one and one-half story Masonry Vernacular house, which features a stucco exterior, a composition shingled, hipped roof, and aluminum awning windows. This house sits to the north of the church building and faces First Avenue North.

Historical Overview

The building at 4355 Central Avenue was constructed in 1951 by the New Redeemer Evangelical Lutheran Church congregation, which had been established the year before by the Reverend Harry A. Benson under the name of Augustana Lutheran Church Mission.1 The building, which was dedicated on January 14, 1951, was designed by Chicago architect Victor L. Charn and constructed by local contractor R.E. Clarson (who also built city hall in 1939). The portion of the church that was constructed in 1951 now forms the western wing of the building. That wing included a cloister, sanctuary & balcony, and several offices and restrooms (Figure 1).2 The design of the church's cloister and landscaped courtyard was noted at the time as a unique element which was influenced by St. Petersburg's warm climate.3 The building's footprint was expanded to the east in 1958, 1958, and 1960. Based on an initial assessment, it does not appear that these additions or subsequent renovations have altered the original building. A temporary structure has been created within the courtyard to create additional shade.

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Figure 1: 1951 Sanborn Map depicting original footprint of Redeemer Evangelical Lutheran Church. Source: ProQuest, LLC.

Figure 2: 2016 satellite image of Redeemer Evangelical Lutheran Church. Source: Google Earth The green dashed lines represent the original 1951 structure to be preserved. The red lines represent the property & lot lines.
Initial City Staff Consideration of Potential Eligibility - 9/26/2016

Following an initial assessment of the New Redeemer Evangelical Church’s background and design, staff finds that the original (western) portion of the church is potentially eligible under Criterion E, which states “Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.” The 1950 portion of the building features elements inspired by both the Mediterranean Revival style, which was immensely popular in St. Petersburg in the early twentieth century, and by the Modernist movement, which was coming into vogue in the period of increased development and suburban expansion that followed World War II. The application of this transitional style to the church form appears to be unique in the city.
The church's concrete block cloister is a particularly noteworthy element of the building. Its utilitarian exterior appearance might seem to stand in contrast to the remainder of the original building, which is dominated by a streamlined interpretation of the Mediterranean Revival style with its square tower, arched windows, and buttressed walls (Figure 3). However, the interior courtyard created by these nondescript walls becomes a sheltered and sacred space that encourages churchgoers to congregate while enjoying the city's temperate climate (Figure 4). This portion of the building represents an early incarnation of the fluidity between interior and exterior spaces that is a prominent feature of many of the "Tropical Modern" buildings constructed in Florida in the following decades.

The New Redeemer Evangelical Church was constructed as St. Petersburg was emerging from a long period of relative building stagnation caused by the end of the Florida Land Boom, the Great Depression, and World War II. This period of slow growth had an immense impact on the city's church construction; it was reported that none of St. Petersburg's churches were built or expanded between 1917 and 1950.\(^4\) The New Redeemer Evangelical Church's transitional architectural style is representative of its significance as one of the first churches built during the city's midcentury development boom.

The house on the northern portion of the property is listed in property records as having been constructed in 1940, but the house which appears on the 1951 Sanborn map of the area (Figure 1) takes a different form and has a different orientation to First Avenue North. The extant house appears to be a replacement constructed circa 1970. It is of common form and not known to have significant associations. It is, therefore, considered ineligible for listing as a Local Historic Landmark.

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Historically known as the New Redeemer Evangelical Lutheran Church and more recently as the Gateway Christian Center, the transitional architectural style is representative of its significance as one of the first churches built during the city’s mid-century development boom.

The 1951 portions of the building, the western portions shown in Figure 5.2, include the Courtyard & ‘Sanctuary’. They are the only portions of the building being considered for historic preservation.

According to Figure 3.1 & 5.1, the Sanctuary was completed in 1951 after starting construction in 1950. The future plans provided additions that extended westward past the initial Courtyard & Sanctuary. They included an administration and foyered tower space, allowing a main entrance from Central Avenue, an educational unit, and an additional sanctuary. Those future plans were not completed until 1960 and 1969 for the Atrium and the ‘New Sanctuary’ as you can see in Photo 6 above.
The New Redeemer Evangelical Church features elements inspired by both the Mediterranean Revival style and the Modernist movement. The application of this transitional style to the church appears to be unique in the city.

The total square footage of the buildings, including all four structures, is 22,095 square feet. The Courtyard is 1,595 square feet. The Old Sanctuary is 5,557 square feet. The Atrium is 5,764 square feet. The New Sanctuary is 9,179 square feet.

The overall condition of the church is quite poor. The congregation that previously owned the property was unable to keep up with costly repairs and many of the church's features have begun to deteriorate as a result of the damage. After the previous tenant's occupation, vandals & thieves broke into the church where items and electrical items were stolen and damaged.

The Old Sanctuary is a double height assembly space that utilizes concrete masonry units (CMU) for it's exterior walls in conjunction with stepped CMU buttresses located between each arched masonry window as shown in Photo 7, 24 & 25. The roof is a made up of barrel tile shingles that are held up by a combination of metal trusses and dimensional lumber (Photos 14 & 15). An acoustical tile ceiling (ATC) was added to the assembly area, however it is unknown what was there before the ATC.

The Old sanctuary is separated from the courtyard by a cloister and a transitional balcony space with a square tower that provides an open air access to the balcony. (Photos 8, 9, 10, 11) The balcony was closed in sometime after the structure(s) were completed to provide a learning/daycare space (Photos 12, 13). Photo 13 illustrates how the 2nd floor cloister was drywalled in to close the space off from the assembly area.

The square tower, balcony and cloister are constructed using that same methods as the Old Sanctuary. The arched 'colonnade' and openings are also constructed of CMU and are either painted or have a painted texture finish (Photos 16 & 17).

The courtyard, as depicted in photo 18, shows a fountain (which was stolen after the previous tenant vacated the building) and the western elevation of the Old Sanctuary and the cloister. The northern and southern spaces closing the courtyard space off has restrooms and a kitchen in the north and classrooms to the south. The kitchen was renovated later which included an increase to the roof height requiring the western facade to have a window closed off (Photo 19). The northern and southern courtyard structures feature a barrel tiled roof with painted & stylized wooden brackets - both of which are in need of restoration or repair. Photo 23 shows the western entrance to the courtyard and the gated fencing. Photos 17 & 22 show the north entrance into the cloister/courtyard with a modernized gate placed into the arched threshold.
PHYSICAL DESCRIPTION CONT.

Photo 8: Image of the open air square tower's east facade showing the detail of the arched window and gateway.

Photo 9: Image of the square tower's interior detailing the wall and window construction.

Photo 10: Image of the square tower's interior detailing the ceiling/roof construction.

Photo 11: Image of the square tower's interior showing the stairs & railing. It seems the 2nd floor balcony was converted to an interior space sometime after the building was constructed.

All photos on this sheet were provided by Design Styles Architecture.
PHYSICAL DESCRIPTION CONT.

Photo 12: Image of the interior of the Second floor balcony that was converted to an interior space.

Photo 13: Image of the inside of the Sanctuary looking up at where the second floor balcony was sealed in at. The 2nd story once had an accordion door that would open up so that when used in conjunction with the operable windows, the building would be naturally ventilated.

Photo 14: Image of the Sanctuary's roof construction (above existing drop ceiling).

Photo 15: Image of the Sanctuary's roof construction - Eastern Wall (above existing drop ceiling). The wall is similar to all other exterior walls of the building utilizing painted concrete block construction.

All photos on this sheet were provided by Design Styles Architecture.
PHYSICAL DESCRIPTION CONT.

Photo 16: Image of the Courtyard's Cloister looking south towards the open air square tower.

Photo 17: Image of the Courtyard's Cloister looking north towards the modified gateway.

Photo 18: Image of the Courtyard's fountain (recently stolen) looking at the west facade of the 1st floor open air cloister and the 2nd floor closed in cloister.

Photo 19: Image of the Courtyard's northern roof meeting the west facade. The roof seems to have been modified for the kitchen below and the 2nd floor window, north of the former open air balcony, was closed in as a result of the roof addition.

Photo 20: Detail of the Courtyard's arched masonry doorway in conjunction with the barrel tile roof & bracket.

All photos on this sheet were provided by Design Styles Architecture.
PHYSICAL DESCRIPTION CONT.

Photo 21: Detail of the Courtyard's masonry framed window & brackets.

Photo 22: Image of the modified gateway serving as an entryway to the 1st floor cloister.

Photo 23: Image of the Courtyard's gate at the westernmost side of the property.

All photos on this sheet were provided by Design Styles Architecture.
PHYSICAL DESCRIPTION CONT.

Photo 24: Image of the Old Sanctuary's north facade showing the fenestration, buttresses & barrel tile roof.

Photo 25: Detail of the Old Sanctuary northern wall's arched masonry windows and buttresses.

Photo 26: Detailing of the Courtyard's window. Masonry trim framing, masonry sill & aluminum jalousie (awning) windows (which seem to be the original windows - minus any replaced glass panes over the years).

Photo 27: Detailing of the Sanctuary's window. Arched Masonry trim, masonry sill and aluminum framed jalousie (awning) windows, which seem to be the original windows minus any replaced glass panes over the years. The wall's finish is painted concrete block and masonry brick around the windows.

All photos on this sheet were provided by Design Styles Architecture.
St. Petersburg Local Landmark Designation Application

Name of property  4355 Central Avenue - Squaremouth

Continuation Section

ARCHITECT - VICTOR L. CHARN

Victor L. Charn was the architect for the New Redeemer Evangelical Lutheran Church as well as many other projects from the period of 1931 to 1959 (last project to be found). Victor attended the Structural Design Armour Institute in Chicago prior to the school’s merging to form Illinois Tech which eventually merged into Illinois Institute of Technology (IIT). He worked as Vice President of Ragnar Benson engineering up until 1955 and while continuing in that position he opened his own architectural and engineering firm, “Victor L. Charn and Associates” in 1931.5

Victor held architectural licenses in Illinois (1931), Indiana (1938), Florida (1937), New York (1944), Michigan (1944) and Washington (1944). He was part of the Michigan Society of Architects and the Florida association of Architects. He served as a Lieutenant (Senior Grade) of the Civil Engineering Corp. of the United States Naval Reserve for World War II. He was born June 22, 1898 and died May 1, 1969.7

Projects include:

  - 4545 W Augusta Blvd, Chicago, IL 60651
- Indiana State Office Building7
  - 4700 W Montrose Ave, Chicago, IL 60641
- Morton Salt Company Building7
- Etna Life Insurance Building7
- Bell & Howell Company Building (1943): No longer exists.
  - 7001 McCormick Blvd, Lincolnwood, IL 60712
- Cadillac Building (1946-47):
  - Ontario Street between Rush St. & Wabash Ave.
- Grace English Lutheran Church (1953): Same structure & occupancy as originally designed.
  - 1430 South Blvd, Evanston, IL 60202
  - 2801 Mission St, Santa Cruz, CA 95060
- Unknown Flower Shop: Published in "Security Homes: Suggestions for Planning, Building, Financing" Published by Simmons-Boardman Publishing Corp.11


10 Chicago Tribune, “Plan $150,000 Luther Church in Evanston” March 1, 1953.
VICTOR L. CHARN - Motorola Factory: Chicago, IL (1937)


Two million dollar building of Cadillac motor car division of General Motors corporation, on Ontario st., between Rush st. and Wabash av., will be formally turned over by the contractor, Ragnar Benson, Inc., to H. W. Shepard, general manager of Cadillac, March 21, it was announced yesterday, Victor L. Charn, vice president of Ragnar Benson, Inc., which has the general contract.

**Big Chicago Cadillac Sales, Office Unit Nearly Finished**

The new 2 million dollar service sales, and office building of the Cadillac Motor Car division of General Motors corporation, on Ontario st., between Rush st. and Wabash av., will be formally turned over by the contractor, Ragnar Benson, Inc., to H. W. Shepard, general manager of Cadillac, March 21, it was announced yesterday, Victor L. Charn, vice president of Ragnar Benson, Inc., and architect, said it is nearly completed. Preliminary moving in operations have started.

The Chicago Cadillac branch at 2250 S. Michigan av. will be housed in the new building, but the south side Cadillac salesrooms will be continued, Shepard said.

**First floor of the new building will have one of the largest showrooms in the country at the east end, fronting about 110 feet on Rush st. and 50 feet on Ontario. The remainder of the first floor will be used for receiving cars.**

**Executive offices will be at the east end of the second floor with the remainder used for car servicing.**

**Use Tube Massage System**

The building will be fluorescent lighted and equipped with a forced ventilation system. A pneumatic massage tube system will be centered in a control tower on the first floor where charts and lights will indicate the progress of every job. The Cadillac building, the first big post-war structure on the near north side, stands on the site of two of Chicago's distinguished residences. The Wabash (then Casa st.),-Ontario corner was the site of a brownstone mansion built in the early 80s by Joseph Medill, editor of The Chicago TRIBUNE, for 41 years.

At the Rush st. corner was the home of the late Henry J. Willing, who at one time owned 80 per cent of the land under the Auditorium. The parts department will occupy theater and hotel.

Photo 36: The Cadillac Building does not resemble previous works from Charn and is a departure from the Art Deco factories he had designed earlier. Source: Chicago Tribune. "Big Chicago Cadillac Sales, Office Unit Nearly Finished" March 2, 1947.

VICTOR L. CHARN - Grace Lutheran Church: Evanston, IL (1953)

Plan $150,000 Lutheran Church in Evanston

Ground work will begin March 13 for a 1,500-seat Scandinavian Lutheran church building in Evanston. The new church will be built on the southeast corner of 6200 block Central Avenue and Wesley Avenue. Construction of the building is expected to be completed by September.

Figure 39: Article from the Chicago Tribune describing a new Lutheran Church in Evanston Illinois, just two years after the completion of the New Redeemer Evangelical Church in St. Petersburg, FL. Source: Chicago Tribune. "Plan $150,000 Lutheran Church in Evanston" March 1, 1953.

Photo 41: The south facade and front entrance to the Lutheran Church. It features buttresses on either side of the double entry wooden door with a pointed arch window above. reminiscent of Gothic Architecture. Source: Facebook (Grace Lutheran Church; Evanston, IL: Photos).

Photo 42: The east facade from Wesley Avenue again illustrates an element of gothic architecture with the three pointed arch windows and tiered wall mimicking the buttresses also found along the south and east facades. Source: Facebook (Grace Lutheran Church; Evanston, IL: Photos).

Photo 40: The structure has buttresses similar to the New Redeemer Evangelical Church but differs in that it has a stone finish. Source: Google Earth.

Figure 43: Aerial view of the Grace Lutheran Church. Similar to the New Redeemer Evangelical Church, the church was built in the first phase and the additional program was added later. Source: Google Earth.
St. Petersburg Local Landmark Designation Application

Name of property 4355 Central Avenue - Squaremouth

Continuation Section

VICTOR L. CHARN - Unknown Flower Shop

A Well Planned Building Combines 5-Room Apartment and Small Store

Shop, Garage and Living Quarters Are Grouped for Maximum Space Utilization in Small Chicago Building Designed by Architect Victor L. Charn

The fact that the owner and proprietor of the Chicago florist shop reports a big increase in his business over the volume done in the establishment he formerly occupied speaks well for the styling and general design of the structure. The elevating clerestory lines and Georgian Colonial detail have been carefully adapted to a business place of this nature by the architect, Victor L. Charn, Chicago. The motivating character is given further customer eye appeal by the surrounding buildings which are either of a modernized or of the older, nondescript commercial structure design.

The front, with its balanced design of two entrance doors flanking a curved display box on the first floor and a central window and door grouping above, is done in red Colonial brick and Indiana limestone trim. The wood bay, balcony rail and blinds in these simplified treatment give a certain amount of dominance in the elevation in contrast to the usually bare lines of such buildings.

The interior of the shop has a feeling of openness due to the bay effect created by the plastered openings in the rear wall, behind which a refrigerated display case is set. Indirect lighting is used.

The storage and work space is lit by two skylights. One on each side of the building and a large glass black panel in one wall. If the adjacent property on this side is improved to the last line, this light from this latter source will of course be blocked off. The two-car garage at the rear is handy for receiving and loading merchandise.

The two-floor apartment above has good sized rooms and plenty of storage space. A hinged bookcase below

Security Homes

Suggestions for Planning, Building, Financing

Published by Simmons-Boardman Pub. Corp. Online at: https://babel.hathitrust.org/cgi/pt?id=mdp.39015026796816;view=image;seq=5.

Reuben Clarson Sr. was considered a local pioneer. Born in Sweden, he came to this country as a child. Mr. Clarson came to St. Petersburg from Jacksonville in 1921. He was chairman of the board of R.E. Clarson Inc., a firm which handled many million-dollar construction jobs in Florida. Clarson built many public and private structures in St. Petersburg, gaining recognition as one of the city’s most capable contractors. His firm was responsible for building the launching pad from which the first U.S. satellite went into orbit. Also, Mr. Clarson was prime contractor on launching facilities which put the first man into suborbital flight. From the City of St. Pete. Projects Include:

- The Princess Martha Hotel (1924): Currently operates as a senior living retirement residence. 411 1st Ave N, St. Petersburg, FL
- The Pennsylvania Hotel (1925): Structure operates with original use. 300 4th Street North, Saint Petersburg, FL
- St. Petersburg City Hall (1939): Structure operates with original use. 175 5th St. N, St. Petersburg, FL
- NASA/AFSV Vehicle Assembly Building (VAB) Launch Complex (1961) Cape Canaveral, Brevard County, FL

Reuben Clarson Sr., Builder, Dies at 76

Figure 46: A 3.5"x5.5" linen textured color postcard of the St. Petersburg City Hall, dated 1930-1945. Source: Digital Commonwealth: Massachusetts Collections Online; Online at: https://www.digitalcommonwealth.org/search/commonwealth:416c450w. Accessed May 11, 2018.

Figure 47: Announcement of R.E. Clarson’s death in the St. Pete Times. The clipping includes an image of the contractor, as well as various accomplishments & whom he was survived by at the time of the writing. Source: St. Petersburg Times. "Reuben Clarson Sr., builder, dies at 76" October 19, 1962.

CONTRACTOR - R.E. CLARSON

New Northeast Office Building One of the Finest in State


Photo 49: Photo showing the office building in 2015. Source: Google Earth


St. Petersburg Local Landmark Designation Application

Name of property  4355 Central Avenue - Squaremouth

Continuation Section

INITIAL LOCAL HISTORIC LANDMARK ELIGIBILITY RESEARCH SOURCES


VICTOR L. CHARN SOURCES


Chicago Tribune. “Plan $150,000 Luther Church in Evanston” March 1, 1953.


R.E. CLARSON SOURCES


St. Petersburg Times, "Reuben Clarson Sr., builder, dies at 76" October 19, 1962.


APPENDIX C
Public Comment

No public comment has been received as of August 7, 2018.
APPENDIX D
Adaptive Reuse Comparison
# ADAPTIVE REUSE COMPARISON

**Legend:** P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

<table>
<thead>
<tr>
<th>Use</th>
<th>CRT-1: Corridor Residential Traditional</th>
<th>NT-4: Neighborhood Traditional</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CITYWIDE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Use and Structure</td>
<td>P</td>
<td>P</td>
<td>Uses or structures which are customarily subordinate or incidental to the lawful principal use of a building or premises. These uses are not required to be a permitted use in the zoning district.</td>
</tr>
<tr>
<td>Adaptive Reuse</td>
<td>P</td>
<td>P</td>
<td>Conversion of certain existing structures or properties which are, or are at risk of, becoming vacant, underutilized, or demolished to an economically sustainable uses. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Family Day Care Home</td>
<td>A</td>
<td>A</td>
<td>Any occupied residence in which child care is regularly provided for five or less children from at least two unrelated families and which receives a payment, fee or grant for any of the children receiving care, whether or not operated for profit.</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P</td>
<td>P</td>
<td>A licensed business conducted from within a lawful dwelling unit according to the applicable use restrictions set forth in this Chapter. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Redevelopment of Grandfathered Uses</td>
<td>P</td>
<td>G</td>
<td>(See Application and Procedures Section)</td>
</tr>
<tr>
<td>Large Tract Planned Development</td>
<td>SE</td>
<td>SE</td>
<td>(See Use Specific Development Standards)</td>
</tr>
<tr>
<td><strong>RESIDENTIAL USES</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory, Dwelling Unit</td>
<td>P</td>
<td>P</td>
<td>An independently functioning dwelling unit which is an accessory use to the principal dwelling unit on the same lot and which has a separate kitchen. These uses are sometimes referred to as &quot;garage apartments,&quot; &quot;granny flats,&quot; or &quot;carriage houses.&quot; (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Accessory, Living Space</td>
<td>P</td>
<td>P</td>
<td>Additional living space which is separated from the principal residence which does not function as an independent dwelling unit and which utilizes the same cooking facilities, street address and utility meter as the principal residence. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Accessory Dwelling Unit, Owner/Manager</td>
<td>P</td>
<td>NC</td>
<td>No more than one on-premises dwelling unit for occupancy by the owner, lessee, manager, watchman, or custodian in connection with the operation of any permitted or permissible use.</td>
</tr>
<tr>
<td>Accessory Artist in Residence</td>
<td>A</td>
<td>NC</td>
<td>Dwelling space that is accessory to a museum, gallery, art production facility or other art facility where an artist resides for a short period of time as a result of a relationship with the art facility involving a special exhibition, project oversight, educational endeavors, etc. No more than 10% of the gross floor area of any art facility shall be utilized for this use. This is not a dwelling unit, but an accessory use to assist with the artistic endeavor.</td>
</tr>
<tr>
<td>Assisted Living Facility</td>
<td>P</td>
<td>G</td>
<td>An establishment providing a place of residence with common, centralized eating and activity facilities, in which the residences consist of individual rooms or quarters occupied by one or two persons with or without individual cooking facilities. These uses are commonly referred to as &quot;Retirement Homes.&quot; (See Section 429, F.S.)</td>
</tr>
<tr>
<td>Community Residential Home, 1 to 6 residents</td>
<td>P</td>
<td>P</td>
<td>A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a home for six (6) or fewer unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Community Residential Home, 7 to 14 residents</td>
<td>P</td>
<td>G</td>
<td>A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a living environment for more than 14 unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Community Residential Home, more than 14 residents</td>
<td>SE</td>
<td>NC</td>
<td>A dwelling unit licensed as a community residential home (See Chapter 419, F.S.), which provides a living environment for more than 14 unrelated residents (as defined in Chapter 419, F.S.) who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Dormitory</td>
<td>NC</td>
<td>NC</td>
<td>A building or group of buildings designed to provide sleeping accommodations, but not individual cooking facilities, for unrelated persons who are registered students at a post secondary school on a seasonal or year-round basis, and is managed by the Institution at which the students are registered.</td>
</tr>
</tbody>
</table>
# ADAPTIVE REUSE COMPARISON

**Legend:**
- **P** = Permitted
- **SE** = Special Exception
- **G** = Grandfathered
- **NC** = Nonconforming
- **A** = Accessory

<table>
<thead>
<tr>
<th>Use</th>
<th>CRT-1: Corridor Traditional</th>
<th>NT-4: Neighborhood Traditional</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Dwelling, Single-Family</strong></td>
<td>P</td>
<td>P</td>
<td>A detached residence designed for or occupied exclusively by one family. This term shall include &quot;Modular&quot; structures assembled in a factory, transported to the site, and which comply with the applicable building codes but which are not mobile homes.</td>
</tr>
<tr>
<td><strong>Dwelling, LiveWork</strong></td>
<td>P</td>
<td>P</td>
<td>An establishment that includes a dwelling unit and an area for nonresidential use by the residents. The nonresidential use must meet the requirements of the zoning district. The uses shall have shared connections and amenities. The nonresidential use may have employees.</td>
</tr>
<tr>
<td><strong>Dwelling, Multifamily</strong></td>
<td>P</td>
<td>G</td>
<td>A building designed for or occupied by two or more families (on the basis of monthly, or longer occupations, or ownership of individual units) with separate cooking, bathroom and sleeping facilities for each unit. Motels, hotels, and other transient accommodation uses are not multiple-family dwellings. Accessory uses include clubhouses, recreational and laundry facilities. Minimum gross floor area shall be, for an efficiency/studio unit - 375 sf; one bedroom unit - 500 sf; two bedroom unit - 750 sf; for dwelling units with more than two bedrooms, an additional 200 sf for each additional bedroom.</td>
</tr>
<tr>
<td><strong>Mobile Home</strong></td>
<td>NC</td>
<td>NC</td>
<td>A dwelling unit constructed in a factory before June 15, 1976, or constructed after June 15, 1976 in compliance with the federal Manufactured Home Construction and Safety Standards (the HUD code) for manufactured homes. Mobile homes are not self-propelled.</td>
</tr>
</tbody>
</table>

## ACCOMMODATIONS

<table>
<thead>
<tr>
<th>Use</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bed and Breakfast</strong></td>
<td>A building of a residential character other than a hotel, motel or other transient accommodation which provides daily overnight accommodation and morning meal services to transients in return for payment. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td><strong>Kennel</strong></td>
<td>An establishment for the keeping of more than five adult dogs or 10 adult cats on site for longer than 24 hours. A combination of dogs and cats may be kept on site with cats being permitted on a two to one ratio with dogs but the total amount of dogs and cats shall not exceed the equivalent of the maximum number of dogs. &quot;Adult&quot; means having attained the age of one calendar year or greater.</td>
</tr>
<tr>
<td><strong>Hotel</strong></td>
<td>Establishments providing transient accommodation units available for the accommodation of persons more than three times in any consecutive 365-day period, each for a term less than monthly, in which meals may or may not be provided, and in which principal access to all transient accommodation units is through an inside lobby or office supervised by a person in charge at all hours. The term includes, but is not limited to, transient accommodation units, without regard to whether such units are available on a rental basis or by other forms of agreement or property ownership. Hotels may include internal restaurant and accessory commercial uses for guests, fitness facilities, swimming pools, or shuttle services between hotels, airports, or other destination points.</td>
</tr>
<tr>
<td><strong>Motel</strong></td>
<td>Establishments providing transient accommodation units available for the accommodation of persons more than three times in any consecutive 365-day period, each for a term less than monthly, in which a majority of the units have direct entrances from the outside, and in which parking spaces are oriented to the units in such a manner as to facilitate direct access from such units to the automobiles of the occupants. The term includes, but is not limited to, transient accommodation units, without regard to whether such units are available on a rental basis or by other forms of agreement or property ownership.</td>
</tr>
<tr>
<td><strong>Pet Care Indoor</strong></td>
<td>Establishments providing individual and personal service functions for pets, including pet day care services for a period of time not to exceed twenty-four (24) hours. There shall be no outdoor areas for pet use.</td>
</tr>
<tr>
<td><strong>Pet Care Indoor/Outdoor</strong></td>
<td>Establishments providing individual and personal service functions for pets, including pet day care services for a period of time not to exceed twenty-four (24) hours. Outdoor areas for pet use are allowed.</td>
</tr>
<tr>
<td><strong>Nursing Home</strong></td>
<td>An establishment that provides, for a period exceeding 24-hours, nursing care, personal care, or custodial care for persons not related to the owner or manager by blood or marriage, who by reason of illness, physical infirmity, or advanced age require such services, but shall not include any place providing care and treatment primarily for the acutely ill.</td>
</tr>
</tbody>
</table>

## COMMERCIAL and OFFICE USES

<table>
<thead>
<tr>
<th>Use</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bank without Drive-Thru</strong></td>
<td>Establishments providing financial services including check cashing, receiving, lending, and safeguarding of money and other valuable items.</td>
</tr>
<tr>
<td><strong>Bank with Drive-Thru</strong></td>
<td>Establishments providing financial services including check cashing, receiving, lending, and safeguarding of money and other valuable items with a drive-thru facility. The drive-thru facility is subject to the Use Specific Development Standards.</td>
</tr>
</tbody>
</table>
| Use                                                                 | CRT-1: Corridor Traditional | NT-4: Neighborhood Traditional | Boulevard | **Legend:** P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory | **Use Example:**

**Brewery**  
Establishments that are primarily a brewery, which produce more than 15,000 barrels (465,000 US gallons / 17,602.16 hectoliters) per year. A regional (small) brewery typically has an annual beer production of between 15,000 and 6,000,000 barrels. A large brewery typically has an annual beer production of more than 6,000,000 barrels. (See Use Specific Development Standards)

**Cafe, Neighborhood Scale**  
Establishments serving and selling food prepared on the premise, or beverages, which are generally intended for immediate on- or off-site consumption. This use shall be located within a completely enclosed building and limited to the first floor of an existing building which was originally constructed for a commercial use. An existing building was not originally constructed for a commercial use or is a new building, the maximum gfa for each such use in the building shall be 1,200 sf in 'Traditional' districts and 2,400 sf in 'Suburban' and 'Downtown' districts, and the gfa of all such uses shall not exceed 25% of any building. When located within the Central Avenue Corridor Activity Center, this land-use type shall be only be allowed as an accessory use not to cumulatively exceed 50% of the gross floor area for the first floor and 20% of the gross floor area for all buildings. Accessory outdoor dining is regulated within this Matrix as 'Restaurant and Bar, Accessory Outdoor Area'.

**Car Wash and Detailing**  
Establishments providing full- or self-service washing and detailing for motor vehicles and domestic equipment. Retail sale of automotive products is permitted as an accessory use. (See Use Specific Development Standard)

**Catering Service / Food Service Contractor**  
Establishments providing prearranged on- or off-site meal preparation and delivery services for off-site consumption at a lawful principal use. This term shall not include Restaurants and Bars which may perform these activities.

**Drive-Thru Facility or Use with a Drive-Thru**  
An accessory use to a lawful business establishment, such as a fast food restaurant, designed to enable customers in parked vehicles to transact business with persons inside of the principal building, subject to the applicable use restrictions set forth in this Chapter. Bank drive-thrus are regulated separately as 'Bank with Drive-Thru'. (See Use Specific Development Standard)

**Drug Store or Pharmacy**  
Establishments providing retail sale of prescription or nonprescription drugs, as well as medical, healthcare and other personal products. Uses involving drive-thru facilities shall be subject to the applicable use restrictions.

**Gas or Fuelling Station**  
Establishments that sell automotive fuels including, but not limited to, diesel fuel, gasoline, gasohol and ethanol. These establishments are typically composed of gas or fuel pumps, an overhead canopy and attendant shelter. These establishments may be provided in combination with other uses if allowed in the zoning district and shall comply with all applicable Use Specific Development Standards. For example, convenience stores or food markets shall be reviewed as 'retail sales and service', automobile repair shall be reviewed as 'motor vehicle service and repair', and an automated or manual car wash shall be reviewed as 'car wash and detailing'.

**Indoor Urban Vehicle Sales**  
Establishments engaged in selling motor vehicles where the majority of the sales and display area exist inside of a completely enclosed building and no more than 1 car or 4 scooters is displayed outdoors.

**Microbrewery**  
Establishments that are primarily a brewery, which produce no more than 15,000 barrels (465,000 US gallons / 17,602.16 hectoliters) of beer per year. Microbreweries sell to the general public by one or more of the following methods: the traditional three-tier system (brewer to wholesaler to retailer to consumer); the two-tier system (brewer acting as wholesaler to retailer to consumer); and, directly to the consumer for consumption on the premises or for retail carryout sale. (See Use Specific Development Standards)

**Mixed Use (Mixture of Permitted & Accessory Uses.)**  
Establishments with two or more different uses on the same site. This term shall not include developments with one (1) accessory dwelling unit, a live/work dwelling or a home occupation. Whether a mixed use is grandfathered or nonconforming is determined based on the status of the specific use in the zoning district. (See Use Specific Development Standard)

**Motor Vehicle Service and Repair**  
Establishments providing service and repair of light-duty domestic motor vehicles, vehicles, boats and/or watercraft. (See Use Specific Development Standards)

**Office, General**  
Establishments where persons conduct business or carry on stated occupations. The term includes administrative, business and professional offices (including mental health counseling or treatment), radio and television studios, and governmental offices. The term does not include medical or dental offices.

**Office, Medical**  
Establishments where persons perform routine medical or dental examinations, treatments and procedures as outpatient services.

**Office, Temporary Labor (Day Labor)**  
Establishments where prospective employees gather to seek temporary construction or industrial labor positions, or similar positions of temporary employment.
<table>
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</thead>
<tbody>
<tr>
<td>Office, Veterinary</td>
<td>P</td>
<td>G</td>
<td>Establishments with licensed practitioners of veterinary medicine, dentistry, or surgery for animals, including establishments providing testing services for licensed veterinary practitioners. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Outdoor Sales, Accessory Use</td>
<td>G</td>
<td>NC</td>
<td>Areas of private property outside of completely enclosed buildings used to display goods for sale to the general public accessory to a lawful retail sales and service use. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Outdoor Sales, Accessory Use Garden Oriented</td>
<td>G</td>
<td>P</td>
<td>Areas of private property outside of completely enclosed buildings used to display garden oriented goods for sale to the general public accessory to a lawful retail sales and service use. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Outdoor Sales, Principal Use Outdoor Oriented Goods</td>
<td>G</td>
<td>NC</td>
<td>Establishments selling outdoor oriented goods where the majority of the sales and display area exists outside of a completely enclosed building such as for sales of vehicles, boats, pools, spas, etc. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Outdoor Sales, Principal Use Garden Oriented</td>
<td>G</td>
<td>NC</td>
<td>Establishments selling primarily garden oriented goods where the majority of the sales and display area exists outside of a completely enclosed building. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Outdoor Storage, Accessory Commercial</td>
<td>NC</td>
<td>NC</td>
<td>Areas of private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than 24 hours, and where the outdoor storage use is accessory to a lawful principal commercial use. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Restaurant and Bar, Brewpub</td>
<td>G</td>
<td>G</td>
<td>Establishments that are primarily a restaurant and bar, but which include the brewing of beer as an accessory use. A brewpub produces only enough beer for consumption on the premises or for retail carryout sale in containers commonly referred to as growlers. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Restaurant and Bar, Indoor</td>
<td>G</td>
<td>P</td>
<td>Establishments serving or selling food prepared on the premises, or beverages, which are generally intended for immediate on- or off-site consumption.</td>
</tr>
<tr>
<td>Restaurant and Bar, Accessory Outdoor Area</td>
<td>G</td>
<td>A</td>
<td>An unenclosed outdoor area for eating, drinking and socializing that is an accessory use to a ‘Restaurant and Bar, Indoor.’ This is different from a ‘Restaurant and Bar, Indoor and Outdoor.’ (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Restaurant and Bar, Indoor and Outdoor</td>
<td>G</td>
<td>G</td>
<td>Establishments serving or selling food prepared on the premises, or beverages, which are generally intended for immediate on- or off-site consumption. This includes an outdoor area for eating, drinking and socializing. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Retail Sales and Service</td>
<td>G</td>
<td>G</td>
<td>Establishments selling goods to the general public, businesses and institutions for professional, personal and household consumption. Establishments may provide after-sales services, such as repair and installation, which are incidental to the sale of such goods. The display of merchandise and all retail and service transactions shall be conducted within completely enclosed building(s). (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Retail, Neighborhood Scale</td>
<td>A</td>
<td>P</td>
<td>Establishments selling goods stored within completely enclosed buildings to the general public only on the first floor of an existing building which was originally constructed for a commercial use. If an existing building was not originally constructed for a commercial use or is a new building, the maximum gfa for each such use in the building shall be 1,200 sf in ‘Traditional’ districts and 2,400 sf in ‘Suburban’ and ‘Downtown’ districts, and the gfa of all such uses shall not exceed 25% of any building. When located within the Central Avenue Corridor Activity Center, this land-use type shall only be allowed as an accessory use not to cumulatively exceed 50% of the gross floor area for the first floor and 25% of the gross floor area for all buildings.</td>
</tr>
<tr>
<td>Service Establishment</td>
<td>G</td>
<td>G</td>
<td>Establishments for servicing, repairing, or installing tangible personal property or providing personal services including, but not limited to, the following: self service laundromat, dry cleaning, catering, tattoo parlors, and body piercing studios; services and repair of radios, televisions, computers and related equipment, and sound reproduction systems; locksmith shops; and small appliance service or repair shops. The term also includes office services and personal services, which are defined in this section.</td>
</tr>
<tr>
<td>Service, Fleet-Based</td>
<td>G</td>
<td>NC</td>
<td>Establishments using one or more light commercial or fleet vehicles to provide primarily off-site/mobile services including, but not limited to, pest control, cable television, plumbing, irrigation, electrical, air conditioning, lawn care, mobile detailing, tree service, locksmith, taxi, and limousine services.</td>
</tr>
<tr>
<td>Service, Office</td>
<td>P</td>
<td>G</td>
<td>Establishments providing support services for the operational needs of office uses including, but not limited to, shipping, facsimile transmission, copying and printing services, and the sale or rental of office supplies, equipment or furniture or combination thereof. The term does not include temporary labor offices. (See Use Specific Development Standards)</td>
</tr>
</tbody>
</table>
### ADAPTIVE REUSE COMPARISON

**LEGEND:**  
P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

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</thead>
<tbody>
<tr>
<td>Service, Personal</td>
<td>P</td>
<td>G</td>
<td>Establishments providing individual and personal service functions including, but not limited to, functions such as hair and beauty, nail facilities, nail and tanning salons, day spas, licensed massage establishments, dry cleaning and laundry service (collection and distribution only), shoe shine and repair, dressmaking, tailoring and garment repair shops. The term shall not include tattoo parlors or body piercing studios. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Studio</td>
<td>P</td>
<td>P</td>
<td>Establishments used for the production or teaching of art, writing, dance, theater, or similar endeavors of an artistic or creative nature, or sports and recreational endeavors such as martial arts</td>
</tr>
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</table>

**INDUSTRIAL, MANUFACTURING and WAREHOUSING USES**

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<tr>
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</thead>
<tbody>
<tr>
<td>Construction Establishment</td>
<td>NC</td>
<td>NC</td>
<td>Establishments involved in construction of new buildings, additions, alterations, reconstruction, installation, repairs, demolition, blasting, test drilling, landflling, leveling, dredging, earthmoving, excavating, land drainage, and other land preparation and development. Accessory office space and outdoor storage is allowed. (See Use Specific Development Standards) * Construction Establishments located within the Downtown Industrial Park (DIP) Redevelopment Plan boundary shall be allowed by Special Exception (SE).</td>
</tr>
<tr>
<td>Laboratories and Research and Development</td>
<td>SE</td>
<td>NC</td>
<td>Establishments engaged in (1) testing and analysis of products, materials or biological organisms; (2) investigation of natural, physical, or social sciences; or (3) engineering and development as an extension of investigation, with the objective of creating an end product. No manufacturing is conducted on the premises except for experimental or testing purposes.</td>
</tr>
<tr>
<td>Manufacturing - Light, Assembly and Processing</td>
<td>NC</td>
<td>NC</td>
<td>Establishments engaged in the manufacture (predominantly from previously prepared materials) of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products with no outdoor storage or processing of equipment or materials of any kind.</td>
</tr>
<tr>
<td>Manufacturing - Heavy</td>
<td>NC</td>
<td>NC</td>
<td>Establishments engaged in the manufacture, processing or assembly of materials or substances into parts or products. Such use may include the outdoor storage and processing of materials and equipment.</td>
</tr>
<tr>
<td>Outdoor Storage, Principal Use</td>
<td>NC</td>
<td>NC</td>
<td>Areas on private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than twenty-four (24) hours. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Outdoor Storage, Accessory Industrial</td>
<td>NC</td>
<td>NC</td>
<td>Areas on private property where materials and equipment are stored outside of a completely enclosed building in the same place for more than twenty-four (24) hours, and where the outdoor storage use is accessory to a lawful principal industrial use. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Publishing and Printing</td>
<td>NC</td>
<td>NC</td>
<td>Establishments that print books, newspapers or other printed materials, or create, reproduce, or package printed materials or software. Accessory uses such as distribution or circulation facilities are allowed.</td>
</tr>
<tr>
<td>Recycling Center</td>
<td>NC</td>
<td>NC</td>
<td>Establishments which collect recyclable materials for delivery to a processing facility.</td>
</tr>
<tr>
<td>Salvage Yard</td>
<td>NC</td>
<td>NC</td>
<td>Establishments where junk, waste, discarded, salvaged or similar materials such as old metals, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baked, packed, disassembled or handled, including auto wrecking or salvage yards, used lumber yards, house wrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase or storage of operable second hand cars, salvaged machinery, used furniture, radios, stoves, refrigerators or similar household goods, and appliances in working order nor shall it apply to the possessing of used, discarded, or salvaged materials as part of manufacturing operations. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Storage, Self / Mini Warehouse</td>
<td>G</td>
<td>NC</td>
<td>Establishments consisting of a building(s) containing separate storage units of less than 4,000 square feet each and which are used for storage of personal property subject to the applicable use restrictions set forth in this chapter. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Towing and Freight Trucking</td>
<td>NC</td>
<td>NC</td>
<td>Establishments offering local or long distance towing services for light or heavy motor vehicles or other general freight. Vehicle towing establishments may provide incidental services, such as storage and emergency road repair services. Freight towing establishments may provide local pickup, local sorting and terminal operations, line-haul, destination sorting and terminal operations, and local delivery. This definition shall not include gas stations, automotive repair and maintenance or retailing automotive parts and accessories.</td>
</tr>
<tr>
<td>Warehouse</td>
<td>NC</td>
<td>NC</td>
<td>Establishments that store, ship and distribute, but do not sell, goods within completely enclosed structures. Warehouse uses may provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. Bonded warehousing and storage services are included in this category.</td>
</tr>
<tr>
<td>Use</td>
<td>CRT-1: Corridor Residential Traditional</td>
<td>NT-4: Neighborhood Traditional</td>
<td>Definition</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>----------------------------------------</td>
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<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Wholesale Establishment</td>
<td>NC</td>
<td>NC</td>
<td>Establishments selling goods exclusively to other businesses, are not open to the general public, and that typically operate from a warehouse or other building that does not display merchandise. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Adult Use, Adult Use Establishment, Adult Use Business</td>
<td>See Development Standards</td>
<td></td>
<td>Includes the terms adult arcade, adult bookstore, adult booth, adult theater, adult cabarets, adult physical culture establishments, adult photographic or modeling studios, and any business establishment whose primary business stock in trade is dependent upon activities relating to adult material, specified sexual activities of specified anatomical areas. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Club, Community Service and Fraternal</td>
<td>SE</td>
<td>G</td>
<td>Any not-for-profit organization whose primary purpose is to provide a service which benefits the general public, such as labor and political organizations, business associations and professional membership organizations, and civic and not for profit clubs whose primary function is to provide social and humanitarian services to the community (i.e., Women's Club, League of Women Voters, Garden Club, Junior League, Jaycees, Kiwanis, Masons, Rotary Club, Shriner and others of a similar nature).</td>
</tr>
<tr>
<td>Commercial Recreation, Indoor</td>
<td>G</td>
<td>NC</td>
<td>Privately owned commercial facilities offering indoor athletic courts, swimming pools, skating rinks, skateboard or bicycle racing facilities, water slides, batting and archery facilities, bowling alleys, amusement parks, entertainment venues including dance halls, and amusement facilities containing games or amusement devices.</td>
</tr>
<tr>
<td>Commercial Recreation, Outdoor</td>
<td>NC</td>
<td>NC</td>
<td>Privately owned commercial facilities offering outdoor athletic courts, swimming pools, skating rinks, skateboard or bicycle racing facilities, water slides, batting and archery facilities, amusement parks, entertainment venues, and amusement facilities containing games or amusement devices. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Golf Course / Country Club</td>
<td>P</td>
<td>SE</td>
<td>Land developed and operated as a golf course including tees, fairways, and putting greens, clubhouses, practice greens, and driving ranges.</td>
</tr>
<tr>
<td>Health Club (5,000 sq. ft. or less)</td>
<td>P</td>
<td>G</td>
<td>Establishments offering memberships to the general public for the use of exercise equipment, rooms, classes, and related services.</td>
</tr>
<tr>
<td>Health Club, (more than 5,000 sq. ft.)</td>
<td>G</td>
<td>NC</td>
<td>Establishments offering memberships to the general public for the use of exercise equipment, rooms, classes, and related services.</td>
</tr>
<tr>
<td>Motion Picture Theater/Cinema (500 seats or less)</td>
<td>G</td>
<td>G</td>
<td>Establishments used for the showing of motion pictures. For the purpose of this definition, drive-in motion picture theaters are prohibited and adult theaters are regulated as adult uses.</td>
</tr>
<tr>
<td>Motion Picture Theater/Cinema (more than 500 seats)</td>
<td>G</td>
<td>NC</td>
<td>Establishments used for the showing of motion pictures. For the purpose of this definition, drive-in motion picture theaters are prohibited and adult theaters are regulated as adult uses.</td>
</tr>
<tr>
<td>Museum</td>
<td>SE</td>
<td>NC</td>
<td>Establishments for the preservation and public exhibition of objects and places of historical, cultural, or educational value, including historical sites, zoos, and similar uses.</td>
</tr>
<tr>
<td>Park, Active</td>
<td>SE</td>
<td>SE</td>
<td>Publicly owned lands officially designated for active recreational use as set forth in Chapter 21.</td>
</tr>
<tr>
<td>Park, Passive</td>
<td>P</td>
<td>P</td>
<td>Publicly owned lands officially designated for passive recreational use by the general public as set forth in Chapter 21.</td>
</tr>
<tr>
<td>Performing Arts Venue (500 seats or less)</td>
<td>SE</td>
<td>G</td>
<td>Establishments used for the enactment of live performances. Dinner theaters are regulated as restaurants and adult theaters are regulated as adult uses.</td>
</tr>
<tr>
<td>Performing Arts Venue (more than 500 seats)</td>
<td>G</td>
<td>NC</td>
<td>Establishments used for the enactment of live performances. Dinner theaters are regulated as restaurants and adult theaters are regulated as adult uses.</td>
</tr>
<tr>
<td>Recreation Use, Accessory to Residential Use</td>
<td>A</td>
<td>A</td>
<td>Accessory not for profit private facilities, including swimming pools, athletic courts, playgrounds, clubhouses, etc. exclusively for the benefit of residents and their guests in adjoining areas.</td>
</tr>
</tbody>
</table>
# Adaptive Reuse Comparison

**Legend:** P = Permitted; SE = Special Exception; G = Grandfathered; NC = Nonconforming; A = Accessory

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Recreation Use, Accessory to Public Park</td>
<td>A</td>
<td>A</td>
<td>Publicly owned facilities located in a public park, including but not limited to, large or small group courts, swimming pools, and skateboard or bicycle activity areas. Large group courts are designed for sports involving more than four players (e.g., basketball or volleyball). Small group courts include tennis courts, racquet ball courts, handball courts, etc.</td>
</tr>
</tbody>
</table>

**Education, Public Administration, Health Care and Institutional Uses:**

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Adult Day Care Center</td>
<td>P</td>
<td>G</td>
<td>As defined by Florida law, an establishment in which is provided through its ownership or management, for a part of a day, basic services to three or more persons who are 18 years of age or older, who are not related to the owner or operator by blood or marriage, and who requires such services.</td>
</tr>
<tr>
<td>Birthing Center</td>
<td>SE</td>
<td>NC</td>
<td>Establishments with no more than six beds providing inpatient and outpatient services related to prenatal, labor, delivery, postpartum and other related medical care, under the guidance and supervision of active practitioners of obstetrics, as licensed by the State of Florida.</td>
</tr>
<tr>
<td>Cemetery</td>
<td>P</td>
<td>SE</td>
<td>Land used or intended to be used for the permanent interment of human remains. A cemetery may contain land or earth interment; mausoleum, vault, or crypt interment; a columbarium, ossuary, scattering garden, or other structure or place used or intended to be used for the interment or disposition of cremated human remains, or any combination of one or more of such structures or places. (Florida Statutes, s. 497.005)</td>
</tr>
<tr>
<td>Cemetery, Accessory to a House of Worship</td>
<td>A</td>
<td>A</td>
<td>A cemetery which is located on the same premises as a lawful House of Worship with a site area less than that of the primary use.</td>
</tr>
<tr>
<td>Child Care Facility</td>
<td>SE</td>
<td>G</td>
<td>Any child care center, day nursery, nursery school, kindergarten, or child foster home for more than five children which holds a business tax receipt and certificate of occupancy for the premises. This category includes a children's day care center which is any place that provides care for more than five children unrelated to the operator but not used as a place of residence. This definition does not include a family day care home, any center under the jurisdiction of the state board of education or any nonpublic academic school for children first grade or above (see Chapter 61-2681, Laws of Florida, as amended). (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Crematorium</td>
<td>NC</td>
<td>NC</td>
<td>Establishments offering cremation of cadavers. &quot;Cremation&quot; includes any mechanical or thermal process whereby a dead body is reduced to ashes. Cremation also includes any other mechanical or thermal process whereby remains are pulverized, burned, cremated, or otherwise further reduced in size or quantity. (Florida Statutes, s. 497.005)</td>
</tr>
<tr>
<td>Funeral Home / Mortuary / Crematory</td>
<td>P</td>
<td>NC</td>
<td>Establishments primarily engaged in preparing human cadavers for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation, selling caskets and related merchandise), includes accessory cremation services.</td>
</tr>
<tr>
<td>Government Building and Use</td>
<td>SE</td>
<td>SE</td>
<td>Offices and other facilities such as city halls, courts, and similar buildings and structures used for administrative, legislative and judicial governmental functions. It does not include correctional facilities.</td>
</tr>
<tr>
<td>Hospital</td>
<td>SE</td>
<td>NC</td>
<td>Establishments providing medical, diagnostic, and treatment services including physician, nursing, specialized accommodations, and other health services to inpatients. Hospitals may also provide outpatient services as an accessory use.</td>
</tr>
<tr>
<td>House of Worship</td>
<td>P</td>
<td>SE</td>
<td>A site which is used primarily or exclusively for religious worship and related activities and which has received a certificate of occupancy for the premises. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Library</td>
<td>P</td>
<td>SE</td>
<td>Establishments that acquire, research, store, preserve and otherwise maintain collections of books, journals, newspapers, audiovisual recordings, photographs, maps, historic documents, and similar materials for information, research, education, or recreation needs of users.</td>
</tr>
<tr>
<td>Meeting Hall and other Community Assembly Facility</td>
<td>P</td>
<td>SE</td>
<td>Establishments that provide shelter for public gatherings and communal activities, or other assembly structures, including community halls, reception halls, wedding halls, and similar structures that provide a gathering place for community functions. This does not include government offices.</td>
</tr>
<tr>
<td>Probation / Parole Correction Office</td>
<td>NC</td>
<td>NC</td>
<td>A government or non-governmental office use which supervises, case manages, oversees or regulates persons who come to the office who are under court ordered supervision from the federal or state (including county) court system. These uses shall not be considered an &quot;office&quot; or &quot;governmental use.&quot;</td>
</tr>
</tbody>
</table>
### ADAPTIVE REUSE COMPARISON

**LEGEND:**
- **P** = Permitted
- **SE** = Special Exception
- **G** = Grandfathered
- **NC** = Nonconforming
- **A** = Accessory

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</tr>
</thead>
<tbody>
<tr>
<td>School, Public, Pre-K thru 12 (Governmental)</td>
<td>P</td>
<td>P</td>
<td>Elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools operated by the Pinellas School District. This definition shall include charter schools.</td>
</tr>
<tr>
<td>School, Private, Pre-K thru 12 (Nongovernmental)</td>
<td>P</td>
<td>SE</td>
<td>Elementary schools, special education facilities, alternative education facilities, middle schools, and high schools operated by a private entity. (Note: private trade schools are classified under School, All Others)</td>
</tr>
<tr>
<td>School, Post-Secondary</td>
<td>P</td>
<td>SE</td>
<td>Junior colleges, colleges, universities, and professional schools. These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. The requirement for admission is at least a high school diploma or equivalent general academic training.</td>
</tr>
<tr>
<td>School, All Others</td>
<td>SE</td>
<td>NC</td>
<td>Establishments that provide vocational and technical training of nonacademic subjects and trades which are designed to lead to job-specific certification, including beauty schools, computer training, driving education, flight training, and language instruction.</td>
</tr>
<tr>
<td>Social Service Agencies</td>
<td>See Development Standards</td>
<td></td>
<td>Includes Personal Care Services/Drop-In Center, Short-Term/Emergency Housing, Food Center, Supply Pantry, Long Term Housing (See Use Specific Development Standards)</td>
</tr>
</tbody>
</table>

#### TRANSPORTATION, COMMUNICATION and INFORMATION USES

<table>
<thead>
<tr>
<th>Use</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airports and Air Transportation</td>
<td>The Albert Whitted Airport.</td>
</tr>
<tr>
<td>Heliport, Accessory</td>
<td>An area providing for the take off and landing of helicopters and related fuel facilities (whether fixed or mobile) and appurtenant areas for parking, maintenance, and repair of helicopters.</td>
</tr>
<tr>
<td>Marine</td>
<td>A boat basin with docks and moorings which may include dry boat storage, supplies, and other facilities for boats and accessory uses such as charter fishing, boat rental, tours, etc.</td>
</tr>
<tr>
<td>Mass Transit Center</td>
<td>Local and suburban ground passenger transit systems using more than one mode of transport over regular routes and on regular schedules within the metropolitan area.</td>
</tr>
<tr>
<td>Parking Surface Accessory</td>
<td>Surface parking area which is accessory to a lawful use.</td>
</tr>
<tr>
<td>Parking, Structured</td>
<td>Multistory, underground, and rooftop parking facilities located inside of a building that may also contain other uses.</td>
</tr>
<tr>
<td>Parking, Surface - Principal Use</td>
<td>Surface parking areas located outside of structures as a principal use. Surface parking areas reserved for a principal use are accessory uses.</td>
</tr>
<tr>
<td>Wireless Communication Antennae (WCA)</td>
<td>A wireless communication antenna (WCA) is an antenna at a fixed location used for the transmission or reception of wireless communication signals, excluding those antennas used exclusively for dispatch communications by public emergency agencies, ham radio antennas, satellite antennas, those antennas which receive video programming services via multipoint distribution services which are one meter or less in diameter and those antennas which receive television broadcast signals. (See Use Specific Development Standards)</td>
</tr>
<tr>
<td>Wireless Communication Support Facility (WCSF)</td>
<td>A monopole, guyed or a lattice type tower greater than fifteen feet in height designed for the attachment of or as support for wireless communication antennas or other antennas.</td>
</tr>
<tr>
<td>Use</td>
<td>CRT-1: Corridor Residential Traditional</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>Utility Plant and Storage</td>
<td>SE</td>
</tr>
<tr>
<td>Utility Substation, Utility Storage Tanks</td>
<td>SE</td>
</tr>
<tr>
<td>Commercial Garden and Greenhouse</td>
<td>NC</td>
</tr>
<tr>
<td>Nursery</td>
<td>G</td>
</tr>
</tbody>
</table>
ST. PETERSBURG CITY COUNCIL  
Meeting of September 6, 2018

TO: The Honorable Chair Lisa Wheeler-Bowman, and Members of City Council

SUBJECT: Owner-initiated Historic Landmark Designation expanding the existing Roser Park Local Historic District to include three contributing properties located at 801, 823, and 829 10th Avenue South. (City File HPC 18-90300007).

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

REQUEST: The request is to expand the existing Roser Park Local Historic District to include three contributing properties located at 801, 823, and 829 10th Avenue South.

RECOMMENDATION:

Administration: Administration recommends approval.

Community Planning and Preservation Commission: On August 14, 2018, the Community Planning and Preservation Commission held a public hearing on this matter and voted unanimously 6-0 to approve the request.

Recommended City Council Action:
1. CONDUCT the first reading of the attached proposed ordinance; and
2. SET the second reading and quasi-judicial public hearing for September 20, 2018.

Attachments: Ordinance, Staff Report to the CPPC, Designation Application
ORDINANCE NO. ________

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, EXPANDING THE EXISTING BOUNDARY OF THE ROSER PARK LOCAL HISTORIC DISTRICT TO INCLUDE PROPERTY LOCATED AT 801, 823, AND 829 - 10TH AVENUE SOUTH, AND UPDATING THE DISTRICT BOUNDARY IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The City Council finds that the proposed expansion of the Roser Park Local Historic District is consistent with the original district designation and meets at least one of the nine criteria listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the proposed expansion of the Roser Park Local Historic District meets the following criteria:

(e) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance; and
(f) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
(g) Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development;

SECTION 2. The City Council finds that the proposed expansion of the Roser Park Local Historic District 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 proposed expansion meets the following factors of integrity:

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

SECTION 3. The properties for proposed for addition to the existing Roser Park Local Historic District is hereby approved, and shall be updated in the St. Petersburg Register of Historic Places, a list of designated landmarks, landmark sites, and historic and thematic districts which is maintained in the office of the City Clerk:

Designation Boundary
The official boundary of the local landmark designation shall encompass the
Legal Description of 801 10TH AVE S: CHICAGO SUB NO. 2 BLK 7, LOT 9
Legal Description of 823 10TH AVE S: CHICAGO SUB NO. 2 BLK 7, LOT 8
Legal Description of 829 10TH AVE S: CHICAGO SUB NO. 2 BLK 7, LOT 7

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:

[Signature]
City Attorney (or Designee) Date

[Signature]
Planning and Development Services Department Date
STAFF REPORT
COMMUNITY PLANNING AND PRESERVATION COMMISSION
LOCAL LANDMARK DESIGNATION REQUEST

For Public Hearing and Recommendation to City Council on August 14, 2018 beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, there are no address conflicts of CPPC members who reside or have places of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

**CASE NO.:** HPC 18-90300007  
**STREET ADDRESS:** 801, 823, 829 10th Avenue S  
**LANDMARK:** Expansion of the Roser Park Historic District (HPC-87-01)  
**OWNERS:** Christopher Fritzius (823), Valerie Frederickson/Adam Bernstein (801); and Anna Dahlstroem/Peter Bjurenland (829)  
**APPLICANT:** Christopher Fritzius  
**REQUEST:** Approve local designation of three contributing residential properties adjacent to the existing Roser Park Historic District

View of 801 10th Avenue South looking northeast into existing historic district.  
Photo from GoogleMaps, 2018.
OVERVIEW

This application to expand the boundaries of the exiting Roser Park Local Historic District is the first of its kind under City Code, Section 16.30.070, titled "Historic and Archaeological Preservation Overlay." Three (3) parcels, each developed with a single family house, are proposed to be added as contributing properties. The subject parcels are located along 10th Avenue South and are separated from the existing local historic district by a local roadway, 8th Street South. The addition would represent an expansion of the original and very irregular district boundary established in 1987.

It is requested that the CPPC consider this application for local historic district expansion presented.

The property owner and co-applicant who owns 823 10th Avenue South has also applied for an Ad Valorem Tax Exemption-Historic, which is processed and approved by City Staff, pending the outcome of the designation application. Ad valorem tax exemption for the rehabilitation of landmark properties is a local program for qualifying residential or non-residential historic properties that exempts up to 12.1 mils of certain property taxes for a ten-year period. The program allows approximately $121 per every $10,000 of qualified expenses spent on an
approved rehabilitation. For a $50,000 rehabilitation, this would equal approximately $605 saved every year, or over $6,000 over the ten-year period. There is presently no cap to the calculable rehabilitation expenses exempted. (St. Petersburg City Code Section 16.30.070.7.4) This benefit applies to property that is individually listed in the National Register of Historic Places, is designated individually as a Local Historic Landmark, or is identified as a contributing resource within a National Register Historic District or Local Historic District.

RECOMMENDATION

Staff recommends APPROVAL of 801, 823, and 829 10th Avenue South, as described herein, as contributing properties in their entirety, to be added to the Roser Park Local Historic District listed in the St. Petersburg Register of Historic Places.

HISTORIC SIGNIFICANCE SUMMARY OF ROSER PARK AREA

The Roser Park Historic District (the "District") was designated as the City's first local historic district in 1987. According to the original local designation report, its historic period of significance ranges from 1910-1926, and originally included 68 properties. As of July 2018, the District contains 48 contributing properties and nine (9) non-contributing parcels, three (3) of which are vacant. Roser Park was also included in the National Register of Historic Places in 1998, albeit with a period of significance spanning from 1914-1947 as part of a modification by the State Historic Preservation Office (SHPO), and to which a much larger boundary was delineated. The meandering and recognizable park area and creek are included as a contributing resource under each nomination to include buildings, structures, sites and objects that are part of the unique landscape.

The current boundary of the local historic district consists of no less than nine (9) separately platted subdivisions recorded between 1910 and 1916. Charles M. Roser, a wealthy Northern entrepreneur, began accumulating and subdividing the land adjacent to the Booker Creek banks in 1911, with his first official plat recorded in 1913. However, the first recognition through platting of the parkland that makes up the creek's rising contours was recorded a few months earlier by Frank Wood who subdivided Woodbrook Place at the extreme northwest section west of 8th Street South, just north of 7th Avenue South. Both designation reports suggest cooperation between Roser and Wood, regarding subdivision design and preservation of the park open space; however, it is likely Roser was simply following the land contours and the available street grid that best served his own infrastructure plans. It has been suggested that Roser financed and coordinated most of the infrastructure development that characterizes the neighborhoods along the creek and its bluffs, and this may have prompted adjacent land developers to work closely with him. The bulk of Roser's platting efforts included the adjoining creek areas mostly recognized today as the Roser Park park area; Woodbrook Park is the recognized name at the northwest section.

While there is a fair diversity of architectural styles occurring within the overall historic district, the Craftsman style is well represented, as well as, various forms of the Prairie style. Craftsman stylistic tendencies favor wood clapboard siding, lower-pitched gable roofs, wide, exposed eaves and rafters, beams, and sometimes simple brackets intended to suggest roof or beam support. The orientation of buildings with this style, along with the other styles appear compatible within the neighborhood contexts for how the rugged contours required their
placement and orientation, and in how the vegetation has matured in relation to the building elements, which do not appear overly exposed, while revealing various details and forms that allow individual interpretation of historicity and community. In this way, the overall character along and within close proximity to the creek area may be considered to be united, and that a purposeful long-standing schedule of preservation, vegetation plantings, and the addition of small and large-scale landscape features complements such unity.

The primary natural feature of the landscape here is Booker Creek that runs through deep, hilly contours that at one time were considered too steep, swampy and overgrown for residential community development and human habitation. As a primary drainage conduit for the burgeoning City, the challenges that Roser faced for enhancing this unusual topographical feature were enormous given the early dates and logistical issues involved and are significant themselves from a community development standpoint. Roser’s unique vision, having been born in Ohio where innovative land development was already evident in nearby urban areas such as Chicago, Wisconsin, Detroit, and Cleveland, allowed him to redesign the uneven and nearly undevelopable lands around the creek with mostly replanted vegetation, hex block sidewalks and walkways, concrete step systems, bridges, arbors, rusticated creek retaining walls, brick streets, and other detail-oriented and park-like amenities. He thusly created a highly usable outdoor open space that was intrinsically tied to the surrounding neighborhood where some of the early influential residents in the City would purchase homes and reside.

Roser took advantage of heavy, influential advertising to get his message out that Roser Park was a residential Eden like no other. In March 1915, a local newspaper article reported that Roser Park had no comparison “in artistic grandeur” and that it was “held by many to be the most beautiful restricted residential section in the world.” Roser had a penchant for naming the dwellings he constructed for sale. While his pride and joy was referred to as the “Colonial House,” other names referenced the architecture or the landscape and included the “Swiss Chalet,” the “Model Bungalow,” the “Park View House,” the “Hillside House,” and the “Home Beautiful.” Frank Wood, who had already started to develop the northernmost section of the District, had named his own residence “Brookside.”

Roser Park today remains as a unique landscape in St. Petersburg with its meandering creek, unusual hilly terrain, and the placement of its lots and houses that together create a distinctive historically significant cultural landscape when compared to others in the City. The parkland has been promoted and jointly maintained by its local residents over multiple decades through various forms of proactive involvement including locally developed neighborhood plans and programming and public artwork. Historic streetlights were retrofitted into the setting, and an outdoor walking museum with decorative information kiosks was established during the 1990s through the neighborhood association’s completion of the Historic Roser Park Neighborhood Plan (updated 2013). This continual activity represents active involvement in maintaining and improving the park area, which also calls for changes in programming and future planning for its use that are consistent with its historic past.

A Cultural Landscape
While it is not entirely accurate to suggest that the overall historic district represents a technical description or definition of a designed individual cultural landscape per recognized professional standards, all or part of it does represent one that is academically understood due to its organic growth and formulation over time as a neighborhood linked to the open space along the creek;

---

1 St. Petersburg Daily Times, March 13, 1915.
the overall local boundary includes those sections that were developed by Roser, along with small extended areas at its east and west limits that formed seamless continuations. The parkland and its adjacent amenities by themselves do represent a designed cultural landscape pursuant to the U.S. National Park Service standard, since Roser was instrumental in shaping and crafting it from a more natural state to one that included vegetation prescriptions, landscape features, and focal points, and reflective experiential mechanisms. Therefore, the District's boundary does entertain significance as a definable area that has remained fairly unaltered from its historic design, while also undergoing cultural weathering over time, as influenced by both natural and cultural agency. That is, it has evolved and changed over time according to the imprints left by those who have used it, managed it, and owned it during consecutive generations, rather than having remained in a whole preserved condition from its original forms during Roser's influence.

STAFF FINDINGS

Expansion of an existing local historic district and listing in the St. Petersburg Register of Historic Places requires compliance with a three-part test. The first test must prove whether the subject buildings are 50-years in age or more. In this instance, the subject buildings were constructed in 1913, 1918, and 1921. The subject buildings satisfy this first qualification.

The second test shall evaluate significance criteria identified within City Code, Section 16.30.070.2.5.D.1. At least one or more of nine (9) criteria must be met. These nine (9) criteria include:

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

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

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

- (g) its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.

The third test shall evaluate the property's integrity identified within City Code, Section 16.30.070.2.5.D.2. At least one or more of seven (7) factors of integrity 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:

- a. Location. The place where the historic property was constructed or the place where the historic event occurred.

- b. Design. The combination of elements that create the form, plan, space, structure, and style of a property.

- c. Setting. The physical environment of a historic property.

- d. Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

- e. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

- f. Feeling. The property's expression of the aesthetic or historic sense of a particular period of time.

- g. Association. The direct link between an important historic event or person and a historic property.

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

Is At Least One Integrity Factor Met?

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<tr>
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<th>Workmanship</th>
<th>Feeling*</th>
<th>Association*</th>
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<td>Y</td>
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<td>Y</td>
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<td>Y</td>
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</table>

*Must be in addition to at least one other factor
801 10th Avenue South:

Constructed in 1921 per the applicant's narrative, the residence uses the Craftsman style of architecture. The property is a contributing resource to the national register historic district. Though altered to a minor degree, it retains sufficient integrity to meet the criteria for local designation.
823 10th Avenue South:

Constructed in 1918, this residence is an example of National Folk Vernacular house type. It is heavily altered with reversible effects. For example, the frontal porch was enclosed, metal siding was applied, and wing dormers were added. The wing dormers have become significant in their own right. The metal siding is reversible and any deteriorated wood siding can be replaced in-kind. The owner proposes to reopen the frontal porch, and has submitted an Ad Valorem Tax Exemption, Historic application for meeting the U.S. Secretary of the Interior’s Standards for historically appropriate rehabilitation of the building, which will run with this district expansion. Though heavily altered, its rehabilitation and restoration will allow it to meet the integrity criteria for local designation.
829 10th Avenue South:

Constructed in 1913, the residence is thought to be the oldest building still extant in the National register boundary, and perhaps the original Roser platted subdivisions for Roser Park. It appears that Charles Roser did not construct his first building here until 1914. Its form is reminiscent of Craftsman detailing involving pyramidal roof forms that were more complicated to build, but often less expensive than gable roofed buildings that required longer rafter spans. An interpretive sign in front of the property indicates the building to be the oldest in the Roser Park Historic District, however, this has not been verified by Staff. The sign describes this property as follows:

"The home at 829 Tenth Avenue South is the oldest building in the Historic Roser Park District being built in 1913. It's high ceiling, hip roof, and wide porch with many windwos made good use of the breezes in the days before air conditioning."

Though altered to a minor degree, it retains sufficient integrity to meet the criteria for local designation.

PROPERTY OWNER CONSENT

The proposed local landmark designation was submitted by one (1) property owner on behalf of the remaining two (2) property owners, with each concurring with designation of their properties as contributing properties to the local Roser Park Historic District.
CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed local historic district expansion by three parcels is generally consistent with the City’s Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The proposed local landmark designation, will not affect the FLUM or zoning designations. The proposed local landmark designation is consistent with the following:

OBJECTIVE LU10: The historic resources locally designated by the St. Petersburg City Council and the commission designated in the LDRs, shall be incorporated into the Comprehensive Plan map series at the time of original adoption or through the amendment process and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

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

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

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

- National Register or DOE status
- Prominence/importance related to the City
- Prominence/importance related to the neighborhood
- Degree of threat to the landmark
- Condition of the landmark
- Degree of owner support
APPENDIX A
Street and Aerial Maps

Community Planning and Preservation Commission
801, 823, 829 10th Ave South

AREA TO BE APPROVED,
SHOWN IN

CASE NUMBER
18-90300007

SCALE: 1" = 100'

CPPC Case No. HPC 18-90300007
Page 11 of 16
Community Planning and Preservation Commission

801, 823, 829 10th Ave South

AREA TO BE APPROVED, SHOWN IN

CASE NUMBER 18-90300007

SCALE: 1" = 100'
APPENDIX B
Designation Application
1. NAME AND LOCATION OF PROPERTY

historic name Roser Park Historic District Addition
other names/site number 801 10TH AVE S, 823 10TH AVE S, 829 10TH AVE S
address 801 10TH AVE S, 823 10TH AVE S, 829 10TH AVE S

2. PROPERTY OWNER(S) NAME AND ADDRESS

name See Continuation Sheet
street and number

city or town state zip code
phone number (h) (w) e-mail See Continuation Sheet

3. NOMINATION PREPARED BY

name/title Christopher Fritzius
organization Homeowner
street and number 823 10TH AVE S

city or town St Petersburg state FL zip code 33701
phone number (h) 954-661-0200 (w) e-mail christopher.fritzius@icloud.com
date prepared June 26, 2018 signature Christopher Fritzius

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)

Legal Description of 801 10TH AVE S: CHICAGO SUB NO. 2 BLK 7, LOT 9
Legal Description of 823 10TH AVE S: CHICAGO SUB NO. 2 BLK 7, LOT 8
Legal Description of 829 10TH AVE S: CHICAGO SUB NO. 2 BLK 7, LOT 7

See continuation sheet for map of proposed boundary

5. GEOGRAPHIC DATA

acreage of property less than 1 acre
property identification number 30-31-17-15354-007-0090, 30-31-17-15354-007-0080, 30-31-17-15354-007-0070
### 6. FUNCTION OR USE

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### 7. DESCRIPTION

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<tr>
<td>Frame Vernacular</td>
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**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

<table>
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<th>Noncontributing</th>
<th>Resource Type</th>
<th>Contributing resources previously listed on the National Register or Local Register</th>
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<td>Sites</td>
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<tr>
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<td>Structures</td>
<td></td>
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<td></td>
<td></td>
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### 9. STATEMENT OF SIGNIFICANCE

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

- [x] Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- [ ] Its location is the site of a significant local, state, or national event.
- [ ] It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- [ ] It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- [x] Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- [x] It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- [x] 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.
- [x] Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- [x] 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)

<table>
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<td>Period of Significance</td>
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<td>Significant Dates (date constructed &amp; altered)</td>
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<td>Significant Person(s)</td>
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<td>Cultural Affiliation/Historic Period</td>
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<tr>
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<tr>
<td>Charles M Roser</td>
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<tr>
<td>Architect</td>
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</table>

**Narrative Statement of Significance**

See Continuation Sheet

(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

### 10. MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)
St. Petersburg Local Landmark Designation Application

Name of property  801 10TH AVE S, 823 10TH AVE S, 829 10TH AVE S

Continuation Section

See below

Page ______
BOUNDARY DESCRIPTION AND JUSTIFICATION

All three properties encompass part of Block 7 on the north side of 10\textsuperscript{th} AVE S between Dr. MLK JR ST S and 8\textsuperscript{th} ST S. The properties are within the Chicago Subdivision, No 2 BLK 7 Lot numbers 7, 8, and 9 as recorded in Pinellas County Plat Book 1, Page 39. All three properties are within the boundaries of the Roser Park Historic District as listed in the National Register of Historic Places. The proposed addition to the Local Historic Designation boundary is placed at the edge of alley and street right of ways, in accordance with National Register guidelines for districts.

PHYSICAL DESCRIPTION

The visual focal point of the historic district is Booker Creek and its surrounding parkland. The landscaping of the park and sea-walling of the creek were done in 1914 by Charles M. Roser. The natural course of the creek was not altered, but its banks were walled. The landscaping of Roser Park and its houses are especially important, as historically they were lushly planted with exotic flora. The introduction of foreign tropical plants was at its zenith in the early 20\textsuperscript{th} century and the district reflects this trend in horticulture. Since Roser Park is historically significant as a planned garden suburb, and was famous for its tropical gardens, the flora of the district must be considered as an important historic resource. The district’s houses vary in size from small one-story cottages to large three-story houses. The houses along Roser Park Drive tend to be the largest in the district and often have four to five bedrooms. Roser built houses of various sizes, styles, and materials on purpose to give variety to the appearance of the neighborhood. This diversity makes it hard to generalize on any typical or unusual features of the district’s houses. The extensive use of rusticated block retaining walls and flights of poured in place concrete stairs are the most obvious special features of the district’s house sites.

HOUSE DESCRIPTIONS

801 10\textsuperscript{th} AVE S
This one and one-half story wood frame residential house is an example of a Craftsman style architecture. The building was completed in 1921 and is the youngest of the three homes proposed for inclusion in the local historic district. This home is already a contributing property to the nationally recognized Roser Park Historic District.

823 10\textsuperscript{th} AVE S
This two-story wood frame residential house is an example of Frame Vernacular architecture. The building has a rectangular plan and a gable roof with two shed dormers. Fenestration consists of double-hung sash windows. An end porch with a hip roof and a knee wall runs the length of the façade. The building has been altered by the application of aluminum siding. Constructed about 1918 the house is significant under National Register criterion C as a representative example of Frame Vernacular architecture and its association with the
development of the Roser Park neighborhood. It also possesses a rusticated block knee wall that runs the length of the property that abuts the sidewalk.

**829 10TH AVE S**
The home at 829 10TH AVE S is the oldest building in the Historic Roser Park District being built in 1913. Its high ceilings, hip roof and wide porch with many windows made good use of the breezes in the days before air-conditioning. It is significant in that it is the oldest standing building within the boundaries of the nationally recognized district of Historic Roser Park.

**SETTING**
Located within the Roser Park National Historic District boundaries, these three properties are located just at the intersection of 10th Ave S and 8th St S, adjacent to other properties already part of the local Roser Park Historic Designation of the City of St. Petersburg. Zoning of these three properties is single family. The block where these three properties sit has retained integrity of setting, design, materials, and workmanship. Modern alterations to homes are minimal, and some of these changes have included rehabilitation to return to original configuration or materials. Retention of hex block sidewalks, brick streets and granite curbs contribute to the integrity of the setting. A rusticated block retaining knee wall runs the length of all three properties together with adjoining steps of poured in concrete stairs - both specifically contributing to the unique and historic characteristic of the district. Tree Canopy and landscaping also have been maintained including multiple protected trees some 85+ years of age.

**SIGNIFICANCE**

**Architecture**

1. Its value as a building is recognized for the quality of architecture, and it retains significant elements showing its architectural significance.
2. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction of use of indigenous materials.

The three properties display architectural diversity, specifically in that all three houses are unique as is typical of the district where Roser built houses of various sizes, styles, and materials on purpose to give variety to the appearance of the neighborhood. 801 is an example of the Craftsman style of architecture, 823 is Frame Vernacular and 829 Cottage style. The home at 829 10TH AVE S is the oldest building within the boundaries of the nationally recognized Historic District being built in 1913.

**Community Planning and Development**

1. Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation.
(2) Its character is a geographically definable area possessing a significant concentration or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development

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

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

John Bethel in his “History of Point Pinellas” says that there were seven large Native American mounds grouped along Booker Creek in the late 19th century. Although the district occupies the heart of a large Native American Village site, no above ground features remains. According to Walter Fuller in St. Petersburg and Its People, there “was a large settlement clustered around Booker Creek in the Roser Park area. All of the seven mounds marking this settlement have disappeared.” A historic marker within the district also describes the Natives that contributed to the prehistory of the area.

These three properties are an intact example of a suburban development expanding from the core of St. Petersburg in the beginning of the 20th century. The three together also represent a rich mix of architectural styles as is very characteristic of the district. These homes, which includes the oldest standing building within the boundaries of the nationally recognized historic district, form a definable neighborhood united and adjacent to the home already included in the local designated district.

HISTORICAL CONTEXT

Development of Historic Roser Park

In 1911 when Charles M. Roser began buying land along Booker Creek, this area was on the southern outskirts of St Petersburg just outside the city limits. This area had been settled since the 1890s mainly by small citrus and truck farmers. St. Petersburg’s first real estate boom that lasted from about 1910 to 1916 had a great impact on the south side of St. Petersburg. By the end of the Florida land boom in 1926, the Roser Park neighborhood was well within the city limits and marked the beginning of suburban subdivisions that stretched all the way to Pinellas Point.

Roser Park is a good representative microcosm of early 20th century residential architecture in St. Petersburg. Houses of all the common styles are represented, and they were built of a wide variety of materials and techniques. Roser’s insistence on every house being different from its neighbor, and his striving for unique looking homes, accounts for the great variety of house types in the district.
BIBLIOGRAPHICAL REFERENCES

City of St. Petersburg, property cards

City of St. Petersburg website
National Park Service, United States Department of the Interior, National Register of Historic Places Program.

Straub, William, History of Pinellas County, Florida, 1929

Application to the St. Petersburg Historic Preservation Commission, Roser Park, City of St. Petersburg Planning Department, 1987.

Application to the City of St. Petersburg, Division of Urban Planning, Design, and Historic Preservation, Snell and Hamlett’s North Shore Addition, 2017
HOMEOWNERS AND THEIR ADDRESSES

REDERICKSON, VALERIE
BERNSTEIN, ADAM
801 10TH AVE S
ST. PETERSBURG, FL 33701
valerie@fplpartners.com

CHRISTOPHER FRITZIUS
823 10TH AVE S
ST. PETERSBURG, FL 33701
christopher.fritzius@icloud.com

DAHLSTROEM, ANNA
BJURENLIND, PETER
829 10TH AVE S
ST. PETERSBURG, FL 33701
toni@russellpg.com
The home at 829 Tenth Avenue South (look to your upper right) is the oldest building in the Historic Roser Park District, built in 1915. Its hip roof, side porch, and many windows made it a popular home in the days before air-conditioning. It is interesting to note that Tenth Avenue was originally called Greenwood Avenue after Greenwood Cemetery, which serves as Historic Roser Park community for many years having been established in 1905.

The cemetery is located within our historic district at Ninth Street and Lagrange Avenue, which for a time was known as Eleventh Avenue South.
MAP: Block 7, lots 7-9
APPENDIX C
Public Comment

No public comment has been received as of August 7, 2018.
TO: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

SUBJECT: City File: FLUM-52: A private initiated application requesting amendments to the Future Land Use Map and Official Zoning Map designations for four (4) parcels comprising a combined 4.294-acres located near the St. Petersburg Country Club, Inc. clubhouse within the Lakewood Estates neighborhood. The purpose of the proposed map amendments is to create single-family home sites.

A map and detailed analysis of the request is attached.

REQUEST: (A) ORDINANCE _____-L amending the Future Land Use Map designation from R/OS (Recreation/Open Space) to RL (Residential Low), or other less intensive use, for three parcels identified as “Area A,” “Area B,” and “Area C” in the City Staff Report;

(B) ORDINANCE _____-Z amending the Official Zoning Map designation from NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban), or other less intensive use for three parcels identified as “Area A,” “Area B,” and “Area C” in the City Staff Report;

(C) ORDINANCE _____-L amending the Future Land Use Map designation from R/OS (Recreation/Open Space) to RL (Residential Low), or other less intensive use for one parcel identified as “Area D” in the City Staff Report;

(D) ORDINANCE _____-Z amending the Official Zoning Map designation from NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban), or other less intensive use for one parcel identified as “Area D” in the City Staff Report.

RECOMMENDATION:

Administration: The Administration recommends APPROVAL.

Community Planning & Preservation Commission (CPPC): On August 14, 2018, the CPPC held a public hearing regarding these amendments, and unanimously voted 6 to 0 recommending APPROVAL of three (3) parcels identified in the City Staff Report as Parcels A, B, and C. A fourth parcel, identified as Parcel D, was deferred for additional consideration at the Commission’s September 11, 2018, public hearing. Additional information is forthcoming related to Parcel D and will follow the September 11, 2018, public hearing consideration.
Recommended City Council Action:

1) CONDUCT the first reading of the proposed ordinances; and,
2) SET the second reading and adoption public hearing for September 20, 2018.

Attachments: Ordinances (4), 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 FUTURE LAND USE MAP DESIGNATION FOR THREE PARCELS OF PROPERTY LOCATED NEAR THE ST. PETERSBURG COUNTRY CLUB, INC. CLUBHOUSE WITHIN THE LAKEWOOD ESTATES NEIGHBORHOOD, FROM R/OS (RECREATION/OPEN SPACE) TO RL (RESIDENTIAL LOW); 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

That portion of property currently identified on “Attachment A.”

That portion of property currently identified as “Parcel A,” on “Attachment B.”

That portion of property currently identified as “Parcel B,” on “Attachment B.”

Land Use Category

From: R/OS (Recreation/Open Space)

To: RL (Residential Low)
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-52 (Land Use)

Elizabeth Abernathy
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
DATE
8-24-18

ASSISTANT CITY ATTORNEY
DATE
8-24-18
A portion of TRACT XII, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of compound curve located on the South right of way line of Green Way South, said point being the Northerly most change in direction on the boundary of said Tract XII as a POINT OF REFERENCE; thence 24.86 feet along said right of way and the arc of a curve to the right, concave to the Southwest, having a radius of 20.00 feet, central angle of 71°12'54", chord bearing S53°38'15"E, and chord length of 23.29 feet, to a point on the East line of said Tract XII, also being the West right of way of Fairway Avenue South, and a point of compound curve; thence 177.30 feet along said right of way and the arc of a curve to the right, concave to the West, having a radius of 431.95 feet, central angle of 23°31'05", chord bearing S06°16'16"E, and chord length of 176.06 feet to the POINT OF BEGINNING; thence continue along said East line, 294.36 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 431.95 feet, central angle of 39°02'44", chord bearing S25°00'39"W, and chord length of 288.70 feet to a point of compound curve; thence 31.81 feet along the arc of a curve to the right, concave to the North, having a radius of 20.00 feet, central angle of 91°07'35", chord bearing N89°54'12"W, and chord length of 28.56 feet to a point on the South line of said Tract XII, also being the North right of way of Catalonia Way South, and a point of reverse curve; thence along said South line, 251.96 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 525.00 feet, central angle of 27°29'50", chord bearing N58°05'20"W, and chord length of 249.55 feet; thence departing said South line, N18°09'45"E, 88.70 feet; thence S85°30'40"E, 202.50 feet; thence N22°46'24"E, 77.15 feet; thence S84°30'44"E, 103.53 feet, to the POINT OF BEGINNING.

Containing 53,856 square feet (1.236 acres) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.

2. NOT A BOUNDARY SURVEY.

3. Basis of Bearings: SS3°38'15"E along the chord of a curve located at the Northeastern corner of TRACT XII, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".

4. This sketch is made without the benefit of a title report or commitment for title insurance.

5. This map intended to be displayed at a scale of 1" = 100'.

6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.

7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
CURVE TABLE

<table>
<thead>
<tr>
<th>CURVE #</th>
<th>LENGTH</th>
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</table>

George F. Young, Inc.
290 5TH STREET, N.W., ST. PETERSBURG, FLORIDA 33710
PHONE (727) 422-3317 FAX (727) 422-2919
BUSINESS ENTRY 751
CIVIL & TRANSPORTATION ENGINEERING GEOLOGY LANDSCAPE ARCHITECTURE PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING
GAINESVILLE HAMPTON FORT MYERS BONITA SPRINGS BEACONSFIELD, ST. PETERSBURG TAMPA

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

FIVE LOT CONCEPT
DESCRIPTION AND SKETCH
SECTION 1, TOWNSHIP 32S., RANGE 18E.

JOB NO. 120163025
PLOTTED: 4/19/2013 1:43 PM LOGO: Kyle, Greg

FILE: L:\Project\win\2016\3025\xlsx\201603025.xlsx

SEEN SHEET ONE OF TWO FOR SIGNATURE, SEAL, DESCRIPTION, LEGEND AND NOTES
**LEGAL DESCRIPTION**

**PARCEL A**

A portion of TRACT V, LAKewood ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 23, Page 65, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of reverse curve located on the Westerly right of way line of Alcazar Way South, said point being the Easterly most change in direction on the boundary of said Tract V as a POINT OF REFERENCE; thence along the East line of said Tract V, also being the Westerly right of way of Alcazar Way South, the following two (2) courses; (1) 44.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 642.00 feet, central angle of 03°55'43", chord bearing S15°28'29"W, and chord length of 44.01 feet to a point of reverse curve; (2) 338.82 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 05°07’57”, chord bearing S16°04’37"W, and chord length of 338.71 to the POINT OF BEGINNING; thence continue along said East line, 200.08 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 03°01’51”, chord bearing S20°09’31"W, and chord length of 200.05 feet; thence departing said East line, N68°19’34”W, 103.00 feet to a point on a curve; thence 156.20 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3679.34 feet; central angle of 02°25’57”, chord bearing N20°27’28”E, and chord length of 156.19 feet; thence N88°13’20”E, 110.12 feet to the POINT OF BEGINNING.

Containing 18,349 square feet (0.421 acre) more or less.

**PARCEL B**

From a point of reverse curve located on the West right of way line of Alcazar Way South, said point being the Easterly most change in direction on the boundary of said Tract V as a POINT OF REFERENCE; thence along the East line of said Tract V, also being the Westerly right of way of Alcazar Way South, the following two (2) courses; (1) 44.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 642.00 feet, central angle of 03°55’43”, chord bearing S15°28’29”W, and chord length of 44.01 feet to a point of reverse curve; (2) 853.22 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 12°55’29”, chord bearing S19°58’22”W, and chord length of 851.61 to the POINT OF BEGINNING; thence continue along said East line, the following two (2) courses; (1) 103.29 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 01°33’53”, chord bearing S27°31’03”W, and chord length of 103.29 feet to a point of compound curve; (2) 247.42 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3243.00 feet, central angle of 04°22’17”, chord bearing S30°11’08”W, and chord length of 247.36 feet; thence departing said East line, N57°37’43”W, 103.00 feet to a point on a curve; thence 239.56 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3140.00 feet; central angle of 04°22’17”, chord bearing N30°11’08”E, and chord length of 239.50 feet to a point of compound curve; thence 100.48 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3679.34 feet; central angle of 01°33’53”, chord bearing N27°13’04”E, and chord length of 100.48 feet; thence S63°33’53”E, 103.00 feet to the POINT OF BEGINNING.

Containing 35,574 square feet (0.817 acre) more or less.

**NOTES**

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S15°28’29”W along the chord of a curve located on the East line of TRACT V, LAKewood ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 120'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

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**LEGAL**

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<td>R/W</td>
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</table>

**PREPARED FOR:**

**ST. PETERSBURG COUNTRY CLUB**

**SIX LOT CONCEPT DESCRIPTION AND SKETCH**

**SECTION 1, TOWNSHIP 32 SOUTH, RANGE 16 EAST**

**George F. Young, Inc.**

720 6TH STREET NORTH, STE 200, ST. PETERSBURG, FLORIDA 33701

PHONE (727) 822-8317 FAX (727) 822-2819

BUSINESS ENTITY (LE) CIVIL & TRANSPORTATION ENGINEERING | TECHNOLOGIES | LANDSCAPE ARCHITECTURE | PLANNING & SURVEYING | SUBSURFACE UTILITY ENGINEERING

GANDERVILLE-LAKWOOD RANCH-OAKLAND-PALM BEACH (ST. PETERSBURG-TAMPA)
ORDINANCE NO. ___-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE ZONING FOR THREE PARCELS OF PROPERTY LOCATED NEAR THE ST. PETERSBURG COUNTRY CLUB, INC. CLUBHOUSE WITHIN THE LAKEWOOD ESTATES NEIGHBORHOOD, FROM NSE (NEIGHBORHOOD SUBURBAN ESTATE) TO NS-2 (NEIGHBORHOOD SUBURBAN); 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

That portion of property currently identified on “Attachment A.”
That portion of property currently identified as “Parcel A,” on “Attachment B.”
That portion of property currently identified as “Parcel B,” on “Attachment B.”

District

From: NSE (Neighborhood Suburban Estate)
To: NS-2 (Neighborhood Suburban)

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-52 (Zoning)

PLANNING & DEVELOPMENT SERVICES DEPARTMENT DATE 8-24-18

ASSISTANT CITY ATTORNEY DATE 8-24-18
LEGAL DESCRIPTION

A portion of TRACT XII, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of compound curve located on the South right of way line of Green Way South, said point being the Northerly most change in direction on the boundary of said Tract XII as a POINT OF REFERENCE; thence 24.86 feet along said right of way and the arc of a curve to the right, concave to the Southwest, having a radius of 20.00 feet, central angle of 71°12'54", chord bearing S53°38'15"E, and chord length of 23.29 feet, to a point on the East line of said Tract XII, also being the West right of way of Fairway Avenue South, and a point of compound curve; thence 177.30 feet along said right of way and the arc of a curve to the right, concave to the West, having a radius of 431.95 feet, central angle of 23°31'05", chord bearing S06°16'16"E, and chord length of 176.06 feet to the POINT OF BEGINNING; thence continue along said East line, 294.36 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 431.95 feet, central angle of 39°02'44", chord bearing S25°00'38"W, and chord length of 288.70 feet to a point of compound curve; thence 31.81 feet along the arc of a curve to the right, concave to the North, having a radius of 20.00 feet, central angle of 91°07'35", chord bearing N89°54'12"W, and chord length of 28.56 feet to a point on the South line of said Tract XII, also being the North right of way of Catalonia Way South, and a point of reverse curve; thence along said South line, 251.96 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 525.00 feet, central angle of 27°29'50", chord bearing N58°05'20"W, and chord length of 249.55 feet; thence departing said South line, N18°09'45"E, 88.70 feet; thence S85°30'40"E, 202.50 feet; thence N22°46'24"E, 77.15 feet; thence S84°30'44"E, 103.53 feet, to the POINT OF BEGINNING.

Containing 53,856 square feet (1.236 acres) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S53°38'15"E along the chord of a curve located at the Northeasterly corner of TRACT XII, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 100'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
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<td>27°29'50&quot;</td>
<td>N58°05'20&quot;W</td>
<td>249.55</td>
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</table>
LEGAL DESCRIPTION

PARCEL "A"
A portion of TRACT V, LAKWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 29 Page 55, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of reverse curve located on the Westerly right of way line of Alcazar Way South, said point being the Easterly most change in direction on the boundary of said Tract V as a POINT OF REFERENCE, thence along the East line of said Tract V, also being the Westerly right of way of Alcazar Way South, the following two (2) courses; (1) 44.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 642.00 feet, central angle of 03°55'43", chord bearing S15°28'29"W, and chord length of 44.01 feet to a point of reverse curve; (2) 338.82 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 05°07'57", chord bearing S16°04'37"W, and chord length of 338.71 to the POINT OF BEGINNING; thence continue along said East line, 200.08 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 03°01'51", chord bearing S20°09'31"W, and chord length of 200.05 feet; thence departing said East line, N68°19'34"W, 103.00 feet to a point on a curve; thence 156.20 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3679.34 feet; central angle of 02°25'57", chord bearing N20°27'28"E, and chord length of 156.19 feet; thence N88°13'20"E, 110.12 feet to the POINT OF BEGINNING.

Containing 18,349 square feet (0.421 acre) more or less.

TOGETHER WITH:

PARCEL "B"
From a point of reverse curve located on the West right of way line of Alcazar Way South, said point being the Easterly most change in direction on the boundary of said Tract V as a POINT OF REFERENCE, thence along the East line of said Tract V, also being the Westerly right of way of Alcazar Way South, the following two (2) courses; (1) 44.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 642.00 feet, central angle of 03°55'43", chord bearing S15°28'29"W, and chord length of 44.01 feet to a point of reverse curve; (2) 853.22 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 12°55'29", chord bearing S19°58'22"W, and chord length of 851.41 to the POINT OF BEGINNING; thence continue along said East line, the following two (2) courses; (1) 103.29 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 01°33'53", chord bearing S27°13'03"W, and chord length of 103.29 feet to a point of compound curve; (2) 247.42 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3243.00 feet, central angle of 04°22'17", chord bearing S30°11'08"W, and chord length of 247.36 feet; thence departing said East line, N57°37'43"W, 103.00 feet to a point on a curve; thence 239.56 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3140.00 feet; central angle of 04°22'17", chord bearing N30°11'08"E, and chord length of 239.50 feet to a point of compound curve; thence 100.48 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3679.34 feet; central angle of 01°33'53", chord bearing N27°13'04"E, and chord length of 100.48 feet; thence S6°33'53"E, 103.00 feet to the POINT OF BEGINNING.

Containing 35,574 square feet (0.817 acre) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S15°28'29"W along the chord of a curve located on the East line of TRACT V, LAKewood ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 120'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

SIX LOT CONCEPT DESCRIPTION AND SKETCH
SECTION 1, TOWNSHIP 32 S, RANGE 16 E.

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 222-4317 FAX (727) 222-3918
BUSINESS ENTITY LIC.
CIVIL & TRANSPORTATION ENGINEERING ECOLOGY LANDSCAPE ARCHITECTURE PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING
GAINESVILLE-LAKWOOD RANCH BROOKSVILLE BEACH ST. PETERSBURG-TAMPA

 job no.
120163025E
sheet no.
1 of 2
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 FUTURE LAND USE MAP DESIGNATION FOR ONE PARCEL OF PROPERTY LOCATED NEAR THE ST. PETERSBURG COUNTRY CLUB, INC. CLUBHOUSE WITHIN THE LAKEWOOD ESTATES NEIGHBORHOOD, FROM R/OS (RECREATION/OPEN SPACE) TO RL (RESIDENTIAL LOW); 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:

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<thead>
<tr>
<th>Property</th>
<th>Land Use Category</th>
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<td>That portion of property currently identified on “Attachment A.”</td>
<td>R/OS (Recreation/Open Space)</td>
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<tr>
<td>To: R/OS (Recreation/Open Space)</td>
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</tr>
<tr>
<td>To: RL (Residential Low)</td>
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</tr>
</tbody>
</table>

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-52 (Land Use)

[Signatures]

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

ASSISTANT CITY ATTORNEY
LEGAL DESCRIPTION

A portion of TRACT III, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of compound curve located on the South right of way line of Alcazar Way South, said point being the Northerly most change in direction on the boundary of said Tract III as a POINT OF REFERENCE; thence 29.19 feet along said right of way and the arc of a curve to the right, concave to the South, having a radius of 20.00 feet, central angle of 83°38'08", chord bearing S77°05'57"E, and chord length of 26.67 feet, to a point on the Easterly line of said Tract III, also being the Westerly right of way of Country Club Way South, and a point of compound curve; thence along the Easterly line of said TRACT III, 272.30 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 8051.02 feet, central angle of 01°56'16", chord bearing S34°18'44"E, and chord length of 272.29 feet, to the POINT OF BEGINNING; thence continue along said Easterly line, the following two (2) courses; (1) 405.59 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 8051.02 feet, central angle of 02°53'11", chord bearing S31°54'01"E, and chord length of 405.55 feet to a point of reverse curve; (2) 355.24 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 4580.56 feet, central angle of 04°26'37", chord bearing S32°40'44"E, and chord length of 355.15 feet; thence departing said Easterly line, S55°05'58"W, 104.00 feet to a point on a curve; thence 363.31 feet along the arc of a curve to the right, concave to the Northeast, having a radius of 4684.56 feet; central angle of 04°26'37", chord bearing N32°40'43"W, and chord length of 363.22 feet to a point of reverse curve; thence 400.35 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 7947.02 feet, central angle of 02°53'11", chord bearing N31°54'01"W, and chord length of 400.31 feet; thence N56°39'24"E, 104.00 feet to the POINT OF BEGINNING.

Containing 79,274 square feet (1.820 acres) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S77°05'57"E along the chord of a curve located at the Northeasterly corner of TRACT III, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 100'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

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<tr>
<th>AVE</th>
<th>Avenue</th>
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<tr>
<td>LB</td>
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<td>PSM</td>
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<td>R/W</td>
<td>Right of Way</td>
</tr>
</tbody>
</table>

George F. Young, Inc.
20150 I-4 East, Suite 200
Tampa, FL 33608
Phone (813) 241-3275
Fax (813) 241-3276
www.georgeyounginc.com

Civil & Transportation Engineering - Geology - Land Surveying - Landscape Architecture - WSCE - CGC#0127790

Since 1911

Since 1911

Since 1911
ORDINANCE NO. ___-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE ZONING FOR ONE PARCEL OF PROPERTY LOCATED NEAR THE ST. PETERSBURG COUNTRY CLUB, INC. CLUBHOUSE WITHIN THE LAKEWOOD ESTATES NEIGHBORHOOD, FROM NSE (NEIGHBORHOOD SUBURBAN ESTATE) TO NS-2 (NEIGHBORHOOD SUBURBAN); 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:

<table>
<thead>
<tr>
<th>Property</th>
<th>District</th>
</tr>
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<tbody>
<tr>
<td>That portion of property currently identified on “Attachment A.”</td>
<td>From: NSE (Neighborhood Suburban Estate)</td>
</tr>
<tr>
<td></td>
<td>To: NS-2 (Neighborhood Suburban)</td>
</tr>
</tbody>
</table>

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-52 (Zoning)

PLANNING & DEVELOPMENT SERVICES DEPARTMENT DATE

ASSISTANT CITY ATTORNEY DATE
LEGAL DESCRIPTION

A portion of TRACT III, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of compound curve located on the South right of way line of Alcazar Way South, said point being the Northerly most change in direction on the boundary of said Tract III as a POINT OF REFERENCE; thence 29.19 feet along said right of way and the arc of a curve to the right, concave to the South, having a radius of 20.00 feet, central angle of 83°38'08", chord bearing S77°05'57"E, and chord length of 26.57 feet, to a point on the Easterly line of said Tract III, also being the Westerly right of way of Country Club Way South, and a point of compound curve; thence along the Easterly line of said TrACT III, 272.30 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 8051.02 feet, central angle of 01°56'16", chord bearing S34°18'44"E, and chord length of 272.29 feet, to the POINT OF BEGINNING; thence continue along said Easterly line, the following two (2) courses: (1) 405.59 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 8051.02 feet, central angle of 02°53'11", chord bearing S31°54'01"E, and chord length of 405.55 feet to a point of reverse curve; (2) 355.24 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 4580.56 feet, central angle of 04°26'37", chord bearing S32°40'43"W, and chord length of 355.15 feet; thence departing said Easterly line, S55°05'58"W, 104.00 feet to a point on a curve; thence 363.31 feet along the arc of a curve to the right, concave to the Northeast, having a radius of 4684.56 feet; central angle of 04°26'37", chord bearing N32°40'43"W, and chord length of 363.22 feet to a point of reverse curve; thence 400.35 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 7947.02 feet, central angle of 02°53'11", chord bearing N31°54'01"W, and chord length of 400.31 feet; thence N56°39'24"E, 104.00 feet to the POINT OF BEGINNING.

Containing 79,274 square feet (1.820 acres) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S77°05'57"E along the chord of a curve located at the Northeast corner of TRACT III, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 100'.
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7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

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</tr>
<tr>
<td>R/W</td>
<td>Right of Way</td>
</tr>
</tbody>
</table>

PLOTTED: 4/19/2016 1:34 PM
LOCATE: Klinke, Greg

ST. PETERSBURG COUNTRY CLUB

George F. Young, Inc.
299 Dr. Martin Luther King Jr. Street, St. Petersburg, Florida 33701
PHONE (727) 822-4317 FAX (727) 822-2819
BUSINESS ENTITY LLC
CIVIL & TRANSPORTATION ENGINEERING (ECOLOGIST) LANDSCAPE ARCHITECTURE
PLANNED SURVEYING SUBSURFACE, UTILITY ENGINEERING
GAINESVILLE, LAKEWOOD, ORLANDO, PALM BEACH, ST. PETERSBURG, TAMPA

JOB NO. 120163025E
SHEET NO 1 of 2
PLOT 19/19/2016 1:34 PM
DESCRIPTION NINE LOT CONCEPT DESCRIPTION AND SKETCH
SECTION 1, TOWNSHIP 32 S, RANGE 16 E

INITIALS DATE
CATHY B. WOODS 85/4/13/16
大战 4/16/16/16
FIELD BOOK FIELD DATE
308030 PSM LS 6257 APRIL 18, 2018
A. S. P. A. Since 1910

 tội
Staff Report to the St. Petersburg Community Planning and Preservation Commission
Prepared by the Planning & Development Services Department,
Urban Planning & Historic Preservation Division
For Public Hearing and Executive Action on August 14, 2018
at 2:00 p.m., in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

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

City File: FLUM-52

This is a private application requesting the following:

Amend the Future Land Use Map:
- From R/OS (Recreation/Open Space) to RL (Residential Low), or other less intensive use

Amend the Official Zoning Map:
- From NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban), or other less intensive use

The purpose of this proposed map amendment is to create single-family home sites located along fairway nos. 9, 10, and 18, as demonstrated on the attached map.

<table>
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<tr>
<th>CONTENTS</th>
<th>Page</th>
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<td>Applicant Information</td>
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<td>Site Description</td>
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</tr>
<tr>
<td>Zoning History</td>
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<tr>
<td>Staff Analysis</td>
<td>4</td>
</tr>
<tr>
<td>Relevant Considerations</td>
<td>6</td>
</tr>
<tr>
<td>Attachments</td>
<td>11</td>
</tr>
</tbody>
</table>
APPLICANT INFORMATION

APPLICANT/OWNER: St. Petersburg Country Club, Inc.
2000 Country Club Way So.
St. Petersburg Florida 33712-4109

AGENT: R. Donald Mastry
200 Central Avenue, Suite 1600
St. Petersburg, Florida 33701

SITE DESCRIPTION

Street Address: Multiple sites
Parcel ID Number: (Portion of parcel) 35-31-16-49356-000-0010
General Description: Area A: 1.236 acres, Fairway No. 9
Area B: 0.421 acres, Fairway No. 10
Area C: 0.817 acres, Fairway No. 10
Area D: 1.820 acres, Fairway No. 18
Acreage: Approximately 4.3-acres, combined
Zoning: NSE (Neighborhood Suburban Estate)
Future Land Use: R/OS (Recreation / Open Space)
Countywide Plan Map: R/OS (Recreation / Open Space)
Existing Use: The subject areas currently exist as open, green space along the perimeter of
fairway nos. 9, 10, and 18.
Surrounding Uses: The subject area is surrounded by support facilities for the golf course,
existing single-family residences, and Boyd Hill Nature Preserve.
Neighborhood Assoc.: Lakewood Estates Civic Association
Judy Ellis, President
No Neighborhood Plan

ZONING HISTORY

The NSE (Neighborhood Suburban Estate) zoning designation at each location has been in place since
September 2007, following implementation of the City’s Vision 2020 Plan, the City-wide rezoning and
update of City Code, Chapter 16, Land Development Regulations (LDRs). The zoning at each location
was historically single-family residential, as each location was previously zoned RS-100. The Future
Land Use Map designation has been Recreation/Open Space since 1989.

Similar requests were approved in 2007 (Application No. PC-708) and 2013 (Application No. FLUM 17).
Development Potential

Area A: Fairway No. 9, 53,856 square feet or 1.236 acres:

- **Current Zoning.** Providing all other district regulations are met, the development potential for the subject area shall not exceed one (1) single-family house plus one accessory dwelling unit. Non-residential development shall not exceed a floor area ratio of 0.20 or approximately 10,768 square feet.

- **Proposed Zoning.** Providing all other district regulations are met, the development potential of the subject area shall not exceed six (6) single-family houses. Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 16,156 square feet.

Area B: Fairway No. 10, 18,349 square feet or 0.421 acres:

- **Current Zoning.** The development potential for the subject area is zero (0) dwelling units and zero non-residential square footage. The proposed parcel does not meet the minimum lot requirement of 43,560 square feet or 1.0 acre.

- **Proposed Zoning.** Providing all other district regulations are met, the development potential of the subject area shall not exceed two (2) single-family houses. Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 5,505 square feet.

Area C: Fairway No. 10, 35,574 square feet or 0.817 acres:

- **Current Zoning.** The development potential for the subject area is zero (0) dwelling units and zero non-residential square footage. The proposed parcel does not meet the minimum lot requirement of 43,560 square feet or 1.0 acre.

- **Proposed Zoning.** Providing all other district regulations are met, the development potential of the subject area shall not exceed four (4) single-family houses. Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 10,672 square feet.

Area D: Fairway No. 18, 79,274 square feet or 1.820 acres:

- **Current Zoning.** Providing all other district regulations are met, the development potential for the subject area shall not exceed one (1) single-family house plus one accessory dwelling unit. Non-residential development shall not exceed a floor area ratio of 0.20 or approximately 15,855 square feet.

- **Proposed Zoning.** Providing all other district regulations are met, the development potential of the subject area shall not exceed nine (9) single-family houses. Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 23,782 square feet.
The primary issues associated with this private-initiated application are consistency and compatibility of the requested designations with the established land use and zoning patterns and provision of adequate public services and facilities.

As previously stated, this request is to amend the Future Land Use Map designation from R/OS (Recreation/Open Space) to RL (Residential Low) and the Official Zoning Map designation from NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban). The applicant has indicated that the subject area is to be subdivided into individual lots for the construction of single-family houses.

Generally, the R/OS (Recreation/Open Space) future land use designation is reserved for, and assigned to, open space, parks and recreation facilities (golf courses and recreation centers) that may be publicly- or privately-owned.

The RL (Residential Low) future land use designation is reserved for, and assigned to, low density residential areas such as Lakewood, Pinellas Point, Maximo, and Park Street locations. Maximum residential density is limited to five (5) units per acre.

The Neighborhood Suburban (NS) zoning districts are reserved for, and assigned to, single-family residential neighborhoods of the suburban-style that is often characterized by single use development, horizontally-oriented architecture, front loading driveways and garages, relatively large lots and wide residential streets. The existing NSE (Neighborhood Suburban Estate) designation is the least dense of all the zoning districts permitting residential development, which is why the NSE designation is typically applied to all R/OS (Recreation/Open Space) parcels in the City. The proposed NS-2 (Neighborhood Suburban) designation permits a slightly higher density, but is consistent with the balance of the Lakewood Neighborhood that is similarly zoned NS-2 (Neighborhood Suburban).

The Lakewood Neighborhood is uniquely defined with a golf course meandering throughout the neighborhood subdivision. Parcels in this area were originally platted as early as the 1920s with the majority of development occurring in the 1950s. While the applicant’s request will reduce the size of the golf course property by 4.3 acres, this amendment will not negatively impact the single family character of the surrounding neighborhood.

### Consistency and Compatibility

City staff has concluded that this request is consistent with the City’s Comprehensive Plan, including:

- **Policy LU3.6** which states that land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated. The established character of the surrounding area is low-density, single-family residential development designated NS-2 (Neighborhood Suburban).

- Other applicable policies are outlined on page 6 of this staff report.
Archaeological Survey

A portion of “Area D” is an identified archaeological site. Originally surveyed in December 1986, a Florida Master Site File, Archaeological Site Form was filed with the State of Florida and recorded as 8Pi1208, Lake Maggiore. The archaeologist noted that the site was severely disturbed / destroyed. For this reason, the site is classified as a Sensitivity Level 3 archaeological site, meaning it is not eligible for landmark designation and includes no unique conditions or requirements for development.

LEVEL OF SERVICE (LOS) IMPACT

The Level of Service (LOS) impact section of this report concludes that the proposed rezoning will not alter the City’s population or the population density pattern or have a negative effect upon the 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 the requested Plan change and rezoning does not guarantee that the subject property will meet the requirements of concurrency at the time development permits are requested. 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

As of this writing, City staff has received five (5) telephone calls, including three (3) who have subsequently requested to be registered opponents:

1. Enita “Nina” Berkheiser, 2231 Desoto Way So.
2. Philip Garrett, 3029 35th Terrace So.
3. Helen Simon, 2120 Coronado Way So.

RECOMMENDATION

Staff recommends APPROVAL on the basis that the request is consistent with the goals, objectives, and policies of the City's Comprehensive Plan, subject to the following condition(s):

Amend the Future Land Use Map:

• From R/OS (Recreation / Open Space) to RL (Residential Low), or other less intensive use

Amend the Official Zoning Map:

• From NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban), or other less intensive use
a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.

The following objectives and policies from the Land Use Element and Transportation Element 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.

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

**LU2.5**
The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

**LU3.1.A.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. An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.

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

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

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

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

**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.
R3.1 Encourage the private sector to continue to provide recreational and cultural facilities and programs.

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.

There are no 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.

Based solely on land area, the difference in residential development potential is 19 dwelling units, thus the proposed changes will not significantly alter the City's population or the population density pattern and thereby impact residential dwelling units and/or public schools. Students are assigned to schools based on large concurrency service areas that contain a number of schools. Student capacities and enrollment are calculated and maintained based on these attendance areas. According to the most recent school district data, there is sufficient capacity for the school population in public schools in the City. All attendance areas are operating within the proposed level of service standard.

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

The following analysis indicates that the proposed change will not have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Should the requested land use change and rezoning for the subject 4.3 acres 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 government's water supply needs. The City's current potable water demand is approximately 28.4 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 80 gallons per capita per day. Therefore, there is excess water capacity to serve the amendment area.

WASTEWATER

The subject areas are served by the Southwest Water Reclamation Facility, which presently has excess average day capacity estimated to be 0.22 million gallons per day (MGD). The estimate is based on a permit capacity of 20 MGD and a calendar year 2016 daily average flow of 19.78 MGD. Therefore, there is excess average daily sanitary sewer capacity to serve the amendment area.
SOLID WASTE

Solid waste collection is the responsibility of the City. Approval of this request will not affect the City’s ability to provide collection services. 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 930,750 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. Thus, there is excess solid waste capacity to serve the amendment area.

TRAFFIC

The subject areas have access to Country Club Way South and Fairway Avenue South, both of which are neighborhood collector roads maintained by the City of St. Petersburg. When exiting the Lakewood Neighborhood, these two roads connect to 31st Street South and Dr. Martin Luther King Jr. Street South. According to the Forward Pinellas 2017 Level of Service Report, the level of service (LOS) for 31st Street South is “C”; the volume-capacity ratio for this road segment is 0.684, so there is spare capacity to accommodate new trips. The LOS for Dr. Martin Luther King Jr. Street South is “C”; the volume-capacity ratio for this road segment is 0.385, so there is spare capacity to accommodate new trips.

The statutory provisions for transportation concurrency were rescinded in 2011. In the absence of state imposed transportation concurrency management requirements, the Pinellas County Metropolitan Planning Organization (MPO) authorized a multi-jurisdictional task force to develop a countywide approach to manage the transportation impacts associated with development or redevelopment projects through local site plan review processes. The task force created the Pinellas County Mobility Plan, which was adopted by the MPO in September 2013, and called for the renaming the Transportation Impact Fee Ordinance as the Multimodal Impact Fee Ordinance, which became effective on May 1, 2016. On March 3, 2016 the St. Petersburg City Council approved amendments to the Future Land Use, Transportation, Capital Improvements and Intergovernmental Coordination elements of the Comprehensive Plan in order to ensure consistency with the countywide approach to managing transportation impacts associated with development or redevelopment projects.

Policy T3.1 in the Transportation Element, which previously identified the LOS “D” standard for major roads in St. Petersburg, was revised to include policies that pertain to the implementation of the Pinellas County Mobility Management System. Transportation management plans, and in some cases traffic studies, are required for large development projects (51 new peak hour trips or more) that impact deficient roads, which are defined countywide as major roads operating at peak hour LOS “E” and “F” and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years. The proposed rezoning is not located on a deficient road, so a transportation management plan or traffic study would not be required for a land development project on the subject areas.
MASS TRANSIT

The Citywide LOS for mass transit will not be affected. The subject areas are not located within 1/4 mile of an existing transit route. The closest PSTA local transit service is Route 20 providing service along Dr. Martin Luther King Jr. Street South with 60-minute headways.

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 noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT

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

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

Upon application for site plan review or development permits, a full review will be conducted through the City's Engineering Department, Development Review Services Division, and Construction Services and Permitting Division 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.

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

The applicant is proposing redevelopment of the subject areas for single-family houses, a land use that is consistent with existing, surrounding properties.

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

The proposed NS-2 and RL categories are contiguous with the same existing categories adjacent to the subject areas.

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

Existing district boundaries are logically drawn to reflect the existing, recreational purpose of the subject areas.
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 areas are not located in the 100-year flood plain, Hurricane Evacuation Zone, or Coastal High Hazard Area.

k. Other pertinent facts. None.
EXISTING SURROUNDING USES

CITY FILE

FLUM-52

SCALE: 1" = 375'

SUBJECT AREA
EXISTING ZONING

CITY FILE
FLUM-52

From: NSE
( Neighborhood Suburban Estate )

To: NS-2
( Neighborhood Suburban-2 )

SCALE: 1" = 375'

SUBJECT AREA
Dear Derek,

Thank you so much for your great explanation of this process!!!

This email is to register my opposition to the rezoning request of the 4.3 acres combined, portion of 35-31-16-49356-000-0010. The proposal is to rezone the area from NSE to NS-2 and amend the future land use map from R/OS to RL.

Lakewoods charm has always been its green space and we would like to keep it that way. Taking away green space to develop additional house will increase density and bring additional traffic to our narrow roads.

Thank you again for your time.

Warm regards,

_Enita_

Enita
P. Berkheiser

2231 Desoto Way S

St. Petersberg, FL 33712
ATTACHMENT C

ARCHAEOLOGICAL SITE FORM
**FLORIDA MASTER SITE FILE**

**ARCHAEOLOGICAL SITE FORM**

- **SITE NUMBER**: 8P11208
- **COUNTY**: Pinellas
- **SITE NAME**: Lake Maggiore
- **USGS QUAD**: Passegrille Beach

**NOTE:** Please attach an 8 1/2” x 11” copy of the appropriate portion of the above map, with site location indicated.

**TOWNSHIP/RANGE/SECTION:**

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<thead>
<tr>
<th>Township</th>
<th>Range</th>
<th>Section</th>
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</thead>
<tbody>
<tr>
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<td>16E</td>
<td>1</td>
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</tbody>
</table>

**NOTE:**

- The figure to the left represents a regular section (1 square mile); please indicate the location of your site by placing an X in the appropriate portion of the section.
- If the section is irregular or part of a land grant, please check below and disregard above instructions.
  - Irregular section
  - Land grant

**ADDRESS**

- **PROJECT NAME**: Piper Archaeological Research, Inc. P. O. Box 919, St. Petersburg, FL 33731
- **PROJECT NAME**: City of St. Petersburg Survey

**TYPE OF SITE** (check one or more as appropriate):

- Indeterminate
- Single artifact
- Artifact scatter
- Lithic scatter
- Midden(s)
- Shell midden(s)
- Shell works
- Mound(s)
- Burial mound(s)
- Platform/temple mound(s)
- Canal
- Canoe
- Prehistoric earthworks
- Prehistoric cemetery
- Mission
- Historic refuse
- Historic earthworks
- Shell ring
- Redeposited
- House/homestead
- Military
- Historic cemetery

**FRESH WATER SOURCE**

- Unnamed creek

**DISTANCE TO WATER**

- 30 m SE

**LOCAL VEGETATION**

- Pine, oak, palmetto

**TOPOGRAPHICAL SETTING**

- Ridge slope

**PRESENT LAND USE**

- Golf course

**LOCAL INFORMANT** (Inc. private collections)

- John Baker
- Address: 6211 4th Ave. So., St. Petersburg, FL

**SURVEY DATE**

- 12/86

**OTHER MASTER SITE FILE NUMBERS**

- [ ]

**RECORDER(S) (list principal investigator first)**

- Robert J. Austin

**ADDRESS**

- Piper Archaeological Research, Inc. P. O. Box 919, St. Petersburg, FL 33731

**NATIONAL REGISTER:**

- Listed
- [ ] Date
- Determined Eligible
- [ ] Date
- Determined Not Eligible
- [ ] Date
- Unaccessed
**THREATS TO SITE:**
- zoning
- development
- deterioration
- borrowing

**REMARKS:**
- preservation recommended
- severely disturbed/depleted

**REPOSITORY**
Baker Collection

**BIBLIOGRAPHIC DATA**
- Transportation of soil
- Offshore dredging
- Logging
- Vandalism
- Phosphate mining
- Agriculture/plowing
- Recreation

**NOTE:** Cite any reports referring specifically to this site. General background material need not be cited. Use Florida Anthropologist format.

**CULTURAL CLASSIFICATION**
- Prehistoric Aboriginal

**CULTURAL PERIOD**
Unknown

**ARTIFACTS (Check as many as apply):**
- aboriginal ceramics
- nonaboriginal ceramics
- lithics
- worked bone
- human bone/urn(s)
- animal bone/urned bone
- shell food remains
- worked shell
- plant remains
- wood
- metal
- Precious metal/coin(s)
- glass
- brick/brick materials
- Other human remains (e.g., hair)
- leather
- pollen
- Misc. historic (please list)
- Misc. prehistoric (please list)

**DIAGNOSTIC ARTIFACTS**
None

**SITE SIZE (approx acreage)**
Unknown

**SITE SIZE (est in sq meters)**
Unknown

**DEPTH OF CULTURAL DEPOSIT**
- (if known)
Unknown

**SITE DISTURBANCES**
- bioturbation
- erosion
- mining/borrow pit
- agricultural
- residential/commercial
- Dredging/ditching
- site looting
- forest preparation or harvesting
- fill
- road construction

**DEGREE OF SITE DESTRUCTION**
- relatively undisturbed
- moderate
- major

**TYPE OF INVESTIGATION**
- Surface collection by informant
- Shovel test
- Extensive excavation
- Test excavation
- unknown

**COLLECTION STRATEGY**
- General
- Selective
- Controlled
- None by recorder

**ELEVATION**
- Meters
  - Max 3.7
  - Min 3.1
- Feet
  - Max 12
  - Min 10

**OPTIONAL NARRATIVE DESCRIPTION**
(If there is no published report, provide a short description of the site on a separate sheet.)

**OPTIONAL PHOTOGRAPHS OR SKETCHES OF DIAGNOSTIC OR UNIQUE ARTIFACTS**
(Please attach separate sheet(s).)

**FORM PREPARED BY**
Robert J. Austin
Piper Archaeological Research, P. O. Box 919, St. Petersburg, FL 33733

**AFFILIATION**
(If there is no published report, provide a short description of the site on a separate sheet.)

2/25/87
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.

### GENERAL INFORMATION

**APPLICATION**
- Date of Submittal:
- Street Address:
- Parcel ID or Tract Number: 35-31-1649356-000-0010
- Zoning Classification: Present: NSE Proposed: NS-2
- Future Land Use Plan Category: Present: R/O Proposed: RL

**NAME of APPLICANT (Property Owner):** St. Petersburg Country Club, Inc.
- Street Address: 2000 Country Club Way S.
- City, State, Zip: St. Petersburg, FL 33712
- Telephone No: 727-410-1471
- Email Address: mkieman@tlsslaw.com

**NAME of any others PERSONS (Having ownership interest in property):**
- Specify Interest Held:
- Is such Interest Contingent or Absolute:
- Street Address:
- City, State, Zip:
- Telephone No:
- Email Address:

**NAME of AGENT OR REPRESENTATIVE:** R. Donald Mastry
- Street Address: 200 Central Avenue, Suite 1600
- City, State, Zip: St. Petersburg, FL 33701
- Telephone No: 727-824-6140
- Email Address: dmastry@trenam.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: __________________________ Date: 5-30-18

Must be signed by title holder(s), or by an authorized agent with letter attached.

**UPDATED 08-23-2012**
PROPERTY INFORMATION:
Street Address:
Parcel ID or Tract Number: 35-31-16-49356-000-0010
Square Feet: Please see attached Narrative
Acreage: Please see attached Narrative
Proposed Legal Description:
Please see attached Narrative

Is there any existing contract for sale on the subject property:
If so, list names of all parties to the contract:
Is contract conditional or absolute:

Are there any options to purchase on the subject property:
If so, list the names of all parties to option:

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:

The proposal is to change the future land use from Recreation/Open Space to Residential Low and to change the zoning from Neighborhood Suburban Estate to Neighborhood Suburban -2.

Please see attached Narrative
AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner’s Name: St. Petersburg Country Club, Inc.

This property constitutes the property for which the following request is made

Property Address:________________________________________
Parcel ID No.: 35-31-16-49356-000-0010
Request: Change the future land use from Recreation/Open Space to Residential Low and
to change the zoning from Neighborhood Suburban Estate to Neighborhood Suburban -2.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent’s Name(s): Donald R. Mastry

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): ____________________________
Sworn to and subscribed on this date
Identification or personally known: ____________________________
Notary Signature: ____________________________
Commission Expiration (Stamp or date): ____________________________

City of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33731 – (727) 893-7471
www.stpetersburg.org/ldr
REQUEST

The applicant is the St. Petersburg Country Club (the “Applicant”) and it owns a golf course located in the Lakewood Estates subdivision in St. Petersburg, Florida.

The Applicant is requesting that four parcels of its property adjacent to the golf course be amended on the Future Land Use Map from Recreation/Open Space (R/O) to Residential Low (RL). Additionally, Applicant is seeking to rezone the parcels from Neighborhood Suburban Estate (NSE) to Neighborhood Suburban-2 (NS-2).

One parcel is located near the 9th hole of the golf course that consists of approximately 1.236 acre and will be proposed to be developed as single family home sites. The parcel’s legal description and sketch is attached as Exhibit A.

Two parcels are located adjacent to the fairway of the 10th hole of the golf course that consist of approximately 1.238 acres combined and
are proposed to be developed as single family home sites. The two parcels' legal descriptions and sketches are attached as Exhibit B.

One parcel is located adjacent to the fairway of the 18th hole of the golf course that consists of approximately 1.820 acres and is proposed to be developed as single family home sites. The parcel's legal description and sketch is attached as Exhibit C.

**PURPOSE**

The Applicant desires to develop the parcels for residential purposes.

**EXISTING USE**

The parcels are all undeveloped land that sits adjacent to the Applicant's golf course and the development. The parcels for residential use will not adversely affect the use of the golf course or the neighborhood.

**SURROUNDING USES**

Each of the parcels is adjacent to the Applicant's golf course and single family homes that are zoned in the NS-2 category.
The parcels are located within the boundaries of the Lakewood Estates Civic Association. The proposed future land use amendment and rezoning have been presented to the Lakewood Estates Civic Association and it is not opposed to the rezoning and land use requests.

ZONING AND FUTURE LAND USE HISTORY

The present NSE zoning designation has been in place since September 2007, following the implementation of the City’s Vision 2020 Plan, the Citywide rezoning and update of the land development regulations.

According to the latest edition of the City of St. Petersburg Comprehensive Plan, effective April 15, 2016, the future land use of the parcels is R/O on the Future Land Use Map. The present land use of the parcels is not consistent with the present zoning.

The established character of the immediate area surrounding these parcels is residential uses. The requested RL future land use category and NS-2 zoning category are consistent with the designations to the north, south, east and west. Therefore, the requested designations are consistent with Policy LU3.6 which states that "land
planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated."

Additionally, the requested NS-2 is a consistent zoning category with the proposed Residential Low (RL) future land use category; therefore the request satisfies Policy LU3.3 of the Comprehensive Plan which states that "each land use plan category shall have a set of different zoning districts that may be permitted within the land use category and zoning that is not consistent with the plan category shall not be approved."

**LEVEL OF SERVICE IMPACT**

The proposed change in future land use and zoning will not have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. The city has sufficient capacity to meet all demands created by not more than 20 additional dwelling units.

There are 1,656 homes in Lakewood Estates. The homes are located on 464.33 acres. None of the 152.59 acres which include the
Applicant’s golf course and clubhouse are included in this area. Therefore, the existing density of Lakewood Estates is:

\[1,656 \text{ homes}/464.33 \text{ acres} = 3.5664 \text{ homes/acre}\]

The proposed future land use category, RL, indicates Lakewood Estates is designated as Residential at 5 units/acre.

This application is for the future development of no more than 20 single family homes on 4.294 acres. Upon completion of these homes, the density of Lakewood Estates including 20 additional single family homes will be as follows:

\[1,656 \text{ homes} + 20 \text{ homes} = 1,676 \text{ homes} = 3.5764 \text{ homes/acre} \]
\[464.33 \text{ acres} + 4.294 \text{ acres} = 468.624 \text{ acres}\]

This slight fraction of a percentage increase in the density of Lakewood Estates will not adversely affect Lakewood Estates, public schools or the City’s ability to meet the adopted Level of Service Standards. The resulting density of 3.5764 units per acre is well below the 5.0 units per acre permitted by the RL future lane use.

**RESPONSES TO RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP AND OFFICIAL ZONING MAP:**

a. Compliance of probable use with goals, objectives, policies and guidelines of the City’s Comprehensive Plan.
The following policies and objectives from the Comprehensive Plan are applicable:

LU3.1.(A)(1) Residential Low (RL) – Allowing low density residential uses not to exceed 5.0 dwelling units per net acre.

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

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

LU 3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long term, desirability of an area through appropriate land development regulations.
**LU3.12** Less intensive residential uses (less than 7.5 units per acre) shall continue as the predominant density in St. Petersburg.

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

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

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 amendment would alter population or the population density pattern and thereby impact residential dwelling units and/or public schools.**

The proposed change will slightly alter population and will not alter the population density pattern and thereby will not 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, traffic, mass transit, recreation, and storm water management.**

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

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

The land area is both appropriate and adequate for the anticipated use of the subject property.

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

There is very little available vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.

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

The proposed change will permit residential development, which is consistent with the established land use pattern surrounding the subject area.

h. **Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.**
The existing RL Land Use and NS-2 zoning district boundary is not illogically 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 the 100-year flood plain. The property is not located within the CHHA (Coastal High Hazard Area).

k. Other pertinent information. None.
LEGAL DESCRIPTION

A portion of TRACT XII, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of compound curve located on the South right of way line of Green Way South, said point being the Northerly most change in direction on the boundary of said Tract XII as a POINT OF REFERENCE; thence 24.86 feet along said right of way and the arc of a curve to the right, concave to the Southwest, having a radius of 20.00 feet, central angle of 71'12'54", chord bearing S53'38'15"E, and chord length of 23.29 feet, to a point on the East line of said Tract XII, also being the West right of way of Fairway Avenue South, and a point of compound curve; thence 177.30 feet along said right of way and the arc of a curve to the right, concave to the West, having a radius of 431.95 feet, central angle of 23'31'05", chord bearing S06'16'16"E, and chord length of 176.06 feet to the POINT OF BEGINNING; thence continue along said East line, 294.36 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 39'02'44", chord bearing S25'00'38"W, and chord length of 288.70 feet to a point of compound curve; thence 31.81 feet along the arc of a curve to the right, concave to the North, having a radius of 20.00 feet, central angle of 91'07'35", chord bearing N89'54'12"W, and chord length of 28.56 feet to a point on the South line of said Tract XII, also being the North right of way of Catalonia Way South, and a point of reverse curve; thence along said South line, 251.96 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 525.00 feet, central angle of 27'29'50", chord bearing N58'05'20"W, and chord length of 249.55 feet; thence departing said South line, N18'09'45"E, 88.70 feet; thence S85'30'40"E, 202.50 feet; thence N22'46'24"E, 77.15 feet; thence S84'30'44"E, 103.53 feet, to the POINT OF BEGINNING.

Containing 53,856 square feet (1.236 acres) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S53'38'15"E along the chord of a curve located at the Northeasterly corner of TRACT XII, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 100'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

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PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

Catherine A. Bosco
PSM LS 6277
APRIL 15, 2019

George F. Young, Inc.
298 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33710
PHONE (727) 822-4317 FAX (727) 822-2019

Since 1919

CIVIL & TRANSPORTATION ENGINEERING GEOTECHNICAL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING UTILITIES ENGINEERING SANFORD-LAKESIDE GRAND-ORLANDO-PALM BEACH-MIAMI ST. PETERSBURG-TAMPA

PLANNING & ECONOMIC DEVELOPMENT
LEGAL DESCRIPTION

PARCEL "A"

A portion of TRACT V, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 26, Page 53, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of reverse curve located on the Westerly right of way line of Alcazar Way South, said point being the Easterly most change in direction on the boundary of said Tract V as a POINT OF REFERENCE; thence along the East line of said Tract V, also being the Westerly right of way of Alcazar Way South, the following two (2) courses: (1) 44.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 642.00 feet, central angle of 03°55'43", chord bearing S15°28'29"W, and chord length of 44.01 feet to a point of reverse curve; (2) 338.82 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 05°07'57", chord bearing S16°04'37"W, and chord length of 338.71 to the POINT OF BEGINNING; thence continue along said East line, 200.08 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 03°01'51", chord bearing S20°09'31"W, and chord length of 200.05 feet; thence departing said East line, N68°19'34"W, 103.00 feet to a point on a curve; thence 156.20 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3679.34 feet; central angle of 02°25'57", chord bearing N20°27'28"E, and chord length of 156.19 feet; thence N88°13'20"E, 110.12 feet to the POINT OF BEGINNING.

Containing 18,349 square feet (0.421 acre) more or less.

TOGETHER WITH:

PARCEL "B"

From a point of reverse curve located on the West right of way line of Alcazar Way South, said point being the Easterly most change in direction on the boundary of said Tract V as a POINT OF REFERENCE; thence along the East line of said Tract V, also being the Westerly right of way of Alcazar Way South, the following two (2) courses: (1) 44.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 642.00 feet, central angle of 03°55'43", chord bearing S15°28'29"W, and chord length of 44.01 feet to a point of reverse curve; (2) 853.22 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 12°55'29", chord bearing S19°58'22"W, and chord length of 851.41 to the POINT OF BEGINNING; thence continue along said East line, the following two (2) courses: (1) 103.29 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 01°33'53", chord bearing S27°13'03"W, and chord length of 103.29 feet to a point of compound curve; (2) 247.42 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3243.00 feet, central angle of 04°22'17", chord bearing S30°11'08"W, and chord length of 247.36 feet; thence departing said East line, N57°37'43"W, 103.00 feet to a point on a curve; thence 239.56 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3140.00 feet, central angle of 04°22'17", chord bearing N30°11'08"E, 103.00 feet to a point on a curve; thence 239.56 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3679.34 feet; central angle of 01°33'53", chord bearing N27°13'04"E, and chord length of 100.48 feet; thence S63°33'53"E, 103.00 feet to the POINT OF BEGINNING.

Containing 35,574 square feet (0.617 acre) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S15°28'29"W along the chord of a curve located on the East line of TRACT V, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 120'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

AVE Avenue
LB Licensed Business
LS Licensed Surveyor
PSM Professional Surveyor
and Mapper
R/W Right of Way

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

SIX LOT CONCEPT DESCRIPTION AND SKETCH
SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

George F. Young, Inc. 
250 DR. MARTIN LUTHER KING JR. STREET, ST. PETERSBURG, FL 33710
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY REG
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | LANDSCAPE ARCHITECTURE | PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
Tampa, Florida 33708

10/26/2018 1:46 PM
PLOTTER: K. K., GREG

INFO NO.
120163025E

SHEET NO.
1 of 2
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LEGAL DESCRIPTION

A portion of TRACT III, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of compound curve located on the South right of way line of Alcazar Way South, said point being the Northerly most change in direction on the boundary of said Tract III as a POINT OF REFERENCE; thence 29.19 feet along said right of way and the arc of a curve to the right, concave to the South, having a radius of 20.00 feet, central angle of 83°38'08", chord bearing S77°05'57"E, and chord length of 26.67 feet, to a point on the Easterly line of said Tract III, also being the Western right of way of Country Club Way South, and a point of compound curve; thence along the Easterly line of said TRACT III, 272.30 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 8051.02 feet, central angle of 01°56'16", chord bearing S31°54'01"E, and chord length of 405.55 feet to a point of reverse curve; (2) 355.24 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 4580.56 feet, central angle of 04°26'37", chord bearing S32°40'44"E, and chord length of 355.15 feet; thence departing said Easterly line, S55°05'58"W, 104.00 feet to a point on a curve; thence 363.31 feet along the arc of a curve to the right, concave to the Northeast, having a radius of 4684.56 feet; central angle of 04°26'37", chord bearing N32°40'43"W, and chord length of 363.22 feet to a point of reverse curve; thence 400.35 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 7947.02 feet, central angle of 02°53'11", chord bearing N31°54'01"W, and chord length of 400.31 feet; thence N56°39'24"E, 104.00 feet to the POINT OF BEGINNING.

Containing 79,274 square feet (1.820 acres) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S77°05'57"E along the chord of a curve located at the Northeasterly corner of TRACT III, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 100'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

AVE Avenue
LB Licensed Business
LS Licensed Surveyor
PSM Professional Surveyor and Mapper
R/W Right of Way

George F. Young, Inc.
299 S. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2018
CIVIL & TRANSPORTATION ENGINEERING, GEOLOGY, LANDSCAPE ARCHITECTURE, PLANNED DEVELOPMENT, SUBURBAN, UTILITY ENGINEERING, GAS & WATER DUCT BANKING, PALM BEACH SHORES, ST. PETERSBURG, CLEARWATER, ORLANDO, TALLAHASSEE, ATLANTA AT 1000 S. MCLANE STREET, CRESTWOOD, KANSAS CITY, KS 66101

Catherine A. Boski, P.S.M.
ST. PETERSBURG COUNTRY CLUB

Since 1910

PLANNING & DESIGNING SUBURBAN, UTILITY ENGINEERING, GAS & WATER DUCT BANKING, PALM BEACH SHORES, ST. PETERSBURG, CLEARWATER, ORLANDO, TALLAHASSEE, ATLANTA AT 1000 S. MCLANE STREET, CRESTWOOD, KANSAS CITY, KS 66101

George F. Young, Inc.
NORTHERLY LINE OF TRACT III

EASTERLY LINE OF TRACT III

CURVE TABLE

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TO: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

SUBJECT: A resolution recommending that Project B8080654187 ("Project"), a confidential project, pursuant to Section 288.075, Florida Statutes be approved as a Qualified Target Industry ("QTI") Business pursuant to Section 288.106, Florida Statutes with an average private sector wage commitment calculation based on 150% of the average State of Florida wage; finding that the commitments of local financial support necessary for the Project exist; committing $42,000 as the City’s share of the local financial support for the Project beginning in State FY 2020, subject to appropriation and conditioned on the Project meeting statutory requirements; authorizing the Mayor, or his designee, to execute all documents necessary to effectuate this resolution; and providing an effective date.

EXPLANATION: Project B8080654187 ("Project"), a confidential project, pursuant to 288.075 Florida Statutes, has filed a State of Florida Qualified Target Industry Tax Refund Program ("Program") application with the State of Florida, Pinellas County, and the City of St. Petersburg. The Project is proposing to expand its existing presence in St. Petersburg. The Project is also considering locating in Tampa, Clearwater, or Atlanta.

The Project has requested confidentiality under Florida Statute 288.075. The QTI Program is an incentive program, administered through the State that provides tax refunds for each new job created by new or expanding businesses in target industries. The amount of tax refund is cumulative for this Project: $3,000 per new job created above 115% of the average wage of the State of Florida; an additional $1,000 per new job created at 150% of the State of Florida average wage; and an additional $2,000 per new job created in a high impact sector, for a total refund of $6,000 per job.

An estimated 70 new jobs are projected to be created by the Project with annual remuneration at or above 150% of the average wage of the State of Florida ($69,519) and an annual benefit package of $13,600. These earnings will result in an economic impact of $7,092,676 and 132 new direct and indirect jobs. The Project also will make an investment of $11,000,000 in construction/renovations and $1,000,000 in equipment. The economic impact of this capital investment is $12,771,900. The economic impacts were calculated using the U.S. Bureau of Economic Analysis RIMS II Regional Input-Output Modeling System for Pinellas County.

The tax refund requested by the Project is based on a Program award of $6,000 per job created at 150% of the average State of Florida wage of $69,519 for the 70 new jobs, totaling $420,000. The Program requires local financial support of 20% of the total annual tax refund, or $84,000. The City would be responsible for providing 50% of the local financial support or a maximum of $42,000. Pinellas County is willing to accept financial responsibility for the other 50% of the required local financial support ($42,000) and expected to pass its Resolution of support on September 13, 2018. The QTI tax refund amount is reimbursed to the business by the State of Florida, only after the company has documented the required job creation and state tax payments made. If the Project does not generate sufficient tax revenue or falls short of its employment
creation requirements, the refund will be reduced and the City's share will also be reduced on a pro rata basis.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution recommending that Project B8080654187 ("Project"), a confidential project, pursuant to Section 288.075, Florida Statutes be approved as a Qualified Target Industry ("QTI") Business pursuant to Section 288.106, Florida Statutes with an average private sector wage commitment calculation based on 150% of the average State of Florida wage; finding that the commitments of local financial support necessary for the Project exist; committing $42,000 as the City’s share of the local financial support for the Project beginning in State FY 2020, subject to appropriation and conditioned on the Project meeting statutory requirements; authorizing the Mayor, or his designee, to execute all documents necessary to effectuate this resolution; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funding for this item will be required beginning in State FY 2020. Funding will be provided subject to annual appropriation and conditioned on the Project meeting statutory requirements.

ATTACHMENTS: Resolution

APPROVALS:

Administration:  
Budget:  
00394003.doc v1
Resolution No. 2018 -

A RESOLUTION RECOMMENDING THAT PROJECT B8080654187 ("PROJECT"), A CONFIDENTIAL PROJECT, PURSUANT TO SECTION 288.075, FLORIDA STATUTES BE APPROVED AS A QUALIFIED TARGET INDUSTRY ("QTI") BUSINESS PURSUANT TO SECTION 288.106, FLORIDA STATUTES WITH AN AVERAGE PRIVATE SECTOR WAGE COMMITMENT CALCULATION BASED ON 150% OF THE AVERAGE STATE OF FLORIDA WAGE; FINDING THAT THE COMMITMENTS OF LOCAL FINANCIAL SUPPORT NECESSARY FOR THE PROJECT EXIST; COMMITTING $42,000 AS THE CITY’S SHARE OF THE LOCAL FINANCIAL SUPPORT FOR THE PROJECT BEGINNING IN STATE FY 2020, SUBJECT TO APPROPRIATION AND CONDITIONED ON THE PROJECT MEETING STATUTORY REQUIREMENTS; AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Project B8080654187 ("Project"), a confidential project as defined in Section 288.075, Florida Statutes has applied to the State of Florida's Qualified Target Industry Tax Refund Program ("Program") pursuant to Section 288.106, Florida Statutes, for a tax refund of $420,000 to complete this Project; and

WHEREAS, the basis of the Project’s average private sector wage commitment calculation shall be 150% of the average State of Florida wage; and

WHEREAS, the Project will benefit the City of St. Petersburg by creating 70 new jobs that pay an average wage of at least $69,519, which is at least 150% of the average annual wage for the State of Florida, and cause an estimated capital investment of $12,000,000; and

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

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

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

WHEREAS, the Administration has recommended that the Project be recommended for approval.
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council hereby recommends that Project B8080654187 ("Project"), a confidential project, pursuant to Section 288.075, Florida Statutes be approved as a Qualified Target Industry ("QTI") Business pursuant to Section 288.106, Florida Statutes; and

BE IT FURTHER RESOLVED, that this City Council has determined the basis of the Project’s average private sector wage commitment calculation shall be 150% of the average State of Florida wage; and

BE IT FURTHER RESOLVED, that this City Council finds that the commitments of local financial support necessary for the Project exist and commits $42,000 as the City share of the Local Financial Support for the Project beginning in State FY 2020, subject to annual appropriations, and conditioned on the Project meeting all statutory requirements; 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: [Signature]
Administration: [Signature]

Budget: [Signature]
ST. PETERSBURG CITY COUNCIL

Meeting of September 6, 2018

Downtown Circulator Report

TO: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

SUBJECT:

A. A Resolution approving a three-year agreement with two three-year renewal options between the Pinellas Suncoast Transit Authority (“PSTA”), City of St. Petersburg, Florida (“City”) and St. Petersburg Downtown Partnership, Inc. (“Partnership”) related to funding an expansion of the downtown circulator service route and increased operating hours; authorizing the Mayor or his designee to execute the agreement and all other documents necessary to effectuate this transaction; and providing an effective date.

B. A Resolution approving an agreement between The Looper Group, Inc. (“Agency”) and the City of St. Petersburg, Florida (“City”), for the City to provide $175,000 to Agency for the purchase of a new trolley to further mobility in downtown St. Petersburg; authorizing the Mayor or his designee to execute the agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $175,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation & Parking Management Department, Parking Management Administration (281-1245) to provide funding for the agreement; and providing an effective date.

EXPLANATION: In 2016, the PSTA began conducting the Downtown St. Petersburg Circulation Improvement Study (“Study”) to analyze options for improving transit circulation within downtown St. Petersburg. Downtown transit circulation services currently include the PSTA’s Downtown St. Petersburg Circulator (Route 32), grid network of local routes and Central Avenue Trolley (“CAT”), and the Agency’s Downtown Looper Trolley. The PSTA established a study management team that consisted of representatives from the Transportation and Parking Management Department, the Partnership, Forward Pinellas, and their consultant WSP USA, Inc. The goals of the Study were to develop transit circulators service(s) that would provide effective circulation within downtown St. Petersburg within one system, support the multimodal transportation network and provide distribution for regional transportation services, support economic and community redevelopment with downtown St. Petersburg, and be financially feasible and cost effective.

The PSTA developed a set of downtown circulator alternatives that included a wide range of options for augmenting or changing the Looper Trolley service (existing route map attached). Changes to Route 32 and CAT were not recommended because of the unique markets served by these routes. The study management team developed alternatives that could be integrated with other PSTA routes, planned Central Avenue Bus Rapid Transit (“BRT”) service, existing and planned bicycle and pedestrian facilities, Bike Share, ferry service and pilot regional express bus routes. The PSTA refined, eliminated or combined alternatives based on discussions with the
study management team, project stakeholders and community workshop participants. Input was also obtained from an online market assessment survey of residents, employers and hotels. The consensus from this outreach effort is that the downtown circulator service needs to be extended to a larger service area, have longer service hours, and be fare-free. The preferred alternative that was developed during the Study is known as “Alternative 8 (New).” If implemented, Alternative 8 (New) will modify the alignment of the Looper route within its current service area and extend the southern portion of the route along 6th Avenue South to Johns Hopkins All Children’s Hospital and Bayfront Medical Center in the Innovation District. The current Looper service operates from 10 a.m. to 5 p.m. each day with a 15-minute service frequency and 5 p.m. to midnight on Friday and Saturday nights with a 20-minute service frequency. The proposed service would operate from 7 a.m. to 10 p.m. Monday through Thursday, 7 a.m. to midnight on Friday, 8 a.m. to midnight on Saturday, and 8 a.m. to 10 p.m. on Sunday with a 15-minute service frequency.

The Public Services & Infrastructure Committee reviewed the proposed downtown circulator service plan at their meeting on June 15, 2017. The Committee passed a motion to approve City staff proceeding with the plan. The St. Petersburg City Council supported the action taken by the Committee at their meeting on July 13, 2017 by adopting Resolution No. 2017-401. Council supported the operation of a downtown circulator service, to include expansion of the existing Looper and requested Administration to work with PSTA, Forward Pinellas, The Looper Group, Inc. and stakeholders to finalize the routing substantially similar to Alternate 8. Council also requested that Administration work to identify potential funding and negotiate an operating and funding agreement with PSTA and The Looper Group for City Council’s consideration. Since the City Council meeting last July, the study management team has worked with the Dali Museum and Chamber of Commerce to accommodate requests for more convenient stop locations. The new version of Alternative 8 is very similar to the route reviewed by City Council last year. Minor routing changes were made in the Innovation District (trolley will return to 6th Avenue South via 5th Street South instead of 4th Street South after serving the medical centers) and near 1st Street at 1st Avenue North (trolley turns left on 1st Avenue North, circles around Sundial Garage and travels north on 2nd Street to reach 2nd Avenue North and the Chamber of Commerce Visitors Center, rather than continuing straight on 1st Street to reach 2nd Avenue North), and an extension was added on 5th Avenue SE from 1st Street to Bay Shore Drive NE to better serve the Dali Museum during Museum operating hours.

To provide the increased downtown circulator service, a funding agreement between the PSTA, City and Partnership is needed. The new route will require 3 vehicles to be in circulation at all times to maintain a 15-minute service frequency. The PSTA will enter into a separate agreement with The Looper Group, Inc. for two (2) Looper vehicles to provide the increased service and intends to utilize one (1) PSTA electric bus dedicated for the increased service to complement the two (2) Looper vehicles. The PSTA has received two (2) electric vehicles and is committed to installing charging equipment in the City’s right-of-way along the circulator route. The PSTA applied for and was awarded a service development grant in the amount of $900,000 from the Florida Department of Transportation, which is to be used for no more than 50% of the incremental cost of service expansion over a 3-year period beginning in October 2018. The City, recognizing the benefits of improved downtown circulation, desires to assist with funding the operations of the increased downtown circulator service. The attached funding agreement contains a map of Alternative 8 (New) and a summary of the proposed funding formula. While the City’s overall
funding requirement is increasing, the City’s percentage share for the service is decreasing due to the FDOT grant and a higher contribution from PSTA. Additionally, The Looper Group, Inc is taking responsibility for reimbursing the City for vehicle maintenance, a cost that is currently the responsibility of the City.

Besides entering into an agreement with the PSTA and Partnership to fund the increased downtown circulator service, the City needs to enter into an agreement with The Looper Group, Inc. for the City to provide $175,000 to The Looper Group for the purchase of a new trolley to further mobility and economic development in downtown St. Petersburg. The Looper Group has requested funding from the City to purchase another new trolley in order to effectively carry out the requirements of the pending expansion of the current Looper route (letter from Eric Carlson to Evan Mory attached). The City funded the purchase of a new trolley for The Looper Group in 2016. In addition to the 2016 trolley, The Looper Group’s fleet is currently made up of vehicles from the PSTA and City, which have reached the end of their useful life by Federal Transit Administration standards. The Looper Group is seeking to retire a trolley that is seventeen years old with over 470,000 miles when the new trolley is received. The Looper Group will purchase a new twenty-nine (29) passenger air-conditioned trolley. The City will distribute the grant funds to The Looper Group on or before September 30, 2018. The City will not have any ownership interests in the trolley and the City shall have no liability whatsoever related to the trolley.

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolutions: A. Approving a three-year agreement with two three-year renewal options between the Pinellas Suncoast Transit Authority (“PSTA”), City of St. Petersburg, Florida (“City”) and the St. Petersburg Downtown Partnership, Inc. (“Partnership”) related to funding an expansion of the downtown circulator service route and increased operating hours; authorizing the Mayor or his designee to execute the agreement and all other documents necessary to effectuate this transaction; and B. Approving an agreement between The Looper Group, Inc. (“Agency”) and the City of St. Petersburg, Florida (“City”), for the City to provide $175,000 to Agency for the purchase of a new trolley to further mobility in downtown St. Petersburg; authorizing the Mayor or his designee to execute the agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $175,000 from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation & Parking Management Department, Parking Management Administration (281-1245) to provide funding for the agreement; and providing an effective date for all such resolutions.

**COST/FUNDING/ASSESSMENT INFORMATION:** The City’s contribution of $353,358 for year one of the agreement related to funding an expansion of the downtown circulator route and increased operating hours will be available in the FY19 Operating Budget in the Parking Revenue Fund (1021), Transportation & Parking Management Department (281), Parking Management Administration Division (1245) following City Council Adoption of the City of St. Petersburg FY19 Budget. Funding for The Looper Group’s new trolley will be available following the approval of a supplemental appropriation in the amount of $175,000 from the unappropriated balance of the Parking Revenue Fund (1021), Transportation & Parking Management Department (281), Parking Management Administration Division (1245).
ATTACHMENTS:

1. Resolution related to an agreement with the PSTA and Partnership for the Downtown Circulator service
2. Resolution related to an agreement with the Looper Group, Inc. for the City to fund one new trolley
3. Agreement with the PSTA and Partnership for the Downtown Circulator service
4. Existing Looper route
5. Looper Group, Inc. request for new trolley
6. Agreement with the Looper Group, Inc. for the City to fund one new trolley

APPROVALS:

Administrative:  

Budget:  

[Signatures]
Resolution No. 2018-

A RESOLUTION APPROVING A THREE-YEAR AGREEMENT WITH TWO THREE-YEAR RENEWAL OPTIONS BETWEEN THE PINELLAS SUNCOAST TRANSIT AUTHORITY ("PSTA"), CITY OF ST. PETERSBURG, FLORIDA ("CITY") AND ST. PETERSBURG DOWNTOWN PARTNERSHIP, INC. ("PARTNERSHIP") RELATED TO FUNDING AN EXPANSION OF THE DOWNTOWN CIRCULATOR SERVICE ROUTE AND INCREASED OPERATING HOURS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, PSTA and the City each contribute to the existing service provided in the City's downtown area by the Looper Group, Inc., a Florida not-for-profit corporation designated by the Florida Department of Transportation as the Transportation Management Organization administered by the Partnership; and

WHEREAS, PSTA, the City and the Partnership ("the Parties") desire a more robust, innovative public transportation system that incorporates evolving technologies to benefit the residents, employees and visitors in Pinellas County, including St. Petersburg; and

WHEREAS, PSTA and the City jointly managed the Downtown Circulator Study in partnership with the Looper Group, Inc. which examined circulator route and service enhancements in downtown St. Petersburg to complement the future Central Avenue Bus Rapid Transit project; and

WHEREAS, after extensive public engagement, the Parties have come to consensus with downtown stakeholders on the final routing of the new, expanded "Downtown Circulator Route" to be launched in October 2018; and

WHEREAS, in addition to the expansion of the Downtown Circulator Route, the Parties desire increased service hours along the Downtown Circulator Route to 7AM EST/EDT through 10 PM EST/EDT daily, while maintaining the same 15 (fifteen) minute headway frequency along the Downtown Circulator Route at all times; and

WHEREAS, the expanded Downtown Circulator Route and the increased service, which is inclusive of the base service, is referred to as the Increased Downtown Circulator Service; and

WHEREAS, to provide the Increased Downtown Circulator Service, PSTA will enter into a separate agreement with the Looper Group, Inc. for two (2) Looper vehicles to provide the Increased Downtown Circulator Service and intends to utilize at least one (1) PSTA electric bus
dedicated for the Increased Downtown Circulator Service to compliment the two (2) Looper vehicles; and

WHEREAS, the Parties and FDOT will contribute funding and in-kind contribution for the Increased Downtown Circulator Service; and

WHEREAS, the City’s contribution of $353,358 for year one of the agreement will be available in the FY 19 Operating Budget, Parking Revenue Fund (1021), Transportation & Parking Management Department, Parking Management Administration (281-1245) following City Council Adoption of the City of St. Petersburg FY19 Budget.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that a three-year agreement with two three-year renewal options between the Pinellas Suncoast Transit Authority (“PSTA”), City of St. Petersburg, Florida (“City”) and St. Petersburg Downtown Partnership, Inc. (“Partnership”) related to funding an expansion of the downtown circulator service route and increased operating hours is hereby approved.

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

This resolution shall become effective immediately upon its adoption.

[Signatures]
City Attorney (Designee)
Evan Mory
Administration
RESOLUTION NO. 2018-_____

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE LOOPER GROUP, INC. ("AGENCY") AND THE CITY OF ST. PETERSBURG, FLORIDA ("CITY"), FOR THE CITY TO PROVIDE $175,000 TO AGENCY FOR THE PURCHASE OF A NEW TROLLEY TO FURTHER MOBILITY IN DOWNTOWN ST. PETERSBURG; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $175,000 FROM THE UNAPPROPRIATED BALANCE OF THE PARKING REVENUE FUND (1021) TO THE TRANSPORTATION & PARKING MANAGEMENT DEPARTMENT, PARKING MANAGEMENT ADMINISTRATION (281-1245) TO PROVIDE FUNDING FOR THIS AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, transportation options are an important part of the economic development of the City; and

WHEREAS, using public funds to further the economic development of the City constitutes a valid public purpose; and

WHEREAS, the Agency has requested funding from the City to purchase a new trolley, which shall be utilized to further mobility in downtown St. Petersburg; and

WHEREAS, the City desires to contribute $175,000 toward the purchase of a new trolley; and

WHEREAS, funding in the amount of $175,000 will require a supplemental appropriation from the unappropriated balance of the Parking Revenue Fund (1021) to the Transportation & Parking Management Department, Parking Management Administration (281-1245).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the agreement between The Looper Group, Inc. ("Agency") and the City of St. Petersburg, Florida ("City"), for the City to provide $175,000 to Agency for the purchase of a new trolley to further mobility in downtown St. Petersburg is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.
BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the Parking Revenue Fund (1021) the following supplemental appropriation for fiscal year 2018:

Parking Revenue Fund (1021)

Transportation & Parking Management Department,
Parking Management Administration (281-1245) $175,000

This resolution shall become effective immediately upon its adoption

City Attorney (Designee)  
00392839

Budget

Administration
DOWNTOWN CIRCULATOR ROUTE
FUNDING AGREEMENT

THIS DOWNTOWN CIRCULATOR ROUTE FUNDING AGREEMENT (Agreement) is entered into on this ___ day of ____________, 2018 (Effective Date), by and between the PINELLS SUNCOAST TRANSIT AUTHORITY, an independent special district of the State of Florida with its principal place of business located at 3201 Scherer Drive North, St. Petersburg, FL 33716 (PSTA), the CITY OF ST. PETERSBURG, FLORIDA, a Florida municipal corporation with its principal place of business located at 175 5th St N, St. Petersburg, Florida 33711 (the City), and ST. PETERSBURG DOWNTOWN PARTNERSHIP, INC., a Florida not-for-profit corporation with its principal place of business located at 244 2nd Ave N., Suite 201, St. Petersburg, Florida 33701 (the Partnership)(collectively, the Parties).

WHEREAS, PSTA and the City each contribute to the existing service provided in the City’s downtown area by the Looper Group, Inc., a Florida not-for-profit corporation designated by the Florida Department of Transportation (FDOT) as the Transportation Management Organization (TMO) administered by the Partnership (the Looper); and

WHEREAS, PSTA contracts directly with the Looper to provide the existing downtown service; and

WHEREAS, the Parties desire a more robust, innovative public transportation system that incorporates evolving technologies to benefit the residents, employees and visitors in Pinellas County, including St. Petersburg; and

WHEREAS, PSTA and the City jointly managed the Downtown Circulator Study in partnership with the Looper to examine circulator route and service enhancements in downtown St. Petersburg to complement the future Central Avenue Bus Rapid Transit project; and

WHEREAS, the Downtown Circulator Study public engagement process included four dedicated public meetings as well as presentations provided to various community groups and individuals to hear from stakeholders; and

WHEREAS, the stakeholders and downtown community desire to expand the existing downtown circulator service route to match with the new residential, employment and entertainment markets in downtown St. Petersburg; and

WHEREAS, the Parties continued stakeholder engagement through early 2018 to resolve access issues and have come to a consensus with downtown stakeholders on final routing of the new, expanded “Downtown Circulator Route” to be launched in October 2018, as shown in Exhibit A (the Downtown Circulator Route); and

WHEREAS, in addition to the expansion of the Downtown Circulator Route, the Parties desire increased service hours along the Downtown Circulator Route to 7AM EST/EDT through 10 PM EST/EDT daily, while maintaining the same 15 (fifteen) minute headway frequency along the Downtown Circulator Route at all times; and
WHEREAS, the expanded Downtown Circulator Route and the increased service (described herein and inclusive of the base service), is referred to as the Increased Downtown Circulator Service; and

WHEREAS, to provide the Increased Downtown Circulator Service, PSTA will enter into a separate agreement with the Looper for two (2) Looper vehicles to provide the Increased Downtown Circulator Service (the Looper Contract) and intends to utilize at least one (1) PSTA electric bus dedicated for the Increased Downtown Circulator Service to compliment the two (2) Looper vehicles; and

WHEREAS, PSTA has entered into a competitively procured contract with an electric bus manufacturer, has ordered two (2) electric buses, and has received said vehicles; and

WHEREAS, PSTA has committed to an electric bus demonstration project and associated charging systems through a partnership with Pinellas County, the City, and the University of South Florida St. Petersburg that, through a separate agreement, will provide for installation of charging equipment in the City's right-of-way along the Downtown Circular Route; and

WHEREAS, PSTA applied for and was awarded a service development grant from the FDOT for the Increased Downtown Circulator Service at a value of Nine Hundred Thousand U.S. Dollars and NO/100 ($900,000) to be used for no more than 50% of the incremental cost of service expansion over a 3-year period beginning in October 2018; and

WHEREAS, the City, recognizing the benefits of improved downtown circulation, desires to assist with funding the operations of the Increased Downtown Circulator Service; and

WHEREAS, the Partnership will continue to administer the Looper.

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

1. RECITALS. The above recitals are true and correct and are hereby incorporated by reference.

2. EFFECTIVE DATE AND TERM. This Agreement shall take effect on the date first above written and shall continue through the Initial Term and any Renewal Term(s)(as defined below), unless terminated sooner pursuant to the terms of this Agreement.

3. TERM. The initial term of this Agreement shall commence and be effective as of the Effective Date and shall continue through September 30, 2021 (the Initial Term). This Agreement may be renewed upon mutual written consent of the Parties for up to two (2) additional three (3) year terms (each a Renewal Term). If the Parties mutually agree in writing to renew this Agreement, such Renewal shall be effected through an amendment to this Agreement. The Parties agree to meet and confer at least six (6) months in advance of the expiration date of the then expiring term to discuss financial and operational terms that may be beneficial to the Parties and that would allow the Increased Downtown Circulator Services to continue.
4. THE LOOPER CONTRACT; CONDITION PRECEDENT. The Parties acknowledge and agree that the Increased Downtown Circulator Service to be funded through this Agreement is contingent upon PSTA entering into the Looper Contract. Therefore, the execution of the Looper Contract, on terms consistent with the Increased Downtown Circulator Service and with the City as an expressly named third-party beneficiary, is a condition precedent to this Agreement. Additionally, upon expiration or termination of the Looper Contract, however terminated, this Agreement shall automatically terminate.

5. CITY FUNDING CONTRIBUTION. Subject to the provisions of Section 11, the City shall contribute a portion of the total annual cost of the Increased Downtown Circulator Service to PSTA. A true and accurate depiction of the funding formula for this Agreement and the contribution amount for the FY19 annual cost is attached as Exhibit B (the Funding Contribution). The Funding Contribution for the FY19, which begins October 1, 2018 and ends September 30, 2019, shall be three hundred fifty-three thousand, three hundred and fifty-eight dollars ($353,358.00). The amount of the Funding Contribution may increase in years two (2) and three (3) of the Initial Term to account for actual cost, provided that such increase shall not exceed three percent (3%) of the Funding Contribution for the previous year; and further provided that PSTA shall notify the City by September 1st of the updated Funding Contribution for years two (2) and three (3) of the Initial Term. At least six (6) months before the first and second Renewal Term(s), if this Agreement is renewed, PSTA will update the actual costs to reflect any additional stakeholder donations and regular cost escalation of the Increased Downtown Circulator Service. The updated Funding Contribution amount shall be set forth in a Revised Exhibit B pursuant to an amendment to this Agreement.

A. BILLING AND PAYMENTS. The City shall pay the Funding Contribution for each fiscal year to PSTA in quarterly installments. PSTA shall invoice the City on the first day of each quarter, beginning October 1, 2018, for one quarter (1/4) of the Funding Contribution. Payment shall be made from the City to PSTA in accordance with the Local Government Prompt Payment Act, Florida Statutes section 218.70, et. seq. PSTA shall remit all funding contributions received, as well as PSTA’s matching funding contribution and the matching grant fund monies, to the Looper for the Increased Downtown Circulator Service.

B. FAILURE TO MAKE PAYMENT. In the event City fails to pay the Funding Contribution pursuant to the terms of this Agreement, PSTA may immediately cancel this Agreement, which may result in the termination of the Increased Downtown Circulator Service.

6. PARTNERSHIP CONTRIBUTIONS. The Partnership will provide in-kind contributions toward the Increased Downtown Circulator Service as set forth on Exhibit B and shall continue to seek additional stakeholder contributions, grants, and funding opportunities for the Increased Downtown Circulator Service. PSTA staff will continue to assist the Partnership with grant applications or other funding opportunities which may contribute
to the Increased Downtown Circulator Service. In the event the Partnership fails to provide its in-kind contributions pursuant to the terms of this Agreement, PSTA may immediately cancel this Agreement, which may result in the termination of the Increased Downtown Circulator Service.

7. PSTA FUNDING CONTRIBUTION. Subject to the provisions of Section 10 and so long as all funding contributions are received pursuant to this Agreement, PSTA, at its cost and expense, shall provide the Increased Downtown Circulator Service by and through a separate agreement with the Looper, subject to Section 4, and at least one (1) PSTA electric bus.

8. JOINT MARKETING. The Parties agree to coordinate a joint marketing effort to advertise the Increased Downtown Circulator Service and other related transportation services within downtown St. Petersburg that encourage the use of transit services and/or non-motorized transportation.

9. NON-EXCLUSIVE CONTRACT/PAYMENTS FOR ADDITIONAL SERVICES. This Agreement is a non-exclusive contract. Nothing contained herein shall be construed as restricting the rights of any party to contract for other services from the Looper such as charter services under a contract independent of, and separate from, this Agreement or the Looper Contract. Additionally, nothing contained herein shall be construed to affect or alter the maintenance and other services provided by the City to the Looper pursuant to a separate arrangement or agreement. Nothing contained herein shall be construed to limit or waive any of PSTA’s rights under the Looper Contract.

10. PSTA FISCAL NON-FUNDING. In the event PSTA’s governing body, in its sole and absolute discretion, determines that sufficient budgeted funds are not available to appropriate for payments due under this Agreement or the Looper Contract, PSTA shall notify the City of such occurrence and this Agreement shall terminate on the last day of the current fiscal period without any penalty or expense.

11. NON-APPROPRIATION BY THE CITY. The obligations of the City as to any funding required pursuant to this Agreement shall be limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential city services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, the City shall not be prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge shall be prior and superior to any obligation of the City pursuant to this Agreement.

12. TERMINATION FOR CAUSE. Any party may terminate this Agreement for cause at any time immediately upon written notice to the other party if the other party(ies): (a) fail(s) to fulfill or abide by any of the material terms or conditions in this Agreement; or (b) fail(s) to make payments as required by this Agreement. The terminating party shall...
provide written notice to the other parties, detailing the nature of the breach and providing ten (10) days in which to cure the breach. If, upon expiration of the cure period, the breach is not cured, this Agreement shall be deemed terminated as of the date of such expiration.

13. EFFECT OF TERMINATION. In the event this Agreement is terminated after the City has tendered all or a portion of its Funding Contribution but before the end of the fiscal year for such contribution, and the termination is based on no fault or breach by the City, the City’s Funding Contribution shall be pro-rated for the number of days remaining in the fiscal year or quarterly payment period, if paid by quarterly installment, and any overpayment shall be returned to the City within fifteen (15) days of the date of termination.

14. NOTICE. All notices required or made pursuant to this Agreement shall be made in writing and sent by certified U.S. mail, return receipt requested addressed to the addresses set forth in the opening paragraph of this Agreement. Any party may change its above noted address by giving written notice to the other parties in accordance with the requirements of this section.

15. REPRESENTATIONS AND WARRANTIES. The Parties represent and warrant that they are authorized to enter into this Agreement without the consent or joinder of any other person or entity and that the individuals executing this Agreement have full power and authority to bind their respective parties hereto.

16. COUNTERPARTS. This Agreement may be executed in one or more counterparts, any one of which need not contain the signatures of more than one party, but all such counterparts taken together will constitute one and the same instrument.

17. ENTIRE AGREEMENT. This Agreement, including all exhibits, constitutes the entire agreement between the Parties and supersedes all previous written or oral negotiations, agreements, proposals and/or understandings. There are no representations or warranties unless set forth in this Agreement and any exhibits hereto.

18. MUTUAL DRAFTING. This Agreement is the product of mutual drafting, each party having been represented by or having the opportunity to be represented by counsel, and therefore shall not be construed against either party.

19. SEVERABILITY. If any one or more of the provisions of this Agreement shall be held to be invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby and shall be treated as though that portion had never been a part hereof.

20. MODIFICATION. This Agreement shall only be amended by express written agreement of the Parties.
21. GOVERNING LAW AND VENUE. This Agreement shall be governed by, construed and interpreted in accordance with the laws of the State of Florida. The Parties consent to jurisdiction over them and agree that venue for any state action shall lie solely in the Sixth Judicial Circuit in and for Pinellas County, Florida, and for any federal actions shall lie solely in the U.S. District Court, Middle District of Florida, Tampa Division.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the Effective Date.

PINELLAS SUNCOAST TRANSIT AUTHORITY

Brad Miller, Chief Executive Officer

Attest:

Rachael Cappolla, Executive Assistant

Approved as to form:

Alan S. Zimmet, General Counsel

[Remainder of this page intentionally left blank – additional signature blocks follow]
CITY OF ST. PETERSBURG, FLORIDA

By:__________________________________________

Its: __________________________________________

Attest:

________________________________________________
City Clerk

Approved as to form:

City Attorney
00393938.docx V. 10

ST. PETERSBURG DOWNTOWN PARTNERSHIP, INC.

By:__________________________________________

Its: __________________________________________

Attest:

________________________________________________
Secretary
## EXHIBIT B

<table>
<thead>
<tr>
<th>Total Costs</th>
<th>Platform Hours</th>
<th>Total Cost Per Hour</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Looper Inc</td>
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<tr>
<td>Total Estimated Hours</td>
<td>10,100</td>
<td>$76.00</td>
<td>$767,600</td>
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<tr>
<td>PSTA Electric Bus</td>
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<td></td>
</tr>
<tr>
<td>Total Estimated Hours</td>
<td>5,801</td>
<td>$67.22</td>
<td>$389,943</td>
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<tr>
<td>Total Anticipated Net Costs</td>
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<td>$1,157,543</td>
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<tr>
<td>Incremental Cost over Existing Service</td>
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<td>$644,543</td>
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### Summary of Partial Funding Contributions

<table>
<thead>
<tr>
<th>Looper Commitments</th>
<th>Funding Contribution</th>
<th>Percent of Service</th>
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<tbody>
<tr>
<td>Advertising</td>
<td>$51,600</td>
<td>4.5%</td>
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<tr>
<td>CJ Publishers In-Kind</td>
<td>$15,520</td>
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<tr>
<td>Downtown Partnership In-Kind</td>
<td>$12,382</td>
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<tr>
<td>Stakeholder Donations</td>
<td>$34,740</td>
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</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$114,242</strong></td>
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### Service Funding Contributors

<table>
<thead>
<tr>
<th>City of St. Petersburg FDOT Service Development</th>
<th>Funding Contribution</th>
<th>Percent of Service</th>
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<tr>
<td>$353,358</td>
<td>30.5%</td>
<td></td>
</tr>
<tr>
<td>$300,000</td>
<td>25.9%</td>
<td></td>
</tr>
<tr>
<td>Pinellas Suncoast Transit Authority</td>
<td>$389,943</td>
<td>33.7%</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Total Funding Contributions</strong></th>
<th><strong>$1,157,543</strong></th>
<th><strong>100%</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$1,157,543</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
May 24, 2018

Evan Mory
Director, Transportation and Parking Management
City of St. Petersburg
PO Box 2842
St. Petersburg, FL 33731

Re: Circulator Service for FY2019

Dear Evan:

In anticipation of expanded downtown circulator service, we would appreciate the following:

1) Continued support of the City of St. Petersburg with an annual allocation of $20,000 from the Aid to Non Profit program.
2) To ensure we meet the scope of the new service, it is critical that we secure an additional vehicle. We have two (2) vehicles in our fleet that are fully depreciated by Federal Transit Administration standards:
   a) 2001 Hometown Trolley. Odometer reading 286,109. This vehicle requires frequent maintenance. Is often out of service.
   b) 2001 Hometown Trolley. Odometer reading 470,883. This vehicle requires frequent maintenance. Is often out of service.

Our inability to rely on this aging equipment puts a strain on staffing and our operations plan. We are requesting that the City fund one (1) new trolley in the amount of $175,000. Given the time to receive a new trolley, placing an order for a new vehicle should be made as soon as possible. The addition of a new vehicle will enable us to retire the trolley described under b above.

Thank you very much for your continued support.

[Signature]

Transportation Director
AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into on the ___ day of _______, 2018 ("Effective Date"), by and between The Looper Group, Inc. ("Agency") and the City of St. Petersburg, Florida, ("City") (collectively, "Parties").

RECITALS

WHEREAS, transportation options are an important part of the economic development of the City; and

WHEREAS, the City funded the purchase of a new trolley for the Agency in 2016; and

WHEREAS, in addition to the 2016 trolley, the Agency’s fleet is currently made up of vehicles from the Pinellas Suncoast Transit Authority ("PSTA") and the City, which have reached the end of their useful life by Federal Transit Administration standards; and

WHEREAS, the Agency has requested funding from the City to purchase another new trolley in order to effectively carry out the requirements of the pending expansion of the current Looper route, which will further mobility in downtown St. Petersburg; and

WHEREAS, the Agency will retire a trolley that is seventeen years old with over 470,000 miles when the new trolley is received; and

WHEREAS, using public funds to further the economic development of the City constitutes a valid public purpose; and

WHEREAS, the City has agreed to contribute one hundred seventy five thousand dollars ($175,000) towards the purchase of a new trolley, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals (which are an integral part of this Agreement and are incorporated herein by reference) and the promises and covenants contained herein and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the City and Agency hereby agree as follows:

1. **Grant of Funds.** The City shall pay Agency one hundred seventy five thousand dollars ($175,000) ("Grant") to be used by Agency to purchase a new twenty-nine (29) passenger air-conditioned trolley ("Trolley"). The City will distribute the Grant funds to Agency on or before September 30, 2018. Nothing herein shall be construed to grant the City any ownership interests in the Trolley and the City shall have no liability whatsoever related to the Trolley.

2. **Agency’s Use of Grant Funds.** Agency shall use the Grant funds for the sole purpose of purchasing the Trolley. Agency acknowledges and agrees that Agency shall use the Trolley to continue to provide downtown St. Petersburg with specialty public transportation during the Term. The Trolley shall be used for fixed route Looper service,
private charter, and service for public events including but not limited to the Grand Prix, baseball and Blues Fest. The City shall be given priority use of the Trolley for such public events and Agency shall continue to provide services to the City under the current transportation charter agreement.

3. **Term.** The term of this Agreement shall be eight (8) years commencing on the Effective Date ("Term"), unless this Agreement is earlier terminated as provided for herein.

4. **Repayment of Grant Funds.** If Agency does not purchase the Trolley or if Agency fails to use the Trolley in accordance with this Agreement during the Term, the City may require Agency to repay the Grant funds or a portion of the Grant funds to the City within thirty (30) days after notice to repay the Grant funds or a portion of the Grant funds from the City. Should the Trolley cost less than the Grant funds provided by the City pursuant to this Agreement, the Agency shall reimburse the City for the difference by December 31, 2018.

5. **Documentation.** The Agency shall submit to the City, after purchase of the Trolley, documentation satisfactory to the City (including the receipt) that evidences payment for the Trolley.

6. **Indemnification.**

   A. Agency shall defend at its expense, pay on behalf of, hold harmless and indemnify the City, its officers, employees, agents, elected and appointed officials and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, liens, liabilities, penalties, fines, fees, judgments, losses and damages (collectively, "Claims"), whether or not a lawsuit is filed, including but not limited to costs, expenses and attorneys’ and experts’ fees at trial and on appeal and Claims for damage to property or bodily or personal injuries, including death at any time resulting therefrom, sustained by any persons or entities; and costs, expenses and attorneys’ and experts’ fees at trial and on appeal, which Claims are alleged or claimed to have arisen out of or in connection with, in whole or in part, directly or indirectly:

   i. The performance of this Agreement (including any amendments thereto) by Agency, its employees, agents, representatives or subcontractors; or

   ii. The failure of Agency, its employees, agents, representatives or subcontractors to comply and conform with applicable Laws (as defined herein); or

   iii. Any negligent act or omission of Agency, its employees, agents, representatives, or subcontractors, whether or not such negligence is claimed to be either solely that of Agency, its employees, agents, representatives or subcontractors, or to be in conjunction with the claimed negligence of others, including that of any of the Indemnified Parties; or
iv. Any reckless or intentional wrongful act or omission of Agency, its employees, agents, representatives, or subcontractors.

B. The provisions of this paragraph are independent of, and will not be limited by, any insurance required to be obtained by Agency pursuant to this Agreement or otherwise obtained by Agency, and shall survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

7. **Insurance.**

A. Agency shall carry the following minimum types and amounts of insurance at its own expense:

i. Commercial general liability insurance in an amount of at least One Million Dollars ($1,000,000) per occurrence, Two Million Dollars ($2,000,000) aggregate in occurrences form. This policy shall include coverage for (i) personal injury or death or property damage or destruction; (ii) business interruption; (iii) fire legal liability in the minimum amount of One Hundred Thousand Dollars ($100,000); and (iv) contractual liability under this Agreement.

ii. Automobile liability insurance of $1,000,000 combined single limit covering all owned, hired and non-owned vehicles.

iii. Workers’ Compensation insurance as required by Florida law and Employers’ Liability Insurance in an amount of at least $100,000 each accident, $100,000 per employee, and $500,000 for all diseases.

B. All of Agency's insurance policies, except Workers’ Compensation, shall name the Indemnified Parties as additional insureds.

C. All policies shall provide that the City shall be notified at least thirty (30) days prior to any cancellation, reduction or material change in coverage.

D. Agency shall provide the City with Certificates of Insurance on a standard ACORD form reflecting all required coverage. At the City's request, Agency shall provide copies of current policies with all applicable endorsements.

E. All insurance required shall be provided by responsible insurers licensed in the State of Florida and rated at least A- in the then current edition of Best’s Insurance Guide.

F. Agency hereby waives all subrogation rights of its insurance carriers in favor of the Indemnified Parties. This provision is intended to waive fully, and for the benefit of the Indemnified Parties, any rights or claims which might give rise to a right of subrogation in favor of any insurance carrier.
G. The City shall have the right to reasonably increase the amount or expand the scope of insurance to be maintained by Agency hereunder from time to time.

8. Notices. Unless and to the extent otherwise provided in this Agreement, all notices, demands, requests for approvals and other communications which are required to be given by either party to the other shall be in writing and shall be deemed given and delivered on the date delivered in person, upon the expiration of five (5) days following the date mailed by registered or certified mail, postage prepaid, return receipt requested to the address provided below, or upon the date delivered by overnight courier (signature required) to the address provided below.

CITY:

City of St. Petersburg, Florida
P. O. Box 2842
St. Petersburg, FL 33731
Attn: Evan Mory
Phone: 727-551-3332
Evan.mory@stpete.org

AGENCY:

The Looper Group, Inc.
244 Second Ave N, Ste 201
St. Petersburg, FL 33701
Attn: Eric Carlson
Phone: (727) 821-5166
eric@stpetepartnership.org

9. Severability. Should any paragraph or portion of any paragraph of this Agreement be rendered void, invalid or unenforceable by any court of law for any reason, such determination shall not render void, invalid or unenforceable any other paragraph or portion of this Agreement.

10. Due Authority. Each party to this Agreement that is not an individual represents and warrants to the other party that (i) it is a duly organized, qualified and existing entity authorized to do business under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the person executing this Agreement to so execute the same and fully bind the party on whose behalf he or she is executing.

11. Assignment. Agency shall make no assignment of any of its rights, duties, or obligations under this Agreement without the City’s prior written consent, which consent may be withheld by the City in its sole and absolute discretion.
12. **Default and Termination.**

The City may terminate this Agreement in the event of failure by Agency to observe or perform any term or condition of this Agreement if such failure shall continue for thirty (30) days after notice thereof from the City to Agency. In the event of termination pursuant to this paragraph, the City may require Agency to repay the Grant funds or a portion of the Grant funds to the City within thirty (30) days after notice to repay the Grant funds or a portion of the Grant funds from the City.

13. **Governing Law and Venue.** The laws of the State of Florida shall govern this Agreement. Venue for any action brought in state court shall be in Pinellas County, St. Petersburg Division. Venue for any action brought in federal court shall be in the Middle District of Florida, Tampa Division, unless a division shall be created in St. Petersburg or Pinellas County, in which case the action shall be brought in that division. Each party waives any defense, whether asserted by motion or pleading, that the aforementioned courts are an improper or inconvenient venue. Moreover, the Parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction.

14. **Entire Agreement and Modification.** This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter covered herein and there are no oral representations, arrangements or understandings between or among the parties relating to the subject matter of this Agreement. No change to this Agreement will be valid unless made by a written amendment executed by the Parties.

15. **Compliance with Laws.** Agency shall comply at all times with all federal, state, and local statutes, ordinances, rules and regulations, the federal and state constitutions, and orders and decrees of any lawful authorities having jurisdiction over the matter at issue (collectively, “Laws”), including but not limited to Florida laws regarding public records.

16. **No Third Party Beneficiaries.** Notwithstanding anything to the contrary contained in this Agreement, persons or entities not a party to this Agreement may not claim any benefit hereunder or as third party beneficiaries hereto.

17. **No Construction Against Preparer of Agreement.** This Agreement has been prepared by the City and reviewed by Agency and its professional advisors. The City, Agency and Agency’s professional advisors believe that this Agreement expresses their agreement and that it should not be interpreted in favor of either the City or Agency or against the City or Agency merely because of their efforts in preparing it.

18. **Funding Credit.** At the City’s request, Agency shall identify the City as a funding agency in all printed, informational and promotional materials related to the Trolley and the downtown St. Petersburg public transportation. Agency shall not use the City’s name in any printed, informational or promotional materials except to the extent authorized by the City.
19. **Non-appropriation.** The obligations of the City as to any funding required pursuant to this Agreement shall be limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, the City shall not be prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge shall be prior and superior to any obligation of the City pursuant to this Agreement.

20. **City Consent and Action.**

A. For purposes of this Agreement, any required written permission, consent, acceptance, approval, or agreement by the City means the approval of the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.

B. For purposes of this Agreement, any right of the City to take any action permitted, allowed, or required by this Agreement may be exercised by the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.

21. **Captions.** Captions are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

22. **Records and Reports.**

A. Agency shall maintain financial books, records, and accounting information related to this Agreement. These books, records, and information shall comply with generally accepted accounting principles. Agency shall provide an independent audit of such books, records and information by a Certified Public Accountant upon request by the City, at no cost to the City, within ninety (90) days of such request. Except as otherwise authorized by the City, Agency shall retain all such books, records and information during the Term and for the retention periods set forth in the most recent General Records Schedule GS1-SL for State and Local Government Agencies. Nothing herein shall be construed to allow destruction of records that may be required to be retained longer by the statutes of the State of Florida.

B. Agency shall, at any reasonable time requested by the City and as often as the City may deem necessary, make available to the City for examination all of its books, records and information with respect to all matters covered by this Agreement and shall permit the City or its designated authorized representatives to audit and inspect all such books, records and information relating to all matters covered by this Agreement.
23. **Survival.** All obligations and rights of any party arising during or attributable to the period prior to expiration or earlier termination of this Agreement, including but not limited to those obligations and rights related to indemnification, shall survive such expiration or earlier termination.

24. **No Waiver.** No provision of this Agreement will be deemed waived by either party unless expressly waived in writing signed by the waiving party. No waiver shall be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this Agreement shall be deemed a waiver of such provision with respect to any subsequent matter relating to such provision, and the City’s consent respecting any action by Agency shall not constitute a waiver of the requirement for obtaining the City’s consent respecting any subsequent action.

25. **Permits and Licenses.** Agency shall be responsible for obtaining any and all necessary permits, licenses, certifications and approvals which may be required by any government agency in connection with Agency’s performance of this Agreement. Upon request of the City, Agency shall provide the City with written evidence of such permits, licenses, certifications and approvals.

26. **Successors and Assigns.** This Agreement shall inure to the benefit of and be enforceable by and against the Parties, their heirs, personal representatives, successors, and assigns, including successors by way of reorganization.

27. **Relationship of Parties.** Nothing contained herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained herein, nor any acts of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of independent contractors and principals of their own accounts.

28. **Nondiscrimination.** Agency, its employees, agents, representatives, contractors, subcontractors and volunteers shall not discriminate because of race, color, religion, gender, national origin, marital status, age, disability, sexual orientation, genetic information or other protected category.

29. **No Responsibility or Liability.** The City shall not be responsible for or incur any liability for any claims or demands arising out of or in connection with this Agreement or the Trolley.

30. **Future Technology.** Agency agrees to work with the Pinellas Suncoast Transit Authority and the City to pursue acquisition of real time vehicle position technology and mapping integration that will allow riders of public transportation to track vehicle location, better plan trips and meet expectations of public transportation.
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives on the day and date first above written.

THE LOOPER GROUP, INC.:

By: ____________________________

Print: Chuck Wray, Jr.

Title: Vice President

WITNESSES

By: ____________________________

Print: Eric Carlson

By: ____________________________

Print: Adrienne E. Dill

CITY OF ST. PETERSBURG, FLORIDA:

By: ____________________________

Print: ____________________________

Title: ____________________________

ATTEST:

(SEAL)

City Clerk (Designee)

Approved as to Form and Content:

City Attorney (Designee)

00390698
(Acknowledgment of Agency)

State of Florida    
County of Pinellas   ss: 
City of St. Petersburg 

The foregoing Agreement was acknowledged before me this 9th day of August, 2018, by
Chuck Wray Jr., as Vice President of THE LOOPER GROUP, INC. ("Agency"), on behalf of the Agency. He/She is personally known to me or has produced
_________________________, as identification and appeared before me at the
time of notarization.

Chuck Wray Jr. warrants that he/she is authorized by Agency to execute the
foregoing Agreement.

(SEAL)

NOTARY PUBLIC:

Adrienne E Dill

My commission expires: 1/27/22
ST. PETERSBURG CITY COUNCIL
Sewer Report
Meeting of September 6, 2018

To: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

Subject: Accepting a proposal for the purchase of three replacement Simflo vertical turbine distribution pumps from Tampa Armature Works, Inc., a sole source provider at the Northwest Water Reclamation Facility (NWWRF), for the Water Resources Department, at a total contract amount of $284,538.75.

Explanation: The NWWRF’s distribution pumps are 400-horsepower pumps that transfer reclaimed water from effluent storage tanks to effluent injection wells or to the reclaimed water system (RCW). While the average useful life expectancy of these vertical turbine pumps is 20 years, three of the four installed distribution pumps at the NWWRF have been in continual service for over 38 years. The fourth installed pump is not currently due for replacement, as it was replaced in 2017. The three remaining pumps were originally installed in 1980 and have each been rebuilt several times during their service life. Additional rebuilds of the existing pumps would not be cost effective.

Tampa Armature Works, Inc. is the sole authorized sale and service organization in our region for Simflo Pumps. These Simflo pumps offer direct replacement for the existing installed distribution pumps, as the pumps’ physical footprints and performance curves are identical to the existing pumps. Simflo can build these three (3) pumps from existing records of the original pumps in place at the NWWRF. Utilizing direct replacement Simflo pumps will not require additional costs for design work, piping or base plate modifications and factory performance testing.

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

Tampa Armature Works, Inc. (Riverview, FL)............................................. $284,538.75

This purchase is made in accordance with Section 2-249 of the Sole Source Procurement of the City Code, which authorizes City Council to approve the purchase of a supply or service of over $100,000 without competitive bidding, if it has been determined that the supply or service is available from only one source.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), WRF NW Distribution Pumps FY17/18 (15828).

Attachments: Sole Source
Price Proposal (2 pages)
Resolution

Approvals:

[Signatures]
City of St. Petersburg

Sole Source Request
Procurement & Supply Management

Department: Water Resources  Requisition No.  5361726

Check One:  X Sole Source  _____ Proprietary Specifications

Proposed Vendor: Tampa Armature Works, Inc.

Estimated Total Cost: $86,350.00

Description of Items (or Services) to be purchased:
Replacement Simflo Model SR24C-3 for Serial #101201B, 3-Stage Vertical Turbine Pump.

Purpose of Function of items:
Used to pump reclaim water to the reclaim water distribution system or to the reclaim water injection wells at the Northwest Water Reclamation Facility. Pump is coupled to a and powered by a 400hp vertical motor.

Justification for Sole Source of Proprietary specification:
OEM replacement to match the original pump and the other 4 pumps in the system. Simflo has designated TAW as their sole distributor for their Vertical Turbine Pumps.

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

Administrator/Chief

Date

Louis Moore, Director
Procurement & Supply Management

Date
Your ref: SIMFLO 3 STAGE PUMP
Purchase order: NEEDED
PO release: 
Work order: 
Quotation deadline: 8/26/2018

Estimated Delivery: 22-24 weeks
Offered by: KAREN SLOAN
Sales representative: Mike Bigger
Project: 
Terms of payment: Net 30 days
Terms of delivery: FOB Destination, Prepaid and Added

<table>
<thead>
<tr>
<th>Nameplate</th>
<th>Customer Item</th>
<th>Pump type: Vertical Turbine</th>
</tr>
</thead>
<tbody>
<tr>
<td>Serial No.: 101201B</td>
<td>Horsepower:</td>
<td>Size:</td>
</tr>
<tr>
<td>Equipment No:</td>
<td>RPM: 1160</td>
<td>TDH:</td>
</tr>
<tr>
<td>Manufacturer: SIMFLO</td>
<td>GPM:</td>
<td>Stage: 3</td>
</tr>
</tbody>
</table>

**OPTION 1**

22-24 WEEKS DELIVERY

New replacement pump.
With new Chesterton mechanical seal included.
Price includes upgrade shafts material to 17-4PH.
Price includes upgrade impellers material to 316SS.
Price includes shipping of new pump.

Quoted price remains in effect through 8-9-2018 due to metals market volatility and pump manufacturers pricing.

If assistance is requested upon start up please add $1,000.00 per day to this quoted price.

<table>
<thead>
<tr>
<th>Option II</th>
<th>Quantity (3)</th>
<th>1.00 Each</th>
<th>97,640.75</th>
</tr>
</thead>
</table>

**NOTICE--PLEASE READ**

This Quotation and the transactions related here to are governed by TAW. Standard Terms and Conditions (the "Terms and Conditions") which have been provided to Customer and/or are available at www.tawinc.com/TC.aspx. Any terms or conditions contained in any purchase order, agreement or other document which are inconsistent with or in addition to the Terms and Conditions are null and void and are superseded by the Terms and Conditions, unless the purchase order, agreement, Terms and Conditions were agreed to in writing and signed by an authorized officer of Tampa Armature Works, Inc. No amendment to the Terms and Conditions is valid unless in writing and signed by an authorized officer of Tampa Armature Works, Inc.

* * * Unless otherwise noted, the above quotation does not include taxes. * * *

Customer Acknowledgement: ________________________________
Quotation

Number: 11028161-3
Date: 7/31/2018

Quoted price remains in effect through 8-9-2018 due to metals market volatility and pump manufacturers pricing.

If assistance is requested upon start up please add $1,000.00 per day to this quoted price.

1.00 Each

284,538.75
A RESOLUTION DECLARING TAMPA ARMATURE WORKS, INC. AS THE SOLE SOURCE SUPPLIER OF SIMFLO VERTICAL TURBINE DISTRIBUTION PUMPS FOR THE WATER RESOURCES DEPARTMENT; ACCEPTING A PROPOSAL AND APPROVING THE PURCHASE OF THREE REPLACEMENT SIMFLO VERTICAL TURBINE DISTRIBUTION PUMPS FROM TAMPA ARMATURE WORKS, INC. FOR THE WATER RESOURCES DEPARTMENT AT A TOTAL COST NOT TO EXCEED $284,538.75; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City wishes to replace three Simflo vertical turbine distribution pumps at the Northwest Water Reclamation Facility ("NWWRF") for the Water Resources Department; and

WHEREAS, Tampa Armature Works, Inc. is the sole authorized sale and service provider in our region for Simflo pumps for direct replacement of the existing distribution pumps located at the NWWRF; and

WHEREAS, Section 2-249 of the City Code provides for sole source procurement when a 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 this resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that Tampa Armature Works, Inc. is declared a sole source supplier of Simflo vertical turbine distribution pumps for the Water Resources Department.

NOW, THEREFORE, BE IT RESOLVED, that the proposal is hereby accepted and the purchase of Simflo vertical turbine distribution pumps for the Water Resources Department at a total cost not to exceed $284,538.75 is hereby approved.

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

This Resolution shall become effective immediately upon its adoption.

Legal:

City Attorney (Designee)
00393411
Biosolids to Energy Project: Commissioning Overview

Thursday, September 6, 2018
1. Commissioning Process
2. Start-up Manual
3. Form Examples
# Commissioning Process

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre Start-up Checklist</td>
<td>Contractor shall prepare test forms to inspect and clean equipment.</td>
</tr>
<tr>
<td>Start-up</td>
<td>Contractor works with rep for placement of equipment and systems in an operating condition.</td>
</tr>
<tr>
<td>System Walkdown</td>
<td>Contractor schedules an inspection of equipment and tracks punch list items.</td>
</tr>
<tr>
<td>Functional Testing</td>
<td>Contractor starts up completed equipment/systems with rep under simulated operating conditions.</td>
</tr>
<tr>
<td>System/Area Test</td>
<td>Uninterrupted continuous operation as a complete facility with no alterations to demo local and remote control.</td>
</tr>
<tr>
<td>Operational Acceptance Testing</td>
<td>Once equipment meets all test requirements and has stabilized sufficiently, operate under a long-term run.</td>
</tr>
<tr>
<td>Performance Testing</td>
<td>For co-gen, conduct specific tests as detailed in specification.</td>
</tr>
</tbody>
</table>
Start-up Manual

- Section 1: Overview
- Section 2: Schedule
- Section 3: Dewatering Building
- Section 4: Ferric Chloride Facility
- Section 5: Splitter Box
- Section 6: Clarifier #1
- Section 7: Clarifier #2
- Section 8: Primary Sludge Pump Station
- Section 9: Lift Station 2
- Section 10: Odor Control
- Section 11: Digester Control Enclosure
- Section 12: Batch Tank
- ... all permitted areas
- Section 22: Generator Electrical Building
Section 3 - Dewatering Building

Part 1 - Start-up and Functional Testing

A. 10881 - Vehicle Scales
B. 10881A - Polymer Tote Scales (no spec)
C. 11313 - Progressive Cavity Pumps and Equipment
D. 11350 - Polymer Blend Feed Equipment and Appurtenances
E. 11373 - Screw Presses and Appurtenances
F. 11385 - Positive Displacement Rotary Lobe Pumps Axially Convoluted Rotor Type
G. 19216 - Fiber Reinforced Plastic FRP Tanks for Activated Carbon
H. 14370 - Top Running Single Girdel Bridge Cranes
I. 15050 - Process Piping
J. 15185 - Eccentric Plug Valves (motorized)
K. 15828 - Centrifugal Fiberglass Reinforced Plastic (FRP) Fans
L. 15850 - Air Handling Units
M. 15851 - Condensing Units
N. 16322 - Pad Mounted Distribution Transformers
O. 16460 - Dry Type Transformers
P. 16470 - Lighting and Power Distribution Panelboards
Q. 16850 - Fire Alarm System
R. 16920 - 600-Volt Motor Control Center
S. 17110 - Instrument and Control Panels
T. 17200 - Instrumentation
# Form Examples: Pre Start-up and Start-up Checklists

## Pre Start-up Checklist

<table>
<thead>
<tr>
<th>Activity</th>
<th>Expected Result</th>
<th>Results (completed by contractor)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Shaft Alignment: Before starting, check all bearings, shafts, and other moving parts for proper alignment.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Safety Equipment: Install all coupling guards, test guards, and other personnel safety items.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Verify all pipe system components are installed and correct.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Piping: Check spring and constant type pipe hangers for proper cold settings and remove all blocks.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Verify correct settings for safety &amp; relief valves.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Check control valves for correct valve action and setting and perform initial adjustment of the controllers and positioners.</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Expansion Joints: Remove temporary shipping braces, blocks or tie rods.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Hydrostatic Test: Pressure test piping systems and examine for leaks.</td>
<td></td>
</tr>
</tbody>
</table>

## Start-up Checklist

A Start-up is the activation and placement of equipment and systems into an operating condition including adjustment, calibration, instrument test base checks, and functional tests. The following Start-up Checklist activities shall be completed by Contractor per 01000-7.04.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Expected Result</th>
<th>Results (completed by contractor)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Trial operation of equipment including oversight of initial balancing. Verification of alignment/balancing of equipment after trial operation. Prepare motors for verification of proper rotation. Rewire terminations as necessary to correct rotation.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Verify proper levels in oil tanks, reservois, gear cases and constant level-type fillers for proper oil levels.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>System initial operation and adjustments.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Initial operation of motor to verify rotation.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Phase rotation check of distribution equipment.</td>
<td></td>
</tr>
</tbody>
</table>
Form Examples: Pre Start-up and Start-up Support Documents

Plan of the Day

<table>
<thead>
<tr>
<th>Date</th>
<th>Safety Concerns</th>
<th>Activities</th>
<th>Recap/Notes</th>
</tr>
</thead>
</table>
| Friday 2/09/18 | None            | • Southern Flow will be verifying communications on the truck loading panel back to SP-300  
• Southern Flow is to provide an updated register list to Schwing for their verification  
• Schwing will be finishing up ringing out/analog signals and confirming that all communications are accurate.  
• Southern Flow will be verifying that the Schwing signals are being received and confirm  
|            |                 | • Carbon Absorber was started up and training was completed. Training was filmed for City's records.  
• Southern Flow was able to establish communications between the truck loading panel and SP-300.  
• Permissions between SP-300 and the Schwing Local Control Panel have been re-written per Paul Mac's direction and completed. |
### Form Examples: System Walkdown & Functional Testing

#### Feed Pumps

**Clean Water Start-up**

- Remove 90 degree flanged fitting before feed pumps and connect a companion flange to the plug valve with plant water supply.
- Start up feed pumps to pump water to the reaction tank mixer and into the screw press.
- Water will discharge through the screw press pressurized drains and into the sanitary sewer system.

#### Table

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Equipment</th>
<th>Description</th>
<th>Location</th>
<th>Assigned By</th>
<th>Priority</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>Notes/Comments</th>
<th>Date Corrected</th>
<th>Approved By</th>
<th>Date Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Doors</td>
<td>Fix welds on roll-up doors and coat</td>
<td>Truck Bay Area</td>
<td>Ken/Mason</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3/14/2010</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Truck Scales</td>
<td>Install metal trim at the bottom wall</td>
<td>Truck Bay Area</td>
<td>Cindi/Haskell</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>5/7/2018</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Screws</td>
<td>Screws on metal trim do not match in color</td>
<td>Truck Bay Area</td>
<td>Ben Berthiaume</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6/15/2018</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Doors</td>
<td>Overhead doors not energized</td>
<td>Truck Bay Area</td>
<td>Jim/Lisa/Tim</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Screws</td>
<td>Screw missing on sliding LHS door in truck bay</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Screws</td>
<td>Missing screws all over the PEMB</td>
<td>Several Areas</td>
<td>Tim/Lisa/Jim</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Example Forms: System Area Test

HASKELL

City of St. Petersburg
Disposal to Energy Project
3800 54th Avenue South
St. Petersburg, FL 33711

Dewatering Building – Operational Testing Procedure, r2

Specification Section 01660-Part 7.06

Manufacturer: All
Date: 2/10/18

This is an interim operational testing procedure. This procedure will test the operation of the new dewatering building to produce WAS to a minimum of 14% LS5. The Dewatering building will be operationally verified again to the parameters in the spec once the whole bioslud plant is operationally tested.

Step 1 – The temporary MOPO sludge piping will need to be reconfigured in order to feed the Dewatering Building for this test and future operation. There will be two connections required in order to re-route the sludge to the new Dewatering building.

COMPLETED 2/13/18: The first connection will be made to bypass the “temporary relocated sludge pumps” as shown on the site diagram below highlighted in yellow.

This bypass will be done by installing a cross and a valve that will divert sludge around the sludge pump station. During this tie-in the pumps will be shut off. Any sludge that is released during the work will be contained in the existing retention pad and pumped to the closest manhole. Once the tie-in is complete, the bypass valve will be closed so the existing sludge feed pumps can run until the new dewatering building is ready to test.
Example Forms: Operational Acceptance Test

Reliability Testing Daily Report

City of St. Petersburg
Biosolids to Energy Project
3800 34th Avenue South
St. Petersburg, FL 33711

Reliability Testing Daily Report

City of St. Petersburg
Biosolids to Energy Project
3800 34th Avenue South
St. Petersburg, FL 33711

General Information
- Presses Start Time: 5:00 am
- The presses have continued to run at an average combined flow of 180 gpm.
- Heating and changing of full trucks is improving with the drivers. With minimal down time during the evening.
- The daily WAS total suspended solids number stayed relatively consistent and throughout the day the screw press operation was dialed in to produce cake above the 14% requirement for landfill application.

Alerts and Issues
- A new polymer tote was changed out for polymer system #1 and new weights recorded.
- Polymer flow sensors periodically get gummed up but seem to be cleaning themselves out.
- Continue to monitor this in the future.

Numbers and Results
- Screw Press #1 processed 115,526 gallons of WAS
- Screw Press #2 processed 117,820 gallons of WAS
- Total WAS processed through Dewatering Building 233,361 gallons
- Total pounds of cake processed through both screw presses = 232,215 pounds
- Trucks Picked = 5 and 5/4
- Polymer Tote #1 pounds noted = 573
- Polymer Tote #2 pounds noted = 580
- Run Time Duration = 29 hours

City Testing Results

<table>
<thead>
<tr>
<th>Cake from #1</th>
<th>Time</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>12:30 AM</td>
<td>15.57</td>
</tr>
<tr>
<td></td>
<td>5:00 AM</td>
<td>15.49</td>
</tr>
<tr>
<td></td>
<td>9:00 AM</td>
<td>15.22</td>
</tr>
<tr>
<td></td>
<td>1:00 PM</td>
<td>14.9</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cake from #2</th>
<th>Time</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>12:30 AM</td>
<td>15.49</td>
</tr>
<tr>
<td></td>
<td>5:00 AM</td>
<td>15.02</td>
</tr>
<tr>
<td></td>
<td>9:00 AM</td>
<td>15.91</td>
</tr>
<tr>
<td></td>
<td>1:00 PM</td>
<td>14.01</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Suspended Solids</th>
<th>Time</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>12:30 AM</td>
<td>1.44</td>
</tr>
<tr>
<td></td>
<td>5:00 AM</td>
<td>1.96</td>
</tr>
</tbody>
</table>
Open Discussion
ST. PETERSBURG CITY COUNCIL

Report

Meeting of September 6, 2018

TO: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

SUBJECT: A resolution approving the Fourth Amendment to the Architect/Engineering Agreement dated July 13, 2015, as amended, between the City of St. Petersburg, Florida and Associated Space Design, Inc. ("A/E") in association with Rogers Partners, for A/E to provide additional design services associated with the new shade structure at Spa Beach Park in an amount not to exceed $49,800; providing that the total contract amount shall not exceed $4,624,600; authorizing the City Attorney’s Office to make non-substantive changes to the Fourth Amendment; authorizing the Mayor or his designee to execute the Fourth Amendment; and providing an effective date.

EXPLANATION: On July 9, 2015, City Council approved an A/E agreement between the City of St. Petersburg and Associated Space Design, Inc. for design and construction administration services related to the new St. Pete Pier™ project in the amount of $4,366,000. The scope of services included planning, programming, design and construction administration services for an approximately $33 million replacement of the Municipal Pier, as part of an overall $46 million budget.

On November 3, 2016, City Council approved the First Amendment to the A/E Agreement for additional design services in the amount of $120,000 required to revise the plans for the pier plaza to include the design of a single pavilion shade structure with restrooms and a snack bar, including architecture, landscape architecture, civil engineering, structural, mechanical and electrical engineering services.

On December 7, 2017, City Council approved the Second Amendment to the A/E Agreement in the amount of $64,800 for additional design and construction administration services related to the tenant space modifications, additional structural design services, and coordination of the master stormwater system.

On August 2, 2018 City Council approved the Third Amendment in the amount of $24,000 for additional design and construction administration services required for the coordination associated with the new tenant improvements at the Pier Head building.

The services proposed for this Fourth Amendment in the amount of $49,800 includes the design of a new shade structure associated with Spa Beach. This will include site planning and civil engineering required to accommodate the shade structure and a pedestrian and vehicular path to access the beach. The services also include architectural design, landscape architecture, structural design as well as plumbing and electrical services. The City received a donation in the amount of $250,000 from the American Academy of Dermatology for the construction of the shade structure to serve Spa Beach.

The A/E Agreement includes the following phases and associated lump sum fees and costs:

| Phase I – Schematic Design (complete) | $ 1,187,000 |
| Phase II – Design Development (complete) | $ 905,000 |
| Phase III – Construction Document (complete) | $ 1,203,000 |
| Phase IV - Construction Administration | $ 821,000 |
Reimbursable Cost $150,000
Design Contingency $100,000

Total Contract Amount $4,366,000 (Approved)

Additional Services First Amendment $120,000 (Approved)
Additional Services Second Amendment $64,800 (Approved)
Additional Services Third Amendment $24,000 (Approved)
Additional Services Fourth Amendment $49,800 (New)

Revised Total A/E fees $4,624,600

RECOMMENDATION: Administration recommends City Council adopt the attached resolution approving the Fourth Amendment to the Architect/Engineering Agreement dated July 13, 2015, as amended, between the City of St. Petersburg, Florida and Associated Space Design, Inc. ("A/E") in association with Rogers Partners, for A/E to provide additional design services associated with the new shade structure at Spa Beach Park in an amount not to exceed $49,800; providing that the total contract amount shall not exceed $4,624,600; authoring the City Attorney’s Office to make non-substantive changes to the Fourth Amendment; authorizing the Mayor or his designee to execute the Fourth Amendment; and providing an effective date.

COST/FUNDING INFORMATION: Funding for the design services for the new shade structure have been previously appropriated in the General Capital Improvement Fund (3001) Pier Visioning Project (11988).

ATTACHMENTS: Resolution

APPROVALS: Administrative Budget
RESOLUTION NO. 2018 -

A RESOLUTION APPROVING THE FOURTH AMENDMENT TO THE ARCHITECT/ENGINEERING AGREEMENT DATED JULY 13, 2015, AS AMENDED, BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND ASSOCIATED SPACE DESIGN, INC. ("A/E") IN ASSOCIATION WITH ROGERS PARTNERS, FOR A/E TO PROVIDE ADDITIONAL DESIGN SERVICES ASSOCIATED WITH THE NEW SHADE STRUCTURE AT SPA BEACH PARK IN AN AMOUNT NOT TO EXCEED $49,800; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED $4,624,600; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE FOURTH AMENDMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FOURTH AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 13, 2015, the City of St. Petersburg, Florida ("City") and Associated Space Design, Inc. ("A/E") in association with Rogers Partners executed an architect/engineering agreement ("Agreement") for A/E to provide design and construction administration services related to the New St. Petersburg Pier project in the amount of $4,366,000; and

WHEREAS, on November 3, 2016, City Council approved the First Amendment and the City and A/E executed the First Amendment for A/E to provide additional services to revise the plans for the "Welcome Plaza" in an amount not to exceed $120,000; and

WHEREAS, on December 14, 2017, City Council approved the Second Amendment and the City and A/E executed the Second Amendment for A/E to provide (i) additional design services related to the titled lawn and Education Center, (ii) additional construction administration services related to the marine structural engineering of the concrete deck rebar placement and pouring of deck, (iii) coordination of the stormwater system with the Pier Approach, and (iv) federal permit compliance regulations in an amount not to exceed $64,800; and

WHEREAS, on August 2, 2018, City Council approved the Third Amendment and the City and A/E executed the Third Amendment for A/E to provide additional design and construction administration services required for the coordination associated with the new tenant improvements at the Pier Head building in an amount not to exceed $24,000; and

WHEREAS, the City and A/E desire to amend the Agreement for a fourth time for A/E to provide additional design services associated with the new shade structure at Spa Beach Park in an amount not to exceed $49,800; and

WHEREAS, Administration recommends approval of the Fourth Amendment for A/E to provide the above referenced design services.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Fourth Amendment to the Architect/Engineering Agreement dated July 13, 2015, as amended, between the City of St. Petersburg, and Associated Space Design, Inc. ("A/E") in association with Rogers Partners, for A/E to provide additional design services associated with the new shade structure at Spa Beach Park in an amount not to exceed $49,800 is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed $4,624,600.
BE IT FURTHER RESOLVED that the City Attorney's Office is authorized to make non-substantive changes to the Fourth Amendment.

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

This Resolution shall become effective immediately upon its adoption.

Approval:

[Signature]

City Attorney (Designee)

(0394239)
ATTACHMENT 4
TO APPENDIX A
SCOPE OF SERVICES

General Description – Additional Services:

In addition to the services, activities, Deliverables and responsibilities set forth in Appendix A, as well as the Attachment 1, Attachment 2 and Attachment 3 to Appendix A, the A/E shall provide additional design services as follows: a) the design of a new shade structure serving Spa Beach and the potential of other areas within the Pier project to be determined by the City. This includes architectural, structural, electrical, plumbing, landscape and civil services.

Design and Construction Administration Services:

The A/E shall provide the following services and deliverables for these revisions:

The A/E shall prepare revised Construction Documents for the various elements described above for the City’s approval and the Construction Manager’s use once approved by the City. Such Construction Documents may include but not be limited to, site plans, floor plans, elevations sections and other documents which fix and describe the size and character of the revised area as to architectural, civil, landscape, structural, plumbing, and electrical systems and other essential elements as may be requested by the City and mutually agreed upon by the Parties in writing.

Design and Construction Administration Phase Deliverables

The A/E shall submit all deliverables electronically in PDF, Word and dwg. format as well as four (4) hard copies. The A/E shall upload all deliverables to an ftp or similar site as determined by the City. The deliverables for the Design and Construction Administration Phase are:

- Construction Documents, design sketches, calculations, Signed and Sealed permit documents, Specifications
### Revised Amended Appendix B

**Fee Spreadsheet**

**The New St. Petersburg Pier**

The A/E fees and costs shall be as shown below:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1 - Schematic Design (completed)</td>
<td>$1,187,000</td>
</tr>
<tr>
<td>Phase 2 - Design Development (completed)</td>
<td>$905,000</td>
</tr>
<tr>
<td>Phase 3 - Construction Documents (completed)</td>
<td>$1,203,000</td>
</tr>
<tr>
<td>Phase 4 - Construction Administration</td>
<td>$821,000</td>
</tr>
<tr>
<td>Reimbursable/Contingency Expense Allowance</td>
<td>$250,000</td>
</tr>
<tr>
<td>Subtotal A/E Fees</td>
<td>$4,366,000</td>
</tr>
<tr>
<td>First Amendment Additional Services</td>
<td>$120,000</td>
</tr>
<tr>
<td>Second Amendment Additional Services</td>
<td>$64,800</td>
</tr>
<tr>
<td>Third Amendment Additional Services</td>
<td>$24,000</td>
</tr>
<tr>
<td>Fourth Amendment Additional Services</td>
<td>$49,800</td>
</tr>
</tbody>
</table>

**Revised Total A/E Fees**

$4,624,600
ACTION DESIRED:
Respectfully request to refer to the Health, Energy, Resiliency, & Sustainability (HERS) Committee an introductory discussion on a Voluntary Residential Composting Program.

BACKGROUND:
Neighborhood Affairs has been working on the development of a plan for a city-wide composting program and would like to present on this plan at the September 13th HERS Committee.

Darden Rice, Council Member
District. 4
TO: Members of City Council

DATE: August 27, 2018

COUNCIL DATE: September 6, 2018

RE: Electric Vehicle Pre-Wire

ACTION DESIRED:

Respectfully requesting to the Health, Energy, Resiliency, and Sustainability Committee a discussion about potentially requiring a 240 Volt Electric Vehicle Pre-Wire be in all new single family home construction with a possible exemption for affordable housing.

Brandi Gabbard
Council Member, District 2
TO:          Members of City Council  
DATE:        August 27, 2018  
COUNCIL DATE: September 6, 2018  
RE:          African American Quality of Life  

ACTION DESIRED:

Respectfully requesting to the Youth and Family Services Committee a discussion regarding the funding and utilization of an African American Quality of Life Study and the possible creation of an African American Quality of Life Committee.  

Resources:

Completed Quality of Life Study from Austin, Texas:  
http://www.ci.austin.tx.us/edims/document.cfm?id=125797  

Brandi Gabbard  
Council Member, District 2
ACTION DESIRED:

Respectfully requesting that the City of St. Petersburg legal department provide a report to City Council in regard to how the Jordan Park demolition and renovation was approved without any input from City Council and how we might change this process for future consideration. The request is to hear this report at the City Council meeting of 9-6-2018.

Steve Kornell, Council Member
District. 5
ST. PETERSBURG CITY COUNCIL
BUDGET, FINANCE & TAXATION COMMITTEE

Report
August 23, 2018
8:00 – City Hall – Room 100

Present: Chair Charles Gerdes, Vice Chair Ed Montanari, Darden Rice, Amy Foster and Gina Driscoll (alternate)

Also: Council Member Steve Kornell; Chief Assistant City Attorney, Jeannine Williams; Assistant City Attorney, Jane Wallace; Assistant City Administrator, Tom Greene; Chief Financial Officer, Anne Fritz; Budget and Management Director, Elizabeth Makofske; Grants Officer, Shrimatee Ojah Maharaj; Greenhouse Manager and Small Business Liaison, Jessica Eilerman; Economic Development Specialist, Eric Lavina; Administrative Aide to City Council, Kewa Wright; Senior Deputy City Clerk, Cathy Davis

A. Call to Order
Chair Gerdes called the meeting to order at 8:00 am with the above persons present.

B. Approval of Agenda
CM Foster made a motion to approve the agenda. All were in favor of the motion.

C. Approval of August 9, 2018 Minutes
CM Foster made a motion to approve the minutes. All were in favor of the motion.

D. New/Deferred Business
1a. Customer Assistance Programs for Utilities

Ms. Jerome addressed the committee with a brief recap of the Environmental Protection Agency study related to Customer Assistance Programs as previously presented at the July 12, 2018 meeting. Ms. Jerome also provided some statistical data to help highlight the needs of our utility customers and consider some future program options. Ms. Jerome highlighted 8,000 customers pay late & termination notice fees each month with 1,500 utility customer accounts locked off for nonpayment monthly.

CM Foster expressed concerns about locking off assisted living facilities and if those could be identified in a separate grouping and consider not locking off those sensitive populations. Ms. Jerome explained that the City does have procedures in place for those areas of sensitive needs when identified.
Ms. Jerome also provided statistics associated with those customers who might be considered unwilling to pay and identified those accounts as currently delinquent with a final bill. No assistance is being recommended for this group as the City has a high rate of collections and will generally recoup these funds as the customer requests to reactivate service or has been sent to the collection agency or has had a lien placed on their properties.

Ms. Jerome discussed the current utility programs the City offers, which include the following:

- **Utility Assistance Program** – adopted by City Council in 1997 the program receives an average of $11k in voluntary donations annually; solicitations for the program are mailed as inserts in the December bill; and the funds are distributed among six social services agencies for disbursement.
  - CM Rice suggested a link where donations can be paid online

- **Payment Plan** – allows customers additional time to pay their bill; the due dates are extended on average between two weeks and two months and the City provides approximately 27k payment plans a year to nearly 9k customers.

- **Recurring Billing** – outstanding balance is spread out over a longer period of time; due dates are extended on average about six months for customers with serious circumstances such as medical issues or extensive water leaks.

- **Permanent Due Date Extension** – allows for a 30-day grace period after due date for customers with one monthly income such as social security.

- **Water Efficiency Rebate Programs** – provided by Water Resources and includes among others the toilet rebate program.

The following future programs were proposed for consideration by the committee:

- **Budget Billing** – program would average out a customer’s monthly bill and levels it over a 12-month period which assists customer in preparing their monthly budgets. The software is available for implementation with no additional cost.

- **One Notice Implementation** – program would restructure both the late fee and termination notice fee into one consolidate late fee which will save the City money in paper costs and postage and can implemented fairly easily with no additional cost.

- **Bill Round-up (Voluntary Donations)** – program would allow customers to donate voluntarily by rounding their bill up to the next whole dollar with maximum annual contribution of $11.88; this would require an enhancement to existing software which would cost the City approximately $10k. As noted, if 10% of the City’s customers volunteered to participate in the program it could generate at least $97k annually.
- **Lift-up Program** – program was funded through a grant in 2016 with the City and four other municipalities participating in conjunction with the NLC; 100 families in each city were selected to participate and received financial counseling and credit on their utility accounts to those who successfully completed the program; this would require additional funding to pay for financial counseling and staff cost if re-implemented.

CM Rice expressed a concern regarding customers 65 and older and on a low fixed income having their water turned off and whether or not these individuals could be in a protected class. Attorney Wallace noted the statutory restrictions which potentially affect the ability to offer certain customer assistance programs.

CM Rice suggested the possibility of Council generating a letter out of the LAIR committee to our local legislature delegates to address this issue.

CM Montanari made a motion for administration to proceed with implementing the following programs: Budget Billing, One Notice Implementation and Bill Round-Up program and report back to the committee at a later date. **All were in favor of the motion.**

1b. **3rd Quarterly Grant Reports**

Ms. Ojah Maharaj presented the following on the 3rd Quarterly Grants Report:

- Six grants received for Q3 totaling $1,012,878
- 24 grants received for FY18 – year-to-date total is $8,960,685
- Major grants received:
  - United Way Suncoast for $100k – Empowerment Center
  - American Academy of Dermatologist for $250k – St. Pete Pier Shade Structures
  - Florida Dept. of Agriculture & Consumer Affairs for $533,765 – Summer Food Program
- Grants recently submitted to Grantors:
  - Florida Dept. of Economic Opportunity/Enterprise Florida for TACRA Midtown Center
  - US Dept. of Transportation for Snell Isle Bridge
  - FEMA Hazard Mitigation Grant – various projects related to Hurrian Mitigation:
    - Central Yacht Basin Seawall
    - North Yacht Basin Seawall
    - Wall for the South Water Treatment Plant
    - Generator – for Library Services Department & Fire Headquarters
- Grant Status:
  - Did not receive the $850k grant for Bloomberg Philanthropies, 2018 Public Art Challenge
- Grants Received for the Q4 Report:
  - Foundation for a Healthy St. Petersburg/Florida Dept. of Health for $148,131
  - FDOT – Tampa/St. Pete Ferry for $438,131
Ms. Ojah Maharaj reported that there were no significant findings on the FY17 Grants Management audit.

1c. SBE Contracts 3rd Quarterly Report

Ms. Eilerman provided a brief overview of the SBE 3rd Quarterly Report. As of July 31, a total spend for SBE participation was 5.1%. Ms. Eilerman stated the goal for this year is 10%, however, she is unsure if the goal will be met. One of the primary reasons the goal may not be met is due to a few specialized spend projects that will be forthcoming, which may be difficult for SBE participation on those technical projects.

As of August 21, 2018, a total of 304 certifications was reported. That number is down by 110 compared to what was reported earlier this year. Ms. Eilerman provided an update on the SBE outreach plan, which included one on one meetings with construction firms to meet the SBE participation goals and the Minority Week Development Enterprise Conference slated for September.

An update on the Disparity Study was provided. The City has received four responses to the RFP, an evaluation panel for RFP responses review has been formed and the target date to launch the study is late fall of this year.

1d. Revising Fiscal Policies

Ms. Makofske addressed the committee to recommend some revisions to the FY19 fiscal policies. In terms of fund balance issues, below are the following recommendations:

- Equipment Replacement Fund and Sanitation Equipment Replacement Fund
  - set target annually from 25% to 20%

- Water Resources and Stormwater Equipment Replacement Funds (created in FY18)
  - set target annually to 20%

- Water Resources, Stormwater Utility and Sanitation Operating Funds
  - exclude the transfer to the three utility equipment replacement funds

- Golf Course Operation Fund have a current target balance of 8.3%
  - amend to no target balance requirement
  - reclass the prior year advances from the General Fund to subsidies

- Jamestown have a current target balance of 8.3%
  - amend to no target balance requirement; removing the target balance brings the fiscal policies in line with the other subsidize enterprise funds.

- Workers’ Compensation Fund is set by an actuarial study at 100% of long-term liabilities
  - set target to two-thirds of long-term liabilities

Ms. Makofske is also making recommendations to revise the fiscal policies to include the sales surtax allocation for the fourth round of the Penny for Pinellas (2020-2030); adding language to the
enterprise capital improvement section of the fiscal policies to the 50/50 pay-as-you-go; including a paragraph in the fiscal policies that defines the city’s working capital definition; and include items related to debt compliance in the debt section of fiscal policies.

CM Rice asked for clarification relating to the change in the Workers’ Compensation Fund to set the target balance to two-thirds (66%). Ms. Fritz explained that when the actuarial study was conducted it computed all workers’ compensation from an actuarial basis. The Workers’ Compensation Fund is self-insured and is an internal service fund, which is different from the pension fund which is held in a trust fund. By keeping it at 100%, the City may wind up overfunding or underfunding since the numbers change based on expectations, number of claims and changes in the law. Therefore, to meet fiscal policies, the recommendation is to change the worker’s compensation fund to two-thirds. CM Gerdes proposed changing the target balance for the workers’ compensation fund to 75%.

There was also detailed discussion regarding the Golf Course Operating Fund and CM Gerdes suggested that the committee discuss the golf courses and the policies surrounding it at a future meeting.

CM Foster made a motion to approve the recommended fiscal policies revisions with the exception of removing the Golf Course Operating target balance to discuss at a later date and the Workers’ Compensation Fund target balance be changed to from 100% to 75%. All were in favor of the motion.

E. Upcoming Meetings Agenda Tentative Issues

1. September 13
   a. Linkage Fee/Nexus Study (Rob Gerdes)
   b. Reduction in Multi-Modal Impact Fees (Rob Gerdes/Tom Whalen)

F. New Business Item Referrals

G. Adjournment

There being no further business, the meeting was adjourned at 9:45 am
MEMORANDUM
CITY OF ST. PETERSBURG

To: Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council
From: Mayor Rick Kriseman
Date: August 24, 2018
Subject: First Reading of FY19 Tentative Budget Appropriations Ordinance and Report of Changes from the Recommended Budget

Background: This report provides material for adoption of the tentative budget for FY19 and contains material related to the Public Hearing scheduled for September 6, 2018 at 6:30 PM in City Council Chamber. At that hearing, staff will present the first reading of the FY19 Budget/Appropriations Ordinance and certain material that is statutorily required to comply with the “Truth in Millage” (TRIM) law. Final action on the FY19 budget is scheduled to take place at the conclusion of the second Public Hearing scheduled for September 20, 2018 at 6:30 PM.

Explanation: The Recommended Budget for FY19 was submitted to City Council on July 13, 2018. In accordance with statutory requirements, two public hearings have been scheduled (September 6th and September 20th) to receive public comment on the FY19 budget. In preparation for the first public hearing, this report conveys the following material:

- Agenda for the September 6th Public Hearing - providing statutory requirements  Attachment A
- Listing and description of all substantive changes made to both projected revenues and anticipated expenditures for FY19 since submission of the Recommended Budget on July 13, 2018  Attachment B
- Resolution which adopts the proposed millage rate of 6.7550 mills  Attachment C
- Recommended Budget/Appropriations Ordinance  Attachment D
- Resolution which adopts the Recommended Budget/Appropriations Ordinance as the tentative budget at the first Public Hearing  Attachment E

Adoption of Proposed Millage and Rolled Back Rate
The proposed aggregate millage rate adopted by City Council on July 19, 2018 was 6.7550 mills. The Recommended FY19 Budget included that proposed millage rate of 6.7550 which represents a 6.36% increase from the rolled back rate of 6.3513 mills. The rolled back rate is the rate that will generate approximately the same amount of revenue as the prior year given the current assessed property values (with exclusions provided by State Statute including new construction, newly annexed properties, etc.). City policy provides that ad valorem revenue will be estimated at 96% to allow for early payment discounts, uncollectibles, and value adjustment board revisions.
The proposed millage rate of 6.7550, which provides ad valorem revenue of $123,416 million, along with the times and dates for the public hearings are advertised by the Pinellas County Property Appraiser via TRIM notices mailed to all property owners. Revenues and expenditures are detailed in the Recap of Changes (Attachment B). At this first public hearing, Council will adopt the proposed millage rate, which cannot exceed the advertised millage rate of 6.7550 without taxpayer notification by mail, at the city's expense (s. 200.065(2)(d), F.S.). Council, can however, reduce the millage rate from the 6.7550 provided in the TRIM notices without additional notification or expense.

Council will also be asked to approve changes to the Recommended Budg: which have occurred subsequent to July 13, 2018 and approve the FY19 Tentative Budget which includes these changes. State Statutes require a very specific format for the adoption process which is provided in the Agenda shown in Attachment A.

**General Information**

Several important points may be helpful to Council members in reviewing the attached material. First, the recommended ordinance sets appropriation levels for the General Fund, Special Revenue Funds, Enterprise Funds, Debt Service Funds, and for transfers between funds. It appropriates all Capital Project Funds for FY19, as provided for in the Recommended Capital Improvement Program with any proposed adjustments. Additionally, the ordinance sets appropriations for Dependent Special Districts and establishes authorization levels for each of the city's Internal Service Funds. For Internal Service Funds only the portion of funding provided from fund balance or other external funding sources to partially offset operational cost (if any) is included in the appropriation. The remaining portion of the Internal Service Funds does not require formal appropriation inasmuch as they are funded through charges to those departments which use their services. Setting an authorization level allows Council to establish a funding level for each internal service operation while avoiding duplicate appropriations.

Subsequent to development of the Recommended Budget, staff has continued to monitor revenue sources and evaluate both departmental budget requests and expenditure needs. As a result, changes are proposed in many funds. A summary of all of the changes are shown on the attached "Recap of Changes in the Recommended Budget for the Proposed Ordinance," Attachment B.

**Recommendation/Action Required**

It is recommended that City Council adopt the proposed millage rate of 6.7550 according to F.S. 200.065 and then approve the Recommended FY19 Budget/Appropriations Ordinance on first reading. It is further recommended that City Council approve the resolution adopting the Recommended FY 19 Budget Appropriations Ordinance (as modified by the changes presented in Attachment B) as the tentative budget for the city of St. Petersburg for fiscal year ending September 30, 2019. Final action on the FY19 budget will occur at the conclusion of the September 20th Public Hearing.
ATTACHMENT A

FIRST PUBLIC HEARING ON THE FISCAL YEAR 2019 MILLAGE RATE AND BUDGET
CITY OF ST. PETERSBURG, FLORIDA

City Council Chamber
St. Petersburg City Hall
Thursday, September 6, 2018
6:30 P.M.

AGENDA

1. Call to Order; Opening of Public Hearing; Announcement of Purpose of Public Hearing. Honorable Chair Lisa Wheeler-Bowman

PUBLICLY ANNOUNCE: This is the start of the first public hearing on the Fiscal Year 2019 millage rate and budget. The purpose of this public hearing is to discuss the Mayor’s Recommended Budget, approve a Proposed Millage Rate, and approve the Recommended Budget/Appropriations Ordinance for Fiscal Year 2019 as the tentative budget for Fiscal Year 2019. Prior to public comment, the first substantive issue discussed shall be the percentage increase in millage over the rolled-back rate necessary to fund the budget, if any, and the specific purposes for which ad valorem tax revenues are being increased. That issue will be discussed by the Mayor and his staff after the title to the Budget/Appropriations Ordinance is read.

2. First Reading of Budget/Appropriations Ordinance Title. City Clerk

Read title of Budget/Appropriations Ordinance.

3. Introductory Remarks. Mayor Rick Kriseman

General remarks.

4. Presentation on the Tentative FY 2019 Budget and rolled-back rate. Budget Director Liz Makofske

Brief power point presentation. First substantive issue to be discussed is the percentage increase in millage over the rolled-back rate necessary to fund the budget, if any. The proposed millage is 6.7550. This rate represents an increase of 6.36% over the rolled-back rate of 6.3513. FS 200.065 (2)(e). The reasons for the increase should be discussed at this point.

5. Receipt of Public Comment. Honorable Chair Lisa Wheeler-Bowman

PUBLICLY ANNOUNCE: This is the beginning of the public comment portion of the hearing. The general public shall be allowed to speak and ask questions prior to the adoption of the proposed millage rate and tentative budget by City Council. FS 200.065(2)(e).

6. Close Public Comment. Honorable Chair Lisa Wheeler-Bowman

PUBLICLY ANNOUNCE: The public comment portion of the hearing is now closed.
ATTACHMENT A

7. Council Comments, Discussion and Consideration of amendments to the Mayor’s Recommended Budget. Mayor and Council

If Council amends the Mayor’s Recommended Budget so that there will be a requirement for there to be a change in the millage go to step 8, otherwise go to step 9.

8. Re-compute proposed millage rate if necessary. Budget Staff

Compute proposed millage rate and make changes to resolutions and Budget/Appropriations Ordinance as required. *FS 200.065(2)(c)*

9. Announcement of proposed millage rate compared to the rolled-back rate. Honorable Chair Lisa Wheeler-Bowman

PUBLICLY ANNOUNCE: The proposed millage rate for the City of St. Petersburg is 6.7550 mills which is a 6.36% increase over the rolled-back rate of 6.3513 mills.

10. Adopt millage resolution. City Council

Adopt resolution setting proposed millage rate. This must be done before adopting tentative budget and must have a separate vote. *FS 200.065 (2)(d) & (e)*

11. Adoption by Resolution of the Recommended Budget/Appropriations Ordinance as the Tentative Budget. City Council

Adopt Mayor’s Recommended Budget (with any amendments that have been approved) as the tentative budget in two steps.

a) Motion to pass the Recommended Budget/Appropriations Ordinance (as amended if amended) for the City of St. Petersburg Fiscal Year ending September 30, 2019 on first reading.

b) Motion to approve resolution adopting the Recommended Budget/Appropriations Ordinance, as passed on first reading, as the tentative budget for the City of St. Petersburg Fiscal Year ending September 30, 2019.

12. Announcement of Date, Time, and Place of final public hearing. Honorable Chair Lisa Wheeler-Bowman

PUBLICLY ANNOUNCE: The final public hearing on the Fiscal Year 2019 millage rate and budget shall be on September 20, 2018, 6:30 p.m. in the City Council Chamber of City Hall.

13. Closing of first public hearing. Honorable Chair Lisa Wheeler-Bowman

PUBLICLY ANNOUNCE: The first public hearing on the Fiscal Year 2019 millage rate and budget is now closed.

EXCERPTS FROM F.S. 200.065:

Paragraph 2(c): “Within 80 days of the certification of value pursuant to subsection (1), but not earlier than 65 days after certification, the governing body of each taxing authority shall hold a public hearing on the tentative budget and proposed millage rate. Prior to the conclusion of the hearing, the governing
body of the taxing authority shall amend the tentative budget as it sees fit, adopt the amended tentative budget, recompute its proposed millage rate, and publicly announce the percent, if any, by which the re-computed proposed millage rate exceeds the rolled-back rate computed pursuant to subsection (1). That percent shall be characterized as the percentage increase in property taxes tentatively adopted by the governing body."

Paragraph 2(e): "1. In the hearings required pursuant to paragraphs (c) and (d), the first substantive issue discussed shall be the percentage increase in millage over the rolled-back rate necessary to fund the budget, if any, and the specific purposes for which ad valorem tax revenues are being increased. During such discussion, the governing body shall hear comments regarding the proposed increase and explain the reasons for the proposed increase over the rolled-back rate. The general public shall be allowed to speak and to ask questions prior to adoption of any measures by the governing body. The governing body shall adopt its tentative or final millage rate prior to adopting its tentative or final budget."
## Recap of Changes Between the Recommended Budget and Proposed Budget Ordinance

### **Changes in Revenues**

<table>
<thead>
<tr>
<th>General Operating Fund</th>
<th>Recommended Budget</th>
<th>Proposed Change</th>
<th>Ordinance</th>
<th>Reasons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Human Services Grants - Other Local Units</td>
<td>1,453,924</td>
<td>134,849</td>
<td>1,588,773</td>
<td>The actual FY19 JWB Agreement amount is greater than the amount in the FY19 Recommended Budget.</td>
</tr>
<tr>
<td>Human Services Grants - Federal</td>
<td>205,245</td>
<td>4,878</td>
<td>210,123</td>
<td>The FY19 Childcare Food Program grant amount is greater than the amount in the FY19 Recommended Budget.</td>
</tr>
<tr>
<td>Transportation and Parking - Local Grant</td>
<td>0</td>
<td>450,000</td>
<td>450,000</td>
<td>An interlocal agreement with Tampa, Hillsborough County, and Pinellas County will be executed during FY18 for a passenger ferry service ($150,000 each). The city's contribution of $150,000 was from the FY18 contingency.</td>
</tr>
<tr>
<td>Police - School Resource Officer Contract (9 to 13)</td>
<td>521,502</td>
<td>232,498</td>
<td>754,000</td>
<td>The new SRO contract approved on 8/23/18 will now pay a portion of all 13 SROs where the previous contract covered only 9. The amount per officer has also increased.</td>
</tr>
<tr>
<td><strong>Total General Fund Revenue</strong></td>
<td><strong>262,996,206</strong></td>
<td><strong>822,225</strong></td>
<td><strong>263,818,431</strong></td>
<td></td>
</tr>
</tbody>
</table>

### **Changes in Requirements**

<table>
<thead>
<tr>
<th>General Operating Fund</th>
<th>Recommended Budget</th>
<th>Proposed Change</th>
<th>Ordinance</th>
<th>Reasons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks &amp; Recreation</td>
<td>36,830,551</td>
<td>139,727</td>
<td>36,970,278</td>
<td>The actual FY19 JWB Agreement is greater than the amount in the FY19 Recommended Budget; increase totals $134,849 and includes four part-time grant funded Education Specialist positions. The FY19 Childcare Food Program Grant amount is also greater than the amount in the FY19 Recommended Budget, that increase totals $4,878.</td>
</tr>
<tr>
<td>Transportation and Parking</td>
<td>748,005</td>
<td>450,000</td>
<td>1,198,005</td>
<td>An interlocal agreement with Tampa, Hillsborough County, and Pinellas County will be executed during FY18 for a passenger ferry service ($150,000 each). The city's contribution of $150,000 was from the FY18 contingency.</td>
</tr>
<tr>
<td>Stormwater, Pavement &amp; Traffic Operation</td>
<td>4,958,770</td>
<td>12,922</td>
<td>4,971,692</td>
<td>Subsequent to the Recommended Budget an Operations Analyst was moved from the General Fund to the Stormwater Utility Fund and an Accountant I was moved from the Stormwater Utility Fund to the General Fund; a Traffic Operations Supervisor was downgraded to a Traffic Maintenance Foreman; all staff in the title Construction Maintenance Leadworker were moved to the title Pavement Maintenance Leadworker; a Traffic Signal Technician II was promoted to a Traffic Signal Technician III; and three Pavement Apprentices were promoted to Pavement Technicians.</td>
</tr>
<tr>
<td>Budget and Management</td>
<td>4,525,845</td>
<td>250,000</td>
<td>4,775,845</td>
<td>This amount was moved from Contingency to Non-Departmental in the Budget and Management Department to provide funds to match grants when city matching funds are required from the granting agency and were not previously budgeted for.</td>
</tr>
<tr>
<td>Human Resources</td>
<td>3,141,219</td>
<td>(15,000)</td>
<td>3,126,219</td>
<td>Dept. originally requested funding for consulting services; department concentrations shifted and reduced need for the consulting funding.</td>
</tr>
<tr>
<td>Libraries</td>
<td>7,551,659</td>
<td>20,319</td>
<td>7,571,978</td>
<td>To account for FY18 position changes that occurred after the Recommended Budget. A Library Assistant I position was upgraded to Library Assistant II.</td>
</tr>
<tr>
<td>Marketing</td>
<td>2,902,388</td>
<td>250,000</td>
<td>3,152,388</td>
<td>This amount was moved from Contingency to Non-Departmental in the Marketing Department for the St. Petersburg Museum of History.</td>
</tr>
<tr>
<td>Procurement</td>
<td>1,834,016</td>
<td>66,000</td>
<td>1,900,016</td>
<td>Annual contact amount for contract maintenance software and procurement evaluation software purchased in FY18.</td>
</tr>
<tr>
<td>Contingency</td>
<td>849,685</td>
<td>(351,743)</td>
<td>497,942</td>
<td>This item is the net change in contingency needed to balance the General Fund.</td>
</tr>
<tr>
<td><strong>Total General Fund Requirements</strong></td>
<td><strong>262,996,206</strong></td>
<td><strong>922,225</strong></td>
<td><strong>263,818,431</strong></td>
<td></td>
</tr>
</tbody>
</table>
## RECAP OF CHANGES BETWEEN THE RECOMMENDED BUDGET AND PROPOSED BUDGET ORDINANCE

### **CHANGES IN REVENUES**

<table>
<thead>
<tr>
<th>Other Funds</th>
<th>14,558,125</th>
<th>(18,708)</th>
<th>14,339,417</th>
<th>The change updates the budget to match the actual amount for the Emergency Medical Services ALS First Responder Agreement.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Resources Operating</td>
<td>153,175,734</td>
<td>189,431</td>
<td>153,365,165</td>
<td>This is the net change in revenue to the Water Resources Operating Fund and reflects the recently completed rate study; a 3.75% increase on retail water, an 8.25% increase on retail sewer, and a 10.75% increase on reclaimed water. Also, increased wholesale water and wastewater revenues, increased interest earnings, and reduced transfer in from Water Cost Stabilization Fund based on the Rate Study.</td>
</tr>
<tr>
<td>Water Resources Debt Service</td>
<td>38,485,497</td>
<td>114,884,164</td>
<td>153,369,661</td>
<td>Change due to results from the Water Resources Rate Study and Finance; $5.063 million decreased transfer from Water Resources Operating Fund (4001), $102,470 decrease in interest subsidy, Debt proceeds of $120 million offsets payment of Note, and $49,928 increase in interest earnings.</td>
</tr>
<tr>
<td>Stormwater Utility</td>
<td>18,312,968</td>
<td>816,710</td>
<td>19,129,678</td>
<td>This is the net change in revenue to the Stormwater Utility Fund from the recently completed Utility Rate Study and reflects a 10.00% increase.</td>
</tr>
<tr>
<td>Stormwater Debt Service</td>
<td>2,105,067</td>
<td>163</td>
<td>2,105,230</td>
<td>Change due to results from the Utility Rate Study.</td>
</tr>
<tr>
<td>Sanitation Operating</td>
<td>44,916,828</td>
<td>2,977,112</td>
<td>47,893,940</td>
<td>Change due to results from the Utility Rate Study. Rate study reflects a 5.29% increase for FY19.</td>
</tr>
<tr>
<td>Marina</td>
<td>4,082,722</td>
<td>(212,835)</td>
<td>3,869,887</td>
<td>Changes are the result of not instituting a proposed 3% rate increase on slip rentals included in the Recommended Budget.</td>
</tr>
<tr>
<td>Technology Services</td>
<td>12,172,108</td>
<td>66,000</td>
<td>12,238,108</td>
<td>Increased chargeback to Procurement to reimburse the cost of annual contract maintenance software and procurement evaluation software packages.</td>
</tr>
</tbody>
</table>

### **CHANGES IN REQUIREMENTS**

<table>
<thead>
<tr>
<th>Other Funds</th>
<th>168,198</th>
<th>44,000</th>
<th>212,198</th>
<th>Additional funds are needed for the purchase of software which will assist with managing digital evidence.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Permit Special Revenue</td>
<td>6,749,218</td>
<td>52,053</td>
<td>6,801,271</td>
<td>Subsequent to the Recommended Budget a Plans Submittal Specialist Position was added.</td>
</tr>
<tr>
<td>Water Resources</td>
<td>159,454,492</td>
<td>(4,880,782)</td>
<td>154,573,710</td>
<td>Subsequent to the Recommended Budget two Wastewater Utilities Apprentice positions were upgraded to Wastewater Utilities Maintenance Technician positions, a Water Systems Technician II position was returned to a Water Systems Technician I position, a Water Utilities Maintenance Apprentice was promoted to Water Utilities Maintenance Technician, and a Water Plant Operator I was promoted to a Water Plant Operator II position. The Tampa Bay Water cost was increased to $26,156,548 per the Rate Study and the transfers to the Water Resources Debt Service Fund were reduced to $32,033,233 per Finance.</td>
</tr>
<tr>
<td>Water Resources Debt</td>
<td>38,485,497</td>
<td>115,002,495</td>
<td>153,487,992</td>
<td>Updated Water Resources Debt Service Requirements per Finance, also reflects payment of $120 million note.</td>
</tr>
<tr>
<td>Water Cost Stabilization</td>
<td>1,787,612</td>
<td>(20,311)</td>
<td>1,767,301</td>
<td>Updated Transfer to Water Resources Operating Fund $1,767,301 per draft Rate Study Report.</td>
</tr>
<tr>
<td>Stormwater Utility</td>
<td>17,990,895</td>
<td>51,171</td>
<td>18,042,066</td>
<td>Subsequent to the Recommended Budget an Operations Analyst position was moved from the General Fund to the Stormwater Utility Fund and an Accountant I was moved from the Stormwater Utility Fund to the General Fund an Operations Analyst Position was moved to the Stormwater Utility Fund. In addition, all staff in the title Maintenance Leadworker were moved to the title Stormwater Utilities Maintenance Leadworker. The Debt Service amount was also updated per the Rate Study Report.</td>
</tr>
</tbody>
</table>
### Recap of Changes Between the Recommended Budget and Proposed Budget Ordinance

<table>
<thead>
<tr>
<th></th>
<th>Recommended</th>
<th>Proposed</th>
<th>Ordinance</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marina</td>
<td>3,983,471</td>
<td>(213,665)</td>
<td>3,769,806</td>
<td>Reductions are due to salary savings in positions from employee turnover ($53,665) and a reduction in the transfer to the Marina Capital Improvement Fund ($160,000).</td>
</tr>
<tr>
<td>Port</td>
<td>360,028</td>
<td>(11,949)</td>
<td>348,079</td>
<td>Reductions are to savings in salary from personnel changes.</td>
</tr>
<tr>
<td>Equipment Replacement</td>
<td>5,423,548</td>
<td>(1,765,598)</td>
<td>3,657,950</td>
<td>Subsequent to the Recommended Budget some vehicle replacement purchases originally planned for FY19 were pushed to FY18 due to production cutoff dates provided by the manufacturer to retool their plants for an all new vehicle platform.</td>
</tr>
<tr>
<td>Technology Services</td>
<td>12,661,577</td>
<td>(65,000)</td>
<td>12,596,577</td>
<td>Reduce expenditures due to the timing of the move to the new Police HQ Building. Expenditures originally planned for FY19 will now occur in FY18. Increase in expenditures to pay the annual maintenance for Procurement software packages (contract maintenance and procurement evaluation) purchased during FY18.</td>
</tr>
<tr>
<td>Technology and Infrastructure</td>
<td>1,179,173</td>
<td>(89,000)</td>
<td>1,090,173</td>
<td>Reduce expenditures due to the timing of the move to the new Police HQ Building. Expenditures originally planned for FY19 will now occur in FY18.</td>
</tr>
</tbody>
</table>

### Capital Improvement Funds

<table>
<thead>
<tr>
<th>Fund</th>
<th>Recommended</th>
<th>Proposed</th>
<th>Ordinance</th>
<th>Reasons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Safety Capital Improvement (3025)</td>
<td>5,794,490</td>
<td>76,850</td>
<td>5,871,340</td>
<td>Local Option Sales Surtax Revenue increased based on FY18 revenue and updated estimates from County and State.</td>
</tr>
<tr>
<td>Citywide Infrastructure Capital Improvement (3027)</td>
<td>12,190,972</td>
<td>170,621</td>
<td>12,361,593</td>
<td>Local Option Sales Surtax Revenue increased based on FY18 revenue and updated estimates from County and State.</td>
</tr>
<tr>
<td>Recreation &amp; Culture Capital Improvement (3029)</td>
<td>8,590,455</td>
<td>123,090</td>
<td>8,713,545</td>
<td>Local Option Sales Surtax Revenue increased based on FY18 revenue and updated estimates from County and State.</td>
</tr>
<tr>
<td>City Facilities Capital Improvement (3031)</td>
<td>1,165,801</td>
<td>15,421</td>
<td>1,181,222</td>
<td>Local Option Sales Surtax Revenue increased based on FY18 revenue and updated estimates from County and State.</td>
</tr>
<tr>
<td>Marina Capital Improvement (4043)</td>
<td>427,000</td>
<td>(160,000)</td>
<td>267,000</td>
<td>Reduced transfer from Marina Operating Fund.</td>
</tr>
</tbody>
</table>
RESOLUTION NO. _____

A RESOLUTION ADOPTING A PROPOSED MILLAGE RATE FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2019; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the amounts of money necessary to be raised from taxation to carry on the government of the City of St. Petersburg for the fiscal year ending September 30, 2019 have been tentatively determined.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that it has been determined that in order to raise and produce the funds necessary to carry on the government of the City of St. Petersburg for the fiscal year ending September 30, 2019, there is hereby levied for said year, the various taxes set out in Sections 1 and 2, inclusive of this Resolution, to wit:

SECTION 1. The proposed millage rate for the fiscal year ending September 30, 2019, is hereby fixed and adopted at 6.7550 mills on the dollar of the assessed value of property of every kind liable for or subject to taxation by the City of St. Petersburg, Florida.

SECTION 2. The proposed millage rate referred to in the preceding Section shall be levied for the following purposes:

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Mills</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund Operating Levy</td>
<td>6.7550</td>
</tr>
</tbody>
</table>

SECTION 3. The proposed millage rate adopted herein represents an increase of 6.36% over the rolled back rate of 6.3513 mills computed pursuant to the TRIM Act (Section 200.065, Florida Statutes, as amended).

This resolution shall become effective immediately upon its adoption.

APPROVED BY DEPARTMENT

[Signature]
Budget Department

APPROVED AS TO FORM AND SUBSTANCE

[Signature]
City Attorney
ORDINANCE NO. 348-H

AN ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2019; 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 OF ST. PETERSBURG, FLORIDA FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2019; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. That for payment of operating expenses and obligations of the City of St. Petersburg, Florida, for the fiscal year ending September 30, 2019, there is hereby appropriated out of any money in the Treasury of the City and any accruing revenues of the City available for said purposes to the funds and for the purposes hereinafter set forth, the sum of monies shown in the following schedules:

OPERATING FUNDS

GENERAL FUND

Police  
Fire Rescue  
Leisure Services Administration  
Neighborhood Affairs Administration  
General Government Administration  
Public Works Administration  
City Development Administration  
Total – General Fund

$263,818,431

GENERAL FUND RESERVE

Preservation Reserve  
Total – General Fund Reserve  

ENTERPRISE FUNDS

Water Resources  
Water Cost Stabilization  
Water Equipment Replacement  
Stormwater Utility  
Stormwater Equipment Replacement  
Sanitation  

45,000

$45,000

154,573,710

1,767,301

2,181,000

18,042,066

809,000

44,589,349
<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitation Equipment Replacement</td>
<td>2,900,646</td>
</tr>
<tr>
<td>Parking</td>
<td>11,530,512</td>
</tr>
<tr>
<td>Mahaffey Theater</td>
<td>910,000</td>
</tr>
<tr>
<td>Pier</td>
<td>1,055,564</td>
</tr>
<tr>
<td>Coliseum</td>
<td>832,409</td>
</tr>
<tr>
<td>Sunken Gardens</td>
<td>1,452,560</td>
</tr>
<tr>
<td>Tropicana Field</td>
<td>2,116,282</td>
</tr>
<tr>
<td>Airport</td>
<td>1,162,735</td>
</tr>
<tr>
<td>Marina</td>
<td>3,769,806</td>
</tr>
<tr>
<td>Golf Courses</td>
<td>3,810,624</td>
</tr>
<tr>
<td>Jamestown</td>
<td>670,215</td>
</tr>
<tr>
<td>Port</td>
<td>348,079</td>
</tr>
<tr>
<td><strong>Total - Enterprise Funds</strong></td>
<td><strong>$252,521,858</strong></td>
</tr>
</tbody>
</table>

**SPECIAL REVENUE FUNDS**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Medical Services</td>
<td>15,047,661</td>
</tr>
<tr>
<td>Local Assistance Housing (SHIP)</td>
<td>838,709</td>
</tr>
<tr>
<td>Law Enforcement State Trust</td>
<td>212,198</td>
</tr>
<tr>
<td>Federal Justice Forfeiture</td>
<td>61,200</td>
</tr>
<tr>
<td>Grant Funds (CDBG, HOME, ESG, NSP)</td>
<td>3,521,039</td>
</tr>
<tr>
<td>Miscellaneous Donation Funds</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Building Permit Special Revenue Fund</td>
<td>6,801,271</td>
</tr>
<tr>
<td>Special Assessments</td>
<td>28,978</td>
</tr>
<tr>
<td>School Crossing Guard</td>
<td>400,000</td>
</tr>
<tr>
<td>Weeki Wachee</td>
<td>170,000</td>
</tr>
<tr>
<td>Arts in Public Places</td>
<td>10,412</td>
</tr>
<tr>
<td>Professional Sports Facility Sales Tax</td>
<td>1,990,680</td>
</tr>
<tr>
<td><strong>Total - Special Revenue Funds</strong></td>
<td><strong>$30,082,148</strong></td>
</tr>
</tbody>
</table>

**INTERNAL SERVICE FUND RESERVES**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal Office Buildings</td>
<td>31,768</td>
</tr>
<tr>
<td>Technology Services</td>
<td>358,469</td>
</tr>
<tr>
<td>Commercial Insurance</td>
<td>144,278</td>
</tr>
<tr>
<td>Billing and Collections</td>
<td>53,095</td>
</tr>
<tr>
<td><strong>Total-Internal Service Fund Reserves</strong></td>
<td><strong>$587,610</strong></td>
</tr>
</tbody>
</table>

**DEBT SERVICE FUNDS**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bank of America Notes</td>
<td>196,618</td>
</tr>
<tr>
<td>Bank of America Leasing &amp; Capital</td>
<td>226,944</td>
</tr>
<tr>
<td>TD Bank</td>
<td>9,861,727</td>
</tr>
<tr>
<td>Pro Sport Facility Sales Tax Debt</td>
<td>1,975,880</td>
</tr>
<tr>
<td>Public Service Tax Debt</td>
<td>2,590,063</td>
</tr>
<tr>
<td>Stormwater Debt</td>
<td>714,720</td>
</tr>
<tr>
<td>Water Resources Debt</td>
<td>153,487,992</td>
</tr>
<tr>
<td>Sanitation Debt</td>
<td>1,285,488</td>
</tr>
<tr>
<td><strong>Total – Debt Service Funds</strong></td>
<td><strong>$170,339,432</strong></td>
</tr>
</tbody>
</table>

**TOTAL - OPERATING BUDGET APPROPRIATIONS**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL - OPERATING BUDGET APPROPRIATIONS</strong></td>
<td><strong>$717,394,479</strong></td>
</tr>
</tbody>
</table>
SECTION 2. For the payment of capital improvements as set forth in the Capital Improvement Program of the City of St. Petersburg, Florida for the fiscal year ending September 30, 2019, there is hereby appropriated from the monies in the Treasury of the City and any accruing revenues of the City available for said purposes to the funds and for the purposes hereinafter set forth, the sum of monies as shown in the following schedules:

**CAPITAL IMPROVEMENT FUNDS**

**GENERAL CAPITAL IMPROVEMENT**

Intown Streetscape Improvements 200,000
Fleet Facility Master Plan 100,000
BRT and Transit Infrastructure 2,000,000
Municipal Office Building Repairs & Improvements 1,115,000
Parking Structure-Downtown 1,000,000
General Capital Total $4,415,000

**HOUSING CAPITAL IMPROVEMENT**

Affordable/Workforce Housing 250,000
Legal Collection Expense 25,000
Housing Total $275,000

**PUBLIC SAFETY CAPITAL IMPROVEMENT**

Hazmat Truck 160,000
Police Facility Debt 6,565,000
Public Safety Total $6,725,000

**CITYWIDE INFRASTRUCTURE CAPITAL IMPROVEMENT**

Bridge 40th Ave NE over Placido Bayou 1,000,000
Bridge Bayou Grande north of Tanglewood 1,600,000
Bridge Venetian Blvd west of Shore Acres 200,000
Bridge 11th Ave S over Booker Creek 1,675,000
Bridge Life Extension Program 750,000
Emergency Dredging 50,000
RR crossing 9th Ave N at 19th Street 255,000
Alley Reconstruction-Brick 250,000
Alley Reconstruction-Unpaved 150,000
Curb Replacements and Ramps 500,000
Sidewalk Reconstruction 600,000
Street and Road Improvements 4,500,000
Bicycle Pedestrian Facilities 100,000
Complete Streets 450,000
Comprehensive Streetscape/Greenscape 250,000
Intersection Modifications 50,000
Neighborhood Transportation Management 100,000
Sidewalk Expansion 250,000
Sidewalks-Neighborhood and ADA Ramps 100,000
Transit Shelter Expansion 200,000
Wayfair Sign Replacement 150,000
Seawall Renovations and Replacement 380,000
Citywide Infrastructure Total $13,560,000
<table>
<thead>
<tr>
<th>RECREATION &amp; CULTURE CAPITAL IMPROVEMENT</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Athletic Facilities Improvements</td>
<td>200,000</td>
</tr>
<tr>
<td>Athletic Field Lighting Improvements</td>
<td>250,000</td>
</tr>
<tr>
<td>Dugout Improvements</td>
<td>60,000</td>
</tr>
<tr>
<td>Coliseum Dressing Room and Lobby Improvements</td>
<td>100,000</td>
</tr>
<tr>
<td>Coliseum Waterproofing</td>
<td>250,000</td>
</tr>
<tr>
<td>Mahaffey Theater Improvements</td>
<td>500,000</td>
</tr>
<tr>
<td>General Library Improvements</td>
<td>200,000</td>
</tr>
<tr>
<td>Johnson Library Generator</td>
<td>250,000</td>
</tr>
<tr>
<td>Main Library Renovation</td>
<td>500,000</td>
</tr>
<tr>
<td>RFID System</td>
<td>61,250</td>
</tr>
<tr>
<td>Park Facilities Improvements</td>
<td>250,000</td>
</tr>
<tr>
<td>Park Restroom Renovations</td>
<td>210,000</td>
</tr>
<tr>
<td>Parking Lot Improvements</td>
<td>125,000</td>
</tr>
<tr>
<td>Parks Lighting Improvements</td>
<td>125,000</td>
</tr>
<tr>
<td>Play Equipment Replacement</td>
<td>450,000</td>
</tr>
<tr>
<td>Restoration to Fountains/Plaques/Statures</td>
<td>125,000</td>
</tr>
<tr>
<td>McLin Pool Improvements</td>
<td>300,000</td>
</tr>
<tr>
<td>Swimming Pool Improvements</td>
<td>350,000</td>
</tr>
<tr>
<td>Mirror Lake Complex Improvements</td>
<td>200,000</td>
</tr>
<tr>
<td>Recreation Center Improvements</td>
<td>200,000</td>
</tr>
<tr>
<td>Sunken Gardens Entrance Improvements</td>
<td>250,000</td>
</tr>
<tr>
<td>Sunken Gardens Park Improvements</td>
<td>200,000</td>
</tr>
<tr>
<td><strong>Recreation and Culture Total</strong></td>
<td><strong>$5,156,250</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CITY FACILITIES CAPITAL IMPROVEMENT</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwight Jones Kitchen Improvements</td>
<td>125,000</td>
</tr>
<tr>
<td>Infrastructure to be Determined</td>
<td>554,000</td>
</tr>
<tr>
<td>Jamestown Parking</td>
<td>100,000</td>
</tr>
<tr>
<td>City Facility HVAC</td>
<td>150,000</td>
</tr>
<tr>
<td>City Facility Roof Waterproofing</td>
<td>200,000</td>
</tr>
<tr>
<td>Environmental Cleanup Projects</td>
<td>75,000</td>
</tr>
<tr>
<td>Fire Facilities Major Improvements</td>
<td>100,000</td>
</tr>
<tr>
<td><strong>City Facilities Total</strong></td>
<td><strong>$1,304,000</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BICYCLE/PEDESTRIAN SAFETY IMPROVEMENTS</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Treasure Island Trail Phase II</td>
<td>698,498</td>
</tr>
<tr>
<td><strong>Bicycle/Pedestrian Total</strong></td>
<td><strong>$698,498</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MULTIMODAL IMPACT FEES CAPITAL PROJECTS</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bike Share</td>
<td>50,000</td>
</tr>
<tr>
<td>City Trails</td>
<td>400,000</td>
</tr>
<tr>
<td>Downtown Intersection &amp; Pedestrian Facilities</td>
<td>250,000</td>
</tr>
<tr>
<td>Sidewalk Expansion</td>
<td>200,000</td>
</tr>
<tr>
<td>Traffic Safety Program</td>
<td>225,000</td>
</tr>
<tr>
<td>Complete Streets</td>
<td>450,000</td>
</tr>
<tr>
<td><strong>Multimodal Total</strong></td>
<td><strong>$1,575,000</strong></td>
</tr>
</tbody>
</table>
### DOWNTOWN PARKING CAPITAL PROJECTS
- New Meter Technology: $200,000
- New Meters Downtown: $200,000
- Parking Structure-Downtown: $4,000,000
- Revenue Gate Equipment-Pier: $200,000
- Sundial Garage Chiller Replacement: $150,000
- **Downtown Parking Total**: $4,750,000

### WATER RESOURCES CAPITAL PROJECTS
- Water Treatment/Supply: $20,525,000
- Water Distribution System Improvements: $16,150,000
- Sanitary Sewer Collection System: $25,030,000
- Lift Station Improvements: $3,200,000
- Water Reclamation Facilities Improvements: $46,465,000
- Reclaimed Water System Improvements: $760,000
- Water Resources Building: $1,400,000
- Computerized System Improvements: $3,850,000
- **Water Resources Total**: $117,380,000

### STORMWATER DRAINAGE CAPITAL PROJECTS
- Minor Storm Drainage: $500,000
- Stormwater Facility Master Plan: $100,000
- 50th Ave N west of 4th Street SDI: $400,000
- 7th Street Sustainable Complete Street Improvements: $272,000
- Crescent Lake Water Quality Improvements: $125,000
- Deep Lake Aeration: $60,000
- Little Bayou Basin Water Quality Improvements: $125,000
- **Stormwater Drainage Total**: $1,582,000

### AIRPORT CAPITAL PROJECTS
- Airport Airfield Improvements: $166,000
- **Airport Total**: $166,000

### MARINA CAPITAL PROJECTS
- Marina Dock Repairs and Improvements: $100,000
- Marina Facility Improvements: $250,000
- Marina Restroom/Laundry Building Improvements: $150,000
- **Marina Total**: $500,000

### TOTAL CIP FUNDS
- **$158,086,748**
SECTION 3. For dependent districts of the City of St. Petersburg, Florida, for the fiscal year ending September 30, 2019, there are hereby appropriated from the monies and revenues of said districts the sum of monies shown on the following schedule:

DEPENDENT DISTRICTS
Health Facilities Authority 5,000
Downtown Redevelopment District 5,943,688
Total - Dependent Districts 5,948,688

SECTION 4. Within the appropriations in Section 1, the following allocations are authorized:

INTERNAL SERVICE ALLOCATIONS
Fleet Management 18,496,969
Equipment Replacement 3,657,950
Municipal Office Buildings 3,696,300
Technology Services 12,238,108
Technology and Infrastructure 1,090,173
Supply Management 478,605
Health Insurance 52,436,814
Life Insurance 859,688
Self Insurance 2,895,022
Commercial Insurance 4,656,307
Workers Compensation 11,064,601
Billing and Collections 10,530,811
Total - Internal Services 122,101,348

COMMUNITY SUPPORT ALLOCATIONS
Social Services 578,800
Pinellas Hope/Emergency Beds 100,000
Homeless Services 550,000
Westcare 150,000
Meals on Wheels 50,000
St. Vincent DePaul 148,633
Unallocated Contingency 15,000
Turning Point 125,000
TBBBIC 50,000
My Brothers/Sisters Keepers 675,000
2020 65,000
Arts 355,000
Florida Orchestra 75,000
Museum of History 262,000
STEP Program 50,000
Local Topia 35,000
Special Event Recruitment 17,000
First Night 25,000
MLK Festival 35,000
### ATTACHMENT D

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor’s Mini Grants</td>
<td>15,000</td>
</tr>
<tr>
<td>Neighborhood Matching Grants</td>
<td>35,000</td>
</tr>
<tr>
<td>Workforce Readiness</td>
<td>35,000</td>
</tr>
<tr>
<td>Summer Youth Intern Program</td>
<td>275,000</td>
</tr>
<tr>
<td>Keep Pinellas Beautiful</td>
<td>10,000</td>
</tr>
<tr>
<td>Independent Corridor and Neighborhood Commercial Funds</td>
<td>350,000</td>
</tr>
<tr>
<td>Main Streets</td>
<td>220,000</td>
</tr>
<tr>
<td>Rebates for Rehabs</td>
<td>200,000</td>
</tr>
<tr>
<td>Et Cultura</td>
<td>25,000</td>
</tr>
<tr>
<td>Carter G Woodson Museum</td>
<td>42,000</td>
</tr>
<tr>
<td>Economic Development</td>
<td>851,500</td>
</tr>
<tr>
<td>Passenger Ferry Service</td>
<td>450,000</td>
</tr>
<tr>
<td>Matching Grant Program</td>
<td>250,000</td>
</tr>
<tr>
<td>Looper</td>
<td>20,000</td>
</tr>
<tr>
<td><strong>Total-Community Support</strong></td>
<td><strong>$6,139,933</strong></td>
</tr>
</tbody>
</table>

**Subsidies:**

<table>
<thead>
<tr>
<th>Subsidy</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mahaffey Theater</td>
<td>450,000</td>
</tr>
<tr>
<td>Pier</td>
<td>645,000</td>
</tr>
<tr>
<td>Coliseum</td>
<td>156,000</td>
</tr>
<tr>
<td>Sunken Gardens</td>
<td>103,000</td>
</tr>
<tr>
<td>Tropicana Field</td>
<td>1,256,000</td>
</tr>
<tr>
<td>Jamestown</td>
<td>25,000</td>
</tr>
<tr>
<td>Port</td>
<td>226,000</td>
</tr>
<tr>
<td><strong>Total-Subsidies</strong></td>
<td><strong>$2,861,000</strong></td>
</tr>
</tbody>
</table>

**Transfers:**

<table>
<thead>
<tr>
<th>Transfer</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Stability</td>
<td>500,000</td>
</tr>
<tr>
<td>Debt</td>
<td>3,445,114</td>
</tr>
<tr>
<td>CIP – Housing Capital Improvement Fund</td>
<td>250,000</td>
</tr>
<tr>
<td>Tax Increment Funds</td>
<td>12,961,462</td>
</tr>
<tr>
<td><strong>Total-Transfers</strong></td>
<td><strong>$17,156,576</strong></td>
</tr>
</tbody>
</table>

Contingency: 497,942

**Total – Non-Departmental** $26,655,451

**SECTION 5.** The following categories are established as committed fund balances for future appropriation in the General Fund. The final amount will be determined subsequent to year-end when the actual results and ending balances for all funds has been determined. Commitment amounts can be changed by a resolution of City Council in accordance with the City Charter:

*Operating Re-appropriations*—Funds that are rolled over for purchases that could not be made in the previous year due to timing or other issues.
Land Sale Proceeds—This category was created to provide a funding source for acquiring property. Proceeds from the sale of City properties valued at less than $20,000 are deposited in the General Operating Fund and are to be used for acquiring property according to Resolution 2002-126 adopted by the City Council on February 21, 2002.

Qualified Target Industry (QTI) Tax Refund Program—This category was established to provide the City’s share of payments over the next five years for the QTI program, which provides funds to local businesses for the purpose of stimulating economic growth and employment.

Local Agency Program (LAP)-This category is established to provide the City’s share of commitments for maintenance of City roads and trails as a result of grant agreements with the Florida Department of Transportation (FDOT).

These commitment categories are effective as of the date of this ordinance which is prior to the end of the Fiscal Year 2018.

SECTION 6. After passage of this ordinance, changes to the allocation amounts listed in Section 4 may be accomplished in the same manner as changes to appropriations pursuant to City Charter Section 3.14.

SECTION 7. This appropriation ordinance is hereby adopted as the budget for the City of St. Petersburg for the fiscal year ending September 30, 2019.

SECTION 8. In the event this Ordinance, or any line item, is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after 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, or any line item, 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 BY DEPARTMENT:  

[Signature]
Budget Department
00394870

APPROVED AS TO FORM AND SUBSTANCE:

[Signature]
City Attorney
RESOLUTION NO. _____

A RESOLUTION ADOPTING THE TENTATIVE BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2019; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a public hearing has been held on September 6, 2018, at 6:30 P.M. on the tentative budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida: This City Council adopts Ordinance No. 348-H which includes the Mayor’s amendments to the recommended budget, as the tentative budget for the fiscal year ending September 30, 2019.

This resolution shall become effective immediately upon its adoption.

APPROVED BY DEPARTMENT

[Signature]
Budget Department

APPROVED AS TO FORM AND SUBSTANCE

[Signature]
City Attorney
To: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

Subject: Approving the purchase of fuel from Mansfield Oil Company of Gainesville, Inc. and Palmdale Oil Company Inc. for the Fleet Management Department, at an estimated annual cost of $4,382,580.

Explanation: On June 11, 2018, Hillsborough Area Regional Transit (HART) received eight bids for petroleum fuel products on behalf of the consortium, which includes the City of St. Petersburg, Pinellas Suncoast Transit Authority (PSTA), Hillsborough County Board of County Commissioners (HCBOCC), Pinellas County Board of County Commissioners (PCBOCC), and Lakeland Area Mass Transit District (LAMTD).

The vendors will furnish and deliver 87 octane unleaded gasoline and ultra-low sulfur diesel No. 2 fuel in transport loads (7,500 gallons or more). Fleet Management stores, dispenses and tracks use of fuel for the City's rolling stock.

Diesel fuel will be purchased using NYMEX (Heating Oil No. 2) index the day the order is delivered plus a fixed fee for delivery and taxes, and unleaded gasoline via Oil Price Information Service (OPIS) daily pricing. The OPIS price per gallon is based on the Port of Tampa Gross Contract (10am feed) published the day the order is delivered, plus a fixed fee for delivery and applicable taxes.

The Procurement Department, in cooperation with the Fleet Management Department, recommends approval:

<table>
<thead>
<tr>
<th>Description</th>
<th>Gallons</th>
<th>Price per gallon current</th>
<th>Extension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mansfield Oil Company (Gainesville, FL)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Diesel. No. 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Cost (12 month)</td>
<td>833.976</td>
<td>$2.620</td>
<td>$2,185,017</td>
</tr>
<tr>
<td>Fixed fee</td>
<td></td>
<td>(0.004)</td>
<td></td>
</tr>
<tr>
<td>Taxes</td>
<td></td>
<td>0.3386</td>
<td></td>
</tr>
<tr>
<td>Palmdale Oil Company (Ft Pierce, FL)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gasoline, 87 Octane</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Cost (12 month)</td>
<td>943.160</td>
<td>$2.330</td>
<td>$2,197,563</td>
</tr>
<tr>
<td>Fixed fee</td>
<td></td>
<td>(0.0117)</td>
<td></td>
</tr>
<tr>
<td>Taxes</td>
<td></td>
<td>0.3270</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$4,382,580</td>
<td></td>
</tr>
</tbody>
</table>

The vendors have met the specifications, terms and conditions of HART Bid No. IFB-30624, dated May 22, 2018. This purchase is made in accordance with Section 2-256 (1) of the Procurement Code, which authorizes the Mayor, or his designee, to participate in a joint bid process with other governmental entities. A blanket purchase agreement will be issued to the vendors and will be binding only for actual product received. This agreement will be effective through September 30, 2019. Amounts paid to vendors pursuant to the agreements shall not exceed a combined total of $4,382,580.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Fleet Management Fund (5001), Fleet Mechanical Costs (8002527).

Attachments: Bid Tabulation
             Price History
             Resolution

Approvals:

[Administrative signature]

[Budget signature]
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Markup Per Gallon</th>
<th>Non-Responsive Markup Per Gallon</th>
<th>Not Responsible Markup Per Gallon</th>
<th>FY-18 MARK UP</th>
<th>FY-19 MARK UP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Diesel Fuel Purchased via NYMEX (Heating Oil No. 2) 42,000 Gallon Contract</td>
<td>0.1024</td>
<td>0.0829</td>
<td>NO BID</td>
<td>0.0776</td>
<td>NO BID</td>
</tr>
<tr>
<td>2</td>
<td>Diesel Fuel Purchased via NYMEX (Heating Oil No. 2) 21,000 Gallon Contract</td>
<td>0.1024</td>
<td>0.0129</td>
<td>NO BID</td>
<td>0.0776</td>
<td>NO BID</td>
</tr>
<tr>
<td>3</td>
<td>Diesel Fuel Purchased via OPIS (Transport Truck Delivery)</td>
<td>0.0006</td>
<td>0.0001</td>
<td>(0.0037)</td>
<td>(0.0121)</td>
<td>0.0074</td>
</tr>
<tr>
<td>4</td>
<td>Regular Unleaded 87 Octane Gasoline Purchased via OPIS (Tank Wagon Delivery)</td>
<td>NO BID</td>
<td>NO BID</td>
<td>0.175</td>
<td>0.2468</td>
<td>NO BID</td>
</tr>
<tr>
<td>5</td>
<td>Diesel Fuel Purchased via OPIS (Transport Truck Delivery)</td>
<td>0.0035</td>
<td>0.0035</td>
<td>0.0013</td>
<td>(0.0046)</td>
<td>0.0149</td>
</tr>
<tr>
<td>6</td>
<td>Regular Unleaded 87 Octane Gasoline Purchased via OPIS (Transport Truck Delivery)</td>
<td>(0.0049)</td>
<td>0.0005</td>
<td>(0.0117)</td>
<td>0.0196</td>
<td>0.0072</td>
</tr>
<tr>
<td>7</td>
<td>Diesel Fuel Purchased via OPIS (Transport Truck Delivery)</td>
<td>0.0066</td>
<td>0.0103</td>
<td>0.0108</td>
<td>(0.0046)</td>
<td>0.0222</td>
</tr>
<tr>
<td>8</td>
<td>Regular Unleaded 87 Octane Gasoline Purchased via OPIS (Tank Wagon Delivery)</td>
<td>NO BID</td>
<td>NO BID</td>
<td>0.175</td>
<td>NO BID</td>
<td>NO BID</td>
</tr>
<tr>
<td>9</td>
<td>[a] Diesel Fuel Purchased via NYMEX (Heating Oil No. 2) 42,000 Gallon Contract</td>
<td>0.1038</td>
<td>NON-RESPONSIVE</td>
<td>NO BID</td>
<td>0.0807</td>
<td>NO BID</td>
</tr>
<tr>
<td></td>
<td>[b] Diesel Fuel Purchased via NYMEX (Heating Oil No. 2) 21,000 Gallon Contract</td>
<td>0.1038</td>
<td>NON-RESPONSIVE</td>
<td>NO BID</td>
<td>0.0807</td>
<td>NO BID</td>
</tr>
<tr>
<td></td>
<td>[c] Regular Unleaded 87 Octane Gasoline Purchased via NYMEX (RBOB Gasoline Future) 42,000 Gallon Contract</td>
<td>0.0021</td>
<td>0.0001</td>
<td>0.0001</td>
<td>0.001</td>
<td>0.0154</td>
</tr>
<tr>
<td></td>
<td>[d] Regular Unleaded 87 Octane Gasoline Purchased via NYMEX (RBOB Gasoline Future) 21,000 Gallon Contract</td>
<td>0.0021</td>
<td>0.0001</td>
<td>0.0001</td>
<td>0.001</td>
<td>0.0154</td>
</tr>
<tr>
<td></td>
<td>[e] Sum of ([a]+[b]+[c]+[d]) NYMEX Markup - Basis for Line Item Award</td>
<td>0.2118</td>
<td>0.1616</td>
<td>0.1514</td>
<td>0.1490</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[f] Sum of ([a]+[b]+[c]+[d]) NYMEX Markup - Basis for Line Item Award</td>
<td>0.0018</td>
<td>(0.0008)</td>
<td>0.0155</td>
<td>0.0211</td>
<td>(0.0093)</td>
</tr>
<tr>
<td></td>
<td>[g] Diesel Fuel Purchased via OPIS (Transport Truck Delivery)</td>
<td>0.0039</td>
<td>0.0027</td>
<td>(0.0117)</td>
<td>(0.0095)</td>
<td>0.0195</td>
</tr>
<tr>
<td></td>
<td>[h] RegulatUnleaded 87 Octane Gasoline Purchased via OPIS (Transport Truck Delivery)</td>
<td>0.0021</td>
<td>0.0019</td>
<td>(0.0190)</td>
<td>(0.0185)</td>
<td>0.0299</td>
</tr>
<tr>
<td></td>
<td>[i] Diesel Fuel Purchased via OPIS (Tank Wagon Delivery)</td>
<td>NO BID</td>
<td>NO BID</td>
<td>0.175</td>
<td>0.243</td>
<td>NO BID</td>
</tr>
<tr>
<td></td>
<td>[j] Sum of ([a]+[b]+[c]+[d]) OPIS Tank Wagon Markup - Basis for Line Item Award</td>
<td>0.2150</td>
<td>0.4931</td>
<td>0.190</td>
<td>0.2150</td>
<td></td>
</tr>
<tr>
<td></td>
<td>[k] Sum of ([a]+[b]+[c]+[d]) OPIS Tank Wagon Markup - Basis for Line Item Award</td>
<td>NO BID</td>
<td>NO BID</td>
<td>0.0104</td>
<td>0.0135</td>
<td>(0.0073)</td>
</tr>
<tr>
<td></td>
<td>[l] Sum of ([a]+[b]+[c]+[d]) OPIS Tank Wagon Markup - Basis for Line Item Award</td>
<td>NO BID</td>
<td>NO BID</td>
<td>0.0104</td>
<td>0.0135</td>
<td>(0.0073)</td>
</tr>
<tr>
<td></td>
<td>[m] Sum of ([a]+[b]+[c]+[d]) OPIS Tank Wagon Markup - Basis for Line Item Award</td>
<td>NO BID</td>
<td>NO BID</td>
<td>0.0104</td>
<td>0.0135</td>
<td>(0.0073)</td>
</tr>
<tr>
<td>13</td>
<td>Diesel Fuel Purchased via OPIS (Transport Truck Delivery)</td>
<td>0.0125</td>
<td>0.0156</td>
<td>0.0194</td>
<td>0.0150</td>
<td>0.0365</td>
</tr>
<tr>
<td>14</td>
<td>Diesel Fuel Purchased via OPIS (Tank Wagon Delivery)</td>
<td>NO BID</td>
<td>NO BID</td>
<td>0.175</td>
<td>0.243</td>
<td>NO BID</td>
</tr>
<tr>
<td>15</td>
<td>Regular Unleaded 87 Octane Gasoline Purchased via OPIS (Transport Truck Delivery)</td>
<td>0.0052</td>
<td>0.0044</td>
<td>(0.0067)</td>
<td>(0.0050)</td>
<td>0.0281</td>
</tr>
<tr>
<td>16</td>
<td>Regular Unleaded 87 Octane Gasoline Purchased via OPIS (Tank Wagon Delivery)</td>
<td>NO BID</td>
<td>NO BID</td>
<td>0.175</td>
<td>0.248</td>
<td>NO BID</td>
</tr>
<tr>
<td>17</td>
<td>Port of Tampa - Fuel Pickup by PCBOCC (b)</td>
<td>(0.0180)</td>
<td>NO BID</td>
<td>(0.0104)</td>
<td>0.0224</td>
<td>(0.0153)</td>
</tr>
</tbody>
</table>
# Price History

## 405-02 Fuel Transport, Diesel & Unleaded

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Aug-2017</th>
<th>Feb-2018</th>
<th>May-2018</th>
<th>Aug-2018</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Unleaded</td>
<td>$1.8652</td>
<td>$2.0222</td>
<td>$2.4307</td>
<td>$2.3154</td>
<td>9%</td>
</tr>
<tr>
<td>2</td>
<td>Diesel</td>
<td>$1.9768</td>
<td>$2.3186</td>
<td>$2.6774</td>
<td>$2.5722</td>
<td>10%</td>
</tr>
</tbody>
</table>
A RESOLUTION APPROVING THE PURCHASE OF PETROLEUM FUEL PRODUCTS FROM MANSFIELD OIL COMPANY OF GAINESVILLE, INC. AND PALMDALE OIL COMPANY, INC. FOR THE FLEET MANAGEMENT DEPARTMENT AT AN ESTIMATED ANNUAL COST NOT TO EXCEED $4,382,580 UTILIZING THE HILLSBOROUGH AREA REGIONAL TRANSIT (HART) BID NO. IFB-30624; 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 petroleum fuel products for the Fleet Management Department who will store, dispense and track the City’s fuel use.

WHEREAS, pursuant to Section 2-256(1) of the City Code, the Mayor or his designee is authorized to participate in a joint bid process with other governmental entities; and

WHEREAS, Mansfield Oil Company of Gainesville, Inc. and Palmdale Oil Company, Inc. have met the specifications, terms and conditions of the Hillsborough Area Regional Transit (HART) Bid No. IFB-30624, dated May 22, 2018; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Fleet Management Department, recommends approval of these awards which are effective through September 30, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the purchase of petroleum fuel products from Mansfield Oil Company of Gainesville, Inc. and Palmdale Oil Company, Inc. for the Fleet Management Department at an estimated annual cost not to exceed $4,382,580 utilizing the Hillsborough Area Regional Transit (HART) Bid No. IFB-30624 is hereby approved.

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

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

[Signature]
City Attorney (Designee)
00391495
ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of September 6, 2018

TO: The Honorable Lisa Wheeler-Bowman, Chair and Members of City Council

SUBJECT: A resolution approving a supplemental appropriation in the amount of $93,056 from the increase in the unappropriated balance of the Water Resources Operating Fund (4001), resulting from the Utility Locate Contribution Agreement, to the Water Resources Department, Administration (420-2045); and providing an effective date.

EXPLANATION: The City of St. Petersburg, Florida and Peoples Gas System Inc., a division of Tampa Electric Company, Inc. (PGS) entered into a Utility Locate Contribution Agreement. Pursuant to that agreement, PGS has agreed to contribute $93,056 in order to assist the City in expediting the provisions of utility locates in City rights-of-way and easement for the Bare Steel Replacement Project. This contribution is estimated to cover locate services for the Project through December 31, 2019. The funds are to be used by the City exclusively for this purpose. The receipt of these additional funds would require an increase in the amount of the approved Water Resources FY 2018 Operating Budget.

RECOMMENDATION: Administration recommends approval of a supplemental appropriation in the amount of $93,056 from the increase in the unappropriated balance of the Water Resources Operating Fund (4001), resulting from the Utility Locate Contribution Agreement, to the Water Resources Department, Administration (420-2045); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Receipt of the above funds will be deposited to a Water Resources Deferred Revenue Account. A supplemental appropriation in the amount of $93,056 from the increase in the unappropriated balance of the Water Resources Operating Fund (4001), resulting from these additional revenues, to the Water Resources Department, Administration (420-2045), TECO Locates Project (16634) is required.

ATTACHMENTS: Resolution Agreement

APPROVALS: Administrative

Budget

Legal: 00394582
RESOLUTION NO. ___

A RESOLUTION APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $93,056 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE WATER RESOURCES OPERATING FUND (4001), RESULTING FROM THE UTILITY LOCATE CONTRIBUTION AGREEMENT, TO THE WATER RESOURCES DEPARTMENT, ADMINISTRATION (420-2045); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida entered into an agreement dated July 25, 2018 with Peoples Gas System Inc., a Division of Tampa Electric Company, Inc. (PGS) (“the Agreement”) for PGS to contribute $93,056 to the City to cover the cost of locate services for the Base Steel Replacement Project through December 31, 2019; and

WHEREAS, funding provided from PGS shall be used exclusively for the purpose of paying the costs of locating and marking City utility pipes (underground pipes used for distributing potable water and reclaimed water; and, pipes used for collecting sanitary sewer wastewater) prior to installation of PGS’ Bare Steel Replacement Project; and

WHEREAS, such funding will be available in the Water Resources Department, Administration (420-2045), after a supplemental appropriation in the amount of $93,056.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that there is hereby approved from the increase in the unappropriated balance of the Water Resources Operating Fund (4001), the following supplemental appropriation for FY 2018:

<table>
<thead>
<tr>
<th>Water Resources Operating Fund (4001)</th>
<th>Water Resources Department, Administration (420-2045)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$93,056</td>
</tr>
</tbody>
</table>

This Resolution shall become effective immediately upon its adoption.

Approvals:

[Signatures]

City Attorney (Designee)

Budget Director
UTILITY LOCATE CONTRIBUTION AGREEMENT

THIS UTILITY LOCATE CONTRIBUTION AGREEMENT ("Agreement") is made and entered into this 25th day of July, 2018 ("Effective Date"), between Peoples Gas System, a division of Tampa Electric Company, organized under the laws of the State of Florida ("PGS") and the City of St. Petersburg, a municipal corporation organized and existing under the laws of the State of Florida ("City").

WHEREAS, the City, pursuant to applicable federal and state laws and regulations, exercises control over public rights-of-way and easements located within the limits of the City; and

WHEREAS, PGS owns, maintains, operates and controls, in accordance with regulations promulgated by the Florida Public Service Commission, a natural gas system serving PGS’s customers within the City; and

WHEREAS, Section 337.401(2), Florida Statutes, provides that no utility structure shall be installed, located, or relocated in a right-of-way within a municipality unless authorized by a permit issued by the municipality; and

WHEREAS, PGS as a provider of natural gas services has been granted a franchise by the City pursuant to Section 25-7 of the St. Petersburg City Code ("City Code"), pertaining to the use of rights-of-way and easements; and

WHEREAS, PGS has requested and will request the City to provide "utility locates" or the service of locating and marking underground City utility pipes within public rights-of-way and easements within the City in order to facilitate the installation of pipe and related appurtenances by PGS to upgrade its gas system for its Bare Steel Replacement Project ("Project"); and

WHEREAS, the City does not have sufficient personnel to accommodate the number of PGS utility locate requests within the time desired by PGS.

NOW, THEREFORE, in consideration of the foregoing recitals which are true and correct and are incorporated herein by this reference, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PGS and the City hereby agree as follows:

1. Purpose and Intent. The parties acknowledge that the purpose and intent of this Agreement is to allow PGS to expedite its Project within the corporate limits of the City and to facilitate the provision of utility locates in rights-of-way and easements through a contribution to the City to be used for the purposes described herein. This Agreement does not waive PGS's obligations pursuant to any applicable provisions of the City Code; applicable provisions of Florida Statutes, or applicable provisions of Ordinance 224-H, which granted a franchise to PGS to occupy streets and easements within the City; or the City's obligation to perform locates pursuant to Chapter 556, Florida Statutes; or modify the terms of any permit issued to PGS for the Project. PGS agrees that it will not set off, or assert a right of set off, of the Contribution against its obligations under any applicable Florida Statutes, the City Code or its Franchise Agreement. The contribution by PGS to the City shall not be deemed a permit fee.
2. Contribution by PGS. PGS agrees to contribute Ninety Three Thousand and Fifty Six Dollars ($93,056) ("Contribution") in order to assist the City in expediting the provisions of utility locates in City rights-of-way and easement. Payment of the Contribution will be made no later than twenty (20) days after the Effective Date of this Agreement. The Contribution is estimated to cover location services for the Project duration through December 31, 2019. Except as the parties may otherwise agree in writing, PGS will be under no obligation to contribute more than the Contribution for utility locates.

3. Use of Contribution by City. The City shall use the Contribution to pay the costs of locating and marking City utility pipes prior to installation of the Project. "City utility pipes" means underground pipes used for distributing potable water and reclaimed water, underground pipes used for collecting sanitary sewer wastewater and City owned fiber optic cables and City owned underground street lighting electrical cables. The term does not include pipes used for collecting storm water and does not include pipes used by other public utility service providers such as, but not limited to, electric power, telephone, cable and natural gas.

4. Assignment; Contractors. This Agreement may not be assigned or transferred by PGS without the written consent of the City. Such consent shall not be unreasonably withheld. PGS may employ the services of one or more contractors to perform the Project work as contemplated by this Agreement. The City may employ the services of one or more temporary employees to perform utility relocates for the Project. Neither party shall give directions nor instructions to a contractor nor employee employed by the other party except as may be imminently necessary to prevent property damage or bodily injury.

5. [RESERVED.]

6. Modification. This Agreement constitutes the entire understanding between the City and PGS and may not be modified except in writing executed by both of the parties. This Agreement is a one-time agreement and creates no continuing duty on the part of the parties except as otherwise expressly provided herein.

7. Term. This Agreement shall have a term commencing on the Effective Date and ending when one of the following contingencies occurs:

(a) PGS has notified the City that the Project has been completed, in which event the right to a refund of Contribution funds not utilized by the City, if there be any funds not so utilized, shall survive termination of this Agreement; or

(b) Twenty months from the Effective Date.

8. Notices. A notice by either party to the other shall be deemed given as of the fifth calendar day after such notice has been mailed, postage prepaid, to the other party, or as of the first business day after such notice has been given by facsimile transmission to the other party, using the following addresses and facsimile transmission numbers:
Notice to the City:

City of St. Petersburg
Water Resources Department
Attention: John Palenchar, Director
P.O. Box 2842
St. Petersburg, Florida 33731-2842
Fax No. 727-892-5476
Email: 

Notice to PGS:

PGS Peoples Gas
C/O Shana Rini
P.O. Box 2562
Tampa, FL 33601-2562
Fax No. 813-228-4505
Email: serini@tecoenergy.com

9. Headings. The headings contained herein are for convenience only and shall not be interpreted as defining or limiting the scope of the Agreement or any section contained herein.

10. Governing Law. This Agreement shall be interpreted under and performance governed by the laws of the State of Florida.

11. Non-Severability. If any provision of this Agreement is determined to be invalid, illegal or unenforceable, this Agreement shall be deemed to be of no further effect, and none of the remaining provisions of this Agreement may be subsequently enforceable against any party to this Agreement.

12. Authorization; Binding Effect. The execution of this Agreement has been duly authorized by both the City and PGS and the terms hereof are binding upon both parties and their successors and assigns.
IN WITNESS WHEREOF, this Agreement is executed by the parties as of the date first above written.

Tampa Electric Company

By: __________________________________________________________________________
Print Name: Rick Wall
Title: VP Gas Operations, Peoples Gas System

By: __________________________________________________________________________
Print Name: John Peurrung
Title: Director Procurement & Facility Services

City of St. Petersburg
A Florida Municipal Corporation

By: __________________________________________________________________________
Print Name: Claude Tankersley
Title: Public Works Administrator

City Clerk (Designee)
(SEAL)

Approved as to Form and Content:

City Attorney (Designee)
MEMORANDUM

Council Meeting of September 6, 2018

TO: Members of City Council

FROM: Mayor Rick Kriseman

RE: Confirmation of Appointment of Mary Bucca to the Committee to Advocate for Persons with Impairments

I respectfully request that Council confirm the appointment of Mary Bucca, as alternate member to the Committee to Advocate for Persons with Impairments to serve an unexpired three-year term ending December 31, 2020

A copy of Ms. Bucca’s resume has been provided to the City Council office for your information.

RK/cs

Attachments

cc: L. Bright, Civilian Police & Community Relations/ADA Coordinator, Human Resources
A RESOLUTION CONFIRMING THE
APPOINTMENT OF AN ALTERNATE MEMBER
TO THE COMMITTEE TO ADVOCATE FOR
PERSONS WITH IMPAIRMENTS; AND
PROVIDING AN EFFECTIVE DATE.

DE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that
this Council hereby confirms the appointment of Mary Bucca, as alternate member to the
Committee to Advocate for Persons with Impairments to serve an unexpired three-year term
ending December 31, 2020

This resolution shall become effective immediately upon its adoption.

Approved as to form and content

__________________________________________
City Attorney or (Designee)
MEMORANDUM

Council Meeting September 6, 2018

TO: Honorable Chair Lisa Wheeler-Bowman and Members of City Council

FROM: Mayor Rick Kriseman

RE: Confirming the appointment of Patricia Carr Wolfinbarger as a regular member to the Commission on Aging to fill an unexpired three-year term ending December 31, 2019.

I respectfully request that Council confirm the appointment of Patricia Carr Wolfinbarger as a regular member to the Commission on Aging to fill an unexpired three-year term ending December 31, 2019.

A copy of Ms. Wolfinbarger’s resume has been provided to the City Council office for your information.

RK/cs
Attachments
cc: M. Jefferis, Parks & Recreation Director
    C. Ware, Commission on Aging Liaison, Office on Aging
A RESOLUTION CONFIRMING THE
APPOINTMENT OF A REGULAR MEMBER
TO THE COMMISSION ON AGING; AND
PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the appointment of Patricia Carr Wolfinbarger as a regular member to the Commission on Aging to fill an unexpired three-year term ending December 31, 2019.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content

City Attorney or (Designee)
To: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

Subject: A resolution authorizing the Mayor or his designee to execute the interlocal agreement between Pinellas County and the city of St. Petersburg for the cooperative procurement of Federal Emergency Management Agency (FEMA) coastal map update technical reviews.

Explanation: On February 9, 2016 Pinellas County awarded Contract No. 145-0342-RW for engineering consulting services for FEMA coastal map update technical reviews. An Interlocal agreement option was established by the County for municipalities to access this contract.

Approval to execute the Interlocal agreement will allow the City to reimburse the County for the cost of engineering consulting services awarded to HDR Engineering, Inc. to review the preliminary Flood Insurance Rate Map (FIRM) for accuracy and validity.

The Procurement Department recommends approval to execute the Interlocal agreement.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Building Permit Special Revenue Fund.

Attachments: Resolution

Approvals:

[Signatures]
RESOLUTION NO. 2018-__

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE INTERLOCAL AGREEMENT BETWEEN PINELLAS COUNTY AND THE CITY OF ST. PETERSBURG FOR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COASTAL MAP UPDATE TECHNICAL REVIEWS, FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED $60,000; AUTHORIZING THE CITY ATTORNEY’S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Pinellas County ("County") awarded a contract to HDR Engineering, Inc. for engineering consulting services for FEMA coastal map update technical reviews ("HDR Contract"); and

WHEREAS, an Interlocal Agreement was established to allow municipalities, such as the City, to reimburse the County for the costs of certain engineering consulting services being provided under the HDR Contract, including a detailed preliminary Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM) review and municipal meeting attendance; and

WHEREAS, the Procurement Department recommends approval to execute the Interlocal Agreement.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Interlocal Agreement between Pinellas County and the City of St. Petersburg for Federal Emergency Management Agency (FEMA) coastal map update technical reviews, for a total contract amount not to exceed $60,000, is hereby approved.

BE IT FURTHER RESOLVED that the City Attorney’s Office is authorized to make non-substantive changes to the Interlocal Agreement.

This Resolution shall become effective immediately upon its adoption.

Approvals:

[Signatures]

City Attorney (Designee)

Administration
TO: The Honorable Lisa Wheeler-Bowman, Chair and Members of City Council

SUBJECT: A resolution approving the PGS Gas Service Agreement and Letter Agreement between the City of St. Petersburg, Florida and Peoples Gas System (PGS) for use of a PGS pipeline to transport natural gas for the Biosolids to Energy Project; authorizing the Mayor or his designee to execute the PGS Gas Service Agreement and Letter Agreement; and providing an effective date.

EXPLANATION: As part of the Biosolids to Energy Project, the City is commissioning a 1.5 MW Combined Heat and Power (CHP) generator, boilers and flares. The CHP is designed to produce electricity by burning natural gas. The boilers are needed to provide heat for the sludge digestion process when CHP is not operational, and flares will be maintained to be available if substandard renewable natural gas is being produced. Per the PGS Gas Service Agreement and Letter Agreement between the City of St. Petersburg, Florida and Peoples Gas System (PGS), PGS will provide and maintain the pipeline and meter for a third party to supply the natural gas necessary for the operation of the CHP, boilers and flares. City will purchase natural gas from Interconn Resources LLC pursuant to Blanket Purchase Agreement No. 202921. It is estimated that the City will need up to 1.2 million Therms of natural gas per year.

Under Rate Schedule GS-5, Sheet No.7.304 of TECO Peoples Gas Tariff, the City will be obligated to pay PGS a monthly rate consisting of the following:

- Customer Charge: $300.00 per month
- Distribution Charge: $0.11321 per Therm

Therefore, the annual not to exceed amount that the City will pay PGS for use of the pipeline to transport natural gas is $139,500.

RECOMMENDATION: Administration recommends that City Council approve the attached resolution approving the PGS Gas Service Agreement and Letter Agreement between the City of St. Petersburg, Florida and Peoples Gas System (PGS) for use of a PGS pipeline to transport natural gas for the Biosolids to Energy Project; authorizing the Mayor or his designee to execute the PGS Gas Service Agreement and Letter Agreement; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available in the FY19 Water Resources Operating Fund (4001) Southwest Water Reclamation Facility (4202181) after City Council adoption of the City of St. Petersburg FY19 budget.

ATTACHMENTS: Resolution
Draft GSA
Letter Agreement

APPROVALS: Administrative
Budget
RESOLUTION NO. 2018-____

A RESOLUTION APPROVING THE PGS GAS SERVICE AGREEMENT AND LETTER AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND PEOPLES GAS SYSTEM (PGS) FOR USE OF A PGS PIPELINE TO TRANSPORT NATURAL GAS FOR THE BIOSOLIDS TO ENERGY PROJECT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE PGS GAS SERVICE AGREEMENT AND LETTER AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") is currently constructing the Biosolids to Energy Project; and

WHEREAS, as part of the project, the City will commission a 1.5 MW Combined Heat and Power (CHP) generator, boilers and flares; and

WHEREAS, use of a pipeline and meter(s) from Peoples Gas System (PGS) is needed for a third party to supply the natural gas necessary for the operation of the CHP, boilers and flares; and

WHEREAS, in order for the City to use the PGS pipeline and meters, the City must execute a PGS Gas Service Agreement and Letter Agreement with PGS; and

WHEREAS, the annual not to exceed amount that the City will pay PGS for use of the pipeline to transport natural gas is $139,500; and

WHEREAS, funds will be available in the FY19 Water Resources Operating Fund (4001) Southwest Water Reclamation Facility (4202181) after City Council adoption of the City of St. Petersburg FY19 budget; and

WHEREAS, the City will purchase natural gas from Interconn Resources LLC pursuant to Blanket Purchase Agreement No. 202921; and

WHEREAS, Administration recommends approval of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the PGS Gas Service Agreement and Letter Agreement between the City of St. Petersburg, Florida, and Peoples Gas System (PGS) for use of a PGS pipeline to transport natural gas for the Biosolids to Energy Project are hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the PGS Gas Service Agreement and Letter Agreement.

This Resolution shall become effective immediately upon adoption.

Approved as to Form and Content:

City Attorney (designee) 00395949 Final to CC
# PGS Gas Service Agreement

## Customer Information
- **Customer Name:** City of St Petersburg
- **Day Phone:** 727-892-5121
- **Evening Phone:** 727-893-7497
- **Other Phone:** 727-893-7497

## Service Address
- **City:** St. Petersburg
- **State:** FL
- **Zip:** 33711

## Mailing Address
- **City:** St. Petersburg
- **State:** FL
- **Zip:** 33731

## Contact Information
- **Name:** Charlie Wise
- **Day Phone:** 727-892-5687
- **Evening Phone:** 727-420-6954

## Field Contact Information
- **Name:** George (Ken) Wise
- **Phone:** 727-892-5121
- **Alt Phone:** 727-366-5242

## Sales Instructions/Remarks

<table>
<thead>
<tr>
<th>QTY</th>
<th>Appliance Type</th>
<th>Peak HR Dem CFS Present</th>
<th>Annual Thrm Additional</th>
<th>Pressure at Eqpt</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Generator</td>
<td>13</td>
<td>0</td>
<td>1,087,634</td>
</tr>
<tr>
<td>6</td>
<td>Boiler</td>
<td>6</td>
<td>0</td>
<td>483,840</td>
</tr>
<tr>
<td>1</td>
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<td>1</td>
<td>0</td>
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<td>1</td>
<td>0</td>
<td>108,000</td>
</tr>
</tbody>
</table>

## Financial Information
- **Deposit:** $0.00
- **WH Billing Prog:**
  - **Add to Construction (Non-Refundable):** $0.00
  - **Construction Bill:**
    - **Turn-on Charge:** $75.00
    - **Construction Dep Agmt Required:**
      - **Other:**
        - **Prepayment:** $0.00
        - **Balance Due:** $75.00

## Other Services
- **DEALER INFORMATION**
  - **Name:** N/A
  - **Phone:** N/A
  - **Services to be provided by Dealer:** None

## To Be Completed by PGS Only
- **Meter Size:**
- **Regulator Size:**
- **Premise #:**
- **R/Cyc:**
- **Account #:**
- **System Pressure:**
- **Delivery Pressure:**
- **Project #:**
- **WOS #:**

## Remarks

---

I have read all of the terms and conditions on the second page and agree to them.

**Timothy O'Connor**
Vice President of Business Development

**Joann Wehle**
Vice President of Marketing & Sales

**Customer Signature:**

**Date:**

**Timothy O'Connor signature:**

**Joann Wehle signature:**

**PGS Contact During Installation of Gas Service:**
NATURAL GAS SERVICE TERMS AND CONDITIONS:

The applicant named on the reverse side hereof ("Customer") makes application to Peoples Gas System ("Company") for natural gas service under the classification indicated on the reverse side hereof according to the following terms and conditions in consideration of the Company’s agreement to supply natural gas to Customer.

Gas is to be delivered to Customer at the outlet side of the Company’s gas meter serving the premises indicated on the reverse side hereof, such meter and service line there to be installed and operated by the Company, and, if located on Customer’s property, the site is therefore to be furnished free of charge by Customer.

The Company and its representative are hereby authorized to enter upon and install on Customer’s property any required gas meter or meters and gas pipe for furnishing gas to said address, and to ditch, lay, or otherwise install pipe as is required outside the building. The gas pipe from the Company’s gas system to and including said meter or meters shall be owned, operated, and maintained by the Company with a perpetual right of ingress and egress thereto, hereby granted to the Company for such purposes. All gas pipe, from the outlet side of said meter or meters, shall be owned, operated, and maintained by Customer at its sole cost and risk.

Customer shall receive and pay for all gas delivered to Customer according to the applicable rules and regulations filed with the Florida Public Service Commission under the applicable rate schedule. Any gas delivered to Customer at any other delivery point is also subject to the terms and conditions hereof. No oral statement shall change the term of this obligation.

If Customer fails or refuses to take gas service from the Company, Customer shall pay to the Company the actual cost incurred by the Company in constructing the facilities to have been used in providing service to the Customer. Any deposits currently held by the Company shall be forfeited by customer in payment or partial payment of these costs.

UNDERGROUND FACILITIES:

Prior to construction of gas pipeline, it is extremely important that Peoples Gas be made aware of existing underground obstacles, sprinkler systems, septic tanks, sewer lines, or structures, etc. located on Customer’s property which may be damaged as a result of installation of the gas pipeline. Customer shall be responsible for marking and/or locating any underground facilities that may be on Customer’s property that do not belong to local utilities (Power, Telephone, Water, Cable TV companies, etc.), and agrees to indemnify and hold Company harmless for any damages arising out of Customer’s failure to do so.

GENERAL TERMS AND CONDITIONS APPLICABLE TO NATURAL GAS SERVICE:

This agreement is not assignable or transferable by Customer without prior written consent by the Company.

IN NO EVENT SHALL THE COMPANY OR ITS AFFILIATED COMPANIES, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS OR REPRESENTATIVES BE LIABLE FOR ANY INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL, EXEMPLARY OR PUNITIVE DAMAGES, INCLUDING, BUT NOT LIMITED TO, LOSS OF REVENUES OR LOSS OF PROFITS, EVEN IF THE COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

Customer agrees to release the Company and its affiliated companies, officers, directors, employees, agents, successors and assigns from any and all claims, demands, actions and causes of action whatsoever arising out of or related to services provided by the dealer named on the reverse hereof ("Dealer").

This agreement may not be amended or modified except by an instrument in writing signed by the Company and Customer.

This agreement shall be governed by the laws of the State of Florida without regard to principles of conflicts of laws.

This agreement contains the entire understanding between the parties hereto and supersedes any written or oral, prior or contemporaneous agreement or understanding between the parties.

Customer Signature _______________________________ Date ____________________________

Attest _______________________________ Approved as to Form and Content: _______________________________

City Clerk (Designee) _______________________________ City Attorney (Designee) _______________________________
August 17, 2018

Dr. Kanika Tomalin
Deputy Mayor/City Administrator
City of St. Petersburg
175 Fifth Street North
St. Petersburg, FL 33701

RE: Peoples Gas System ("PGS") Gas Service Agreement by and between PGS (the "Company") and the City of St. Petersburg (the "Customer") dated August 17, 2018 (the "GSA")

Dear Dr. Tomalin:

Reference is made to the above-captioned GSA. This letter agreement will operate as an addendum to the GSA. In addition to the terms set forth in the GSA and notwithstanding anything to the contrary therein, the Company and the Customer further agree as follows:

1. Franchise Agreement: Company and Customer are also parties to that certain Franchise Agreement memorialized in Ordinance No. 224-H and effective as of April 14, 2016 (the "Franchise Agreement").

2. Insurance and Indemnification: Company agrees that the insurance and indemnification provisions set forth in Articles IX and X, respectively, of the Franchise Agreement shall apply to the GSA.

3. Termination: The GSA, as modified by this letter agreement, may be terminated at any time by the Customer for convenience upon thirty (30) days' written notice to Company.

4. Compliance with Law: Company shall comply with all applicable federal, state, and local laws, ordinances, rules and regulations, the federal and state constitutions, and orders and decrees of any lawful authorities having jurisdiction over the matter at issue (collectively, "Laws"), including but not limited to Florida Public Records Laws (e.g., Chapter 119, Florida Statutes, and Chapter 119.0701(2)(b)(1-4.). IF COMPANY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, AS TO COMPANY’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE GSA AND THIS LETTER 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.

5. Non-Appropriation: The obligations of the Customer as to any funding required pursuant to the GSA, as modified by this letter agreement, shall be limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential Customer
services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, the Customer shall not be prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge shall be prior and superior to any obligation of the Customer pursuant to the GSA, as modified by this letter agreement.

6. **Sovereign Immunity:** Nothing in this letter agreement or the GSA shall be construed to modify in any way the Customer's rights, privileges, and immunities under the doctrine of "sovereign immunity" and as set forth in Section 768.28, Florida Statutes.

7. **Second Sentence of Third Paragraph under Natural Gas Service Terms and Conditions of the GSA:** The second sentence of the third paragraph under Natural Gas Service Terms and Conditions of the GSA is deleted and replaced with the following: The gas pipe from the Company’s gas system to and including said meter or meters shall be owned, operated, and maintained by the Company. The Company shall have the right of ingress and egress for such purposes as long as the Customer is taking natural gas from the Company.

8. **Precedence:** In the event of a conflict between or among this letter agreement and the GSA, the following order of precedence shall govern: (i) this letter agreement and (ii) the GSA.

Please indicate your acceptance of the terms in this letter agreement by signing below.

Sincerely,


Timothy O'Connor  
Vice President of Business Development

Joann Wehle  
Vice President of Marketing and Sales

Agreed and Accepted by:


Name:  
Title:

Attest:  
Approved as to Form and Content:

City Clerk (Designee)  
City Attorney (Designee)

V1 386070