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.sipete.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/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:

Chief James J. Mitchell - December 25, 1905
Officer James J. Goodson - December 25, 1947
Firefighter George W. Ludwig - December 19, 1966

B. Approval of Agenda with Additions and Deletions.

C. Consent Agenda (see attached)

Open Forum

If you wish to address City Council on subjects other than public hearing or quasi-judicial items listed on this agenda, please sign up with the Clerk prior to the meeting. Only the individual wishing to speak may sign the Open Forum sheet and only City residents, owners of property in the City, owners of businesses in the City or their employees may speak. All issues discussed under Open Forum must be limited to issues related to the City of St. Petersburg government.

Speakers will be called to address Council according to the order in which they sign the Open Forum sheet. In order to provide an opportunity for all citizens to address Council, each individual will be given three (3) minutes. The nature of the speakers' comments will determine the manner in which the response will be provided. The response will be provided by City staff and may be in the form of a letter or a follow-up phone call depending on the request.

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

Public Hearings

1. Ordinance 353-H amending Section 27-557 of the City Code related to Sanitation charges; amending the eligibility criteria for qualification for once-per-week single-family residence monthly charges; adding a condition for revocation of the once-per-week collection service; and providing an effective date.
E. Reports

1. **A Resolution by City Council approving fourteen new and amended tax increment financing programs for the South St. Petersburg Community Redevelopment Area (CRA).**

2. **A Resolution by City Council approving amendments to the South St. Petersburg Community Redevelopment Area (CRA) Grant Scoring and Evaluation System.**

3. **A Resolution by City Council approving the FY2018/FY2019 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area.**

4. **Sewer Report**

   (a) A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 16-01-WSP/UIW (“Task Order”) to the architect/engineering agreement dated August 12, 2016 between the City of St. Petersburg, Florida and WSP USA Inc. (“A/E”) for A/E to provide on-site well acidization procedures observation and a well acidization report for the NEWRF Injection Wells Acidization Project in an amount not to exceed $62,407.51; providing that the total Task Order, as amended, shall not exceed $76,107.75 (ECID Project No. 18109-111; Oracle No. 16581); and providing an effective date.

5. **Homeless Leadership Board**

6. **Land Use & Transportation Report**

7. **Accepting a bid from A.C. Schultes of Florida, Inc., in the amount of $595,470 for the Northeast Water Reclamation Facility (NEWRF) Injection Wells Acidization (Engineering Project No. 18109-111; Oracle No. 16581).**

8. **Further discussion regarding St. Petersburg Housing Authority Resolution (Chair Wheeler-Bowman)**

F. **New Ordinances - (First Reading of Title and Setting of Public Hearing)**
Setting December 13, 2018 as the public hearing date for the following proposed Ordinance(s):

1. 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. [Quasi-Judicial] (City File FLUM-52)

   (a) Ordinance amending the Future Land Use Map designation from R/OS (Recreation/Open Space) to RL (Residential Low), for three parcels identified as "Area A," "Area B," and "Area C" in the staff report;

   (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" in the staff report;

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

   (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 in the staff report.

2. Ordinance amending the Comprehensive Plan to implement legislative requirements of Chapter 163, Part II, Florida Statutes, related to the annual update of the Capital Improvements Element. (City File LGCP-CIE-2018)

G. New Business

1. Requesting Administration to provide an update on Commerce Park. (Chair Wheeler-Bowman)

H. Council Committee Reports

1. Budget, Finance & Taxation Committee (11/15/18)

2. Public Services & Infrastructure Committee (11/15/18)

   (a) Ordinance amending Sections 2-296 and 2-297 of the St. Petersburg City Code related to major construction project requirements for employing apprentices; updating findings and revising definitions; requiring a prevailing wage be paid to apprentices employed to do work on a major construction project; providing clarifying language; adding documentation required to be submitted; amending provisions addressing noncompliance.

3. Health, Energy, Resiliency & Sustainability Committee (11/15/18)

   (b) Ordinance creating a new Article IV in Chapter 11 of the City Code entitled "Expanded Polystyrene and Plastics Regulation"; providing findings, intent, and definitions; creating Division I related to regulations for the distribution of expanded polystyrene products by food service providers on City-owned property and rights-of-way; creating Division II related to regulations for the distribution of single-use plastic straws by food service establishments; and providing an effective date.
4. Budget, Finance & Taxation Committee (11/29/18)
5. Public Services & Infrastructure Committee (11/29/18)
6. Housing, Land Use & Transportation Committee (11/29/18)
7. Co-Sponsored Events Committee

I. Legal
   1. Settlement Patsy Harris v. City of St. Petersburg, Case No.: 17-004194-CI.

J. Open Forum

K. Adjournment
1. City Council Convenes as Community Redevelopment Agency.

2. Resolution of the St. Petersburg Community Redevelopment Agency (CRA) finding the 50,000 square foot, 19-story building with 20 dwelling units, located at the southwest corner of 4th Avenue North and 1st Street North, consistent with the Intown Redevelopment Plan. (City File IRP 18-2A)

3. A Resolution by the St. Petersburg Community Redevelopment Agency recommending City Council approve fourteen new and amended tax increment financing programs for the South St. Petersburg Community Redevelopment Area (CRA).

4. A Resolution by the St. Petersburg Community Redevelopment Agency recommending City Council approve amendments to the South St. Petersburg Community Redevelopment Area (CRA) Grant Scoring and Evaluation System.

5. A Resolution by the St. Petersburg Community Redevelopment Agency recommending that City Council approve the FY2018/FY2019 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area.

6. Adjournment of Community Redevelopment Agency and Convening of City Council
NOTE: Business items listed on the yellow Consent Agenda cost more than one-half million dollars while the blue Consent Agenda includes routine business items costing less than that amount.

(Procurement)

1. **Approving the renewal of blanket purchase agreements for Janitorial Supplies with American Chemical & Building Maintenance Supply, Inc., Interline Brands, Inc., dba Supplyworks, Sani-Chem Janitorial Supplies Inc., dba Sani-Chem, and Southeastern Paper Group of Florida, Inc., at an estimated annual amount of $400,000, for a total contract amount of $1,645,000.**


3. **Approving the purchase of Panasonic Toughbook laptops from CDW Government LLC for the Police Department, at a total cost of $539,180; and approving a supplemental appropriation in the amount of $539,180 from the unappropriated balance of the Technology & Infrastructure Fund (5019) to the Police Department Information & Technology Services Division (140-1401).**

(City Development)

(Leisure Services)

(Public Works)

4. **A resolution authorizing the Mayor or his designee to execute a Cooperative Funding Agreement between the City of St. Petersburg, Florida and the Southwest Florida Water Management District (SWFWMD) for SWFWMD to provide funding on a reimbursement basis in an amount up to $587,500 for the 7th Street Sustainable Complete Streets Improvements Project (ECID Project No. 18063-110, Oracle No. 16710) and all other documents necessary to effectuate this transaction; and providing an effective date.**

(Appointments)

(Miscellaneous)

5. **A resolution approving (1) the change of the accounting of any future program income earned under the Neighborhood Stabilization Program ("NSP") to the Community Development Block Grant ("CDBG") program in order to close out NSP as requested by the U.S. Department of Housing and Urban Development ("HUD") on or before September 30, 2020; (2) approving a transfer of the NSP loan portfolio as of September**
30, 2018 in the amount of $4,547,454 from the NSP Fund ("Fund 1114") to the CDBG Fund ("Fund 1111"); authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution; and providing an effective date.
NOTE: The Consent Agenda contains normal, routine business items that are very likely to be approved by the City Council by a single motion. Council questions on these items were answered prior to the meeting. Each Councilmember may, however, defer any item for added discussion at a later time.

(Procurement)

1. Renewing an annual service agreement with Intergraph Corporation, dba Hexagon Safety & Infrastructure, a sole source supplier, for records management software applications for the Police Department, at a total cost of $287,162.42.

2. Approving a blanket purchase agreement with FS Depot, Inc., a sole source supplier, for street sweeper repair and maintenance parts for the Fleet Management Department, at an amount of $250,000.

3. Accepting the bid from Shearer Companies, Inc., in the amount of $168,200, for a new canopy and fire suppression system for Sanitation Department fuel pumps IFB7021; (Engineering Project No. 17228-019; Oracle No. 15936).

(City Development)

4. Authorizing the Mayor, or his designee, to grant a Public Utility Easement to Duke Energy Florida, LLC, a Florida Limited Liability Company, d/b/a Duke Energy, for the installation, operation and maintenance of electrical service upgrades for the Land O’ Lakes power substation, located at approximately 2310 Permit Place, Lutz, Florida.

(Leisure Services)

(Public Works)

(Appointments)

5. Confirming the Reappointment of Three Members to the South St. Petersburg Community Redevelopment Area Citizen Advisory Committee [DELETED]

(Miscellaneous)

6. A resolution authorizing the Mayor or his designee to accept $101,390.50 from Pinellas County ("County") as the City's share of the FY2018 Edward Byrne Memorial Justice Assistance Grant ("JAG") to continue funding of law enforcement initiatives as set forth in the County's grant application, and to execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $101,390.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Fiscal Support (140-1389), JAG 2018 Project (TBD); and providing an effective date.
7. A resolution accepting certified results of the special municipal election held on November 6, 2018; declaring results of two municipal referendum questions. [DELETED]
Note: An Meeting Agenda listing of upcoming City Council meetings.

**Budget, Finance & Taxation Committee**  
*Thursday, November 29, 2018, 8:00 a.m., Room 100*

**Public Services & Infrastructure Committee**  
*Thursday, November 29, 2018, 9:15 a.m., Room 100*

**Housing, Land Use & Transportation Committee**  
*Thursday, November 29, 2018, 10:30 a.m., Room 100*

**CRA/Agenda Review**  
*Thursday, November 29, 2018, 1:30 p.m., Room 100*

**City Council Meeting: 2nd Budget Cleanup**  
*Thursday, November 29, 2018, 6:00 p.m., Council Chamber*

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

**Public Services & Infrastructure Committee**  
*Thursday, December 13, 2018, 9:15 a.m., Room 100*

**Health, Energy, Resiliency & Sustainability Committee**  
*Thursday, December 13, 2018, 10:30 a.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))
PROCEDURES TO BE FOLLOWED FOR QUASI-JUDICIAL PROCEEDINGS:

1. Anyone wishing to speak must fill out a yellow card and present the card to the Clerk. All speakers must be sworn prior to presenting testimony. No cards may be submitted after the close of the Public Hearing. Each party and speaker is limited to the time limits set forth herein and may not give their time to another speaker or party.

2. At any time during the proceeding, City Council members may ask questions of any speaker or party. The time consumed by Council questions and answers to such questions shall not count against the time frames allowed herein. Burden of proof: in all appeals, the Appellant bears the burden of proof; in rezoning and land use cases, the Property Owner or Applicant bears the burden of proof except in cases initiated by the City, in which event the City Administration bears the burden of proof; for all other applications, the Applicant bears the burden of proof. Waiver of Objection: at any time during this proceeding Council Members may leave the Council Chamber for short periods of time. At such times they continue to hear testimony because the audio portion of the hearing is transmitted throughout City Hall by speakers. If any party has an objection to a Council Member leaving the Chamber during the hearing, such objection must be made at the start of the hearing. If an objection is not made as required herein it shall be deemed to have been waived.

3. Initial Presentation. Each party shall be allowed ten (10) minutes for their initial presentation.
   a. Presentation by City Administration.
   b. Presentation by Applicant followed by the Appellant, if different. If Appellant and Applicant are different entities then each is allowed the allotted time for each part of these procedures. If the Property Owner is neither the Applicant nor the Appellant (e.g., land use and zoning applications which the City initiates, historic designation applications which a third party initiates, etc.), they shall also be allowed the allotted time for each part of these procedures and shall have the opportunity to speak last.
   c. Presentation by Opponent. If anyone wishes to utilize the initial presentation time provided for an Opponent, said individual shall register with the City Clerk at least one week prior to the scheduled public hearing. If there is an Appellant who is not the Applicant or Property Owner, then no Opponent is allowed.

4. Public Hearing. A Public Hearing will be conducted during which anyone may speak for 3 minutes. Speakers should limit their testimony to information relevant to the ordinance or application and criteria for review.

5. Cross Examination. Each party shall be allowed five (5) minutes for cross examination. All questions shall be addressed to the Chair and then (at the discretion of the Chair) asked either by the Chair or by the party conducting the cross examination of the appropriate witness. One (1) representative of each party shall conduct the cross examination. If anyone wishes to utilize the time provided for cross examination and rebuttal as an Opponent, and no one has previously registered with the Clerk, said individual shall notify the City Clerk prior to the conclusion of the Public Hearing. If no one gives such notice, there shall be no cross examination or rebuttal by Opponent(s). If more than one person wishes to utilize the time provided for Opponent(s), the City Council shall by motion determine who shall represent Opponent(s).
   a. Cross examination by Opponents.
   b. Cross examination by City Administration.
   c. Cross examination by Appellant followed by Applicant, followed by Property Owner, if different.

6. Rebuttal/Closing. Each party shall have five (5) minutes to provide a closing argument or rebuttal.
   a. Rebuttal by Opponents.
   b. Rebuttal by City Administration.
   c. Rebuttal by Appellant followed by the Applicant, followed by Property Owner, if different.
The following page(s) contain the backup material for Agenda Item: Ordinance 353-H amending Section 27-557 of the City Code related to Sanitation charges; amending the eligibility criteria for qualification for once-per-week single-family residence monthly charges; adding a condition for revocation of the once-per-week collection service; and providing an effective date. Please scroll down to view the backup material.
ST. PETERSBURG CITY COUNCIL

Meeting of December 6, 2018

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

SUBJECT: Amending Section 27-557 of the St. Petersburg City Code to modify eligibility for once-a-week residential collection, including a condition for revocation of the service.

REQUEST: Second reading and adoption public hearing of the attached ordinance amending the City Code.

BACKGROUND: Section 27-577(a)(2) of the St. Petersburg City Code currently provides residential solid waste customers the opportunity to have once-a-week solid waste collection if the household meets specific criteria. The criteria include: household size, parcel size and water usage. Currently, 1,530 customers participate in once-a-week service, which reduces their annual sanitation bill by $58.56.

The purpose of the proposed amendment is to allow more households to qualify for the once-a-week program. This purpose will be achieved by eliminating the requirement that participants have to occupy a parcel that is 8,500 square feet or less. A significant majority of the applications that are denied for once-a-week service are a result of the household having a parcel size over 8,500 square feet. In addition to eliminating the lot size requirement, the proposed ordinance reinstates a recycling requirement and provides for revocation of the once-a-week service if the requirements are not met for three (3) consecutive months.

RECOMMENDATION:

Administration:
The Administration recommends APPROVAL.

Public Services & Infrastructure Committee:
On October 11, 2018, the Public Services & Infrastructure Committee voted unanimously in support of the proposed ordinance.

Recommended City Council Action:
1. CONDUCT the second reading and public hearing; and
2. APPROVE the proposed ordinance.

Housing Affordability: The proposed ordinance will reduce housing costs for households that qualify to participate in once-a-week solid waste collection.

Attachments: Ordinance

Approvals:
Administration: 

Budget: 

Signed:
AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING SECTION 27-557 OF THE CITY CODE RELATED TO SANITATION CHARGES; AMENDING THE ELIGIBILITY CRITERIA FOR QUALIFICATION FOR ONCE-PER-WEEK SINGLE-FAMILY RESIDENCE MONTHLY CHARGES; ADDING A CONDITION FOR REVOCATION OF THE ONCE-PER-WEEK COLLECTION SERVICE; AND PROVIDING AN EFFECTIVE DATE

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

Section 1. Section 27-557(a)(2) of the St. Petersburg City Code is hereby amended to read as follows:

(2) Ninety-gallon bulk garbage container service (once-per-week).
   a. Once-per-week collection status will be made available. To qualify, the customer must make application to the POD, and meet all of the following criteria:
      1. Have a single-family residence;
      2. Have a household consisting of only one or two persons;
      3. Have a lot size of 8,500 square feet or less Participate at least once per calendar month in the city-wide recycling program; and
      4. In the billing month, have water consumption of 5,000 gallons or less. If water consumption exceeds 5,000 in a given month, then the twice-per-week rate shall apply.

The once-per-week status will be granted to customers who share a large automated bulk garbage container if they meet the criteria of this subsection (a)(2)a.

b. Single-family residence, once-per-week, monthly charge ..... 18.62

c. Once a week garbage collection service will be withdrawn and twice a week garbage service instituted at the prescribed charge therefor upon 15 days' written notice to the customer (occupant or owner) with the notice provided by regular United States mail or by delivery to the premises served. Notice shall be complete upon mailing or delivery. Such notice shall be given if the POD determines that one of the following has occurred in connection with the once a week service:

   1. A potential or actual health hazard or odor problem has occurred or is occurring due to the once a week garbage service; or

   2. Sufficient material is being placed in the container that once a week service is not adequate for removal.
3. The customer has not met the criteria for once-per-week collection listed in subsection (a)(2)a for three consecutive months.

d. The owner or occupant given such notice may appeal the decision to withdraw once a week service by giving written notice thereof in the manner and to the person prescribed in the notice of withdrawal of once a week service along with payment of the prescribed fee therefor. The notice of appeal must be actually delivered to and stamped received by the POD within ten days of the date of mailing of the notice of withdrawal of once a week service.

The Mayor shall by administrative regulation provide for the processing of appeals including the amount of the fee therefor and who shall determine appeals. All appeals shall be determined according to the evidence presented. The appellant and the POD shall have a right to be present and present evidence and be heard. The strict rules of evidence shall not apply.

e. If once a week garbage service has been withdrawn as provided herein it shall not be reinstituted until one year has elapsed and then only upon proper application.

Section 2. As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

Section 3. Provisions of this Ordinance shall be deemed severable. The unconstitutionality or invalidity of any word, sentence or portion of this ordinance shall not affect the validity of the remaining portions.

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

Approved as to Form and Content:

[Signature]
City Attorney (designee)

DOC 00406611
The following page(s) contain the backup material for Agenda Item: A Resolution by City Council approving fourteen new and amended tax increment financing programs for the South St. Petersburg Community Redevelopment Area (CRA).
Please scroll down to view the backup material.
Meeting of December 6, 2018

Submitting Department: Economic and Workforce Development

Department Contact: Rick D. Smith (#7106)

Agenda Category: Report

Agenda Subject Matter: A Resolution by City Council approving fourteen new and amended tax increment financing programs for the South St. Petersburg Community Redevelopment Area (CRA).

APPROVALS:

Administrative: [Signature]

Budget: N/A

Legal: [Signature]

Is attached back-up material complete? Yes
TO The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

SUBJECT A Resolution by City Council approving fourteen new and amended tax increment financing (TIF) programs for the South St. Petersburg Community Redevelopment Area.

RECOMMENDATION Administration recommends City Council approve the attached Resolution.

BACKGROUND ON SOUTH ST. PETERSBURG CRA TIF PROGRAMS

On May 21, 2015, St. Petersburg City Council adopted a Community Redevelopment Plan (Plan) for the South St. Petersburg Community Redevelopment Area (CRA) that also established a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA (Ord. #169-H). Pursuant to its authority as a home rule county, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48).

A major strategy of the South St. Petersburg Plan is to direct the vast majority of revenues generated from the South St. Petersburg tax increment financing district to provide direct assistance for private investment in residential and non-residential redevelopment in the form of grants, loans, property tax abatements or other vehicles to help leverage capital from diverse sources. The Plan also envisions providing funding assistance to governmental and non-profit entities that provide array of services supporting the intent of the redevelopment plan, including marketing and promotion, business assistance and loans, workforce development and job readiness.

This approach to tax increment financing by the South St. Petersburg Plan is a distinct departure from practice in the City’s other TIF districts, which focused on funding public improvement projects such as stadium development, parking garages, streetscaping, property acquisition and preparation and other capital improvements. The South St. Petersburg Plan TIF strategy is designed to encourage private enterprise in the CRA to the greatest extent possible in accordance with Section 163.345, FS.

Before funding projects and programs within the South St. Petersburg CRA with tax increment revenue, the Plan requires administrative procedures to be prepared for each tax increment financing program. The South St. Petersburg Citizen Advisory Committee and the St. Petersburg Community Redevelopment Agency shall review and make recommendations on these programs to City Council before approval. In addition, Pinellas County staff must review and comment on programs that contemplate use of Pinellas County tax increment revenue.
On February 4, 2016, City Council approved Resolution 2016-47, which adopted the first ten CRA programs for the South St. Petersburg CRA. These programs are:

1. Affordable Multifamily Housing Development Program
2. Residential Property Improvement Grant
3. Commercial Site Improvement Grant
4. Commercial Building Interior and Tenant Improvement Grant
5. Commercial Revitalization Program
6. CRA Grant Match Program
7. CRA Property Acquisition and Preparation Program
8. Redevelopment Loan Program
9. “Paint Your Heart” Out Program
10. Workforce Readiness and Development Program

PROPOSED NEW AND AMENDED PROGRAMS FOR SOUTH ST. PETERSBURG CRA

The fourteen CRA programs briefly described below in Sections 1 thru 3 and detailed in the exhibits for the attached resolution are the primary vehicles by which the City reinvests TIF to alleviate poverty and blight in South St. Petersburg. The revitalization strategy for the South St. Petersburg rests on a “three-legged stool” of Housing and Neighborhood Revitalization, Commercial Corridor Revitalization and Business Development and Education, Job Readiness and Workforce Development. With these new and amended CRA programs, the City can begin investing in each component of the “three-legged stool” to reduce poverty and alleviate blight in South St. Petersburg.

The fourteen CRA programs represent the input from the Citizen Advisory Committee for the South St. Petersburg CRA, the CRA grant review committee as well as input from City Council committees over the last several months. On August 29, 2017, the South St. Petersburg Grant Review Committee met to debrief on the programs and process for scoring and evaluating grant applications. Out of this meeting came approaches to dealing with a lack of housing applications, how to assist family day care providers, and the types of projects that should be funded with CRA dollars.

During 2018, City Council has delved extensively into improving affordable housing delivery in St. Petersburg. At the same time, staff from Housing and Community Development, Planning and Development Services and Economic and Workforce Development have met to develop regulatory and financial incentives to further that end. From these discussions, Administration developed or amended several new affordable housing programs financed with TIF from the South St. Petersburg CRA and presented them to the Housing, Land Use and Transportation Committee on August 30, 2018.

On September 11, 2018, City staff provided an overview of these and other programs to the Citizen Advisory Committee for the South St. Petersburg CRA programs through a Powerpoint
presentation for its initial input (see Attachment 1). This overview included the introduction of new CRA programs funded through TIF as well as amendments to existing programs that were first approved by City Council on February 4, 2016.

Since that meeting, City staff prepared formal documents for the programs and processes for review and comment by City Council members at the Committee of the Whole on October 25, 2018. Staff made revisions based on the COW comments and included them in the attachments for CAC consideration. On November 6, 2018, the CAC recommended approval of the fourteen CRA programs that are now before City Council.

1. **Housing and Neighborhood Revitalization Programs**

   - **Affordable Housing Redevelopment Loan Program (new)** provides funding through a variety of loan products such as bridge loans, loan guarantees, and low-interest or forgivable loans to support affordable housing developments in the South St. Petersburg Community Redevelopment Area. The intention is to utilize the Program to provide funding for affordable housing developments that require public assistance to leverage federal, state or other funding vehicles.

   - **Affordable Single-Family Façade Improvement Grant Program (new)** provides CRA funding to income-eligible owner-occupants of single-family homes to upgrade and refresh the exterior of their properties. For the purposes of this program, “income-eligible” is defined as households whose income is 120 percent and below the area median income (AMI). The maximum income levels for this program are based on the Florida Housing Finance Corporation’s SHIP Program, which are annually adjusted.

   - **Affordable Single-Family Homeownership Program (new)** provides CRA funding to support affordable homeownership for income-eligible households in the South St. Petersburg Community Redevelopment Area through direct financial assistance programs that are presently administered by the City’s Housing and Community Development Department. The current programs include: (1) down payment and closing cost assistance to first time homebuyers; (2) rehabilitation assistance for owner-occupied properties; (3) barrier free mitigations and (4) homebuyer education, credit counseling, foreclosure assistance and other programs to ensure sustainable homeownership.

   - **Affordable Multifamily Housing Development Program (amendment)** provides an annual tiered incentive to developers to construct new affordable multifamily housing in the South St. Petersburg Community Redevelopment Area.

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1 Note: "**" denotes programs that Pinellas County has approved for use of its TIF contribution as of November 9, 2018.
**AFFORDABLE RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM (AMENDMENT)** program can be used as a rebate for exterior and/or interior improvements on affordable residential housing in the South St. Petersburg Community Redevelopment Area. Emphasis will be placed on funding renovations that upgrade vital building systems and sustain and extend the economic life of a structure, such as plumbing, structural improvements, energy efficiency, HVAC and electrical wiring. The program supplements the City’s annual investment in the “Rebates for Residential Rehabilitation” (RRR), which is oriented toward single-family residential renovations, but instead is focused on incentivizing the substantial renovation of both affordable single-family and multifamily housing (defined as four or more units in a building or property) by increasing the total grant award allowed for these projects. Also eligible for this program are renovations to accessory dwelling units (ADUs) or the conversion of existing structures to ADUs.

**“PAINT YOUR HEART OUT” PROGRAM (AMENDMENT)** provides CRA funding to the City’s Neighborhood Team to help property owners in targeted areas of the CRA refurbish and refresh the exterior of their properties. The Program encourages collaboration with volunteers and non-profit and for-profit entities such as the CRA’s neighborhood associations and Main Streets, Habitat for Humanity, Leadership St. Petersburg, Dream Center and other entities to leverage the City’s contribution. N-Team projects funded through this program shall be limited to income eligible homeowners in the CRA.

2. **Commercial Corridor Revitalization and Business Development Programs**

- **COMMERCIAL SITE IMPROVEMENT GRANT (AMENDMENT)** provides matching grants to commercial property owners that upgrade their building façades, landscaping, lighting, loading and service areas and other features of their sites visible from the ROW.

- **COMMERCIAL BUILDING INTERIOR AND TENANT IMPROVEMENT GRANT (AMENDMENT)** provides matching grants to commercial property owners for interior upgrades with a focus on projects remedying degraded building systems and extending economic viability.

- **CRA COMMERCIAL REVITALIZATION PROGRAM (AMENDMENT)** provides grant awards to projects in the South St. Petersburg CRA that improve established business districts by redeveloping properties, decreasing vacancy rates, adding to the tax base, creating jobs, leveraging private sector investment, and improving the quality of life for surrounding neighborhoods through removal of blight including properties declared a public nuisance by the city’s Nuisance Abatement Board, and revitalizing vacant underutilized properties. The CRP combines into one grant program the intent of two existing CRA programs - the “Commercial Site Improvement” and “Commercial Building Interior and Tenant Improvement” grants – to support larger economic development projects in South St. Petersburg, while also incentivizing new construction.
- **REDEVELOPMENT MICROLOAN PROGRAM (NEW)** provides funding to small businesses within the South St. Petersburg CRA in exchange for their successful completion of a business curriculum administered by The Greenhouse. The purpose of the program is to ensure that all businesses within the CRA can take advantage of the capital access initiative that is one of the hallmarks of the redevelopment plan. In addition, the program offers the opportunity for businesses to develop capacity through increased education, mentoring and networking experience and receive CRA funding to make targeted improvements without having to provide upfront capital as is required through the other CRA commercial grant programs.

- **CRA PROPERTY ACQUISITION AND SITE IMPROVEMENT PROGRAM (AMENDMENT)** utilizes City of St. Petersburg and Pinellas County TIF revenue contributions for the City to acquire properties and/or consolidate and prepare development sites within the South St. Petersburg Community Redevelopment Area to promote housing, economic development and revitalization of the CRA. TIF will also be used to fund costs related to acquisition and preparation such as surveying, appraisals and environmental reviews. When property acquisition would require the relocation of residents, TIF funding can be used to pay for the costs that are incurred in accordance with City relocation policy.

3. **Education, Job Readiness and Workforce Development Programs**

- **WORKFORCE READINESS AND DEVELOPMENT PROGRAM (AMENDMENT)** provides annual funding to accredited educational and job training providers to prepare CRA residents for job opportunities with St. Petersburg jobs through training, education and job placement.

- **EARLY CHILDHOOD EDUCATION (NEW)** provides funding for several initiatives through South St. Petersburg CRA to support the development of childhood learning before entering public schools. It is a cornerstone of the City’s “CRA-dle to Career” initiative to comprehensively address educational and workforce development issues through the South St. Petersburg Community Redevelopment Plan. The Program has three elements: 1) Capacity Building for Family Child Care Centers; 2) Academy for Business in Child Care Development; and 3) Child Day-Care Scholarships.

- **TEEN JOB READINESS AND ENTREPRENEURIAL DEVELOPMENT (NEW)** will leverage investments in existing programs while expanding capacity to provide workforce development and entrepreneurship opportunities for St. Petersburg’s economically challenged youth between the ages of 14 and 21 years. There will be two main components to the youth employment program: a workforce development program and an entrepreneurship program. The workforce development program will offer temporary employment opportunities for youth in economically disadvantaged families, while the

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\(^2\) City Administration has requested Pinellas County staff for use of the County’s TIF contribution to these programs in early November and is awaiting their response.
entrepreneurship program will offer students the opportunity to work with local educators to develop business acumen.

With approval of these programs, City Administration can begin marketing them to the public. Economic and Workforce Development staff have developed a series of weekly CRA workshop from November 28th to January 23rd alternating weeks between The Greenhouse and the Enoch Davis Recreation Center. In addition, EWD staff will be holding weekly satellite office hours at Enoch Davis during that period.

RECOMMENDATION

Administration recommends City Council approve the attached Resolution.

Attachments: Resolution with Exhibits 1 through 14
WHEREAS, the City of St. Petersburg City Council approved Resolution No. 2013-247, on June 20, 2013, which made a finding of necessity identifying the South St. Petersburg Community Redevelopment Area (CRA) as blighted, pursuant to Florida’s Community Redevelopment Act of 1969 (Chapter 163, Part III);

WHEREAS, on October 3, 2013, the Pinellas County Board of County Commissioners (BCC) accepted the City’s findings of necessity pursuant to Resolution No. 13-186, and on June 9, 2014, approved Resolution 14-43, which delegated certain powers to the City Council of the City of St. Petersburg in order to carry out certain redevelopment functions within the South St. Petersburg Community Redevelopment Area, as defined therein (CRA);

WHEREAS, pursuant to City of St. Petersburg Resolution No. 2014-296, the City Council accepted such redevelopment powers on July 10, 2014;

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48) and delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA;

WHEREAS, a major strategy of the South St. Petersburg Plan is to direct the vast majority of revenues generated from the South St. Petersburg tax increment financing district to provide direct assistance for private investment in residential and non-residential redevelopment in the form of grants, loans, property tax abatements or other vehicles that help leverage capital from diverse sources;

WHEREAS, the South St. Petersburg Plan also envisions providing funding assistance to governmental and non-profit entities that provide array of services supporting the
intent of the redevelopment plan, including marketing and promotion, business assistance and loans, workforce development and job readiness;

WHEREAS, the South St. Petersburg Plan requires administrative procedures to be prepared for each tax increment financing program and approved by City Council prior to expenditures being made from them;

WHEREAS, on February 4, 2016, City Council adopted Resolution 2016-47 that approved the following ten tax increment financing programs and inaugurated the initial revitalization investments for the South St. Petersburg CRA:

1. Affordable Multifamily Housing Development Program
2. Residential Property Improvement Grant
3. Commercial Site Improvement Grant
4. Commercial Building Interior and Tenant Improvement Grant
5. Commercial Revitalization Program
6. CRA Grant Match Program
7. CRA Property Acquisition and Preparation Program
8. Redevelopment Loan Program
9. “Paint Your Heart” Out Program
10. Workforce Readiness and Development Program

WHEREAS, the City of St. Petersburg has funded commercial and business initiatives through several of these existing programs in FY2016 and FY2017 and is amending them to improve their administration to ensure they reach targeted population in the South St. Petersburg CRA;

WHEREAS, the City of St. Petersburg desires to expand funding to increase the delivery of affordable housing for residents of the South St. Petersburg CRA and is amending and adding housing programs to meet this need;

WHEREAS, the City of St. Petersburg desires to expand early childhood education, teen job readiness and entrepreneurial development, and workforce development opportunities for CRA residents through the “CRA-dle to Career” initiative;

WHEREAS, to fully implement the revitalization strategies for the South St. Petersburg CRA, the City of St. Petersburg is amending the following existing programs;

1. Affordable Multifamily Housing Development Program
2. Affordable Residential Property Improvement Grant
3. Commercial Site Improvement Grant
4. Commercial Building Interior and Tenant Improvement Grant
5. Commercial Revitalization Program
6. CRA Property Acquisition and Site Preparation Program
7. "Paint Your Heart" Out Program  
8. Workforce Readiness and Development Program

WHEREAS, the City of St. Petersburg is also adding the following new programs that will expand the delivery of services to residents and businesses in the South St. Petersburg CRA:

9. Affordable Housing Redevelopment Loan Program  
10. Single-Family Façade Improvement Grant  
11. Affordable Single-Family Homeownership Program  
12. Redevelopment Microloan Program  
13. Early Childhood Education Program  
14. Teen Job Readiness and Entrepreneurial Development

WHEREAS, the tax increment financing programs identified above are consistent with the action plan and redevelopment program of the South St. Petersburg Plan as well as designed to encourage private enterprise in the rehabilitation and redevelopment of the CRA to the greatest extent possible, in accordance with Section 163.345, FS;

WHEREAS, on November 6, 2018, the Citizen Advisory Committee for the South St. Petersburg CRA unanimously voted to recommend that St. Petersburg Community Redevelopment Agency and City Council approve the proposed amended and new tax increment financing programs; and

WHEREAS, at its December 6, 2018, public meeting, the St. Petersburg Community Redevelopment Agency recommended that the St. Petersburg City Council approve the fourteen tax increment financing programs.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council does hereby approve the ten tax increment financing programs included as Exhibits 1 through 14, which contribute to the implementation of the action plan and redevelopment program of the South St. Petersburg Community Redevelopment Plan.

NOW, BE IT FURTHER RESOLVED, that the St. Petersburg City Council will allow administrative amendments to the procedures for each adopted tax increment financing program, without requiring formal City Council approval, to improve or enhance delivery of service provided that such amendments shall not materially alter the originally adopted purpose of the program, amount of award and/or eligible properties and improvements.

This resolution shall become effective immediately upon its adoption.

Passed by St. Petersburg City Council in regular session on the 6th day of December, 2018.
Exhibits 1 through 14
Tax Increment Financing Programs
South St. Petersburg CRA
Exhibit 1

Affordable Housing Redevelopment Loan Program
South St. Petersburg CRA Tax Increment Financing Program

I Description and Purpose

The Affordable Housing Redevelopment Loan Program (Program) provides funding through a variety of loan products such as bridge loans, loan guarantees, and low-interest or forgivable loans to support affordable housing developments in the South St. Petersburg Community Redevelopment Area. The intention is to utilize the Program to provide funding for affordable housing developments that require public assistance to leverage federal, state or other funding vehicles.

Where not otherwise defined by an applicable grant funding program, developments must meet the City’s definition of “affordable housing”, which is defined as housing meeting the needs of households whose income is 120 percent and below the area median household income. The maximum income and rent levels for this program are based on the Florida Housing Finance Corporation’s SHIP Program, which are periodically adjusted (see attachment for the current income and rent levels).

II Consistency with the South St. Petersburg Redevelopment Plan

The South St. Petersburg Redevelopment Plan notes that housing affordability is a serious issue throughout St. Petersburg, but it is particularly stark in South St. Petersburg. The 2012 Pinellas County Poverty Report, which helped drive the creation of the South St. Petersburg CRA, asserted that “historically, housing expenditures exceeding 30 percent of household income have been an indicator of a housing affordability problem.” In 2016, the percentage of households with housing costs exceeding 30 percent of income was 53 percent in South Petersburg and 38.6 percent in the city, both rising sharply from 2000, when the comparable figures were 41 percent and 31 percent respectively. Not surprisingly, renter households in both the CRA and city were highly likely to be paying more than 30 percent of their income in housing costs – 68.5 percent and 53.1 percent respectively.1

An important source of affordable housing is larger multifamily complexes that can keep costs (and rents) lower due to the economies of scale with constructing and maintaining higher density units. Multifamily units also have the potential to lower transportation costs when located on transit corridors as well as increase the purchasing power of a neighborhood to sustain local businesses. However, there is a lack of multifamily housing in South St. Petersburg.

Throughout St. Petersburg, nearly 31 percent of all dwelling units are in complexes with five or more units, and 16 percent are in complexes with 20 or more units. In contrast,

Exhibit 1
Affordable Housing Redevelopment Loan Program
South St. Petersburg CRA Tax Increment Financing Program

South St. Petersburg has fewer than 11 percent of its total dwelling units in multifamily complexes larger five units and larger, and only 5 percent in 20-unit or larger complexes. By the same token, almost 80 percent of South St. Petersburg housing is single-family, and nearly 90 percent of its units are in four-unit buildings or smaller, compared with 64 percent of the city’s units. Increasing the availability and quality of multifamily units would help to alleviate the serious housing affordability issues facing renters in South St. Petersburg.

The Affordable Housing Redevelopment Loan Program is consistent with the South St. Petersburg Community Redevelopment Plan by providing incentives to increase the supply of affordable housing in the CRA. The Redevelopment Program and Funding Strategy calls for the City to use TIF to “assist renovation of existing multifamily and single-family units and build new multifamily developments...” and to continue to work with developers, nonprofits and federal, state and county agencies to provide affordable single-family and multi-family housing to families below 120 percent of the area’s median income. The Plan states that the City will use TIF to assist renovation of existing multifamily and single-family units and build new multifamily developments as well as assist programs that provide single-family homeownership opportunities. (The Redevelopment Plan, in recognizing the dearth of multifamily units, also calls for the City to evaluate strategic zoning and land use amendments to increase the supply of land suitable for multifamily zoning.)

III Funding Source

The City of St. Petersburg and Pinellas County may allocate revenue annually from its TIF contributions to support the loan program. Any developments requesting $100,000 or more in funding through this Program will first require City Council approval. Depending on the size of the project and its potential impact on the revitalization of South St. Petersburg, City Council may at its discretion appropriate funding from future year(s) budget to fund the loan.

IV Program Goals and Objectives

The Affordable Housing Redevelopment Loan Program uses TIF funds for bridge loans, subordinated long-term debt, loan guarantees, forgivable loans and other financial vehicles to close financing gaps for affordable housing projects. The focus will be to provide TIF funding to affordable housing developments that need public funding to leverage other federal, state and/or other sources of funding, such as Florida’s Low-Income Housing Tax Credit Program. However, funding from this Program can be also

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Exhibit 1
Affordable Housing Redevelopment Loan Program
South St. Petersburg CRA Tax Increment Financing Program

utilized to purchase land, fund construction, buy-down interest rates, reduce development fees or other strategies designed to lower the delivery costs of affordable housing.

V Eligible Projects

The Affordable Housing Redevelopment Loan Program is available to fund construction of affordable housing in the South St. Petersburg CRA. To be eligible, a developer must construct or substantially renovate 3 residential units that meet the City’s definition of “affordable”. Adaptive reuse projects that convert nonresidential buildings to residential use are eligible for the program. Mixed-income projects that provide both affordable and market-rate units are also eligible for the program with the annual incentive based on the number of affordable units in the project. City Council has the final authority to approve the loan type and amount taking into consideration the impact on current and/or future year’s budget, commitment to comply with the affordability requirements mandated by this program, financial need based on the project’s pro forma, number and location of units to be constructed, leverage from other funding sources, applicant’s creditworthiness as well as other factors.

V Submission Procedures and Requirements

Applications for the Affordable Housing Redevelopment Loan Program are accepted throughout the year with the final award made by City Council. They are to be submitted in an 8”x10” envelope or larger with the project’s name and location and the applicant’s name and address. Applications must be submitted to the Economic and Workforce Development Department (or successor department) on the 9th Floor of the Municipal Services Building, which is located at 1 Fourth Street North, St. Petersburg, Florida, 33701.

For more information, please contact

Mr. Anthony Chan
Economic Development Specialist
727-551-3279
tony.chan@stepete.org

The applications must include the following:

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3 "Substantial" renovation is defined as construction costs in excess of 50 percent of the assessed value of the building according to the records of the Pinellas County Property Appraiser’s Office.
Exhibit 1
Affordable Housing Redevelopment Loan Program
South St. Petersburg CRA Tax Increment Financing Program

- Completed and signed application form
- $35 application fee paid in check or money order
- Documentation of property ownership or written consent from property owner giving permission to conduct the identified improvements. The property owner will be required to sign the Grant Agreement to assume responsibility to maintain the affordable housing units for the duration of the Agreement.
- Confirmation the project complies with the City’s land development regulations.
- A five-year financial pro forma to demonstrate the viability of the project
- Confirmation that mortgage, property insurance and property tax payments are current and in good standing.
- Legal description and survey of project site
- Digital photographs of existing conditions of the project site
- Written description of project improvements including number of units, size and bedroom/bathroom configuration and rental rates per unit type
- Sketches or conceptual drawings of improvements that will be funded by the program.
- Written affirmation that applicant will abide by the terms of the loan agreement including restrictions on leasing or selling to eligible families at affordable rents or prices and maintain the properties according to the City’s code requirements.

Failure to provide the above information will delay the review and approval process.

Note, applicants meeting any of the following disqualifying criterial may be ineligible for funding:

- Code enforcement liens
- Special assessment liens
- Pending judgment or foreclosure
- Felony conviction for financial mismanagement within the last five years
- Mortgage payments three months in arrears
- Unpaid property taxes
- Unpaid property insurance
VI  Review and Approval Process

Loan applications will be reviewed by staff from the following departments: Housing and Community Development, Planning and Development Services, and Economic and Workforce Development. Staff will make a recommendation to the Mayor on whether the project should be funded. A recommendation of approval by the Mayor will be forwarded to City Council for final action if the requested amount exceeds $100,000.

City Council will review and approve the loan amount based on the number of units that will be constructed, the current and projected fiscal impact that the loan will have on the budget of the South St. Petersburg CRA Redevelopment Trust Fund, the period of time in which the units will remain affordable, the potential catalyst that the development might provide on the surrounding neighborhood, the maintenance and security plan to be implemented by the developer and other relevant factors described above.

VII  Compliance Requirements for Approved Developments

Successful applicants to the Program must sign a Loan Agreement with the Mayor or designee which specifies their obligations and rights upon issuance of the loan. Applicants shall have no more than 180 days from City Council approval to execute the loan agreement that defines performance obligations, otherwise the City will revoke the awards. The Mayor at his or her discretion may waive the revocation upon demonstration of good cause.

To receive the loan, the applicant must agree to certify annually for the duration of the required affordability period that it meets the affordable housing criteria that were the basis for the initial approval as well as the SHIP household income and rent limits that are applicable in that year. Failing this, the loan will be revoked and will be repaid to the City plus interest by the applicant or successor.
### Exhibit 1

**Affordable Housing Redevelopment Loan Program**  
South St. Petersburg CRA Tax Increment Financing Program

#### Attachment 1

**2018 Income and Rent Limits for Affordable Housing Projects**

#### Income Limit by Number of Persons in Household

<table>
<thead>
<tr>
<th>Number of Persons in Household</th>
<th>Percentage of Area Median Household Income</th>
<th>30%</th>
<th>50%</th>
<th>80%</th>
<th>120%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>30%</td>
<td>$13,450</td>
<td>$22,400</td>
<td>$35,800</td>
<td>$53,760</td>
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<tr>
<td>2</td>
<td>50%</td>
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<td>$25,600</td>
<td>$40,900</td>
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<tr>
<td>3</td>
<td>80%</td>
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<td>$28,800</td>
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<td>$69,120</td>
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<tr>
<td>4</td>
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<td>$31,950</td>
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<tr>
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<td>$75,658</td>
<td></td>
<td>$113,486</td>
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#### Rental Limit by Number of Bedrooms in Unit

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<tr>
<th>Number of Bedrooms in Unit</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
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<tr>
<td>0</td>
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<td>$373</td>
<td>$519</td>
<td>$681</td>
<td>$843</td>
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</tr>
<tr>
<td>1</td>
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<td>$720</td>
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<td>$2,455</td>
</tr>
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</table>

Source: Florida Housing Finance Corporation State Housing Initiatives Partnership (SHIP) Program "2018 Income Limits and Rent Limits" for Pinellas County (March 30, 2018). Limits are revised annually.

Exhibit 2

Single-Family Residential Façade Improvement Program
South St. Petersburg CRA Tax Increment Financing Program

I Description and Purpose

The Single-Family Residential Façade Improvement Grant Program provides CRA funding to income-eligible owner-occupants of single-family homes to upgrade and refresh the exterior of their properties. For the purposes of this program, “income-eligible” is defined as households whose income is 120 percent and below the area median income (AMI). The maximum income levels for this program are based on the Florida Housing Finance Corporation’s SHIP Program, which are annually adjusted (see attachment).

II Consistency with the South St. Petersburg Redevelopment Plan

The South St. Petersburg Community Redevelopment Plan (CRP) recognizes that successful revitalization programs improve the investment climate of a neighborhood by removing blight, enhancing its image and leveraging the efforts of citizens and nonprofit organizations to accomplish these ends. The Single-Family Residential Façade Improvement Grant Program is consistent with the intent of the South St. Petersburg CRP by creating “an incentive program that will provide façade improvement grants or loans to residential property owners.” The CRP also encourages upgrades to the exteriors of properties along commercial corridors and calls for the City to develop incentive programs to serve this end. Among other programs designed to implement this strategy, the Redevelopment Program and Funding identifies a program providing small grants to property owners that paint their property.

III Type and Amount of Award

An applicant may receive a grant from the City of St. Petersburg up to $8,000. Homeowners with household incomes at 80 percent AMI or less are eligible for a grant up to $8,000. Those between 80 percent and 120 percent AMI are eligible for a grant of up to $5,000. To be eligible for this program, the applicant must be a homesteader and have lived in the property for at least one year and maintain occupancy for one year after the completion of the work.

IV Funding Source

The City of St. Petersburg may allocate funding annually from its TIF contributions to the South St. Petersburg CRA Redevelopment Trust Fund to support the Single-Family Residential Façade Improvement Grant Program. The funding amount will be determined annually by St. Petersburg City Council and by budget amendment if necessary.
Exhibit 2
Single-Family Residential Façade Improvement Program
South St. Petersburg CRA Tax Increment Financing Program

V Eligible Projects

The Single-Family Residential Façade Improvement Grant Program is available to fund exterior improvements to owner-occupied single-family housing in the South St. Petersburg CRA.

1. Eligible Improvements
   - Exterior painting of all exterior elevations on residence
   - Re-siding and/or cleaning of exterior walls on all elevations
   - Masonry and/or stucco repair and replacement on all elevations
   - Installation, replacement or repair of awnings or shutters on principal elevation(s)¹
   - Repairing doors and windows on principal elevation(s) of residence
   - Repairing or reconstructing front porches and/or stoops
   - Remediying exterior code enforcement violations on principal elevation(s) of residence
   - Repair or replace fencing
   - Constructing or repairing accessibility ramps

2. Ineligible Improvements
   - Installation of aluminum or vinyl siding where not previously existing
   - Painting unpainted masonry
   - Work performed by an unlicensed contractor
   - New porch enclosures
   - Permitting and development review fees
   - Improvements in progress or performed prior to approval of the grant application
   - Constructing new heated/cooled living space
   - Reducing or enclosing existing window openings
   - Improvements to buildings constructed within the last 5 years
   - Equipment, mechanical and HVAC systems
   - Security systems (including metal roll down gates, window bars, cameras)
   - Any interior work
   - Any improvements to secondary or accessory buildings (i.e., garages, sheds, garage apartments, carports)
   - Routine maintenance

¹ A “principal” elevation is one facing one or more public streets (not alleys).
VI Submission Procedures, Requirements and Review Process

Applications for the Single-Family Residential Façade Improvement Grant Program are accepted throughout the year on a first-come, first-served basis with the final award decision made by a committee comprised of staff from the Housing and Community Development and Economic and Workforce Development departments. They are to be submitted in an 8”x10” envelope or larger with the project’s name and location and the applicant’s name and address. Applications must be submitted to the Economic and Workforce Development Department (or successor department) on the 9th Floor of the Municipal Service Building, which is located at 1 Fourth Street North, St. Petersburg, Florida, 33701.

For more information, please contact

Mr. Anthony Chan
Economic Development Specialist
727-551-3279
tony.chan@stpete.org

The applications must include the following:\(^2\)

- Completed and signed application form
- $35 application fee paid in check or money order, refundable if not awarded grant
- Documentation of property ownership and homestead exemption. The property owner will be required to sign the Grant Agreement to assume responsibility to maintain occupancy and homestead exemption for one year after the completion of the project.
- Confirmation that mortgage, property insurance and property tax payments are current and in good standing.
- Legal description of project site
- Digital photographs of existing conditions of the project site
- Written description of project improvements
- Sketches or conceptual drawings of improvements that will be funded by the Grant.

Failure to provide the above information will delay the review and approval process.

\(^2\) City Administration may waive certain submittal requirements if they are unnecessary or irrelevant to the work for which the grant is being requested.
Exhibit 2

Single-Family Residential Façade Improvement Program
South St. Petersburg CRA Tax Increment Financing Program

Note: applicants meeting any of the following disqualifying criterial may be ineligible for funding:

- Code enforcement liens over $2,500
- Special assessment liens over $500
- Pending judgment or foreclosure
- Felony conviction for financial mismanagement within the last five years
- Mortgage payments three months in arrears
- Unpaid property taxes
- Unpaid property insurance, unless owner has satisfied mortgage

VII Compliance Requirements for Approved Projects

Awardees must sign a Grant Agreement with the Mayor or designee which specifies their obligations and rights upon issuance of the Grant. To ensure timely commencement and completion of the Project, the Applicant shall abide by the following deadlines:

a. Within 60 days of execution of the Grant Agreement, file a “Notice of Commencement” pursuant to the requirements of the City’s Construction Services and Permitting Department.

b. Within 6-12 months of execution of the Grant Agreement, request a “Review of Completed Work” from the City of St. Petersburg. (Length of time will vary based on size of project.)

Applicants shall have no more than 90 days from approval of awards to execute grant agreements, otherwise the City will revoke the awards. At the discretion of the Mayor, the revocation may be waived upon demonstration of good cause. Applicants requiring the execution of a Grant Agreement to secure additional financing will be allowed 90 days from the execution date to do so before the above deadlines will commence. Absent approval of an extension of these deadlines by the City, failure to comply will result in the cancellation of the TIF Agreement and rescission of the incentive.
### Exhibit 2

**Single-Family Residential Façade Improvement Program**  
South St. Petersburg CRA Tax Increment Financing Program

**Attachment 1**

2018 Income Limits for Affordable Housing Projects

<table>
<thead>
<tr>
<th>Income Limit by Number of Persons in Household</th>
<th>Percentage of Area Median Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30%</td>
</tr>
<tr>
<td>1</td>
<td>$13,450</td>
</tr>
<tr>
<td>2</td>
<td>$16,460</td>
</tr>
<tr>
<td>3</td>
<td>$20,780</td>
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<td>4</td>
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<tr>
<td>5</td>
<td>$29,420</td>
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<tr>
<td>6</td>
<td>$33,740</td>
</tr>
<tr>
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<td>$38,060</td>
</tr>
<tr>
<td>8</td>
<td>$42,200</td>
</tr>
<tr>
<td>9</td>
<td>$44,730</td>
</tr>
<tr>
<td>10</td>
<td>Refer to HUD</td>
</tr>
</tbody>
</table>

Source: Florida Housing Finance Corporation State Housing Initiatives Partnership (SHIP) Program "2018 Income Limits and Rent Limits" for Pinellas County (March 30, 2018). Limits are revised annually.

I Description and Purpose

The Affordable Single-Family Homeownership Program provides CRA funding to support affordable homeownership for income-eligible households in the South St. Petersburg Community Redevelopment Area through direct financial assistance programs that are presently administered by the City’s Housing and Community Development Department. The current programs include: (1) down payment and closing cost assistance to first time homebuyers; (2) rehabilitation assistance for owner-occupied properties; (3) barrier free mitigations and (4) homebuyer education, credit counseling, foreclosure assistance and other programs to ensure sustainable homeownership. For the purposes of this program, “income-eligible” is defined as households whose income is 140 percent and below the area median household income. The maximum income levels for this program are based on the Florida Housing Finance Corporation’s SHIP Program, which are adjusted annually (see attachment). This program may also be used to fund homeowner education, credit counseling, foreclosure assistance and other strategies that ensure the ownership success for low-income homebuyers.

II Consistency with the South St. Petersburg Redevelopment Plan

The South St. Petersburg Redevelopment Plan notes that housing affordability is a serious issue throughout St. Petersburg, but it is particularly stark in South St. Petersburg. The 2012 Pinellas County Poverty Report, which helped drive the creation of the South St. Petersburg CRA, asserted that “historically, housing expenditures exceeding 30 percent of household income have been an indicator of a housing affordability problem.” In 2016, the percentage of households with housing costs exceeding 30 percent of income was 53 percent in South Petersburg and 38.6 percent in the city, both rising sharply from 2000, when the comparable figures were 41 percent and 31 percent respectively. Not surprisingly, renter households in both the CRA and city were highly likely to be paying more than 30 percent of their income in housing costs – 68.5 percent and 53.1 percent respectively.¹ A program promoting affordable homeownership for renters will help lower their housing costs while also help build wealth through housing equity.

The South St. Petersburg Community Redevelopment Plan (CRP) calls for increasing homeownership through a range of strategies such as providing homebuyer counseling and long-term credit repair and increased educational programs. In addition, the CRP calls for working with the St. Petersburg Housing Authority to identify potential candidates for homeownership from its pool of Section 8 voucher recipients. Finally, the CRP encourages the establishment and funding of a “Role-Model Homeowner Program”

Exhibit 3
Affordable Single-Family Homeownership Program
South St. Petersburg CRA Tax Increment Financing Program

designed to attract employees of nearby public agencies, faith-based institutions and/or anchor institutions to purchase homes in the South St. Petersburg CRA.

III Type and Amount of Award

Applicants may be eligible up to the following assistance amount: (1) down payment and closing cost assistance up to $20,000 with the award amounts based on the following income tiers:

- 80% AMI or below up to $20,000
- >80% AMI to 120% AMI up to $10,000
- >120% AMI to 140% up to $5,000

(2) rehabilitation assistance up to $45,000; and (3) barrier free mitigation up to $16,000. Awards are in the form of loans with a term of 5, 10 or 15 years. Term limits are based on the amount of funding awarded.

IV Funding Source

The City of St. Petersburg and Pinellas County may allocate funding annually from their TIF contributions to support the Affordable Single-Family Homeownership Program. The funding amount will be determined annually and by budget amendment if necessary. The CRA funding will be used to augment and combined with the City’s current homeowner assistance programs but with a requirement that the TIF funding be expended to support income-eligible homeownership within the South St. Petersburg CRA.
### Exhibit 3

**Affordable Single-Family Homeownership Program**

South St. Petersburg CRA Tax Increment Financing Program

#### Attachment 1

2018 Income and Rent Limits for Affordable Housing Projects

<table>
<thead>
<tr>
<th>Percentage of Area Median Household Income</th>
<th>30%</th>
<th>50%</th>
<th>80%</th>
<th>120%</th>
<th>140%</th>
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<tr>
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<td>$62,720</td>
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<td>$113,486</td>
<td>$132,401</td>
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</tbody>
</table>

Source: Florida Housing Finance Corporation State Housing Initiatives Partnership (SHIP) Program "2018 Income Limits and Rent Limits" for Pinellas County (March 30, 2018). Limits are revised annually.

Exhibit 4

Affordable Multifamily Housing Development Program
South St. Petersburg CRA Tax Increment Financing Program

I Description and Purpose

The Affordable Multifamily Housing Development Program provides an annual rebate incentive to developers on increases in ad valorem taxes for all applicable Pinellas County taxing authorities for developers of affordable multifamily housing to construct new affordable multifamily housing in the South St. Petersburg Community Redevelopment Area (CRA).

II Consistency with South St. Petersburg Redevelopment Plan

Housing affordability is a serious issue throughout St. Petersburg, but it is particularly stark in South St. Petersburg. Housing is considered unaffordable if 30 percent or more of household income is devoted to shelter. Based on 2012 American Community Survey data, the percentage of all households with housing costs in excess of 30 percent of income was 55.0 percent in South Petersburg and 45.2 percent in the city, both rising sharply from 2000. Housing affordability is an even more dire issue for renter households where 73 percent pay more than 30 percent of their income in housing costs.

Multifamily housing is an important element in improving affordability, but there is a substantial deficit of this housing type in the CRA. Throughout St. Petersburg, nearly 31 percent of all dwelling units are in complexes with five or more units, and 16 percent are in complexes with 20 or more units. In contrast, South St. Petersburg has fewer than 11 percent of its total dwelling units in multifamily complexes five units and larger, and only 5 percent in 20-unit or larger complexes. By the same token, almost 80 percent of South St. Petersburg housing is single-family, and nearly 90 percent of its units are in four-unit buildings or smaller, compared with 64 percent of the city’s units. Retaining and increasing the availability and quality of multifamily units would help to alleviate the serious housing affordability issues facing renters in South St. Petersburg.

The Affordable Multifamily Housing Development Program is consistent with the South St. Petersburg Community Redevelopment Plan by providing incentives to increase the supply of affordable housing in the CRA. The Redevelopment Program and Funding Strategy calls for the City to use TIF to “assist renovation of existing multifamily and single-family units and build new multifamily developments...” (The CRP, in recognizing the dearth of multifamily units, calls for the City to evaluate strategic zoning and land use amendments to increase the supply of land suitable for multifamily zoning.) The CRP also calls for the City to develop a TIF program that provides annual rebates incentives to

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South St. Petersburg TIF Program Guidelines Page 1

Approved by Resolution 2016-47 of the St. Petersburg City Council on February 4, 2016
Exhibit 4

Affordable Multifamily Housing Development Program

South St. Petersburg CRA Tax Increment Financing Program

developers of affordable housing for a period up to 15 years. The rebate would be based on the increase in ad valorem taxes for all taxing authorities in the first year the project goes on the tax rolls.

III Type and Amount of Award

The Affordable Multifamily Housing Development Program is an annual rebate incentive for up to 15 years on increases in ad valorem taxes from all applicable Pinellas County taxing authorities resulting from to promote the development of affordable housing for working families and households in the South St. Petersburg CRA. The rebate incentive will be based on the increase in ad valorem taxes in the first year the completed project goes on the tax rolls the following:

- 4 to 30 units up to $1,000/unit
- 31 units to 99 units up to $750/unit
- 100 units or more up to $500/unit

There is no maximum award is $50,000 per project per year for the program to ensure that catalytic affordable housing projects are able to take full advantage of the program. However, to ensure that the cumulative impact of projects utilizing the incentive does not constrain the CRA budget in future years, the City will generally limit its total obligation to fund the multiyear incentive in any given year to no more than 20 percent of the annual budget for the South St. Petersburg CRA. City Council may waive this limitation on a project-by-project basis.

The award amount will be based on the project’s pro forma demonstrating that “but for” the incentive the project cannot be built. An increase in the annual incentive may be provided to a project that is based on factors such as the increase in CRA taxable property values or growth in the consumer price index from the prior year. For the purposes of this program, “affordable housing” is defined as housing meeting the needs of working-age families and households whose income is 80 120 percent and below the area median household income. The maximum income and rent levels for this program are based on the Florida Housing Finance Corporation’s SHIP Program, which are periodically annually adjusted (see attachment).

IV Funding Source

City of St. Petersburg and Pinellas County TIF contributions.
Exhibit 4

Affordable Multifamily Housing Development Program

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

V Eligible Projects

The Affordable Multifamily Housing Development Program is available to fund construction of affordable multifamily housing in the South St. Petersburg CRA. To be eligible, a multifamily developer must construct a minimum of 404 new residential units that meet the City's definition of "affordable". In the case of a renovation of an existing multifamily building, the ad valorem rebate incentive will be based on the difference between the taxable building value in the first year after Project completion and the year prior to the Project's commencement. Adaptive reuse projects that convert nonresidential buildings to residential use are eligible for the rebate incentive. Mixed-income projects that provide both affordable and market-rate units are also eligible for the program with the annual rebate of ad valorem taxes incentive based on the percentage share number of affordable units in the project. City Council has the final authority to approve the ultimate annual amount granted to the awardee, taking into consideration the impact on future year's budget, the awardee's maintenance and upkeep of the property, compliance with the affordability requirements mandated by this program and expected property taxes as well as existing projects that have received this incentive.

VI Submission Procedures and Requirements

Applications for the Affordable Multifamily Housing Development Program are accepted throughout the year, evaluated by the Grant Review Committee with the final award made by City Council. They are to be submitted in an 8"x10" envelope or larger with the project's name and location and the applicant's name and address. Applications must be submitted to the Planning and Economic and Workforce Development Department on the 9th Floor of the Municipal Service Building, which is located at 1 Fourth Street North, St. Petersburg, Florida, 33701. Enter through the door on the far left after exiting the elevator. Before leaving the envelope containing the application at the above location, please ensure that the date and time of submission has been recorded on the envelope by City staff.

For more information, please contact

Mr. Rick D. Smith, AICP and CEO

Approved by Resolution 2016-47 of the St. Petersburg City Council on February 4, 2016
The applications must include the following:

- Completed and signed application form
- $35 application fee paid in check or money order, refundable if not awarded grant
- Documentation of property ownership or written consent from property owner giving permission to conduct the identified improvements. The property owner will be required to sign the Grant Agreement to assume responsibility to maintain the affordable housing units for the duration of the Agreement.
- Estimated taxes for proposed project based on three comparable affordable residential projects in St. Petersburg. (Annual ad valorem taxes will be estimated based on this information.)
- Confirmation the project complies with the City’s land development regulations.
- Confirmation that mortgage, property insurance and property tax payments are current and in good standing.
- Legal description and survey of project site
- Digital photographs of existing conditions of the project site
- Written description of project improvements including number of units, size and bedroom/bathroom configuration and rental rates per unit type
- Sketches or conceptual drawings of improvements that will be funded by the Grant.
- Written affirmation that applicant will abide by the terms of the grant agreement including restrictions on leasing to eligible families at affordable rents and maintain the properties according to the City’s code requirements.

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*Original version adopted on February 4, 2016, was administratively amended on August 8, 2016, to improve methodology for estimating taxes on residential projects.*
Exhibit 4

Affordable Multifamily Housing Development Program
South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

Failure to provide the above information will delay the review and approval process.

Note, applicants meeting any of the following disqualifying criterial may be ineligible for funding:

- Code enforcement liens over $2,500
- Special assessment liens over $500
- Pending judgment or foreclosure
- Felony conviction for financial mismanagement within the last five years
- Mortgage payments three months in arrears
- Unpaid property taxes
- Unpaid property insurance

VII Review and Approval Process*

Because the incentive involves a multiyear rebate incentive of ad valorem taxes from all applicable Pinellas County taxing authorities, City Council will review and approve the project and award amount, which will be based among other factors on its current and projected fiscal impact on the “Housing and Neighborhood Revitalization” budget of the South St. Petersburg CRA Redevelopment Trust Fund. In order for City Council to assess the fiscal impact of the rebate during its review and approval process, it will be necessary to estimate the annual rebate of a Project. To that end, City Administration will utilize the taxable values from comparable affordable housing projects in St. Petersburg to estimate the annual tax per dwelling unit that can then be applied to the project. Ultimately, the ad valorem rebate will be based on the taxable building value of the Project assigned by the Pinellas County Property Appraiser’s Office in the first year after completion, provided it is less than the rebate approved by City Council. In no case will the amount of the rebate exceed the amount approved by City Council. City Council will also take into consideration budgetary and revenue projections for the South St. Petersburg CRA Redevelopment Trust Fund when awarding the incentive, may reduce the incentive when annual revenue projections for the CRA decline, revoke the incentive

*Original version adopted on February 4, 2016, was administratively amended on March 2, 2017, to reflect the City’s new grant review process.
*Original version adopted on February 4, 2016, was administratively amended on August 8, 2016, to improve methodology for estimating taxes on residential projects.
VIII Compliance Requirements for Approved Projects

Successful applicants must sign a Grant Agreement with the Mayor or designee which specifies their obligations and rights upon issuance of the Grant. To ensure timely commencement and completion of the Project, the Applicant shall abide by the following deadlines:

a. Within 60 days of execution of the Grant Agreement, file a “Notice of Commencement” pursuant to the requirements of the City’s Construction Services and Permitting Department.

b. Within 6-18 months of execution of the Grant Agreement, request a “Review of Completed Work” from the City of St. Petersburg. (Length of time will vary based on size of project.)

Applicants shall have no more than 180 days from City Council approval of awards to execute grant agreements, otherwise the City will revoke the awards. The Mayor at his or her discretion may waive the revocation upon demonstration of good cause. Applicants requiring the execution of a Grant Agreement to secure additional financing will be allowed 90 days from the execution date to do so before the above deadlines will commence. Absent approval of an extension of these deadlines by the City, failure to comply will result in the cancellation of the TIF Agreement and rescission of the rebate incentive.

The Affordable Multifamily Housing Development Program is a multi-year program that pays rebates an incentive annually for a period of up to fifteen years. To be awarded the rebate incentive, a project must be annually certified that it meets the affordable housing criteria that were the basis for the initial approval as well as the SHIP household income and rent limits that are applicable in that year. Failing this, the rebate incentive will be revoked and all previous rebate incentives repaid to the City by the applicant or successor.

Affordability must be maintained in accordance with the U.S. HUD’s time periods established for the HOME program. After the final year that the incentive is paid, the...
Exhibit 4

Affordable Multifamily Housing Development Program

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

Project units that received the incentive payments must be retained as affordable for the period established in Attachment 2. The amount of CRA investment, which determines the affordability period, will be based on the per unit payment in the last year that the incentive was paid.
### Exhibit 4

**Affordable Multifamily Housing Development Program**

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

#### 2016 Income and Rent Limits for Affordable Housing Projects

South St. Petersburg CRA TIF Program

<table>
<thead>
<tr>
<th>Percentage of Area Median Household Income</th>
<th>30%</th>
<th>50%</th>
<th>80%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person in household</td>
<td>$12,450</td>
<td>$20,750</td>
<td>$33,150</td>
</tr>
<tr>
<td>2 persons in household</td>
<td>$16,920</td>
<td>$23,700</td>
<td>$37,900</td>
</tr>
<tr>
<td>3 persons in household</td>
<td>$20,160</td>
<td>$26,650</td>
<td>$42,650</td>
</tr>
<tr>
<td>4 persons in household</td>
<td>$24,300</td>
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<td>$47,350</td>
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<td>5 persons in household</td>
<td>$28,440</td>
<td>$32,000</td>
<td>$51,150</td>
</tr>
<tr>
<td>6 persons in household</td>
<td>$32,580</td>
<td>$34,350</td>
<td>$54,950</td>
</tr>
<tr>
<td>7 persons in household</td>
<td>$36,730</td>
<td>$36,730</td>
<td>$58,750</td>
</tr>
<tr>
<td>8 persons in household</td>
<td>$39,100</td>
<td>$39,100</td>
<td>$62,550</td>
</tr>
<tr>
<td>9 persons in household</td>
<td>$41,440</td>
<td>$41,440</td>
<td>$66,304</td>
</tr>
<tr>
<td>10 persons in household</td>
<td>Refer to HUD</td>
<td>$44,808</td>
<td>$70,993</td>
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</table>

<table>
<thead>
<tr>
<th>Rent Limit by Number of Bedrooms in Unit</th>
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<tbody>
<tr>
<td>1 bedroom</td>
<td>$311</td>
<td>$518</td>
<td>$828</td>
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<tr>
<td>2 bedrooms</td>
<td>$355</td>
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<tr>
<td>3 bedrooms</td>
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</tr>
<tr>
<td>4 bedrooms</td>
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<td>5 bedrooms</td>
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<td>$1,373</td>
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<td>6 bedrooms</td>
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<td>$948</td>
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</table>

Source: Florida Housing Finance Corporation State Housing Initiatives Partnership (SHIP) Program, "2016 Income Limits and Rent Limits" for Pinellas County (March 31, 2016). Limits are revised annually. Link to Florida SHIP Income and Rent Limits.
Exhibit 4

Affordable Multifamily Housing Development Program
South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

Attachment 1

2018 Income and Rent Limits for Affordable Housing Projects

Income Limit by Number of Persons in Household

<table>
<thead>
<tr>
<th>Number of Persons in Household</th>
<th>Percentage of Area Median Household Income</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>30%</td>
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<td>3</td>
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Rental Limit by Number of Bedrooms in Unit

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<th>Number of Bedrooms in Unit</th>
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Source: Florida Housing Finance Corporation State Housing Initiatives Partnership (SHIP) Program "2018 Income Limits and Rent Limits" for Pinellas County (March 30, 2018). Limits are revised annually.

https://www.floridahousing.org/owners-and-managers/compliance/rent-limits
## Exhibit 4

### Affordable Multifamily Housing Development Program

**South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program**

**Attachment 2**

<table>
<thead>
<tr>
<th>CRA Investment per Unit</th>
<th>Length of Affordability Period</th>
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<tbody>
<tr>
<td>Less than $15,000</td>
<td>5 years</td>
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<tr>
<td>$15,000 to $40,000</td>
<td>10 years</td>
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<tr>
<td>More than $40,000</td>
<td>15 years</td>
</tr>
<tr>
<td>New construction of rental housing</td>
<td>20 years</td>
</tr>
<tr>
<td>Refinancing of rental housing</td>
<td>15 years</td>
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</tbody>
</table>

*Based on affordability periods established in US HUD’s HOME program.*
Exhibit 5

Affordable Residential Property Improvement Grant Program
South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

I Description and Purpose

The Affordable Residential Property Improvement Grant program can be used as a rebate for exterior and/or interior improvements on affordable or market-rate residential housing in the South St. Petersburg Community Redevelopment Area. Emphasis will be placed on funding substantial renovations that upgrade vital building systems and sustain and extend the economic life of a structure, such as plumbing, structural improvements, energy efficiency, HVAC and electrical wiring. The Affordable Residential Property Improvement Grant program supplements the City’s annual investment in the “Rebates for Residential Rehabilitation” (RRR), which is oriented toward single-family residential renovations, but instead is focused on incentivizing the substantial renovation of both affordable single-family and multifamily housing (defined as three four or more units in a building or property) by increasing the total grant award allowed for these projects. Also eligible for this program are renovations to accessory dwelling units (ADUs) or the conversion of existing structures to ADUs.

The program will be administered through the existing RRR process to ensure that the minimum building systems, products and materials required by the RRR program are utilized for this program. Funding from this program can also be used to supplement the annual funding allotted to the RRR program from the General Fund but only to ensure the renovation of single-family units for income eligible families consistent with the affordability requirements of this program. For the purposes of this program, “affordable housing” is defined as housing meeting the needs of households whose income is 120 percent and below the area median household income. The maximum income and rent levels for this program are based on the Florida Housing Finance Corporation’s SHIP Program, which are annually adjusted (see Attachment 1).

II Consistency with South St. Petersburg Redevelopment Plan

Housing rehabilitation is vitally important in the CRA where new construction is faced with a significant gap in the cost to build versus the price for which units can be sold. The housing stock is substantially older in South St. Petersburg than the City at-large. Residential units built before 1970 represent 76 percent of the stock in the CRA, but only 55 percent of the City. With critical housing systems such as roofs, plumbing, HVAC and electrical in need of replacement every 15-20 years, houses of this age generally will have gone through at least their third generation of upgrades, if properly maintained.
Exhibit 5

**Affordable Residential Property Improvement Grant Program**

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

There is also a substantial deficit of multifamily housing in South St. Petersburg. Throughout St. Petersburg, nearly 31 percent of all dwelling units are in complexes with five or more units, and 16 percent are in complexes with 20 or more units. In contrast, South St. Petersburg has fewer than 11 percent of its total dwelling units in multifamily complexes five units and larger, and only 5 percent in 20-unit or larger complexes. By the same token, almost 80 percent of South St. Petersburg housing is single-family, and nearly 90 percent of its units are in four-unit buildings or smaller, compared with 64 percent of the city’s units.¹ Retaining and increasing the availability and quality of multifamily units would help to alleviate the serious housing affordability issues facing renters in South St. Petersburg.

The **Affordable Residential Property Improvement Grant** program is designed to counteract these issues by promoting rehabilitation of **affordable single-family and multifamily units** that are either affordable or market rate. The program is consistent with the South St. Petersburg Community Redevelopment Plan by implementing several strategies identified in the “Housing and Neighborhood Revitalization” section of the Action Plan. This section calls for developing TIF Incentive Programs that:

- assists rental residential property owners in renovating their properties;
- expands the City’s successful “Rebates for Residential Rehab” program to provide a consistent source of annual funding support **but with a focus on meeting the critical affordable housing needs of the South St. Petersburg CRA and the City**; and
- increases the supply of affordable housing for both homeownership and rental opportunities² and

- provides incentives for developers of market rate housing in the CRA.

### III Type and Amount of Award

An applicant may receive a reimbursable grant equaling the lesser of up to 40 percent of the pre-construction value of eligible improvements or up to $10,000 per unit. There is no maximum award for a multifamily project is $90,000 awarded funding under this grant program, but any award exceeding $20,000 for a single-family project and $60,000 for a multifamily project must first be approved by City Council. Depending on the size of the project and its potential impact on the revitalization of South St. Petersburg, City Council

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² Administratively modified on April 7, 2017, to emphasize that multifamily housing is the focus of the program.
Exhibit 5

**Affordable Residential Property Improvement Grant Program**

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

The program requires a minimum investment of $10,000 toward eligible improvements per residential unit. In order to utilize Pinellas County TIF contributions for this program, projects must meet the City’s definition of affordable. For the purposes of this program, “affordable housing” is defined as housing meeting the needs of households whose income is 80-120 percent and below the area median household income. The maximum income and rent levels for this program are based on the Florida Housing Finance Corporation’s SHIP Program, which are periodically adjusted (see Attachment 1).

### IV Funding Source

City of St. Petersburg and Pinellas County TIF contributions to the South St. Petersburg Redevelopment Trust Fund. (Pinellas County TIF can only be spent on affordable housing when used with this program.)

### V Eligible Properties and Improvements

Exterior and/or interior improvements on affordable or market-rate residential housing with a focus on renovations of multifamily housing (defined as three or more units per building). Eligible improvements include:

- Structural repairs *(i.e., foundations, piers, load bearing walls)*
- Roofing (no roof-overs)
- Replacement of all windows
- Electrical upgrades, including GFCI, service upgrades, and rewiring
- HVAC replacement, air handler and condensing units, duct replacements, and insulation upgrades
- Plumbing upgrades
- Kitchen and bath upgrades
- Insulation upgrades with City specified R-values for ceiling walls and floors

Mixed-use projects with a residential component are eligible for the grant as are adaptive reuse projects that convert nonresidential buildings to residential use. Mixed-income

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3 Administratively amended on November 2, 2016, to include information submitted as part of application. See Attachment 2 for list of eligible repairs for the RRR program.

Approved by Resolution 2016-47 of the St. Petersburg City Council on February 4, 2016
VI Submission and Approval Requirements

Applications for the Affordable Residential Property Improvement Grant program will be processed through the City’s RRR program and abide by its established time frames for completion. All projects must be approved for funding under this program prior to beginning construction. However, applicants requiring a demonstration of the City’s intent to provide TIF funding to secure additional financing will be allowed 90 days from the date of an approved RRR application to do so. Any projects requesting $60,000 or more in funding through this program will first require City Council approval. Depending on the size of the project and its potential impact on the revitalization of South St. Petersburg, City Council may at its discretion appropriate funding from future year(s) budget to fund the incentive. Projects funded with Pinellas County’s TIF contribution must be affordable and submit documentation that the units for which funding is sought meet the City’s definition of affordable (see above).

The applications must include the following:

- Completed and signed application form
- If necessary, a letter requesting an extension of ninety days to seek additional financing if TIF funding application is approved
- Documentation of property ownership or written consent from property owner giving permission to conduct the identified improvements. If seeking TIF funding for affordable units, the property owner will be required to maintain the affordable housing units for the duration of the Grant Agreement.
- Confirmation the project complies with the City’s land development regulations.
- Confirmation that mortgage, property insurance and property tax payments are current and in good standing.
- Legal description and survey of project site
- Digital photographs of existing conditions of the project site
Exhibit 5

Affordable Residential Property Improvement Grant Program
South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

- Written description of project improvements including number of units, size and bedroom/bathroom configuration and rental rates per unit type
- Submission of the project cost worksheet found in Attachment 3
- Sketches or conceptual drawings of improvements that will be funded by the Grant
- Written affirmation that applicant will abide by the terms of the grant agreement including restrictions on leasing to eligible families at affordable rents and maintain the properties according to the City's code requirements.

Failure to provide the above information will delay the review and approval process.

Note: applicants meeting any of the following disqualifying criteria may be ineligible for funding:

- Code enforcement liens over $2,500
- Special assessment liens over $500
- Pending judgment or foreclosure
- Felony conviction for financial mismanagement within the last five years
- Mortgage payments three months in arrears
- Unpaid property taxes
- Unpaid property insurance

VIII Compliance Requirements for Approved and Completed Projects

Successful applicants must execute a Grant Agreement with the Mayor or designee which specifies their obligations and rights upon issuance of the Grant. To ensure timely commencement and completion of the Project, the Applicant shall abide by the following deadlines:

a. Within 60 days of execution of the Grant Agreement, file a "Notice of Commencement" pursuant to the requirements of the City's Construction Services and Permitting Division.
b. Within 6-18 months of execution of the Grant Agreement, request a “Review of Completed Work” from the City of St. Petersburg. (Length of time will vary based on size of project.)

Applicants shall have no more than 90 days from approval of awards to execute grant agreements, otherwise the City will revoke the awards. At the discretion of the Mayor, the revocation may be waived upon demonstration of good cause. Applicants requiring the execution of a Grant Agreement to secure additional financing will be allowed 90 days from the execution date to do so before the above deadlines will commence. Absent approval of an extension of these deadlines by the City, failure to comply will result in the cancellation of the TIF Agreement and rescission of the incentive.

All projects funded through this program must comply with the requirements of the City’s “Rebates for Residential Rehabilitation” program. Affordability must be maintained in accordance with the U.S. HUD’s time periods established for the HOME program, which are identified in Attachment 2, set for at least five years. The applicant is required to submit documentation annually for five years that affordability period to ensure that the Project continues to provide affordable housing in accordance with the City’s definition. Failure to do so will result in repayment of the rebate(s) to the City plus interest.
# Exhibit 5

**Affordable Residential Property Improvement Grant Program**  
South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

## 2016 Income and Rent Limits for Affordable Housing Projects

**South St. Petersburg CRA TIF Program**

<table>
<thead>
<tr>
<th>Percentage of Area Median Household Income</th>
<th>30%</th>
<th>50%</th>
<th>80%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$12,450</td>
<td>$20,750</td>
<td>$32,150</td>
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<tr>
<td>1</td>
<td>$16,020</td>
<td>$23,700</td>
<td>$37,900</td>
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<tr>
<td>2</td>
<td>$20,160</td>
<td>$26,650</td>
<td>$42,650</td>
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<tr>
<td>3</td>
<td>$24,300</td>
<td>$29,600</td>
<td>$47,250</td>
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<td>4</td>
<td>$28,440</td>
<td>$32,000</td>
<td>$51,150</td>
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<tr>
<td>5</td>
<td>$32,580</td>
<td>$34,350</td>
<td>$54,950</td>
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<tr>
<td>6</td>
<td>$36,730</td>
<td>$36,730</td>
<td>$58,750</td>
</tr>
<tr>
<td>7</td>
<td>$39,100</td>
<td>$39,100</td>
<td>$62,550</td>
</tr>
<tr>
<td>8</td>
<td>$41,440</td>
<td>$66,204</td>
<td>$20,993</td>
</tr>
<tr>
<td>9</td>
<td>$43,808</td>
<td>$66,204</td>
<td>$20,993</td>
</tr>
<tr>
<td>10</td>
<td>Refer to HUD</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Income Limit by Number of Persons in Household

### Rent Limit by Number of Bedrooms in Unit

<table>
<thead>
<tr>
<th></th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
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<tr>
<td></td>
<td>$311</td>
<td>$355</td>
<td>$594</td>
<td>$659</td>
<td>$814</td>
<td>$947</td>
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<tr>
<td>0</td>
<td>$516</td>
<td>$555</td>
<td>$666</td>
<td>$770</td>
<td>$858</td>
<td>$948</td>
</tr>
<tr>
<td>1</td>
<td>$516</td>
<td>$555</td>
<td>$666</td>
<td>$770</td>
<td>$858</td>
<td>$948</td>
</tr>
<tr>
<td>2</td>
<td>$516</td>
<td>$555</td>
<td>$666</td>
<td>$770</td>
<td>$858</td>
<td>$948</td>
</tr>
<tr>
<td>3</td>
<td>$516</td>
<td>$555</td>
<td>$666</td>
<td>$770</td>
<td>$858</td>
<td>$948</td>
</tr>
<tr>
<td>4</td>
<td>$516</td>
<td>$555</td>
<td>$666</td>
<td>$770</td>
<td>$858</td>
<td>$948</td>
</tr>
<tr>
<td>5</td>
<td>$516</td>
<td>$555</td>
<td>$666</td>
<td>$770</td>
<td>$858</td>
<td>$948</td>
</tr>
</tbody>
</table>

Source: Florida Housing Finance Corporation State Housing Initiatives Partnership (SHIP) Program: "2016 Income Limits and Rent Limits" for Pinellas County (March 31, 2016). Limits are revised annually. Link to Florida SHIP Income and Rent Limits.
### Income Limit by Number of Persons in Household

<table>
<thead>
<tr>
<th>Persons in Household</th>
<th>30%</th>
<th>50%</th>
<th>80%</th>
<th>120%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$13,450</td>
<td>$22,400</td>
<td>$35,800</td>
<td>$53,760</td>
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<tr>
<td>2</td>
<td>$16,460</td>
<td>$25,600</td>
<td>$40,900</td>
<td>$61,440</td>
</tr>
<tr>
<td>3</td>
<td>$20,780</td>
<td>$28,800</td>
<td>$46,000</td>
<td>$69,120</td>
</tr>
<tr>
<td>4</td>
<td>$25,100</td>
<td>$31,950</td>
<td>$51,100</td>
<td>$76,680</td>
</tr>
<tr>
<td>5</td>
<td>$29,420</td>
<td>$34,550</td>
<td>$55,200</td>
<td>$82,920</td>
</tr>
<tr>
<td>6</td>
<td>$33,740</td>
<td>$37,100</td>
<td>$59,300</td>
<td>$89,040</td>
</tr>
<tr>
<td>7</td>
<td>$38,060</td>
<td>$39,650</td>
<td>$63,400</td>
<td>$95,160</td>
</tr>
<tr>
<td>8</td>
<td>$42,200</td>
<td>$42,200</td>
<td>$67,500</td>
<td>$101,280</td>
</tr>
<tr>
<td>9</td>
<td>$47,286</td>
<td>$75,658</td>
<td>$113,486</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Refer to HUD</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Rental Limit by Number of Bedrooms in Units

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$336</td>
<td>$373</td>
<td>$519</td>
<td>$681</td>
<td>$843</td>
<td>$1,003</td>
</tr>
<tr>
<td></td>
<td>$560</td>
<td>$600</td>
<td>$720</td>
<td>$831</td>
<td>$927</td>
<td>$1,023</td>
</tr>
<tr>
<td></td>
<td>$895</td>
<td>$958</td>
<td>$1,150</td>
<td>$1,328</td>
<td>$1,482</td>
<td>$1,636</td>
</tr>
<tr>
<td></td>
<td>$1,344</td>
<td>$1,440</td>
<td>$1,728</td>
<td>$1,995</td>
<td>$2,226</td>
<td>$2,455</td>
</tr>
</tbody>
</table>

Source: Florida Housing Finance Corporation State Housing Initiatives Partnership (SHIP) Program "2018 Income Limits and Rent Limits" for Pinellas County (March 30, 2018). Limits are revised annually.

## Attachment 2

<table>
<thead>
<tr>
<th>CRA Investment per Unit</th>
<th>Length of Affordability Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $15,000</td>
<td>5 years</td>
</tr>
<tr>
<td>$15,000 to $40,000</td>
<td>10 years</td>
</tr>
<tr>
<td>More than $40,000</td>
<td>15 years</td>
</tr>
<tr>
<td>New construction of rental housing</td>
<td>20 years</td>
</tr>
<tr>
<td>Refinancing of rental housing</td>
<td>15 years</td>
</tr>
</tbody>
</table>

*Based on affordability periods established in US HUD's HOME program.*
### Eligible Improvements

<table>
<thead>
<tr>
<th>Component</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Structural Repairs</strong></td>
<td>$</td>
</tr>
<tr>
<td><strong>Roofing</strong></td>
<td>$</td>
</tr>
<tr>
<td>- No roof-overs</td>
<td></td>
</tr>
<tr>
<td>- Code Compliant for Insurance Cost Reduction (SWB)</td>
<td></td>
</tr>
<tr>
<td><strong>Windows (must replace all windows if any are replaced)</strong></td>
<td>$</td>
</tr>
<tr>
<td><strong>Electrical Upgrades</strong></td>
<td>$</td>
</tr>
<tr>
<td>- Arc fault in bedrooms</td>
<td></td>
</tr>
<tr>
<td>- GFCI</td>
<td></td>
</tr>
<tr>
<td>- Service upgrades</td>
<td></td>
</tr>
<tr>
<td>- Rewires</td>
<td></td>
</tr>
<tr>
<td>- Other</td>
<td></td>
</tr>
<tr>
<td><strong>HVAC Replacement</strong></td>
<td>$</td>
</tr>
<tr>
<td>- Complete equipment upgrades (air handler and condensing units)</td>
<td>$</td>
</tr>
<tr>
<td>- Duct replacement</td>
<td>$</td>
</tr>
<tr>
<td>- Other</td>
<td>$</td>
</tr>
<tr>
<td><strong>Plumbing Upgrades</strong></td>
<td>$</td>
</tr>
<tr>
<td>- Water closet low water use</td>
<td></td>
</tr>
<tr>
<td>- Shower head water flow reduction</td>
<td>$</td>
</tr>
<tr>
<td>- Dishwasher with high energy efficiency/low water use</td>
<td>$</td>
</tr>
<tr>
<td>- Sanitary and potable water line upgrades</td>
<td>$</td>
</tr>
<tr>
<td>- High efficiency water heater upgrades</td>
<td>$</td>
</tr>
<tr>
<td>- Other</td>
<td>$</td>
</tr>
<tr>
<td><strong>Kitchen and Bath Upgrades</strong></td>
<td>$</td>
</tr>
<tr>
<td>- Upgrade electrical to GFCI and LED</td>
<td></td>
</tr>
<tr>
<td>- Low maintenance counters</td>
<td>$</td>
</tr>
<tr>
<td>- New appliances</td>
<td>$</td>
</tr>
<tr>
<td>- Other</td>
<td>$</td>
</tr>
<tr>
<td><strong>Insulation Upgrades</strong></td>
<td>$</td>
</tr>
<tr>
<td>- Ceiling (min R-30 when space allows)</td>
<td></td>
</tr>
<tr>
<td>- Walls (R-13 when walls exposed)</td>
<td>$</td>
</tr>
<tr>
<td>- Floors (R-19 where accessible)</td>
<td>$</td>
</tr>
<tr>
<td><strong>Other Improvements (describe)</strong></td>
<td>$</td>
</tr>
<tr>
<td><strong>Total Approved</strong></td>
<td>$</td>
</tr>
</tbody>
</table>
I Description and Purpose

The “Paint Your Heart Out” Program provides CRA funding to the City’s Neighborhood Team to help property owners in targeted areas of the CRA refurbish and refresh the exterior of their properties. The Program encourages collaboration with volunteers and non-profit and for-profit entities such as the CRA’s neighborhood associations and Main Streets, Habitat for Humanity, Leadership St. Petersburg, Dream Center and other entities to leverage the City’s contribution. N-Team projects funded through this program shall be limited to income eligible homeowners in the CRA.

II Consistency with the South St. Petersburg Redevelopment Plan

The South St. Petersburg Community Redevelopment Plan recognizes that successful revitalization programs improve the investment climate of a neighborhood by removing blight and enhancing its image and leveraging the efforts of citizens and nonprofit organizations to accomplish these ends. The “Paint Your Heart Out” Program is consistent with the intent of the South St. Petersburg CRP by creating “an incentive program that will provide façade improvement grants or loans to residential property owners.” The CRP also encourages upgrades to the exteriors of properties along commercial corridors and calls for the City to develop incentive programs to serve this end. Among other programs designed to implement this strategy, the Redevelopment Program and Funding identifies a program providing small grants to property owners that paint their property.

In addition to physical improvements to properties, the South St. Petersburg CRP encourages collaboration and provides funding for the neighborhood revitalization activities of nonprofit organizations as well as involving neighborhood associations. The CRP calls for supporting volunteer initiatives, “such as Carefest, Scrubbin da ‘Burg, which connect various organizations such as neighborhood associations, faith-based groups, civic groups and schools.”

III Funding Source

The City of St. Petersburg may allocate funding annually from its TIF contributions to support the “Paint Your Heart Out” Program. The funding amount will be determined annually and by budget amendment if necessary. It is the intent of the program for the City to collaborate with other entities to better leverage its contribution.

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1 The N-Team, as it is known, is comprised of City staff and volunteers and has as one of its several programs a “Paint Day” that utilizes 8 to 15 individuals to paint a house as a team in one day. The N-Team also provides a range of services to St. Petersburg homeowners who are elderly, disabled, or low-income including handicap access, minor roof and plumbing repair, code violation remedies and overgrowth removal.
Exhibit 7

Commercial Site Improvement Grant

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

I Description and Purpose

The Commercial Site Improvement Grant provides matching grants to commercial property owners that upgrade their building façades, landscaping, lighting, loading and service areas and other features of their sites visible from the public right-of-way.

II Consistency with South St. Petersburg Redevelopment Plan

The Commercial Site Improvement Grant program is consistent with the South St. Petersburg Community Redevelopment Plan by promoting revitalization of commercial corridors in the CRA by improving their appearance and upgrading building stock.

The South St. Petersburg Redevelopment Plan recognizes the importance of the CRA’s commercial corridors in growing existing businesses and attracting new ones. In the Action Plan, under “Business Development and Job Creation”, one strategy calls for working with owners along “primary commercial corridors in the CRA to maintain and upgrade their properties”, while another specifically instructs the City to develop a TIF program that will “provide incentives to owners of land and buildings along the CRA’s primary commercial corridors.”

These strategies are reinforced in the Redevelopment Program and Funding Strategy, which details the implementation approach of the Plan and redevelopment programs that will carry it out. Improving the image and identity of South St. Petersburg to remedy blighting influences and encourage investment is a key feature of the Plan and TIF programs are to be designed for façade and site improvements for both residential and nonresidential properties. The Plan specifically states that “the main commercial corridors within the CRA will be a particular focus for this effort because they represent the front-doors to most neighborhoods and their appearance will drive or reduce investment.” To that end, the Plan identifies among its CRA Business Programs a “Commercial Site Improvement Grant” that will provide matching grants to commercial property owners that upgrade their building façades, landscaping, lighting, loading and service areas and other features of their sites visible from the public right-of-way.

III Type and Amount of Award

An applicant may receive a one-for-one matching grant of up to $20,000. To receive the full award from the City, eligible project costs must exceed $40,000. Applicants with properties listed on the Local Register of Historic Places may be eligible for an increase in

South St. Petersburg TIF Program Guidelines Page 1

Approved by Resolution 2015-47 of the St. Petersburg City Council on February 4, 2016
Exhibit 7

Commercial Site Improvement Grant

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

The matching grant of up to $40,000 provided the award will be used to renovate the historic portion of the property and if the approved work is found compliant with the City of St. Petersburg Historic Preservation Ordinance. In awarding a historic property bonus, under no circumstance will the City contribute more than 50 percent of the total eligible project costs. Therefore, to receive the full $40,000 eligible project costs for a historic project must exceed $80,000. The TIF contribution will be reimbursable to the applicant upon completion of work.

An applicant may also be awarded additional funding for projects that meet specified job creation and hiring requirements as well as those which utilized SBE contractors or allowed occupancy of a building by a targeted industry user identified in the Grow Smarter Strategy. These industries are Financial Services, Specialized Manufacturing, Marine and Life Sciences, Data Analytics, and Creative Arts and Design. The recommended awards are as follows:

- Number of new full time jobs created $1,000 per job
- Retention and/or hiring of CRA residents $1,500 per retained job/$3000/new hire
- Using contractor with City SBE certification $495,000 bonus
  - CRA-based SBE contractor up to $5,000
  - St. Petersburg-based SBE contractor up to $4,000
  - Other SBE contractor up to $2,500
- Grow Smarter Initiative $495,000 bonus

To receive the bonus award, the applicant will need to demonstrate that the jobs or employees were maintained for a year after the completion of the project. Emphasis will be placed on rewarding companies that employ hard to hire CRA residents such as ex-offenders and the unemployed as well as pay more than the minimum wage. To receive the bonus for the SBE contractor, an applicant must first complete the work and document use of the contractor through invoices and payments. To receive the bonus for the Grow Smarter incentive, the applicant must document that the commercial space funded by the CRA grant is occupied by a targeted industry within one year of completion of the project. Only one (1) bonus award per type shall be given for each property. To receive the full $5,000 bonus for the SBE contractor and Grow Smarter bonuses, total project costs must equal or exceed $50,000. This will ensure that the City will contribute no more than one-half the total project cost. If the final project costs total between

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1 Underscored section must be approved by City Council, which is proposed to hear the amendment on May 4, 2017.
Exhibit 7

Commercial Site Improvement Grant
South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

$40,000 and $50,000 then the City will reimburse the applicant the $20,000 maximum award allowed plus 50 percent of the remaining costs up to $5,000.

IV Funding Source

City of St. Petersburg may allocate funding annually to this program from Pinellas County and/or City TIE contributions.

V Eligible Properties and Improvements

The Commercial Site Improvement Grant program is available to fund eligible exterior improvements on commercial, industrial and mixed-use properties. TIF funding priority will be given for applications for properties located within one or more of the following commercial corridors in the South St. Petersburg CRA:

- Dr. Martin Luther King, Jr. Street South
- 16th Street South
- 22nd Street South
- 34th Street North/South
- 49th Street North/South
- Central Avenue Corridor (including 1st Avenues North and South)
- 5th Avenue South
- 18th Avenue South

The Citizen Advisory Committee for the South St. Petersburg CRA will determine annually the priority corridors for grant scoring. Please see the map on page 6 for the corridor boundary limits.

1. Eligible Improvements
   - Exterior painting, re-siding, and/or cleaning
   - Masonry repairs
   - Removal of architecturally inappropriate or incompatible exterior finishes and materials
   - Restoration of significant architectural details or removal of materials that cover said architectural details
   - Site improvement features such as landscaping, fencing, parking lots, lighting, dumpster enclosures and buffer walls provided such features do not collectively exceed more than 25 percent of the eligible project costs
Exhibit 7

Commercial Site Improvement Grant
South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

- Construction of pedestrian and bicycle amenities such as benches, shelters, bike racks and bike lockers
- Installation or repair of exterior signage, including wall, window, hanging, and monument signs advertising the business name and identity provided such features do not collectively exceed more than 25 percent of the eligible project costs
- Awnings and canopies installation or repair
- Doors and windows
- Roof repairs that attach to a new or renovated façade
- Exterior lighting attached to an existing building
- Demolition of obsolete accessory structures and partial demolition of exterior walls made necessary for renovation or expansion
- Window and cornice flashing and repair
- Remediation of environmental contamination on the exterior site such as lead, petroleum or asbestos
- Architectural and engineering fees as well as permitting and development review fees not to exceed 10 percent of the total eligible project costs
- A contingency reserve of up to 10 percent to be used by the applicant in the event material and labor costs of approved budget items increase between the time of the original estimate and the commencement of the project. The reserve can only be used to pay for construction items described in the budget of the executed grant agreement.

2. Ineligible Improvements
- Installation of aluminum or vinyl siding
- Work performed by an unlicensed contractor
- Permits and development review fees
- Improvements performed prior to approval of the TIF application
- New building construction
- Reducing or enclosing existing storefront windows
- Improvements to buildings constructed within the last 5 years
- Equipment, mechanical and HVAC systems
- Minor roof repairs (other than those portions that directly attach to a new or renovated façade)
- Security systems (including metal roll down gates, window bars, cameras)
- Any interior work

2 Administratively amended on April 7, 2017, to support St. Petersburg’s sustainability and bike trail initiatives.
Exhibit 7

Commercial Site Improvement Grant

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

- Any improvements not visible from the public right of way to secondary or accessory buildings (i.e., garages, sheds, garage apartments, carports)
- Improvements in progress or completed prior to preliminary approval
- Routine maintenance
- Improvements to buildings solely primarily used for residences, which is defined as more than 50 percent of the building square footage in residential use

VI Submission Procedures and Requirements

Applications are to be submitted in an 8"x10" envelope or larger with the project’s name and location, the applicant’s name and address and the name of the TIF funding program for which the application is being made to the Planning and Economic and Workforce Development Department (or successor department) on the 9th Floor of the Municipal Service Building, which is located at 1 Fourth Street North, St. Petersburg, Florida, 33701. Enter through the door on the far left after exiting the elevator. Before leaving the envelope containing the application at the above location, please ensure that the date and time of submission has been recorded on the envelope by City staff.

For more information, please contact

Anthony Chan
Economic Development Specialist
727-551-3279
tony.chan@stepete.org

Application packages must include the following information:

- Completed and signed application form
- $35 application fee paid in check or money order, refundable if not awarded grant
- Copy of current business tax certificate
- Confirmation that mortgage, property insurance and property tax payments are current and in good standing.
- Documentation of property ownership or written consent from property owner giving permission to conduct the identified improvements. (The property owner will be required to sign the Grant Agreement to assume responsibility for maintenance of improvements funded by the Grant.)
- Legal description and survey of project site (not from Pinellas County Property Appraiser records)
- Proposed use is consistent with the City’s Land Development Regulations
Exhibit 7

Commercial Site Improvement Grant
South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

- Digital photographs of existing conditions of the project site
- Sketches or conceptual drawings of improvements that will be funded by the Grant.
- Written description of project improvements

Failure to provide required information will delay the review and/or approval process with the potential for the application being declined.

Program applicants and their related interests, including officers in a corporation or investment partners, will be evaluated on the basis of their financial character and can be determined ineligible for the TIF program based on the following criteria:

a. Code enforcement liens over $2,500
b. Special assessment liens over $500
c. Pending judgment or foreclosure
d. Felony conviction for financial mismanagement within the last five years
e. Mortgage payments three months in arrears
f. Unpaid property taxes
g. Unpaid property insurance

VII Review and Approval Process

Projects will be awarded TIF funding based on a competitive grant scoring system. The one for one matching grant reimbursement for the project will not be made until all project components identified in the grant agreement budget have been completed, inspected and issued a Certificate of Occupancy by the City.

VIII Compliance Requirements

Successful applicants must sign a Grant Agreement with the Mayor or designee which specifies their obligations and rights upon issuance of the Grant. To ensure timely commencement and completion of the Project, the Applicant shall abide by the following deadlines:

a. Within 60 days of execution of the Grant Agreement, file a “Notice of Commencement” pursuant to the requirements of the City’s Construction Services and Permitting Department.

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Section administratively amended on March 5, 2017, to reflect the expected establishment of a Grant Review Committee and evaluation criteria.

Approved by Resolution 2016-47 of the St. Petersburg City Council on February 4, 2016
b. Within 6-18 months of execution of the Grant Agreement, request a “Review of Completed Work” from the City of St. Petersburg. (Length of time will depend on the nature of work to be performed.)

Applicants shall have no more than 90 days from City Council approval of awards to execute grant agreements, otherwise the City will revoke the awards. Applicants shall have no more than 90 days from City Council approval of awards to execute grant agreements, otherwise the City will revoke the awards. At the discretion of the Mayor the revocation may be waived upon demonstration of good cause. Applicants requiring the execution of a Grant Agreement to secure additional financing will be allowed 90 days from the execution date to do so before the above deadlines will commence. Absent approval of an extension of these deadlines in VIII.a. and VIII.b by the City, failure to comply will result in the cancellation of the TIF Agreement, rescission of the Grant Award and return of the earmarked funding to the South St. Petersburg Redevelopment Trust Fund. The applicant must maintain the improvements in accordance with the terms of the Grant Agreement as well as the City’s Code of Ordinances.
Exhibit 7

Commercial Site Improvement Grant

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program
Exhibit 8
Commercial Building Interior and Tenant Improvement Grant
South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

I Description and Purpose

The Commercial Building Interior and Tenant Improvement Grant provides matching grants to commercial property owners for interior upgrades with a focus on projects that remedy degraded building systems and extend the economic viability of the building.

II Consistency with South St. Petersburg Redevelopment Plan

The Commercial Building Interior and Tenant Improvement Grant program is consistent with the South St. Petersburg Community Redevelopment Plan (CRP) by promoting revitalization of commercial corridors in the CRA by improving and upgrading building stock. This program is a companion to the Commercial Site Improvement Grant, which focuses on exterior improvements, by helping extend the economic viability of commercial buildings through upgrades to critical interior building systems.

The South St. Petersburg CRP recognizes the importance of the CRA’s commercial corridors in growing existing businesses and attracting new ones. In the Action Plan, under “Business Development and Job Creation”, one strategy calls for working with owners along “primary commercial corridors in the CRA to maintain and upgrade their properties”, while another specifically instructs the City to develop a TIF program that will “provide incentives to owners of land and buildings along the CRA’s primary commercial corridors.” A further strategy calls for the adaptive reuse of underutilized buildings.

These strategies are reinforced in the Redevelopment and Funding Program, which details the implementation approach of the CRP and redevelopment programs that will carry it out. Improving the image and identity of South St. Petersburg to remedy blighting influences and encourage investment is a key feature of the Plan.

III Type and Amount of Award

An applicant may receive a one-for-one matching grant of up to $20,000. To receive the full award from the City, eligible project costs must exceed $40,000. Applicants with properties listed on the Local Register of Historic Places may be eligible for an increase in the matching grant of up to $40,000 provided the award will be used to renovate the historic portion of the property and if the approved work is found compliant with the City of St. Petersburg Historic Preservation Ordinance. In awarding a historic property bonus, under no circumstance will the City contribute more than 50 percent of the total eligible project costs. Therefore, to receive the full $40,000 eligible project costs for a historic...
project must exceed $80,000. The TIF contribution will be reimbursable to the applicant upon completion of work.

An applicant may also be awarded additional funding for projects that meet specified job creation and hiring requirements as well as those which utilized SBE contractors or allowed occupancy of a building by a targeted industry user identified in the Grow Smarter Strategy. These industries are Financial Services, Specialized Manufacturing, Marine and Life Sciences, Data Analytics, and Creative Arts and Design. The recommended awards are as follows:

- Number of new full-time jobs created $1,000 per job
- Retention and/or hiring of CRA residents $1,500 per retained job/$3000 per new hire
- Using contractor with City SBE certification $405,000 bonus
  - CRA-based SBE contractor up to $5,000
  - St. Petersburg-based SBE contractor up to $4,000
  - Other SBE contractor up to $2,500
- Grow Smarter Initiative $405,000 bonus

To receive the bonus award, the applicant will need to demonstrate that the jobs or employees were maintained for a year after the completion of the project. Emphasis will be placed on rewarding companies that employ hard to hire CRA residents such as ex-offenders and the unemployed as well as pay more than the minimum wage. To receive the bonus for the SBE contractor, an applicant must first complete the work and document use of the contractor through invoices and payments. To receive the bonus for the Grow Smarter incentive, the applicant must document that the commercial space funded by the CRA grant is occupied by a targeted industry within one year of completion of the project. Only one (1) bonus award per type shall be given for each property. To receive the full $5,000 bonus for the SBE contractor and Grow Smarter bonuses, total project costs must equal or exceed $50,000. This will ensure that the City will contribute no more than one-half the total project cost. If the final project costs total between $40,000 and $50,000 then the City will reimburse the applicant the $20,000 maximum award allowed plus 50 percent of the remaining costs up to $5,000.

IV Funding Source

The City of St. Petersburg may allocate funding annually from its TIF contributions to support this program.

Approved by Resolution 2016-47 of St. Petersburg City Council on February 4, 2016
Exhibit 8

Commercial Building Interior and Tenant Improvement Grant

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

В Eligible Properties and Improvements

The Commercial Building Interior and Tenant Improvement Grant program is available to fund eligible interior improvements on commercial, industrial and mixed-use properties. TIF funding priority will be given for applications for properties located within one or more of the following commercial corridors in the South St. Petersburg CRA:

- Dr. Martin Luther King, Jr. Street South
- 16th Street South
- 22nd Street South
- 32nd Street North/South
- 49th Street North/South
- Central Avenue Corridor (including 1st Avenues North and South)
- 5th Avenue South
- 18th Avenue South

The Citizen Advisory Committee for the South St. Petersburg CRA will determine annually the priority corridors for grant scoring. Please see the map on page 6 for the corridor boundary limits.

1. Eligible Improvements

- **Fixed capital equipment** at a minimum cost of $3,000 to include stationary equipment such as kitchen equipment, mechanicals and HVAC systems
- Structure stabilization (repair/replacement of foundations, footers, load bearing walls, roofing systems)
- Room/spacereconfiguration, wall relocations
- Plumbing and electrical
- Energy efficiency improvements (window upgrades, insulation, hot water heater, HVAC systems)
- Electronic security systems
- Remediation of environmental contamination on the interior of the building such as lead or asbestos
- Architectural and engineering fees as well as permitting and development review fees not to exceed 10 percent of the total eligible project cost
- Partial demolition of interior spaces made necessary for renovation or expansion
- A contingency reserve of up to 10 percent to be used by the applicant in the event material and labor costs of approved budget items increase between the time of the original estimate and the commencement of the project. The reserve...
2. Ineligible Improvements
   - Work performed by an unlicensed contractor
   - Permitting fees
   - Improvements performed prior to approval of the TIF application
   - Any exterior work not made necessary by interior improvements (i.e., windows, air handlers, roofing systems)
   - Routine maintenance
   - Improvements in progress or completed prior to preliminary approval
   - Painting when not associated with other improvements
   - New building construction (additions to existing structures are permitted)
   - Any improvements to secondary or accessory buildings (i.e., garages, sheds, garage apartments, carports)
   - Improvements to any building primarily used for residences, including those in mixed-use projects, which is defined as more than 50 percent of the building in residential use. (Commercial space associated with mixed use projects is eligible for funding)
   - Improvements made to secondary or accessory buildings on the property
   - Improvements to buildings constructed within the last 5 years
   - Demolitions of more than 50 percent of existing building square footage

VI Submission Procedures and Requirements

Applications are to be submitted in an 8”x10” envelope or larger with the project’s name and location, the applicant’s name and address and the name of the TIF funding program for which the application is being made to the Planning and Economic and Workforce Development Department (or successor department) on the 9th Floor of the Municipal Service Building, which is located at 1 Fourth Street North, St. Petersburg, Florida, 33701. Enter through the door on the far left after exiting the elevator. Before leaving the envelope containing the application at the above location, please ensure that the date and time of submission has been recorded on the envelope by City staff.

For more information, please contact

Anthony Chan
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727-551-3279
Exhibit 8

Commercial Building Interior and Tenant Improvement Grant
South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

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Application packages must include the following information:

- Completed and signed application form
- $35 application fee paid in check or money order, refundable if not awarded grant
- Copy of current business tax certificate
- Confirmation that mortgage, property insurance and property tax payments are current and in good standing.
- Documentation of property ownership or written consent from property owner giving permission to conduct the identified improvements. (The property owner will be required to sign the Grant Agreement to assume responsibility for maintenance of improvements funded by the Grant.)
- Legal description and survey of project site (not from Pinellas County Property Appraiser records)
- Use must be consistent with the City's land development regulations
- Digital photographs of existing conditions of the project site
- Written description of project improvements
- Sketches or conceptual drawings of improvements that will be funded by the Grant.

Failure to provide required information will delay the review and/or approval process with the potential for the application being declined.

Program applicants and their related interests, including officers in a corporation or investment partners, will be evaluated on the basis of their financial character and can be determined ineligible for the TIF program based on the following criteria:

a. Code enforcement liens over $2,500
b. Special assessment liens over $500
c. Pending judgment or foreclosure
d. Felony conviction for financial mismanagement within the last five years
e. Mortgage payments three months in arrears
f. Unpaid property taxes
g. Unpaid property insurance

VII Review and Approval Process

Section administratively amended on March 5, 2017, to reflect the expected establishment of a Grant Review Committee and evaluation criteria.

South St. Petersburg TIF Program Guidelines

Approved by Resolution 2016-47 of St. Petersburg City Council on February 4, 2016
Exhibit 8

Commercial Building Interior and Tenant Improvement Grant

Projects will be awarded TIF funding based on a competitive grant scoring system. The matching grant reimbursement for the project will not be made until all project components identified in the grant agreement budget have been completed, inspected and issued a Certificate of Occupancy by the City.

VIII Compliance Requirements

Successful applicants must sign a Grant Agreement with the Mayor or designee which specifies their obligations and rights upon issuance of the Grant. To ensure timely commencement and completion of the Project, the Applicant shall abide by the following deadlines:

a. Within 60 days of execution of the Grant Agreement, file a “Notice of Commencement” pursuant to the requirements of the City’s Construction Services and Permitting Department.

b. Within 6-18 months of execution of the Grant Agreement, request a “Review of Completed Work” from the City of St. Petersburg. (Length of time will depend on the nature of work to be performed.)

Applicants shall have no more than 90 days from City Council approval of awards to execute grant agreements, otherwise the City will revoke the awards. At the discretion of the Mayor the revocation may be waived upon demonstration of good cause. Applicants requiring the execution of a Grant Agreement to secure additional financing will be allowed 90 days from the execution date to do so before the above deadlines will commence. Absent approval of an extension of these deadlines in VIII.a. and VIII.b by the City, failure to comply will result in the cancellation of the TIF Agreement, rescission of the Grant Award and return of the earmarked funding to the South St. Petersburg Redevelopment Trust Fund. The applicant must maintain the improvements in accordance with the terms of the Grant Agreement as well as the City’s Code of Ordinances.
Exhibit 8

Commercial Building Interior and Tenant Improvement Grant

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

Approved by Resolution 2016-17 of St. Petersburg City Council on February 4, 2016
I Description and Purpose

The Commercial Revitalization Program (CRP) provides grant awards to projects in theSouth St. Petersburg CRA that improve established business districts by redeveloping properties, decreasing vacancy rates, adding to the tax base, creating jobs, leveraging private sector investment, and improving the quality of life for surrounding neighborhoods through removal of blight3 including properties declared a public nuisance by the city’s Nuisance Abatement Board, and revitalizing vacant underutilized properties. The CRP combines into one grant program the intent of two existing CRA programs - the “Commercial Site Improvement” and “Commercial Building Interior and Tenant Improvement” grants - to support larger economic development projects in South St. Petersburg, while also incentivizing new construction.

II Consistency with South St. Petersburg Redevelopment Plan

The Commercial Revitalization Program is consistent with the South St. Petersburg Community Redevelopment Plan (CRP) by promoting revitalization of commercial corridors in the CRA, improving their appearance and upgrading their building stock.

The South St. Petersburg CRP recognizes the importance of the CRA’s commercial corridors in growing existing businesses and attracting new ones. In the Action Plan, under “Business Development and Job Creation”, one strategy calls for working with owners along “primary commercial corridors in the CRA to maintain and upgrade their properties”, while another specifically instructs the City to develop a TIF program that will “provide incentives to owners of land and buildings along the CRA’s primary commercial corridors.” A further strategy calls for the adaptive reuse of underutilized buildings.

These strategies are reinforced in the Redevelopment Program and Funding Strategy, which details the implementation approach of the Plan and redevelopment programs that will carry it out. Improving the image and identity of South St. Petersburg to remedy blighting influences and encourage investment is a key feature of the Plan and TIF programs are to be designed for façade and site improvements for both residential and nonresidential properties. The Plan specifically states that “the main commercial sections administratively amended on March 3, 2017, to be consistent with the program description for the citywide Commercial Revitalization Program.

2 “Project” is defined as work on new or existing commercial development.
3 “Blight” is defined as a condition that results in substantial diminution of property values of one or more properties in the same block or in a block adjacent to the block in which the condition is located, or a condition that endangers life or property.

South St. Petersburg TIF Program Guidelines

Approved by Resolution 2016-47 of St. Petersburg City Council on February 4, 2016
corridors within the CRA will be a particular focus for this effort because they represent the front-doors to most neighborhoods and their appearance will drive or reduce investment.”

III Type and Amount of Award

This program works in conjunction with the City-wide “Commercial Revitalization Program” (CRP) but is focused on projects located within the South St. Petersburg CRA. Applicants may receive up to $500,000 as a grant award for an approved project. Fifty percent of the funding amount awarded to a project in the CRA under this program may be comprised of tax increment financing up to $25,000, or half of the $50,000 awarded under the City-wide program. City Council must approve a funding award under this program predicated upon the project analysis provided recommendation provided by the Mayor, if the economic impact of the project warrants an increased investment. The Mayor may approve an award of funding in excess of $50,000 predicated upon the project analysis provided by the review committee, if the economic impact of the project warrants an increased investment. For these projects located within the CRA, no more than 50 percent of the excess award up to $50,000 in total project award amount may come from tax increment financing. Also, non-profit organizations who are eligible for the City’s “Social Action Funding” program are not eligible for this program.

IV Funding Source

City of St. Petersburg TIF contributions to the South St. Petersburg Redevelopment Trust Fund and General Fund budget allocations made to the citywide Commercial Revitalization Program. In addition, Pinellas County contributions can be utilized if the project components are used in compliance with its February 6, 2017, policy governing their use. These include the following project types as well as the improvements identified in Attachment A:

- Brownfield Remediation
- Commercial Façade Grants
- Economic Development
V Eligible Projects

The Commercial Revitalization Program will be made available to support future projects in the South St. Petersburg CRA, that provide visible improvements to a building or site, decrease vacancy rates of the area, provide missing retail or service opportunities, retain or create jobs, and/or create new commercial space. The intent of the Commercial Revitalization Program is business development, thus the applicant should be an occupant of the building or a property owner that can demonstrate evidence that the building will be occupied by a business. Additionally, eligible projects must demonstrate that “but for” city investment, the project would not occur.

Mixed-use residential projects are eligible for the Commercial Revitalization Program provided the commercial component of the project comprises more than 51% of the gross square footage of the development and meets the minimum capital improvement threshold of $100,000. Eligible projects must have completed the conceptual planning stage and have sufficient documentation to submit for the city’s Construction Services and Permitting Division review.

TIF funding priority will be given for applications for properties located within one or more of the following commercial corridors in the South St. Petersburg CRA:

- Dr. Martin Luther King, Jr. Street South
- 16th Street South
- 22nd Street South
- 34th Street North/South
- 49th Street North/South
- Central Avenue Corridor (including 1st Avenues North and South)
- 5th Avenue South
- 18th Avenue South

The Citizen Advisory Committee for the South St. Petersburg CRA will determine annually the priority corridors for grant application evaluation. Please see the map on page 9 for the corridor boundary limits.

Furthermore, program applicants and their related interests, including officers in a corporation or investment partners, will be evaluated on the basis of their financial

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5 This section was reformatted on November 2, 2015, to include “financial character” criteria that was located in a later part of the program description. It was also amended to specify that the program only applied to commercial projects within the South St. Petersburg CRA.
Exhibit 9

Commercial Revitalization Program

character and can be determined ineligible for the TIF program based on the following criteria:

a. Unpaid code enforcement liens
b. Unpaid special assessment liens over $500
c. Pending judgment or foreclosure
d. Felony conviction for financial mismanagement within the last five years
e. Mortgage payments three months in arrears
f. Unpaid property taxes
g. Unpaid property insurance

VI Evaluation and Approval Process*

Applicants will submit the required Commercial Revitalization Program application and attachments to the city’s Economic and Workforce Development Department. Staff will mentor and assist applicants throughout the process and will provide information regarding additional resources and partnerships, including The Greenhouse, Tampa Bay Black Business Investment Corporation (TBBIC), and the city’s Brownfields Program, as well as other resources. Considerable attention will be devoted to the business plan.

Application packages will be reviewed by an internal review committee and final approval of projects that will evaluate the strengths and weaknesses of the applications relative to

- the location of the project on a priority commercial corridor identified by the Citizen Advisory Committee of the South St. Petersburg CRA,
- creation of new commercial space through new construction or renovation of a previously vacant and blighted building,
- the number of jobs to be created and/or retained by the proposal,
- the number of CRA residents employed by the applicant at the time of application submittal,
- the capital investment by the applicant and the leverage provided by the City funding, and
- the use of environmentally sustainable materials and practices recommended by the City’s Office of Sustainability and Resiliency (OSR).

After receiving the evaluation from the review committee, a recommendation and a priority list will be made by the Mayor to the St. Petersburg City Council.

*This section was administratively revised on November 2, 2016, to be consistent procedurally with the city-wide Commercial Revitalization Program.
Exhibit 9

Commercial Revitalization Program

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

$50,000 or more will also require approval of St. Petersburg City Council has the final authority to approve CRP applications funded entirely or partially with South St. Petersburg TIF funding, an action which will add 6 to 8 weeks to the approval process.

Applicants will be informed of their approval by email. within 45 days of submittal of all requested information, unless the project requires City Council approval in which case the approval notice will occur within 120 days. At this point, applicants may begin with the design and permitting phase of their projects. Eligible soft costs (architectural, engineering, and design fees) incurred after approval notice may be submitted for reimbursement under the grant. After the grant agreement is executed, construction may begin on the project and all eligible project costs may be submitted for reimbursement. Projects must commence within 180 days of grant agreement execution.

VII Minimum Selection Criteria

The Commercial Revitalization Program has two maximum funding thresholds, depending on the scope and impact of the proposed project.

Project Funding Criteria for up to $50,000 Grant Award

Projects will be awarded funding based the ability to meet the following criteria. If the project is multi-phased, it may be eligible for a renewal of funding in the subsequent fiscal year.

- Must be located in one of the following zoning districts: CCS-1, CCS-2, CCT-1, CCT-2, CRS-1, CRS-2, CRT-1, CRT-2, RC-1, IT, IS, and IC;
- Capital investment (excluding land) by applicant represents must be at least $195,000;?
- Rehabilitates and returns to service a vacant commercial structure or adds new commercial square footage to a building or a business district through new construction or adaptive reuse of a building formerly used for non-commercial purposes, or removes blight or a declared public nuisance;§
- Visibly improves exterior building, site, and/or essential interior building systems such as plumbing, electrical, HVAC, and energy efficiency improvements;
- Remediation of environmental contamination on the exterior site such as lead, petroleum or asbestos

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7 This section was administratively revised on November 2, 2016, to be consistent procedurally with the city-wide Commercial Revitalization Program.

8 This section was administratively revised on November 2, 2016, to be consistent procedurally with the city-wide Commercial Revitalization Program.

South St. Petersburg TIF Program Guidelines Page 5

Approved by Resolution 2016-47 of St. Petersburg City Council on February 4, 2016
Exhibit 9

Commercial Revitalization Program

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

- Architectural and engineering fees as well as permitting and development review fees not to exceed 10 percent of the total eligible project costs
- Work must be performed by licensed contractors;
- Business must occupy space that is improved or constructed (no speculative development); and.
- Creates at least two jobs, or retains at least five jobs, or facilitates the relocation of a company with five or more employees to the South St. Petersburg CRA. At least 50 percent of the job creation requirement must be met by residents of the CRA.

Project Funding Criteria for up to $100,000 Grant Award

The project meets the minimum requirements for a $50,000 grant award, plus the following additional criteria:

- Capital investment (excluding land) by applicant must be at least $250,000.
- Creates at least ten jobs, or retains at least 10 jobs OR or facilitates the relocation of a company with 10 or more employees to the South St. Petersburg CRA. At least 50 percent of the job creation requirement must be met by residents of the CRA.

VIII Submission Requirements

Applications are to be submitted in an 8"x10" envelope or larger with the project’s name and location, the applicant’s name and address and the name of the TIF funding program for which the application is being made to the Economic and Workforce Development Department (or successor department) on the 9th Floor of the Municipal Service Building, which is located at 1 Fourth Street North, St. Petersburg, Florida, 33701. For more information, please contact

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*This section was administratively revised on November 2, 2016, to be consistent procedurally with the city-wide Commercial Revitalization Program.*
Exhibit 9

Commercial Revitalization Program

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

Application packages must include documentation that illustrates the impact of the project and its cost. Failure to provide all required information will delay the review and approval process. Applications must include the following attachments:

- Complete application form
- Submit $35 check or money order for background check per officer/principal.
- Five-year business pro forma
- Documentation of property ownership or written consent from property owner giving permission to conduct identified improvements and evidence of a lease agreement. The property owner will be required to sign the Grant Agreement to assume responsibility for maintenance of improvements funded by the Grant
- Detailed cost estimates of work by input (labor, materials, etc.) and project component (signage, landscaping, painting, carpentry, etc.)
- Digital photographs of existing conditions of project, both interior and exterior
- Written description of project with drawings as appropriate
- Three signed bids from licensed contractors itemizing the estimated cost of improvements to be funded by the Commercial Revitalization Program and private capital
- Sketches or conceptual drawings of improvements that will be funded by the Commercial Revitalization Program
- Documentation of required private investment of a minimum of $100,000 or more, dependent on the amount of grant funding requested.
- Copy of current business license.
- Copy of current property insurance.
- Encumbrance and title reports demonstrating that owner has clear title and the status of any encumbrances on the property.
- Documentation of all other properties owned by applicant demonstrating that those properties are in good condition and in good standing with the city – no Code Enforcement liens or Special Assessments, etc.
- Legal description and survey of project site.
- Documentation that proposed use is consistent with the City’s Land Development Regulations.

IX Disbursement of Funds and Compliance Requirements10

10 This section was administratively revised on November 2, 2016, to be consistent procedurally with the city-wide Commercial Revitalization Program.
Upon approval of the project by the Mayor, and subject to City Council if applicable, the applicant will enter into a grant agreement with the city as evidence of the city’s commitment to the project. Construction may not commence on the project until after execution of the grant agreement. Funding will be disbursed by the city after project completion and receipt of Certificate of Occupancy. Projects must be completed within 18 months or the Grant Agreement will be terminated and earmarked funding will be released for another project.

**Applicants shall have no more than 90 days from City Council approval of awards to execute grant agreements, otherwise the City will revoke the awards. Applicants shall have no more than 90 days from City Council approval of awards to execute grant agreements, otherwise the City will revoke the awards. At the discretion of the Mayor the revocation may be waived upon demonstration of good cause. Applicants requiring the execution of a Grant Agreement to secure additional financing will be allowed 90 days from the execution date to do so before the above deadlines will commence. Absent approval of an extension of the deadlines by the City, failure to comply will result in the cancellation of the TIF Agreement, rescission of the Grant Award and return of the earmarked funding to the South St. Petersburg Redevelopment Trust Fund. The applicant must maintain the improvements in accordance with the terms of the Grant Agreement as well as the City’s Code of Ordinances.**

To ensure that the job creation and retention measures of the Commercial Revitalization Program are met, the City will retain 25 percent of the award until six months after the completion of the project. The retainage will be released to the applicant upon submission of appropriate documentation.

After project completion, Economic Development staff will continue to provide guidance and mentorship. Assisted businesses will be visited at least semi-annually to continue to assist and ensure business success.
Exhibit 9

Commercial Revitalization Program

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

Map

South St. Petersburg Community Redevelopment Area

Commercial Corridors

Approved by Resolution 2016-47 of St. Petersburg City Council on February 4, 2016
Exhibit 9

Commercial Revitalization Program

South St. Petersburg Community Redevelopment Area CRA Tax Increment Financing Program

Attachment 1

CRP Project Components that can be funded with Pinellas County TIF

- Exterior painting, re-siding, and/or cleaning
- Masonry repairs
- Removal of architecturally inappropriate or incompatible exterior finishes and materials
- Restoration of significant architectural details or removal of materials that cover said architectural details
- Site improvement features such as landscaping, fencing, parking lots, lighting, dumpster enclosures and buffer walls provided such features do not collectively exceed more than 25 percent of the eligible project costs
- Construction of pedestrian and bicycle amenities such as benches, shelters, bike racks and bike lockers
- Installation or repair of exterior signage, including wall, window, hanging, and monument signs advertising the business name and identity provided such features do not collectively exceed more than 25 percent of the eligible project costs
- Awnings and canopies installation or repair
- Doors and windows
- Roof repairs that attach to a new or renovated façade
- Exterior lighting attached to an existing building
- Demolition of obsolete accessory structures
- Window and cornice flashing and repair
- Remediation of environmental contamination on the exterior site such as lead, petroleum or asbestos
- Architectural and engineering fees as well as permitting and development review fees not to exceed 10 percent of the total eligible project costs
- A contingency reserve of up to 10 percent to be used by the applicant in the event material and labor costs of approved budget items increase between the time of the original estimate and the commencement of the project. The reserve can only be used to pay for construction items described in the budget of the executed grant agreement.
I  Description and Purpose

The Redevelopment Micro Loan Program provides funding to small businesses within the South St. Petersburg CRA in exchange for their successful completion of a business curriculum administered by The Greenhouse. The purpose of the program is to ensure that all businesses within the CRA can take advantage of the capital access initiative that is one of the hallmarks of the redevelopment plan. In addition, the program offers the opportunity for businesses to develop capacity through increased education, mentoring and networking experience and receive CRA funding to make targeted improvements without having to provide upfront capital as is required through the other CRA commercial grant programs. In fact, the Redevelopment Micro Loan Program has been specifically created to address the concerns of many small businesses that they are unable to meet these other program requirements.

II  Consistency with the South St. Petersburg Redevelopment Plan

Lack of capital is one of the biggest challenges to growing and sustaining small businesses not only in South St. Petersburg CRP but throughout Florida and the United States. The South St. Petersburg Community Redevelopment Plan continues the City’s policy of creating and marketing business incentives and finance opportunities to meet the needs of our local business community. These include SBA Loans and Opportunity Zone tax incentives, but also develops lending programs using tax increment financing to increase CRA capital availability currently underserved in the market.

The South St. Petersburg CRP also notes the importance of supporting small businesses (less than 100 employees) in the CRA which represent over 98 percent of all establishments, and 87 percent of its employment base. Improving the growth opportunities for small businesses in the CRA will lead to greater job creation.

The Redevelopment Micro Loan Program is consistent with the South St. Petersburg CRP, which proposes a loan program that can be used to provide a range of loans meeting the needs of the CRA, such as construction loans, microloans, working capital, and loan guarantees. The Micro Loan Program is also consistent with the CRP by encouraging “networking, mentoring and community outreach” by the Chamber and other regional stakeholders as well as maintaining and expanding “support services to start-ups and entrepreneurs, especially women and minority enterprises, through the Greenhouse in business plan development, feasibility analysis, marketing, mentoring and networking opportunities.” Finally, the Micro Loan Program implements the CRP’s call to “increase outreach and continue to connect South St. Petersburg businesses with
sou"es of technical assistance, such as the Greenhouse, CareerSource, and the Department of Labor Job Corps facility to improve small businesses' access to capital and labor pools."

III Program Requirements and Compliance

To receive funding through this program, an applicant must be a resident and business owner within the South St. Petersburg CRA, who has been in business for one year from the date of application, and complete a year-long training and mentoring period. The business owner must initially complete a sixth-month business capacity building curriculum developed by the Greenhouse. The curriculum will include educational workshops, business counseling and metrics reporting. Funding will be disbursed after completion of the curriculum and execution of a loan agreement. Throughout the year long training and mentoring period, the Greenhouse will provide mandatory one-on-one mentoring sessions for the business owner as well as monthly group cohort sessions. As a partner in the Greenhouse, the St. Petersburg Area Chamber of Commerce will also provide a year-long membership for the business owners.

After completion of the year-long program, the loan will be forgiven if the business owner is in good standing as demonstrated by completion of the mentorships, provision of reporting metrics specified by Greenhouse and submission of invoices documenting the expenditure of loan proceeds on eligible costs. These are non-recurring costs that include physical improvements to the interior or exterior of the building, purchase of capital equipment such as computers, cash registers, display cases, checkout counters or other items that specifically support the operation of the business.

IV Funding Source

The Redevelopment Micro Loan Program utilizes City of St. Petersburg contributions to the South St. Petersburg TIF district to pay for loans to eligible small businesses ranging between $2,500 and $5,000. This range is traditionally not accessible in the current lending marketplace.
I Description and Purpose

The CRA Property Acquisition and Site Preparation Program utilizes City of St. Petersburg and Pinellas County TIF revenue contributions for the City to acquire properties and/or consolidate and prepare development sites within the South St. Petersburg Community Redevelopment Area to promote housing, economic development and revitalization of the CRA. TIF will also be used to fund costs related to acquisition and preparation such as surveying, appraisals and environmental reviews. When property acquisition would require the relocation of residents, TIF funding can be used to pay for the costs that are incurred in accordance with the City’s relocation policy.

The land assembly effort may also involve purchasing of tax certificates and other financial instruments, demolition of existing structures, vacating streets, alleyways, and relocating and/or extending associated utilities such as water, sewer and stormwater facilities, and construction of other public improvements that support the development activities on the site. Site preparation work may also require the performance of preliminary environmental reviews to assess the extent of contamination on the site. The City may utilize funding for this program to pay for remediation or mitigation of environmental contamination on properties in its ownership identified by Phase I and/or Phase II environmental studies.

II Consistency with the South St. Petersburg Redevelopment Plan

Land assembly, consolidation, site preparation and conveyance are essential activities for encouraging residential, commercial and industrial development in the South St. Petersburg CRA. It is one of the core activities identified in the Community Redevelopment Act of 1969 for Florida cities to undertake in revitalizing their communities.

The CRA Property Acquisition and Preparation Program is consistent with activities described in the South St. Petersburg Community Redevelopment Plan (CRP). In both its Action Plan as well as Redevelopment Program, the South St. Petersburg CRP identifies acquisition and site preparation as important implementation approaches in the CRA. Under Business Development, the Action Plan calls for promoting business retention, expansion and relocation efforts through acquisition and disposition of land, with priority given to “facilitating the creation of larger holdings suitable for industrial and business use.” The same approach is encouraged in Housing and Neighborhood Revitalization to purchase “residential property and convey to housing developers for less than fair value to lower development costs.”
The Redevelopment Program and Funding Strategy chapter identifies land assembly and site preparation as an important implementation strategy that will leave the City “well-positioned to facilitate new development as well as provide expansion opportunities for local businesses.” To assist in neighborhood revitalization, the City will also be acquiring properties within the CRA, including “nuisance properties whose activities, uses or appearance undermine the revitalization effort, or unforeseen opportunities that may arise which if capitalized on would help spur ongoing redevelopment.” To these ends, the Redevelopment Program calls for the City to use tax increment financing for “assembly and site preparation of property throughout South St. Petersburg to facilitate residential and nonresidential development.”

III  Funding Source and Amount

The City of St. Petersburg may allocate funding annually from both City and Pinellas County TIF contributions to support the CRA Property Acquisition and Preparation Program. The use of Pinellas County funding to support this program will be consistent with the County’s June 2014 February 6, 2017, policy governing use of its TIF revenue. The funding amount will be determined annually and by budget amendment if necessary. City Council may appropriate funding out of a future year’s budget to pay for the costs of projects funded through this program.
Exhibit 12

Workforce Readiness and Development Program
South St. Petersburg CRA Tax Increment Financing Program

I Description and Purpose

The Workforce Readiness and Development Program provides annual funding to accredited educational and job training providers, such as Career Source, St. Petersburg College and Pinellas Technical College, to prepare CRA residents for job opportunities with emerging St. Petersburg jobs through training, education and job placement.¹

II Existing Conditions and Statement of Need

South St. Petersburg has been identified as one of Pinellas County’s five most concentrated areas of poverty, and includes families who have seen generations of poverty. The social and economic impacts of poverty were clearly inventoried in the findings of Pinellas County’s May 17, 2012, study entitled “The Economic Impact of Poverty” (Report) that identified a large area of St. Petersburg as the largest of five Poverty Zones in Pinellas County. These five “at-risk” communities accounted for approximately 45 percent of the County’s total low-income population.²

The negative effects of concentrated poverty are magnified in the South St. Petersburg CRA by the presence of four underperforming public schools based on grades given by the State of Florida Department of Education. One is John Hopkins Middle School, while the other three are elementary schools - Campbell Park, Fairmount, and Melrose. These schools received failing grades in 2014 and 2015 (see Table below). Notably, Campbell Park, Melrose and John Hopkins are located less than one-half mile from one another, and all four schools are within or near Census block groups identified as pockets of high poverty where the poverty rate within the block group exceeds 31 percent (based on 2012 American Community Survey Five-Year estimates). While some improvement was made in these elementary school through 2017, Campbell Park and Lakeview Fundamental saw their grades decline to “F” and “D” respectively.

| School Grades for Public Schools in South St. Petersburg (2008-2018) |
|--------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Elementary Schools       |       |      |      |      |      |      |      |      |      |      |      |
| Campbell Park            | B     | C    | C    | C    | D    | F    | F    | F    | C    | C    | F    |
| Fairmount Park           | B     | C    | F    | D    | D    | F    | F    | F    | D    | D    | D    |
| D. Jamerson              | A     | A    | A    | A    | A    | A    | A    | A    | B    | B    | B    |
| Lakeview Fund.           | A     | A    | A    | A    | A    | B    | A    | A    | A    | A    | A    |
| Melrose                  | C     | C    | C    | F    | F    | F    | F    | F    | C    | C    | C    |

¹ The CRA program was originally approved by City Council on February 4, 2016 (Res. 2016-47).
² The other communities are East Tarpon Springs, Clearwater’s North Greenwood, the Highpoint area west of St. Petersburg/Clearwater International Airport and north of Ulmerton Road, and the Lealman corridor.
Finally, when compared to the state average, Pinellas County has an overall lower percent of adults whose highest education level is less than high school (12% Pinellas vs. 15% Florida). However, approximately 20% of the adults living in At-Risk communities did not complete high school, indicating lower educational attainment than the general population (American Community Survey, Five-Year Estimates for 2005-2009). According to the 2011-2015 American Community Survey, nearly 23 percent of South St. Petersburg CRA residents had less than a high school education. (This percentage was substantially lower than in 2000 when over one-third of CRA residents had less than a high school education.)

III  Consistency with the South St. Petersburg Redevelopment Plan

Poverty and unemployment underpin the blighted conditions of the CRA and the Workforce Readiness and Development Program is consistent with the South St. Petersburg Community Redevelopment Plan (CRP) by implementing a “people based” economic development strategy that prepares residents of the CRA for job opportunities. The CRP notes that “these programs are necessary to ensure that the Redevelopment Plan not only revitalizes South St. Petersburg as a place but also increases the economic prospects of the people living there allowing them to remain in the neighborhood without being displaced by successful redevelopment efforts.” Ultimately, the CRP intends to avail capital through tax increment financing to providers of early childhood, work readiness and workforce development programs that will facilitate opportunities for existing and future residents of South St. Petersburg.

The CRP Action Plan calls for the City to provide funding to accredited workforce development providers such as Pinellas Technical College, St. Petersburg College and CareerSource Pinellas to “train residents of South St. Petersburg for entry into the workforce as well as later career opportunities.” The Action Plan also encourages the development of a TIF incentive program that will pay for businesses to train residents of South St. Petersburg. Finally, a high priority of the CRP is supporting and helping fund workforce readiness programs that train youth and young adults in the CRA.
Exhibit 12

Workforce Readiness and Development Program
South St. Petersburg CRA Tax Increment Financing Program

The CRP Redevelopment Program and Funding Strategy reinforces the Action Plan by emphasizing that a portion of tax increment revenue be used to “enhance the capacity of early education, work readiness and workforce development providers to improve ‘Cradle to Career’ opportunities for residents.” To that end, the CRP specifically calls for the development of an “urban apprenticeship” program that will fund the aforementioned workforce development providers to train residents of South St. Petersburg for entry into the workforce as well as later career opportunities. In addition, the Redevelopment Program understands the importance of workforce readiness for teens and young adults and proposes using TIF funding to support these efforts.

IV Funding Source

The City of St. Petersburg and Pinellas County may allocate tax increment financing revenue annually to support the workforce readiness and development efforts of accredited educational and job training entities and assist businesses and other organizations in training residents of the CRA. The funding will be allocated to eligible entities through a competitive request for proposal process in accordance with City of St. Petersburg procurement requirements.

V Program Goals and Objectives

The Workforce Readiness and Development Program is focused on linking CRA residents with job opportunities that will be created in the St. Petersburg Commerce Park as well as throughout the CRA.

1. Identify 10 (ten) St. Petersburg companies to participate in the program and pledge to give the CRA residents first priority in job opportunities with their company.
   a. The Program will work to place 20 (twenty) CRA residents in jobs offered by the ten private sector participants.

2. The Program will work with other job training providers to recruit at least 30 (thirty) CRA residents for targeted job training supported by private sector participants.

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3 In a February 9, 2017 memo, Pinellas County approved use of its South St. Petersburg TIF contributions for the Workforce Readiness and Development Program.
3. The Program will work with education providers to recruit at least 15 (fifteen) CRA residents to attend education in targeted occupations supported by the private sector participants.

4. The City will facilitate and finance the above objectives.

The Workforce Readiness and Development Program (Program) for South St. Petersburg offers CRA residents a full-range of services designed from assistance to those who are “hard-to-hire” due to incarceration, long-term unemployment or other factors to currently employed residents who are seeking economic betterment by obtaining certification and education credentials to improve their economic prospects. Ultimately, the goal of the Program is to eliminate the per capita and household income disparities that exist between South St. Petersburg and the rest of the city.

To achieve that goal, the Program proposes several initiatives. First, the Program will offer on-the-job training (OJT) subsidies that will allow employers and the City to share the cost of new hires to ensure they are provided the skills for sustainable, career-driven employment. These subsidies will be available to businesses throughout the Tampa Bay region that hire CRA residents. At the same time, the Program will offer the trainee a retention stipend after completing the training to incentivize employment stability and loyalty.

Second, the Program will fund scholarships for CRA residents to attend career-driven education and certification classes outside of employer driven training. The City will coordinate with providers to customize the curriculum for individual students.

Finally, the Program will fund the wrap-around services that CRA residents may need to take advantage of training and employment opportunities. These include transportation, child care, mentoring and coaching, and housing services. “St. Pete Works”, which was created in 2017 as a collaboration of more than a dozen service providing agencies, will be at the forefront in identifying and serving client needs.
I Description and Purpose

The Early Childhood Education Program provides funding for several initiatives through South St. Petersburg CRA to support the development of childhood learning before entering public schools. It is a cornerstone of the City’s “CRA-dle to Career” initiative to comprehensively address educational and workforce development issues through the South St. Petersburg Community Redevelopment Plan. The Program has three elements:

- **Capacity Building for Family Child Care Centers:** The City of St. Petersburg and Pinellas County will provide CRA funding to support family child care homes to improve their operations and construct capital improvements on the portions of their homes where the service is provided. Before receiving the funding, the day care providers will be required to complete a curriculum designed by the Greenhouse and Early Learning Center to improve their service delivery. More than 70 family child care homes provide education and day-care services to nearly 500 infants and toddlers throughout South St. Petersburg. The quality of their care will be a fundamental determinant of their future educational achievement and economic prospects. This care will be greatly improved through the curriculum offered by the Greenhouse and the capital improvement grants to improve the providers’ facilities.

- **Academy for Business in Child Care Development:** The City and County will provide funding to support the “Academy for Business in Child Care Development” (ABCD). The funding will support a range of activities including capital improvements to the facility, investments in equipment and software to improve business operations and scholarships to expand capacity. ABCD provides childcare entrepreneurs with the education, resources and support necessary to thrive in today’s economy. The program will be administered through the Greenhouse, which will partner with the Early Learning Coalition (ELC) to develop and deliver business training curriculum to child care center owners and directors in St. Petersburg’s Community Redevelopment Area (CRA). This training will provide the necessary tools for strengthening the financial viability, growth potential and independence of the child care centers in St. Petersburg’s CRA, in turn enhancing the center’s sustainability and increasing resources available for child development.

- **Child Day-Care Scholarships:** The City and County will fund annual scholarships for income-eligible families with an emphasis on families in need of child care to return to the workforce or to attend training. Recent estimates indicate that annual costs for child care exceed $5,000.
II Existing Conditions and Statement of Need

South St. Petersburg has been identified as one of Pinellas County’s five most concentrated areas of poverty and includes families who have seen generations of poverty. The social and economic impacts of poverty were clearly inventoried in the findings of Pinellas County’s May 17, 2012, study entitled “The Economic Impact of Poverty” (Report) that identified a large area of St. Petersburg as the largest of five Poverty Zones in Pinellas County. These five “at-risk” communities accounted for approximately 45 percent of the County’s total low-income population.1

Neighborhoods with concentrated poverty are generally lacking in factors supportive of education such as social networks, positive role models and other elements that are important for development. The Pinellas County Poverty Study notes that “these disadvantaged children have substantial gaps in knowledge and social competencies that affect readiness to learn.” This is illustrated by the underperformance of children in the “At-Risk” communities in Pinellas on the FAIR-K Test. The test is one of two Florida Kindergarten Readiness Screener measures to evaluate school readiness among kindergarteners.

Based on a 2017 school readiness survey, there are 45 child care centers in St. Petersburg, with seventeen located in the South St. Petersburg CRA. The median readiness percentage for all child care centers was 50 percent, while in the CRA the median percentage was 48 percent. (The median score for centers outside of the CRA was 57 percent.) Nine of the centers in the CRA fall in the lowest scoring 40 percent, while four CRA centers are in the highest scoring 40 percent. Over one-half of all the centers in South St. Petersburg fell in the lowest performing 40 percent.

In Pinellas County, 71% of kindergarten students were ready for school in 2011. However, only 63% of kindergarteners living within the county’s “At-Risk Zones” were ready for school during the same timeframe; specifically, only 51% of low-income kindergarteners living in these At-Risk Zones who participated in subsidized child care were ready for school (see Figure 1). The study notes that “these lower rates affect multiple outcomes for these children and serve as a predictor for detrimental outcomes, such as grade repetition and dropping out of school.”2

1 The other communities are East Tarpon Springs, Clearwater’s North Greenwood, the Highpoint area west of St. Petersburg/Clearwater International Airport and north of Ulmerton Road, and the Lealman corridor.
Educational underachievement by low-income children at an early age also creates the conditions for neither completing high school nor continuing their education beyond secondary school. According to the Poverty Study, a high school dropout earns about $7,840 less a year and $260,000 less over a lifetime than a high school graduate. In 2011, approximately 70% of high school students in the At-Risk Zones graduated with a standard high school diploma, as opposed to 81% of high school seniors throughout the rest of Pinellas County.3

Finally, when compared to the state average, Pinellas County has an overall lower percent of adults whose highest education level is less than high school (12% Pinellas vs. 15% Florida). However, approximately 20% of the adults living in At-Risk communities did not complete high school, indicating lower educational attainment than the general population (American Community Survey, Five-Year Estimates for 2005-2009). According to the 2011-2015 American Community Survey, nearly 23 percent of South St. Petersburg CRA residents had less than a high school education. (This percentage is substantially lower than in 2000 when over one-third of CRA residents had less than a high school education.)

The negative effects of concentrated poverty are magnified in the South St. Petersburg CRA by the presence of four underperforming public schools based on grades given by the Superintendent of Pinellas Schools. One is John Hopkins Middle School, while the other three are elementary schools - Campbell Park, Fairmount, and Melrose. These schools received failing grades in 2014 and 2015 (see Table below). Notably, Campbell

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Exhibit 13

Early Childhood Education Program
South St. Petersburg CRA Tax Increment Financing Program

Park, Melrose and John Hopkins are located less than one-half mile from one another, and all four schools are within or near Census block groups identified as pockets of high poverty where the poverty rate within the block group exceeds 31 percent (based on 2012 American Community Survey Five-Year estimates).

School Grades for Public Schools in South St. Petersburg (2008-2018)

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III Consistency with the South St. Petersburg Redevelopment Plan

The South St. Petersburg “CRA-dle to Career” program, the City’s first attempt to comprehensively address educational and workforce development issues through a community redevelopment plan, is consistent with the goals, objectives and strategies of the South St. Petersburg Community Redevelopment Plan (Plan). The Plan recognizes that “education and workforce development are foundational elements of any successful economic development effort. Revitalizing a place by improving the educational, income and career opportunities of its current residents is challenging because these services are provided by a wide range of public, private and non-profit agencies that target different age groups, skill and occupational types and require collaboration”.

The Redevelopment Plan also calls for utilizing a portion of the tax increment to enhance the capacity of early education, work readiness and workforce development providers to improve “CRA-dle to Career” opportunities. These programs are necessary to ensure that the Redevelopment Plan not only revitalizes South St. Petersburg as a
Exhibit 13

Early Childhood Education Program
South St. Petersburg CRA Tax Increment Financing Program

place but also increases the economic prospects of the people living there allowing them to remain in the neighborhood without being displaced by successful redevelopment efforts.

IV Funding Source and Award Amounts

The City of St. Petersburg and Pinellas County may allocate revenue annually from its TIF contributions to support the programs below.

Capacity Building for Family Child Care Homes Family child care homes may receive an award of up to $10,000 to pay for capital improvements related to upgrading the section of the house devoted to the child care business. The type and location of the capital improvements will be determined by the Pinellas County Licensing Board and/or Early Learning Coalition. The operator must complete a curriculum designed by the Greenhouse and its partners to increase the capacity of the operator and provide a pathway for expanding their business into a traditional child care center.

Academy for Business in Child Care Development. Child care centers may receive an award of up to $10,000 to fund improvements that strengthen the financial viability, growth potential and independence of the child care centers. Funding will be awarded after the center operator completes the curriculum and must be spent on improvements identified by the Greenhouse and ELC.

Child Day-Care Scholarships. Eligible families may receive up to $5,000 per year as a stipend to pay for childcare costs. Recipients will be certified by and funding disbursed through the Early Learning Coalition to the child care provider.
Exhibit 14
Youth Work Readiness and Entrepreneurship
South St. Petersburg Tax Increment Financing Program

I Description and Purpose

The Youth Work Readiness and Entrepreneurship Program will leverage the City of St. Petersburg's investments in existing programs while expanding capacity to provide workforce development and entrepreneurship opportunities for St. Petersburg’s economically challenged youth between the ages of 14 and 21 years. There will be two main components to the youth employment program: a workforce development program and an entrepreneurship program. The workforce development program will offer temporary employment opportunities for youth in economically disadvantaged families, while the entrepreneurship program will offer students the opportunity to work with local educators to learn about the product life-cycle from concept to delivery of goods or services. With the Youth Work Readiness and Entrepreneurship Program, the City will partner with the Boley Center, Pinellas County Urban League, Greenhouse, Pinellas County Schools as well as other non-profit providers and private businesses to provide hands-on training.

II Existing Conditions and Statement of Need

South St. Petersburg has been identified as one of Pinellas County’s five most concentrated areas of poverty and includes families who have seen generations of poverty. The social and economic impacts of poverty were clearly inventoried in the findings of Pinellas County’s May 17, 2012, study entitled “The Economic Impact of Poverty” (Report) that identified a large area of St. Petersburg as the largest of five Poverty Zones in Pinellas County. These five “at-risk” communities accounted for approximately 45 percent of the County’s total low-income population.¹

Neighborhoods with concentrated poverty are generally lacking in factors supportive of education such as social networks, positive role models and other elements that are important for development. The Pinellas County Poverty Study notes that “these disadvantaged children have substantial gaps in knowledge and social competencies that affect readiness to learn.” This is illustrated by the underperformance of children in the “At-Risk” communities in Pinellas on the FAIR-K Test. The test is one of two Florida Kindergarten Readiness Screener measures to evaluate school readiness among kindergarteners.

Based on a 2017 school readiness survey, there are 45 child care centers in St. Petersburg, with seventeen located in the South St. Petersburg CRA. The median

¹ The other communities are East Tarpon Springs, Clearwater’s North Greenwood, the Highpoint area west of St. Petersburg/Clearwater International Airport and north of Ulmerton Road, and the Lealman corridor.
readiness percentage for all child care centers was 50 percent, while in the CRA the median percentage was 48 percent. (The median score for centers outside of the CRA was 57 percent.) Nine of the centers in the CRA fall in the lowest scoring 40 percent, while four CRA centers are in the highest scoring 40 percent. Over one-half of all the centers in South St. Petersburg fell in the lowest performing 40 percent.

In Pinellas County, 71% of kindergarten students were ready for school in 2011. However, only 63% of kindergarteners living within the county’s “At-Risk Zones” were ready for school during the same timeframe; specifically, only 51% of low-income kindergarteners living in these At-Risk Zones who participated in subsidized child care were ready for school (see Figure 1). The study notes that “these lower rates affect multiple outcomes for these children and serve as a predictor for detrimental outcomes, such as grade repetition and dropping out of school.”

Educational underachievement by low-income children at an early age also creates the conditions for neither completing high school nor continuing their education beyond secondary school. According to the Poverty Study, a high school dropout earns about $7,840 less a year and $260,000 less over a lifetime than a high school graduate. In 2011, approximately 70% of high school students in the At-Risk Zones graduated with a standard high school diploma, as opposed to 81% of high school seniors throughout the rest of Pinellas County.

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3 Ibid, page 17.
Finally, when compared to the state average, Pinellas County has an overall lower percent of adults whose highest education level is less than high school (12% Pinellas vs. 15% Florida). However, approximately 20% of the adults living in At-Risk communities did not complete high school, indicating lower educational attainment than the general population (American Community Survey, Five-Year Estimates for 2005-2009). According to the 2011-2015 American Community Survey, nearly 23 percent of South St. Petersburg CRA residents had less than a high school education. (This percentage is substantially lower than in 2000 when over one-third of CRA residents had less than a high school education.)

The negative effects of concentrated poverty are magnified in the South St. Petersburg CRA by the presence of four underperforming public schools based on grades given by the Superintendent of Pinellas Schools. One is John Hopkins Middle School, while the other three are elementary schools - Campbell Park, Fairmount, and Melrose. These schools received failing grades in 2014 and 2015 (see Table below). Notably, Campbell Park, Melrose and John Hopkins are located less than one-half mile from one another, and all four schools are within or near Census block groups identified as pockets of high poverty where the poverty rate within the block group exceeds 31 percent (based on 2012 American Community Survey Five-Year estimates).

<table>
<thead>
<tr>
<th>School Grades for Public Schools in South St. Petersburg (2008-2018)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elementary Schools</strong></td>
</tr>
<tr>
<td>Campbell Park</td>
</tr>
<tr>
<td>Fairmount Park</td>
</tr>
<tr>
<td>D. Jamerson</td>
</tr>
<tr>
<td>Lakeview Fund.</td>
</tr>
<tr>
<td>Melrose</td>
</tr>
<tr>
<td>Sanderlin (PK-8)</td>
</tr>
<tr>
<td>Perkins</td>
</tr>
<tr>
<td><strong>Middle Schools</strong></td>
</tr>
<tr>
<td>John Hopkins</td>
</tr>
<tr>
<td>Thurgood Marshall</td>
</tr>
<tr>
<td><strong>High Schools</strong></td>
</tr>
<tr>
<td>Gibbs</td>
</tr>
<tr>
<td>Boca Ciega</td>
</tr>
<tr>
<td>Lakewood</td>
</tr>
</tbody>
</table>
III Consistency with the South St. Petersburg Redevelopment Plan

Most community revitalization plans focus on improving the economic potential of an area through “place-based investments” such as constructing streetscaping, parking garages, or public parks, to attract private investment. While these investments improve the physical landscape of an area, they don’t necessarily change its underlying socio-economic conditions.

The innovation of the South St. Petersburg Redevelopment Plan is to fund “people based” improvements to attack the root causes of generational poverty, such as educational underachievement, underemployment and lack of economic opportunity, that have plagued South St. Petersburg for decades. The Plan, through the “CRA-dle to Career” program, focuses not on one particular vulnerable age-group. Instead, it seeks positive change in the educational environment for infants, teens and young adults, acknowledging that a comprehensive and simultaneous effort to uplift infants, teens and young adults is essential for changing the future economic prospects of the youngest residents of South St. Petersburg.

The South St. Petersburg “CRA-dle to Career” program, the City’s first attempt to comprehensively address educational and workforce development issues through a community redevelopment plan, is consistent with the goals, objectives and strategies of the South St. Petersburg Community Redevelopment Plan (Plan). The Plan recognizes that “education and workforce development are foundational elements of any successful economic development effort. Revitalizing a place by improving the educational, income and career opportunities of its current residents is challenging because these services are provided by a wide range of public, private and non-profit agencies that target different age groups, skill and occupational types and require collaboration”.

The Plan calls for supplementing the City’s Summer Youth Intern Program to provide workforce readiness training skills for CRA youth ranging in age from 16 to 21 years. In addition, the Plan also calls for a workforce readiness program for CRA youth that provides “hands-on training in workplace related skill sets such as entrepreneurship, finances, team building, problem solving, critical thinking, effective business communications and professional appearance and demeanor.” Finally, the Plan calls for supplementing the Year Round After School Youth Employment Program to provide temporary employment in both public and private sector businesses for the City’s youth. The youth participants will meet specified household income guidelines and be required to remain in school. Program provides diverse opportunities to develop real vocational
skills and earn income while employed in private businesses and the public sector after-school.

IV Funding Source

The City of St. Petersburg may allocate revenue annually from City and Pinellas County TIF contributions to support the program.
The following page(s) contain the backup material for Agenda Item: A Resolution by City Council approving amendments to the South St. Petersburg Community Redevelopment Area (CRA) Grant Scoring and Evaluation System.
Please scroll down to view the backup material.
CITY COUNCIL AGENDA ITEMS CHECKLIST
(Non-Consent Agenda)

Meeting of December 6, 2018

Submitting Department: Economic and Workforce Development
Department Contact: Rick D. Smith (#7106)
Agenda Category: Report
Agenda Subject Matter: A Resolution by City Council approving amendments to the South St. Petersburg Community Redevelopment Area (CRA) Grant Scoring and Evaluation System.

APPROVALS:
Administrative: 
Budget: N/A
Legal: 

Is attached back-up material complete? Yes
ST. PETERSBURG CITY COUNCIL
Meeting of December 6, 2018

TO

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

SUBJECT

A Resolution by City Council approving amendments to the South St. Petersburg Community Redevelopment Area (CRA) Grant Scoring and Evaluation System.

RECOMMENDATION

Administration recommends City Council approve the attached Resolution.

City Administration Recommendation

City Administration recommends the following changes to the South St. Petersburg CRA Grant Scoring and Evaluation System:

- Amend the Grant Review Criteria to reflect the revisions identified in Exhibit 1 of the attached resolution;
- Maintain the Grant Review Committee structure to score Commercial Matching Grant Applications and forward recommended priority applications to City Council;
- Forward directly to City Council for review and final award the Mayor’s priority list of Commercial Revitalization Program grant applications; and
- Require City Council approval for requests for affordable housing funds at defined amounts.

Overview of CRA Scoring and Evaluation System for Grant Applications

During 2016 and 2017, City Administration and City Council developed a CRA Grant Scoring and Evaluation System designed to increase transparency and objectivity into the decision-making process for awarding CRA grant funding in the South St. Petersburg Community Redevelopment Area. The System is comprised of two parts. First, the creation of a point system to objectively evaluate and rank grant applications. Second, the establishment of a Grant Review Committee, comprised of members of City Council and the Citizen Advisory Committee for the South St. Petersburg CRA, to review and score applications.

The revisions to the System proposed below reflect comments from the community, CAC and City Council during the process as well as staff’s assessment of the first two rounds of grants. In addition, after reviewing more than seventy grant applications on August 11, 2017, the Grant Review Committee convened on August 28, 2017, for a debriefing of the grant programs, review criteria and process. Several of their suggestions are included here.
Amendments to the Grant Review Criteria

On May 18, 2017, City Council approved Resolution 2017-316 that adopted the Grant Review Criteria for the South St. Petersburg CRA. These Criteria revolve around a scoring system that weighs how well each grant application implements the South St. Petersburg Redevelopment Plan, such as corridor revitalization as well as furthering other citywide goals and policies, like eliminating nonconforming uses and code violations, improving accessibility and implementing green building initiatives.

The scoring system was first used by the Grant Review Committee (GRC) on August 11, 2017, to score 73 grant applications during the FY2017 grant cycle. The GRC priorities were forwarded to City Council, which met on September 21, 2017, and approved $444,220 in CRA funding for thirty-one commercial grant applications and $14,120 for one housing grant application.

The scoring system did improve the objectivity and transparency of the grant review process, but the awards were more concentrated along the Central Avenue corridor rather than in areas more in need. To improve greater geographical and economically equitable distribution of grant awards within the CRA, City Administration is proposing a series of revisions to the scoring system which include:

- Providing points for projects that repair/replace major building systems that extend the life of structures
- Including points for applicants attending Greenhouse classes
- Giving points for first-time applicants
- Subtracting points for incomplete applications at deadline
- Reducing points for applicants with extensive capital investment in the CRA over the last five years
- Limiting the number of priority commercial corridors for which points are awarded
- Awarding points for existing or proposed “Grow Smarter” uses

The complete set of revisions can be found in underline/strikethrough format in Exhibit 1 to the attached resolution. Administration also recommends that future revisions to the scoring system can also be approved by the Grant Review Committee without requiring action by City Council.

Revisions to the Grant Review Committee and Grant Approval Process

On May 18, 2017, City Council approved Resolution 2017-316, which among other items established the South St. Petersburg CRA Grant Review Committee (GRC), comprised of three City Council members from Districts 5, 6 and 7, as well as four members of the Citizen Advisory Committee for the South St. Petersburg CRA. The GRC was charged with reviewing all commercial (CRA) grant applications (Commercial Site Improvement Grant, Commercial Building Interior and Tenant Improvement Grant and the Commercial Revitalization Program) as
well as housing grant applications. The GRC then would prioritize the grant applications based on either the Grant Review Criteria scoring system or an evaluation and ranking of applications based on their strengths and weaknesses. The latter method was used for the Commercial Revitalization Program and involved the Mayor submitting his recommended priorities to the GRC. The GRC’s final recommendations were then forwarded to City Council for approval.

The Grant Review Committee structure has worked very well in reviewing and scoring the approximately seventy applications in FY2017 to the Commercial Site Improvement and Commercial Building Interior and Tenant Improvement grant programs (collectively known as the “Commercial Matching Grant” program). The Commercial Matching Grant applications are much greater in the number than applications submitted for the Commercial Revitalization Program (5) and housing grant program (1), take longer to process for ultimate award, and require a more quantitative approach to prioritize between the many applications. Consequently, City Administration is proposing no changes to the review and approval process for the Commercial Matching Grant program applications.

City Administration is proposing changes to the review and approval process for the Commercial Revitalization Program (CRP) and for the proposed CRA affordable housing programs that have been submitted for City Council action. First, CRP applications can be more expeditiously reviewed and prioritized because they are fewer in number due to the higher minimum capital investment threshold required to apply than for the Commercial Matching Grants. (Review of CRP applications involves an assessment of their strengths and weaknesses by City staff, who can meet whenever convenient, which are then forwarded to the to the Mayor for his final ranking.) In the FY2017 grant cycle, when CRP applications were prioritized by the Mayor and forwarded to the GRC for recommendation, it took three months from the date of the application deadline for CRP awards to be approved by City Council. City Administration is recommending that CRP applications be forwarded directly to City Council for action after the Mayor makes his ranking. This process, without the additional step of the GRC’s review, would save four to six weeks in processing applications.

In addition, City Administration is proposing to remove the GRC from review of all housing grant awards under the proposed CRA affordable housing programs. In the FY2016 and FY2017 grant cycles, all CRA grant applications, including housing, were solicited by a notice of funding availability with a deadline for submission. This approach, leading only to five CRA housing grant applications being submitted of the approximately 140 total applications during both grant cycles, was clearly unsuccessful.

To expand the scope and scale of the CRA’s affordable housing initiative, City Administration is proposing to market the CRA housing programs year-round and accept applications on a “first come, first served” basis. This will make CRA funding more available as housing opportunities in South St. Petersburg arise. Maintaining the GRC’s role under this approach is not practical because it would need to meet many times during the year to make recommendations on applications. As an alternative, City Administration proposes that housing grants exceeding
certain funding thresholds be submitted to City Council for approval. This approach will allow more efficient processing but also maintain transparency and scrutiny in the use of public funds that City Council required.

RECOMMENDATION

Administration recommends City Council approve the attached Resolution.

Attachments: Resolution with Exhibit 1
A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG APPROVING AMENDMENTS TO THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (CRA) GRANT SCORING AND EVALUATION SYSTEM AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved Resolution No. 2013-247, on June 20, 2013, which made a finding of necessity identifying the South St. Petersburg Community Redevelopment Area (CRA) as blighted, pursuant to Florida’s Community Redevelopment Act of 1969 (Chapter 163, Part III);

WHEREAS, on October 3, 2013, the Pinellas County Board of County Commissioners (BCC) accepted the City’s findings of necessity pursuant to Resolution No. 13-186, and on June 9, 2014, approved Resolution 14-43, which delegated certain powers to the City Council of the City of St. Petersburg in order to carry out certain redevelopment functions within the South St. Petersburg Community Redevelopment Area, as defined therein (CRA);

WHEREAS, pursuant to City of St. Petersburg Resolution No. 2014-296, the City Council accepted such redevelopment powers on July 10, 2014;

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48) and delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA;

WHEREAS, a major strategy of the South St. Petersburg Plan is to direct the vast majority of revenues generated from the South St. Petersburg tax increment financing district to provide direct assistance for private investment in residential and non-residential redevelopment in the form of grants, loans, property tax abatements or other vehicles that help leverage capital from diverse sources;

WHEREAS, the South St. Petersburg Plan also envisions providing funding assistance to governmental and non-profit entities that provide array of services supporting the
intent of the redevelopment plan, including marketing and promotion, business assistance and loans, workforce development and job readiness;

WHEREAS, at its August 11, 2016, public meeting the City Council of the City of St. Petersburg requested a more transparent review process for grant awards funded from the South St. Petersburg CRA redevelopment trust fund;

WHEREAS, at its May 18, 2017, meeting the St. Petersburg City Council approved Resolution 2017-316, which approved 1) establishing the South St. Petersburg CRA Grant Review Committee (GRC) to be comprised of three members of City Council (Districts 5, 6, and 7) and four members of the Citizen Advisory Committee for the South St. Petersburg CRA; 2) authorizing the St. Petersburg City Council Chair to appoint as an alternate any City Councilmember to the GRC in the event that a Councilmember from Districts 5, 6, and 7 is unable to attend the GRC meeting; 3) enabling the GRC to make recommendations on awards of CRA grant funding to the St. Petersburg City Council, which shall have final approval on the awards; and 4) creating the South St. Petersburg CRA Grant Scoring and Evaluation System;

WHEREAS, the South St. Petersburg Grant Review Committee met on August 11, 2017, when it scored 73 grant applications utilizing CRA Grant Scoring and Evaluation System and prioritized five applications to the Commercial Revitalization Program and forwarded the results to City Council for final approval;

WHEREAS, members of the South St. Petersburg Grant Review Committee met on August 29, 2017, for a debriefing on the CRA grant program and processes and made recommendations on how to improve them;

WHEREAS, City Council met on September 21, 2017, and approved $444,220 in CRA funding for thirty-one commercial matching grant applications, $14,120 for one housing grant application and $200,000 in CRA and general funds for four Commercial Revitalization Program applications;

WHEREAS, City Administration has proposed revisions to the South St. Petersburg CRA Grant Scoring and Evaluation System to ensure a greater geographical and economically equitable distribution of grant awards within the CRA;

WHEREAS, City Administration’s efforts in the South St. Petersburg CRA to stimulate investment in affordable housing have not been successful under the grant cycle process in FY2016 and FY2017, when only two housing projects were awarded funding, and now intends to dedicate CRA funding to affordable housing throughout the year to respond to opportunities as they may arise;

WHEREAS, requiring affordable CRA housing grant applications to await evaluation by the South St. Petersburg Grant Review Committee, which meets irregularly, may limit the City’s effectiveness in attracting participation in the CRA grant program;
WHEREAS, applications to the South St. Petersburg CRA Commercial
Revitalization Program are fewer in number and can be processed more efficiently than the
other CRA commercial grant programs;

WHEREAS, on November 6, 2018, the Citizen Advisory Committee for the South
St. Petersburg Community Redevelopment Area recommended that the Community
Redevelopment Agency and St. Petersburg City Council approve the proposed revisions to the
South St. Petersburg CRA Grant Scoring and Evaluation System as well as the approval process
for the CRA affordable housing programs and the Commercial Revitalization Program; and

WHEREAS, on December 6, 2018, the St. Petersburg Community Redevelopment
Agency recommended that St. Petersburg City Council approve the proposed revisions to the
South St. Petersburg CRA Grant Scoring and Evaluation System as well as the approval process
for the CRA affordable housing programs and the Commercial Revitalization Program.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council does
hereby approve the proposed revisions to the South St. Petersburg CRA Grant Scoring and
Evaluation System as well as the approval process for the CRA affordable housing programs and
the Commercial Revitalization Program.

This resolution shall become effective immediately upon its adoption.

Passed by St. Petersburg City Council in regular session on the 6th day of December,
2018.

APPROVED AS TO FORM AND CONTENT:  APPROVED BY:

City Attorney (Designee)  Alan Deisie
City Development Administration
Exhibit 1

CRA Grant Scoring and Evaluation System
South St. Petersburg Community Redevelopment Area
## Application Summary

### 2018/19 CRA #

<table>
<thead>
<tr>
<th>2018/19 CRA #</th>
<th>Address</th>
<th>Map #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Site Improvement Grant</td>
<td>Commercial Building Interior and Ti Grant</td>
<td></td>
</tr>
</tbody>
</table>

### Zoning:

- Source of Funds: City TIF Only

### Current Property Use:

- Proposed Use:

### Grant Fund Request:

- Total Project Costs:

### Maximum Grant Allowed:

- Eligible Project Costs

### Project Eligible? Priority Corridor? Site Inspection

### Project Description and Budget
Program provides matching grants to commercial property owners for interior upgrades with a focus on projects that remedy degraded building systems and extend the economic viability of the building.

<table>
<thead>
<tr>
<th>Eligible Improvements</th>
<th>Ineligible Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment, mechanicals and HVAC systems</td>
<td>Permitting and development review fees</td>
</tr>
<tr>
<td>Structure stabilization (repair/replacement of foundations, footers, load bearing walls, roofing systems)</td>
<td>Work performed by an unlicensed contractor</td>
</tr>
<tr>
<td>Room/space reconfiguration, wall relocations</td>
<td>Improvements performed prior to approval of the TIF application</td>
</tr>
<tr>
<td>Plumbing and electrical</td>
<td>Any exterior work not made necessary by interior improvements (i.e., windows, air handlers, roofing systems)</td>
</tr>
<tr>
<td>Energy efficiency improvements (window upgrades, insulation, hot water heater, HVAC systems)</td>
<td>Routine maintenance</td>
</tr>
<tr>
<td>Electronic security systems</td>
<td>Improvements in progress or completed prior to preliminary approval</td>
</tr>
<tr>
<td>Architectural and engineering fees (not to exceed 10% of total funding request)</td>
<td>Painting when not associated with other improvements</td>
</tr>
<tr>
<td>New building construction (additions to existing structures are permitted)</td>
<td>Improvements to any residences, including those in mixed-use projects. (Commercial space associated with mixed use projects is eligible for funding)</td>
</tr>
<tr>
<td>Improvements to buildings constructed within the last 5 years</td>
<td></td>
</tr>
</tbody>
</table>

File Number: Page 2
Commercial Matching Grant Program
South St. Petersburg CRA Scoring and Evaluation System

### Commercial Site Improvement Grant Program

**Description and Allowed Improvements**

The program provides matching grants to commercial property owners that upgrade their building façades, landscaping, lighting, loading and service areas and other features of their sites visible from the public right-of-way.

<table>
<thead>
<tr>
<th>Eligible Improvements</th>
<th>Ineligible Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior painting, re-siding, and/or cleaning</td>
<td>Installation of aluminum or vinyl siding</td>
</tr>
<tr>
<td>Masonry repairs</td>
<td>Work performed by an unlicensed contractor</td>
</tr>
<tr>
<td>Removal of architecturally inappropriate or incompatible exterior finishes and materials</td>
<td>Permitting and development review fees</td>
</tr>
<tr>
<td>Restoration of significant architectural details or removal of materials that cover said architectural details</td>
<td>Improvements performed prior to approval of the TIF application</td>
</tr>
<tr>
<td>Landscaping, fencing and buffer walls</td>
<td>New building construction</td>
</tr>
<tr>
<td>Construction of pedestrian and bicycle amenities such as benches, shelters, bike racks and bike lockers.</td>
<td>Reducing or enclosing existing storefront windows</td>
</tr>
<tr>
<td>Installation or repair of exterior signage, including wall, window, hanging, and monument signs advertising the business name and identity</td>
<td>Improvements to buildings constructed within the last 5 years</td>
</tr>
<tr>
<td>Awnings and canopies installation or repair</td>
<td>Equipment, mechanical and HVAC systems</td>
</tr>
<tr>
<td>Doors and windows</td>
<td>Minor roof repairs (other than those directly attached to a new or renovated façade)</td>
</tr>
<tr>
<td>Roof repairs that attach to a new or renovated façade</td>
<td>Security systems (including metal roll down gates, window bars, cameras)</td>
</tr>
<tr>
<td>Exterior lighting</td>
<td>Any interior work</td>
</tr>
<tr>
<td>Demolition of obsolete structures</td>
<td>Any improvements not visible from the public right-of-way</td>
</tr>
<tr>
<td>Window and cornice flashing and repair</td>
<td>Improvements in progress or completed prior to preliminary approval</td>
</tr>
<tr>
<td>Architectural and engineering fees (not to exceed 10% of total funding request)</td>
<td>Routine maintenance improvements to buildings solely used for residences</td>
</tr>
</tbody>
</table>
# Applicant Summary

<table>
<thead>
<tr>
<th>Grant Program</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td></td>
</tr>
<tr>
<td>Physical Address</td>
<td></td>
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<tr>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>Email Address</td>
<td></td>
</tr>
<tr>
<td>Property Owner (if different from Applicant)</td>
<td></td>
</tr>
<tr>
<td>Physical Address</td>
<td></td>
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<tr>
<td>Phone</td>
<td></td>
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<tr>
<td>Email</td>
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</tbody>
</table>

# Total Application Score (from page 9)

<table>
<thead>
<tr>
<th>Grant Review Committee Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
</tr>
<tr>
<td>Signature</td>
</tr>
</tbody>
</table>
### Evaluation Criteria

<table>
<thead>
<tr>
<th>Aesthetics, Blight Removal &amp; Code Compliance</th>
<th>Max Score</th>
<th>Project Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project involves both improvements to site, such as landscaping, parking and lighting as well as to principal building.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Project will provide improvements on street-facing elevation of building. These can include storefront windows, painting, lighting, doors, etc.</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Project will remedy building and/or fire code violations identified by City’s Codes Compliance Department and Fire Department.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Project will rehabilitate and return to service structure(s) deemed vacant and boarded by Codes Compliance Dept.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Replaces nonconforming/ grandfathered use with one permitted by City ordinances.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Proposed work will involve updating/upgrading electrical equipment, including new service box.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Proposed work will replace Heating, Ventilation and Air Conditioning (HVAC) equipment. (Add 5 points for replacing ductwork)</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Proposed work will involve replacement of plumbing fixtures and lines.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Proposed work will involve structural stabilization and/or repairs to walls, foundations, or roof structure (including complete roof replacement – no roof-overs).</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Project will improve handicapped accessibility by adding ramp, widening entrances, and/or providing an enhanced parking space (resurfacing and striping, landscaping, or relocation).</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Proposed work is on the historic features of a locally designated historic landmark.</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>If parking lot only, project meets or exceeds City LDRs for landscaping, drive aisle widths, stormwater retention, etc. City zoning staff will provide a letter confirming proposal meets or exceeds.</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>
**Commercial Matching Grant Program**  
**South St. Petersburg CRA Scoring and Evaluation System**

<table>
<thead>
<tr>
<th>Evaluation Criteria</th>
<th>Max Score</th>
<th>Project Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant has taken at least one class at the City’s Greenhouse, <em>not including CRA grant workshop, since 2017.</em> (For applications with more than one applicant, only the attendance of one shall count toward this criterion.)</td>
<td></td>
<td>5 per class</td>
</tr>
<tr>
<td>Applicant(s) has used a contractor certified with the City’s Small Business Enterprise program for the grant application’s construction estimates.</td>
<td></td>
<td>5</td>
</tr>
</tbody>
</table>

**Preliminary Score**  
**+ Committee Member Score**  
**= Category Total**
### Local Investment and Financial Character

<table>
<thead>
<tr>
<th>Description</th>
<th>Score Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extent of prior private investment by applicant in South St. Petersburg CRA within the last 5 years without City assistance. Includes investment in construction and construction equipment, which must be documented with submission of invoices and receipts and construction value information from Construction Services.</td>
<td>53 to 210</td>
</tr>
<tr>
<td>$10,000 to $25,000 – 53 points</td>
<td></td>
</tr>
<tr>
<td>$25,00 to $50,000 – 45 points</td>
<td></td>
</tr>
<tr>
<td>$50,00 to $75,000 – 47 points</td>
<td></td>
</tr>
<tr>
<td>+$75,000 – 210 points</td>
<td></td>
</tr>
<tr>
<td>Applicant has not been awarded CRA grant funding in the prior two grant cycles in 2016 and 2017.</td>
<td>10</td>
</tr>
<tr>
<td>Applicant is submitting only one commercial matching grant application during FY2018/19 grant cycle.</td>
<td>10</td>
</tr>
<tr>
<td>Applicant failed to submit a complete application at the application deadline.</td>
<td>-15</td>
</tr>
<tr>
<td>Applicant(s) has code enforcement liens on property subject to grant in excess of $2,500.</td>
<td>-10 to 0</td>
</tr>
<tr>
<td>Applicant(s) has special assessment liens on property subject to grant over $500.</td>
<td>-10 to 0</td>
</tr>
<tr>
<td>Applicant(s) has mortgage payments three months in arrears on property subject to grant.</td>
<td>-10 to 0</td>
</tr>
<tr>
<td>Applicant(s) has unpaid property taxes on property subject to grant.</td>
<td>-10 to 0</td>
</tr>
<tr>
<td>Applicant(s) has unpaid property insurance on property subject to grant.</td>
<td>-10 to 0</td>
</tr>
</tbody>
</table>

**Preliminary Score**

+ Committee Member Score

= Category Total
## Project Location

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>Dr. Martin Luther King, Jr. St. South</td>
</tr>
<tr>
<td>15</td>
<td>16th Street South</td>
</tr>
<tr>
<td>10</td>
<td>49th Street (Gulfport to CRA north boundary)</td>
</tr>
<tr>
<td>10</td>
<td>Central Avenue (including the First Avenues)</td>
</tr>
<tr>
<td>10</td>
<td>5th Avenue South (east of 34th Street South)</td>
</tr>
<tr>
<td>10</td>
<td>18th Avenue South (east of 34th Street South)</td>
</tr>
<tr>
<td>10</td>
<td>34th Street South</td>
</tr>
<tr>
<td>up to 30</td>
<td>Project is located along a Priority Commercial Corridor selected by the CAC for the given grant cycle. For the FY2017/FY2018/19 grant cycle, the “Priority Commercial Corridors” eligible for designation as “Priority” are.</td>
</tr>
</tbody>
</table>

In years when multiple commercial corridors are identified as priorities, they will be ranked and scored as follows: First = 30 points; Second = 15 points; and Third = 5 points.

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Project will revitalize a property identified as an actual source of contamination by the City’s Brownfields Assessment Grant survey that will be conducted in the CRA through 2020.</td>
</tr>
<tr>
<td>45</td>
<td>Project is located within Deuces Live or Grand Central Florida Main Street Districts.</td>
</tr>
<tr>
<td>105</td>
<td>Project is located on same block and/or block face as a project completed since July-December 2016 or with an approved building permit, both in excess of $10,000.</td>
</tr>
<tr>
<td>105</td>
<td>Project is located at the intersection of arterial and/or collector roadways as identified by the City’s Official Street map.</td>
</tr>
</tbody>
</table>

### Preliminary Score

### + Committee Member Score

### = Category Total
<table>
<thead>
<tr>
<th>Sustainability and Green Building Practices</th>
<th>15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project has had a free energy assessment from Duke Energy and will implement at least one recommendation.</td>
<td>5</td>
</tr>
<tr>
<td>Project will incorporate energy efficient practices including energy efficient interior and exterior lighting where applicable.</td>
<td>5</td>
</tr>
<tr>
<td>Project will use water conservation programs and practices like low flow toilets/fixtures, free water-efficient spray valves for restaurants, and other high efficiency appliances such as Energy Star.</td>
<td>5</td>
</tr>
<tr>
<td>Preliminary Score</td>
<td></td>
</tr>
<tr>
<td>+ Committee Member Score</td>
<td></td>
</tr>
<tr>
<td>= Category Total</td>
<td></td>
</tr>
</tbody>
</table>
## Project Use

<table>
<thead>
<tr>
<th>Project Use</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project will add new commercial or industrial space, either through a change of use or a new addition</td>
<td></td>
</tr>
<tr>
<td>Up to 2,500 SF – 5 points</td>
<td>10</td>
</tr>
<tr>
<td>2,500 to 5,000 SF - 7</td>
<td></td>
</tr>
<tr>
<td>&gt;5,000 SF – 10 points</td>
<td></td>
</tr>
<tr>
<td>Project will enable shared parking facilities along a Primary Commercial Corridor in the CRA. (Allows other employees or customers to park.)</td>
<td>10</td>
</tr>
<tr>
<td>Project will renovate a “non-chain” commercial use for which there are no other establishments in Pinellas County.</td>
<td>10</td>
</tr>
<tr>
<td>Project will continue or allow occupancy of a building by a targeted industry user identified in the Grow Smarter Strategy. These industries are Financial Services, Specialized Manufacturing, Marine and Life Sciences, Data Analytics, and Creative Arts and Design. (Occupancy must be confirmed by a lease with an existing tenant or a lease agreement with a proposed tenant. Staff will utilize the NAICS classification system to determine Grow Smarter uses)</td>
<td>10</td>
</tr>
<tr>
<td>Project will enable a nonconforming use to continue.</td>
<td>-20 to 0</td>
</tr>
<tr>
<td>Project will enable a grandfathered use to continue.</td>
<td>-5 to 0</td>
</tr>
<tr>
<td>Project will adaptively reuse/redevelop old motel complexes in the CRA.</td>
<td>10</td>
</tr>
<tr>
<td>Applicant(s) is an owner-occupied business that has been in business within the CRA for two or more years as of July 19, February 1, 2019.</td>
<td>15</td>
</tr>
<tr>
<td>Applicant(s) has been in business at current location for two or more years as of July 19, February 1, 2019.</td>
<td>10</td>
</tr>
<tr>
<td>Applicant(s) will provide a social service(s) to the CRA such as child care, early childhood education, and workforce development.</td>
<td>105</td>
</tr>
</tbody>
</table>
Project is for a building that serves as a live-work space in a mixed use district, where the funding for the work space cannot be clearly differentiated from the rest of the building.

Request is for work on a new building or a building that has been expanded or substantially renovated since July 2013. “Expanded” means a project that increased the square footage of a building by 1,000 SF or more. “Substantially renovated” means the total value for all permits issued since 2013 equals or exceeds 50 percent of the 2018 improvement value as defined by the Pinellas County Property Appraiser’s Office.

<table>
<thead>
<tr>
<th>Preliminary Score</th>
<th>+ Committee Member Score</th>
<th>= Category Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Application Point Totals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Aesthetics, Blight Removal &amp; Code Compliance</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Local Investment and Financial Character</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Location</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sustainability and Green Building Practices</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Project Use</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Application Score</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The following page(s) contain the backup material for Agenda Item: A Resolution by City Council approving the FY2018/FY2019 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area.
Please scroll down to view the backup material.
ST. PETERSBURG CITY COUNCIL

November 30, 2018

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

FROM 
Rick D. Smith, Economic and Workforce Development, Ext. 7106

SUBJECT 
Addrs/Deletes for December 6, 2018 Replacing a Resolution by City Council approving the FY2018/FY2019 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area.

RECOMMENDATION 
Administration recommends City Council approve the attached Resolution.

OVERVIEW

On November 21, 2018, City staff submitted a City Council agenda report and resolution for the FY2018/2019 budget for the South St. Petersburg CRA Redevelopment Trust Fund to be heard at the December 6, 2018, public meeting. During the signature routing process, the Community Redevelopment Agency resolution was mistakenly attached to the City Council report. The correct Resolution along with the original staff report are attached to this memorandum.

RECOMMENDATION

Administration recommends City Council approve the attached Resolution.

Attachment: Staff Report and Resolution with Exhibit 1.
ST. PETERSBURG CITY COUNCIL  
Meeting of December 6, 2018

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

SUBJECT  
A Resolution by City Council approving the FY2018/2019 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area (CRA).

RECOMMENDATION  
Administration recommends City Council approve the attached Resolution.

Overview of Recommended Actions on CRA Budget

City Council APPROVE the following actions regarding the FY2018/FY2019 budget for the South St. Petersburg CRA Redevelopment Trust Fund:

1) Allocate approximately $5,486,780 in TIF revenue in the FY2018/FY2019 budget for the Redevelopment Trust Fund of the South St. Petersburg CRA according to the following percentage allocations:

   Education and Job Readiness (16067)  31.9%
   Business Development/Workforce Development (15381)  31.9%
   Housing and Neighborhood Revitalization (15382)  31.9%
   CRA Communications Plan, Operating and Evaluating (TBD)  4.3%

2) Expend up to $150,000 in City of St. Petersburg and Pinellas County TIF contributions to fund a South St. Petersburg CRA Economic Impact Study.

3) Expend up to $47,500 to fund a staff position and training, education and certification for existing and proposed staff for the South St. Petersburg CRA.

4) Appropriate up to $40,800 to fund CRA Community Outreach and Communications to inform CRA residents and businesses of funding opportunities.

5) Reallocate approximately $113,946 in surplus funding from the Business/Workforce Development Project (15381) for use in the FY2018/2019 budget.

Background on the South St. Petersburg CRA

On May 21, 2015, St. Petersburg City Council adopted a Community Redevelopment Plan (Plan) for the South St. Petersburg Community Redevelopment Area (CRA) that also established a tax increment financing district for the entire 7.4-sq.mi. South St. Petersburg CRA (Ord. #169-H).
Tax increment financing (TIF) directs a percentage of future increases in St. Petersburg and Pinellas County property tax revenues generated within a TIF district are deposited into a special redevelopment trust fund. This increased revenue, known as the "increment", is then used to fund eligible redevelopment projects within the boundaries of the TIF district. The trust fund provides a sustainable source of revenue for revitalization programs identified in the South St. Petersburg Plan.

Generally, each fiscal year, the Community Redevelopment Agency (Agency) will recommend and City Council will approve a budget for the South St. Petersburg CRA Redevelopment Trust fund allocating the anticipated TIF contributions from the City of St. Petersburg and Pinellas County. However, for this budget cycle, City Administration has proposed a consolidated FY2018/FY2019 budget that will have approximately $5.5 million to reinvest in South St. Petersburg. This approach was devised for several reasons including:

- Utilize input from a CRA community summit in June to base combined budget priorities.
- Provide time to develop a comprehensive marketing and communication strategy for the FY2018 and FY2019 budget roll-out.
- Enable the City to develop a more effective affordable housing approach in the CRA with Housing and Community Development Department and private developers.
- Avoid potential Legislative impacts on the FY2018/FY2019 CRA budget by enabling the City to lock-in funding for various projects and programs prior to the 2019 session.

Based on the increase in property values in the South St. Petersburg CRA since its establishment in 2015, the TIF district yielded $2,102,046 million in revenue for FY2018 and with a projected amount of $3,270,788 in FY2019. (The final amount will be determined after the final tax roll in March 2019.) For both fiscal years, the City was responsible for an estimated payment of $3,139,531 to the trust fund, while the County contributed approximately $2,233,303. Another $113,946 in unexpended funding from the FY2017 budget is also available for investment.

**Proposed City Administration Recommendations on FY2018/2019 CRA Budget**

1. **Proposed Allocation between Major CRA Budget Categories**

City Council is being asked to approve percentage allocations of City and County TIF contributions into three budget categories identified in the South St. Petersburg Plan based on annual priorities identified by Administration and the South St. Petersburg Citizen Advisory Committee (CAC). These three budget categories are

- Business Development
- Housing and Neighborhood Revitalization
Education, Job Readiness and Workforce Development

City Administration is recommending that City Council balance its investment among the three budget categories as depicted in Table 1 below. The percentage allocations will allow the City to expand its "CRA-dle to Career" initiative to fund early childhood education and teen job readiness programs, while also expanding the capacity of the CRA to provide affordable housing through single-family and multifamily housing construction and renovation. On the latter point, the CRA housing programs have funded only two multifamily projects since the inception of the Redevelopment Plan in 2015, which is only 2.2% of total CRA funds expended. City Council and City Administration priorities identified over the last year call for more significant investment in housing, and Administration’s recommendation for $1.75 million in affordable housing funding is commensurate with the demand and capability of staff to handle the increased demand. Finally, as will be described in the sections below, City Administration is seeking funding for "CRA Communications, Operations and Evaluation" budget category to implement the priorities of the South St. Petersburg Community Redevelopment Plan.

<table>
<thead>
<tr>
<th>Budget Category</th>
<th>Total $</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education, Job Readiness &amp; Workforce Development</td>
<td>$1,749,493</td>
<td>31.9%</td>
</tr>
<tr>
<td>Business &amp; Commercial Development</td>
<td>$1,749,493</td>
<td>31.9%</td>
</tr>
<tr>
<td>Housing &amp; Neighborhood Revitalization</td>
<td>$1,749,493</td>
<td>31.9%</td>
</tr>
<tr>
<td>CRA Communications, Operations &amp; Evaluation</td>
<td>$238,300</td>
<td>4.3%</td>
</tr>
<tr>
<td><strong>Total CRA Budget</strong></td>
<td><strong>$5,486,780</strong></td>
<td></td>
</tr>
</tbody>
</table>

The various TIF programs that have been approved by City Council to implement the South St. Petersburg Redevelopment Plan will be included in one or more of these budget categories (Exhibit 1 of the attached resolution depicts how the budgeted funds in Table 1 will be distributed). Administration will then allocate the available revenue for, say, Business Development to the TIF programs associated with it as demand warrants. If during the fiscal year, demand is greater for TIF programs in Business Development than in Housing and Neighborhood Revitalization, Administration will request City Council to approve a formal amendment changing the revenue allocations between the two budget categories.

2. Appropriation for a South St. Petersburg CRA Economic Impact Survey

City Administration is recommending that City Council appropriate $150,000 from the FY2018/19 South St. Petersburg CRA budget to fund a socioeconomic impact study for the area. The study will gather baseline demographic, economic and social data on CRA households through scientifically valid methods to provide an accurate picture of the conditions facing the community. The U.S. Census Bureau’s American Community Survey,
which is the most comprehensive and readily available source of information on these topics, is inadequate for analyzing trends in smaller geographic areas like the CRA making it difficult for the City to assess the impact of its anti-poverty programs. Pinellas County has approved Administration’s request to use County TIF contributions to share equally in the costs of this study, which will be performed by an entity selected through a competitive RFP process to be launched in early 2019. The City intends to conduct these surveys every 3-to-4 years over the life of the CRA.

3. Funding of CRA Staff Position and Training

City Administration is proposing to fund one staff position from FY2019 TIF revenue at a cost of approximately $37,500 in salary and benefits for the remainder of the fiscal year. Administration expects to fill the position by March 1, 2019. In addition, Administration is proposing $10,000 in TIF funding be used to fund training, certification and education for two current staff members and one proposed staff position whose duties are focused on the CRA. The combined costs of salary, benefits and training represent 1.6% of the FY2019 TIF revenue from the South St. Petersburg CRA Redevelopment Trust Fund. On November 6, 2018, the Citizen Advisory Committee (CAC) for the South St. Petersburg CRA unanimously supported the use of tax increment financing to fund staff positions that support the initiatives.

The new CRA-funded position (Economic Development Coordinator) would administer the South St. Petersburg Community Redevelopment Plan. Duties would include

- amending and creating TIF programs to implement the CRP strategy;
- preparing annual reports and gathering relevant data commensurate to its preparation;
- monitoring and reporting on existing City TIF programs in South St. Petersburg;
- providing administrative and technical support to the Citizen Advisory Committee for the South St. Petersburg CRA;
- coordinating with pertinent departments in the City in carrying out the activities of the Redevelopment Plan, including Housing, Marketing, Urban Affairs, Planning and Development Services, etc.; and
- providing substantial public outreach to promote the programs and inform the community about the initiative.

The redevelopment strategy for the South St. Petersburg Plan is a “three-legged stool” with affordable housing, commercial corridor revitalization and workforce development and education functioning as the three legs. These programs are labor-intensive to administer and are funded with tax increment financing (TIF). In the first two fiscal years of the Plan, the City has been able to roll out the commercial corridor and workforce development programs with just two full-time equivalent positions. Fortunately, the TIF revenue in the
South St. Petersburg CRA has grown rapidly – from approximately $467,000 in FY2016 to nearly $3.3 million in FY2019, which will allow the City to expand its programs and invest more aggressively in the wide range of initiatives called for in the Plan, including affordable housing and early childhood education. In fact, Administration has proposed - and the CAC has recommended approval of - six new programs to support these activities, programs that City Council will be requested to approve on December 6, 2018. These are:

- Affordable Housing Redevelopment Program
- Affordable Single-Family Façade Improvement Grant
- Affordable Single-Family Homeownership
- Redevelopment Microloan Program
- Early Childhood Education
- Teen Job Readiness and Entrepreneurial Development

In addition, the CAC has recommended approval of amendments to eight others to expand their reach into the CRA. These will also be taken up by City Council and are

- Affordable Multifamily Housing Development Program
- Affordable Residential Property Improvement Grant Program
- Paint Your Heart Out
- Commercial Site Improvement Grant
- Commercial Building Interior and Tenant Improvement Grant
- Commercial Revitalization Program
- Property Acquisition and Site Improvement Grant Program
- Workforce Readiness and Development Program

The proposed and amended fourteen CRA programs will require close coordination with the following departments and divisions that also have other citywide priorities to implement: Economic and Workforce Development, The Greenhouse, Urban Affairs, Planning and Development Services, Construction Services, Education and Community Engagement, and Housing and Community Development. Over time as the TIF revenue grows, this will require additional staffing and support in the Economic and Workforce Development Department and/or identifying opportunities to outsource and fund CRA functions that can be administered through other departments such as Housing and Community Development and the Planning and Development Services Department.

Using tax increment financing (TIF) revenue from the South St. Petersburg Redevelopment Trust Fund to fund new CRA positions is permissible under Florida Statute as well as allowed
by Pinellas County rules governing use of its TIF revenue. Administrative and operational costs beyond salaries and benefits are also permissible under Florida Statute.¹

The CRA programs of several Florida communities were surveyed, including Tampa, Orlando, Miami and Fort Lauderdale, and most utilized TIF to augment their operational budgets. Administrative and operational costs typically represented between 4 percent and 6 percent of the total TIF budget of a CRA. Where salary costs were clearly identified in the CRA budget or annual report, they generally were 3 percent to 5 percent of TIF revenue.

4. Appropriations for CRA Communications and Operations

City Administration is requesting $40,800 to pay for CRA communications and administrative costs associated with notification of property owners of CRA programs as well as administrative costs related to preparing review of grant applications. This will include costs associated with marketing the CRA to property owners and business owners including handouts, ads to the Weekly Challenger and St. Pete Bulletin, signage promoting projects receiving CRA funding and other marketing collateral.

5. Carryover Surplus Funds from Business/Workforce Development Project (15381)

City Administration is recommending City Council rescind approximately $113,946 in unspent funding on projects from the Business/Workforce Development Project (15381) and re-appropriate for use in the FY2018/2019 budget. This includes surplus funding for grant-funded projects that came in under budget as well as those that did turned down the award. In addition, it includes appropriated but unspent funding for a Redevelopment Loan Program and an Emergency Grant Program.

Recommendation

Administration recommends City Council approve the attached Resolution.

Attachments: Budget Resolution with Exhibit 1 - FY2018/FY2019 Budget for the South St. Petersburg Redevelopment Trust Fund

¹ See Sections 163.356(3)(d) and 163.387(6) of Florida Statutes regarding “administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan” as well as Pinellas County administrative policy for “CRA personnel (February 6, 2017).
NO. 2018 - ____

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG APPROVING THE FY 2018/FY 2019 BUDGET FOR THE REDEVELOPMENT TRUST FUND FOR THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT; APPROVING A TRANSFER IN THE AMOUNT OF $5,372,834 FROM THE UNAPPROPRIATED FUND BALANCE OF THE SOUTH ST. PETERSBURG REDEVELOPMENT DISTRICT FUND (1104) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001); APPROVING SUPPLEMENTAL APPROPRIATIONS FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE TRANSFER, IN THE AMOUNT OF $1,749,493 TO THE EDUCATION JOB READINESS PROJECT (16067), IN THE AMOUNT OF $1,635,548 TO THE BUSINESS/WORKFORCE DEVELOPMENT PROJECT (15381), IN THE AMOUNT OF $1,749,493 TO THE HOUSING AND NEIGHBORHOOD REVITALIZATION PROJECT (15382), AND IN THE AMOUNT OF $238,300 TO THE CRA COMMUNICATIONS, OPERATIONS AND EVALUATION PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved Resolution No. 2013-247, on June 20, 2013, which made a finding of necessity identifying the South St. Petersburg Community Redevelopment Area (CRA) as blighted, pursuant to Florida’s Community Redevelopment Act of 1969 (Chapter 163, Part II) and was delegated authority by the Pinellas County Board of County Commissioners (BCC) on June 9, 2014, in order to carry out certain redevelopment functions within the CRA;

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48), delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire CRA, and approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA and establishing FY2014 as the base year on which future increments in property values in the CRA will be based;

WHEREAS, pursuant to the “Interlocal Agreement between the City of St. Petersburg and Pinellas County for the Governance of the South St. Petersburg Community Redevelopment Area” (June 2, 2015), until May 21, 2045, the City of St. Petersburg will annually deposit into the South St. Petersburg Redevelopment Trust Fund a sum no less than the tax
revenue generated from 95 percent of the tax increment created each year in the CRA and Pinellas County will contribute 85 percent of the tax increment created each year in the CRA;

WHEREAS, based on the increase in property values in the South St. Petersburg CRA in 2018, the district will generate an estimated $2,102,046 in increment revenue that includes the City contribution of $1,234,938 in its FY2018 adopted budget to the trust fund and a Pinellas County contribution of $867,108;

WHEREAS, based on the increase in property values in the South St. Petersburg CRA in 2019, the district will generate an estimated $3,270,788 in increment revenue that includes the City contribution of $1,911,107 in its FY2019 adopted budget to the trust fund and a Pinellas County contribution of $1,359,681;

WHEREAS, City Administration is recommending the adoption of a consolidated FY2018/FY2019 budget for the Redevelopment Trust Fund of the South St. Petersburg CRA that includes a total combined tax increment revenue amount of $5,372,834 as well as surplus funding from the FY2017 CRA budget;

WHEREAS, the South St. Petersburg Redevelopment Plan identifies three major program areas in which tax increment financing revenue can be spent, which are Business Development, Housing and Neighborhood Revitalization, and Education, Job Readiness and Workforce Development;

WHEREAS, City Administration has proposed six new CRA programs and amendments to eight existing programs that will allow the City to begin implementing the three major initiatives that are the hallmark of the Plan – affordable housing, early childhood education and workforce development, and business and commercial development;

WHEREAS, City Administration, based on application demand in the last grant cycle, community input, and the workforce development and affordable housing needs of the CRA residents, recommends allocating 31.9 percent of FY2018/2019 revenues to Education, Job Readiness and Workforce Development, 31.9 percent to Business Development, 31.9 percent for Housing and Neighborhood Revitalization, and 4.3 percent to CRA Communications, Operations and Evaluation;

WHEREAS, City Administration recommends that the following amounts be appropriated to the FY2018/2019 budget under the “CRA Communications, Operations and Evaluation” budget category:

- South St. Petersburg CRA Economic Impact Survey: $150,000
- CRA Staff Position for Remainder of FY2019: $37,500
- CRA Staff Training, Education and Certification: $10,000
- CRA Community Outreach and Communications: $40,800
WHEREAS, on November 6, 2018, the Citizen Advisory Committee for the South St. Petersburg CRA recommended approval of Administration’s proposed six new CRA programs and amendments to eight existing programs;

WHEREAS, on November 6, 2018, the Citizen Advisory Committee for the South St. Petersburg CRA also voted unanimously to use CRA tax increment financing to fund staff positions in recognition of the need to scale up resources to implement the Plan initiatives;

WHEREAS, approximately $113,946 in surplus or appropriated but unspent from funding remains in the Business/Workforce Development Project (15381) that can be carried over from existing projects for use in the FY2018/FY2019 CRA budget;

WHEREAS, on September 21, 2017, City Council adopted Resolution 2017-548 that approved amendments to the FY2017 CRA budget facilitating awards for the South St. Petersburg CRA grant program and, inter alia, made available $80,000 from the FY2018 budget to pay for CRA grant award bonuses for eligible applicants;

WHEREAS, on December 4, 2018, the Citizen Advisory Committee for the South St. Petersburg CRA will be voting on a recommendation to the St. Petersburg Community Redevelopment Agency and City Council about the FY2018/FY2019 budget for the South St. Petersburg CRA Redevelopment Fund; and

WHEREAS, at its December 6, 2018, public meeting, the St. Petersburg Community Redevelopment Agency recommended that the St. Petersburg City Council approve the FY2018/FY2019 budget for the CRA Redevelopment Fund and allocate 31.9 percent of FY2018/2019 revenues to Education, Job Readiness and Workforce Development, 31.9 percent to Business Development, 31.9 percent for Housing and Neighborhood Revitalization, and 4.3 percent to CRA Communications, Operations and Evaluation.

WHEREAS, the breakdown of funding to the four budget categories is depicted in Tables 1 through 5 of Exhibit 1:

<table>
<thead>
<tr>
<th>Budget Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business/Workforce Development (15381)</td>
<td>$1,749,493*</td>
</tr>
<tr>
<td>Housing &amp; Neighborhood Revitalization (15382)</td>
<td>$1,749,493</td>
</tr>
<tr>
<td>Education and Job Readiness (16067)</td>
<td>$1,749,493</td>
</tr>
<tr>
<td>CRA Communications, Operations and Evaluation (TBD)</td>
<td>$238,300</td>
</tr>
<tr>
<td><strong>Estimated FY2018/2019 Redevelopment Fund</strong></td>
<td><strong>$5,486,780</strong></td>
</tr>
</tbody>
</table>

*Note: Amount includes $113,946 in surplus or appropriated but unspent funding in existing projects from the FY 2017 CRA budget that will be used in the FY 2018/2019 CRA budget. Therefore, supplemental appropriations in the amount of $5,372,834 are necessary.

Note: Dollar amounts may change within the budget categories after the final tax roll is certified in April 2019 and the approved budget allocation percentages are applied.
NOW, THEREFORE, BE IT RESOLVED, that any revisions to the above funding allocation percentages by program will require approval by City Council.

BE IT FURTHER RESOLVED, that the St. Petersburg City Council approves the following additional actions and amendments:

1) Allowing the use of unexpended grant awards from the FY 2017 grant cycle, which are estimated to be $63,946 to be rolled into the Business Development program budget for FY2018/FY2019;

2) Allowing the use of $25,000 in appropriated but unutilized FY 2017 funding for the “Redevelopment Loan Program” to be rolled into the Business Development program budget for FY2018/FY2019;

3) Allowing the use of $25,000 in appropriated but unutilized FY 2017 funding for the “Redevelopment Loan Program” to be rolled into the Business Development program budget for FY2018/FY2019; and

4) Allocating $80,000 in funding from the FY 2018 budget to be used for grant bonus awards to be rolled into the Business Development program budget for FY2018/FY2019 with any surplus remaining after the bonuses have been awarded to be retained within the Business Development program budget.

BE IT FURTHER RESOLVED that a transfer in the amount of $5,372,834 from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104) to the General Capital Improvement Fund (3001) is hereby approved.

South St. Petersburg Redevelopment District Fund (1104)
General Capital Improvement Fund (3001) $5,372,834

BE IT FURTHER RESOLVED that there are hereby approved from the unappropriated balance of the General Capital Improvement Fund (3001) resulting from the above transfer, the following supplemental appropriations:

General Capital Improvement Fund (3001)
Business Development Project (15381) $1,635,548
Housing & Neighborhood Revitalization (15382) $1,749,493
Education, Job Readiness & Workforce Development (16067) $1,749,493
CRA Communications, Operations and Evaluation (TBD) $238,300

This resolution shall become effective immediately upon its adoption.
Exhibit 1

FY2018/2019 Budget Allocations
South St. Petersburg CRA Redevelopment Trust Fund
# Exhibit 1

## FY2018/2019 Budget

South St. Petersburg CRA Redevelopment Trust Fund

## Table 1. Summary of FY2018/2019 South St. Petersburg CRA Budget

<table>
<thead>
<tr>
<th>Sources</th>
<th>CSP</th>
<th>County</th>
<th>Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY18 TIF Revenue</td>
<td>1,228,424</td>
<td>873,622</td>
<td>2,102,046</td>
<td>38.6%</td>
</tr>
<tr>
<td>FY19 TIF Revenue</td>
<td>1,911,107</td>
<td>1,359,681</td>
<td>3,270,788</td>
<td>60.1%</td>
</tr>
<tr>
<td>FY17 Carryover Sources</td>
<td>90,624</td>
<td>23,322</td>
<td>113,946</td>
<td>1.3%</td>
</tr>
<tr>
<td>Redevelopment Loan Program</td>
<td>25,000</td>
<td></td>
<td>25,000</td>
<td></td>
</tr>
<tr>
<td>Emergency Commercial Grant</td>
<td>25,000</td>
<td></td>
<td>25,000</td>
<td></td>
</tr>
<tr>
<td>Unexpended FY17 Grant Awards</td>
<td>40,624</td>
<td>23,322</td>
<td>63,946</td>
<td></td>
</tr>
</tbody>
</table>

## Uses

<table>
<thead>
<tr>
<th>Uses</th>
<th>CSP</th>
<th>County</th>
<th>Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workforce, Education &amp; Job Readiness</td>
<td>831,631</td>
<td>917,862</td>
<td>1,749,493</td>
<td>31.9%</td>
</tr>
<tr>
<td>Housing &amp; Neighborhood Revitalization</td>
<td>981,631</td>
<td>767,862</td>
<td>1,749,493</td>
<td>31.9%</td>
</tr>
<tr>
<td>Business and Commercial Development</td>
<td>1,253,922</td>
<td>497,016</td>
<td>1,749,493</td>
<td>31.9%</td>
</tr>
<tr>
<td>CRA Communications, Evaluations and Operations</td>
<td>163,300</td>
<td>75,000</td>
<td>238,300</td>
<td>4.3%</td>
</tr>
</tbody>
</table>

*Note: City of St. Petersburg and Pinellas County funding amounts described below may vary between and within budget categories based on the demand for different programs. However, any expenditure of Pinellas County funding on a program must be approved by the County.*
Exhibit 1
FY2018/2019 Budget
South St. Petersburg CRA Redevelopment Trust Fund

Table 2. Workforce, Education and Job Readiness Budget

<table>
<thead>
<tr>
<th>Sources</th>
<th>CSP</th>
<th>County</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY18 South St. Petersburg TIF Revenue</td>
<td>831,631</td>
<td>917,862</td>
<td>1,749,493</td>
</tr>
<tr>
<td>FY19 South St. Petersburg TIF Revenue</td>
<td>325,556</td>
<td>359,817</td>
<td>685,373</td>
</tr>
<tr>
<td></td>
<td>506,275</td>
<td>558,045</td>
<td>1,054,120</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Uses</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Workforce Development (St. Pete Works)</strong></td>
<td>548,731</td>
<td>534,962</td>
<td>1,083,693</td>
</tr>
<tr>
<td>Provides funding to educational and job training providers to prepare CRA residents for job opportunities with emerging St Petersburg jobs through training, education, job placement and mentoring.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Early Childhood Education</strong>¹</td>
<td>100,000</td>
<td>100,000</td>
<td>200,000</td>
</tr>
<tr>
<td>CSP and St. Petersburg College will collaborate to provide certification training/maintenance and capital improvement grants to family day care centers, which are defined as in-home care for five or fewer unrelated children. Scholarships for qualified families will also be funded through this program.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Youth Job Readiness/Entrepreneurship</strong></td>
<td>52,900</td>
<td>52,900</td>
<td>105,800</td>
</tr>
<tr>
<td>Provide workforce development and entrepreneurship opportunities for St. Petersburg’s economically challenged youth between the ages of 14 and 21 years at the Enoch Davis Youth Farm. Will pay stipends for ~17 youth for spring/summer and fall work on the site as well as operating expenses.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Enoch Davis Farm Site Preparation Costs</td>
<td>50,000</td>
<td>50,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Provides funding for fencing, lighting, providing utilities and signage to prepare urban farm for use.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environmental Cleanup of Enoch Davis Site</td>
<td>100,000</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Provide funding to clean up six City-owned vacant residential lots in 1700 block of 12th St S to develop for an urban farming project.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Child Daycare Business Development</strong></td>
<td>80,000</td>
<td>80,000</td>
<td>160,000</td>
</tr>
<tr>
<td>Funds training and incentives for child care center directors to improve management/operating systems &amp; grow their businesses.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

¹ Note: an asterisk "**" indicates that Pinellas County must approve use of its TIF revenue for this program prior to budget approval.
### Exhibit 1

**FY2018/2019 Budget**
South St. Petersburg CRA Redevelopment Trust Fund

**Table 3. Housing and Neighborhood Revitalization Budget**

<table>
<thead>
<tr>
<th>Sources</th>
<th>CSP</th>
<th>County</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY18 South St. Petersburg TIF Revenue</td>
<td>384,405</td>
<td>301,014</td>
<td>685,291</td>
</tr>
<tr>
<td>FY19 South St. Petersburg TIF Revenue</td>
<td>597,354</td>
<td>466,848</td>
<td>1,064,202</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Uses</th>
<th>CSP</th>
<th>County</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Acquisition and Site Preparation</strong></td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Funds property acquisition and site preparation to support affordable housing in the CRA. Funding can be budgeted from the current year or appropriated from future budget.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Single Family and Multifamily Residential Programs</strong></td>
<td>681,631</td>
<td>667,862</td>
<td>1,349,493</td>
</tr>
<tr>
<td><strong>Affordable Housing Redevelopment Loan</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provides funding through a variety of loan products to support affordable housing.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Affordable Residential Property Improvement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Funds renovations that upgrade vital building systems and sustain and extend the economic life of a structure.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Multifamily Residential Programs</strong></td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Affordable Multifamily Housing Development</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provides an annual incentive up to 15-years for developers to renovate or construct new affordable housing in the CRA.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Single Family Residential Programs</strong></td>
<td>300,000</td>
<td>100,000</td>
<td>400,000</td>
</tr>
<tr>
<td><strong>Affordable Single-Family Homeownership</strong></td>
<td>100,000</td>
<td>100,000</td>
<td>200,000</td>
</tr>
<tr>
<td>Provides CRA funding to support affordable homeownership for income-eligible households.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Single-Family Façade Improvement Grant</strong></td>
<td>125,000</td>
<td></td>
<td>125,000</td>
</tr>
<tr>
<td>Funds income-eligible owner-occupants to upgrade and refresh the exterior of their properties.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>“<strong>Paint Your Heart Out</strong>”</td>
<td>75,000</td>
<td></td>
<td>75,000</td>
</tr>
<tr>
<td>Funds City's Neighborhood Team to help property owners in CRA refurbish and refresh the exterior of their properties.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Exhibit 1

**FY2018/2019 Budget**

**South St. Petersburg CRA Redevelopment Trust Fund**

### Table 4. Business and Commercial Development Budget

<table>
<thead>
<tr>
<th>Sources</th>
<th>CSP</th>
<th>County</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY18 South St. Petersburg TIF Revenue</td>
<td>1,253,593</td>
<td>495,900</td>
<td>1,749,493</td>
</tr>
<tr>
<td>FY19 South St. Petersburg TIF Revenue</td>
<td>455,264</td>
<td>185,258</td>
<td>640,523</td>
</tr>
<tr>
<td>FY17 Carryover Sources</td>
<td>707,905</td>
<td>287,320</td>
<td>995,024</td>
</tr>
<tr>
<td>Redevelopment Loan Program</td>
<td>90,624</td>
<td>23,322</td>
<td>113,946</td>
</tr>
<tr>
<td>Emergency Grant Program</td>
<td>25,000</td>
<td></td>
<td>25,000</td>
</tr>
<tr>
<td>Unexpended FY17 Grant Awards</td>
<td>25,000</td>
<td>23,322</td>
<td>63,946</td>
</tr>
</tbody>
</table>

### Uses

<table>
<thead>
<tr>
<th>Property Acquisition and Site Preparation</th>
<th>TBD</th>
<th>TBD</th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funds property acquisition and site preparation to support the City's business development in the CRA. Funding can be budgeted from either current year or appropriated from future budget.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FY17 CRA Grant Bonuses</th>
<th>80,000</th>
<th>80,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funds SBE/Job Creation, bonus awards for commercial grants</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>South St. Petersburg CRA Loan Consortium</th>
<th>TBD</th>
<th>TBD</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Provides funding to a South St. Petersburg loan pool to support the lending efforts by the City’s financial partners.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2017 Redevelopment Micro Loan Program</th>
<th>100,000</th>
<th>100,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provides funding to support the lending efforts in the CRA to small and micro businesses.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Emergency Grant</th>
<th>25,000</th>
<th>25,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provides funding for businesses that close due to unforeseen circumstances.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Environmental Cleanup of 22nd Street South lots</th>
<th>50,000</th>
<th>50,000</th>
<th>100,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funds clean-up of two City-owned vacant residential lots.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial Matching Grant Program</th>
<th>205,000</th>
<th>200,000</th>
<th>405,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funds Commercial Site Improvement and Commercial Building Interior and Tenant Improvement grant programs.²</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commercial Revitalization Program</th>
<th>793,593</th>
<th>245,900</th>
<th>1,039,493</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provides grant awards between $50,000 and $100,000 to commercial projects in the CRA</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

² The exact funding amounts and sources for the Commercial Matching Grant Program is an estimate because the program is administered through a competitive application process.
Table 5. CRA Communications, Evaluation and Operations

<table>
<thead>
<tr>
<th>Sources</th>
<th>CSP</th>
<th>County</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY18 South St. Petersburg TIF Revenue</td>
<td>63,927</td>
<td>29,401</td>
<td>93,328</td>
</tr>
<tr>
<td>FY19 South St. Petersburg TIF Revenue</td>
<td>99,374</td>
<td>45,599</td>
<td>144,972</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Uses</th>
<th>163,300</th>
<th>75,000</th>
<th>238,300</th>
</tr>
</thead>
<tbody>
<tr>
<td>Triennial CRA Socioeconomic Survey</td>
<td>75,000</td>
<td>75,000</td>
<td>150,000</td>
</tr>
<tr>
<td>Conduct survey in CRA to determine family, household and per capita income levels, poverty status, knowledge and use of CRA, household size, race, rents, homeownership levels and other demographic data to assess effectiveness of CRA program.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salary/Benefits for CRA Personnel</td>
<td>37,500</td>
<td></td>
<td>37,500</td>
</tr>
<tr>
<td>Funds position to administer the operations of the CRA including amendments to the redevelopment plan, writing/amending programs, research/analysis, &amp; implementing grant agreements.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRA Personnel Travel, Training and Education</td>
<td>10,000</td>
<td></td>
<td>10,000</td>
</tr>
<tr>
<td>Conferences and workshops related to obtaining and maintaining professional credentials related to redevelopment.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRA Marketing, Notices, and Grant Administration</td>
<td>40,800</td>
<td></td>
<td>40,800</td>
</tr>
<tr>
<td>Pays for CRA communications and administrative costs associated with notification of property owners of CRA programs as well as administrative costs related to preparing review of grant applications. This will include costs associated with marketing the CRA to property owners and business owners including handouts, ads to the Weekly Challenger and St. Pete Bulletin, signage promoting projects receiving CRA funding and other marketing collateral.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The following page(s) contain the backup material for Agenda Item: Sewer Report
Please scroll down to view the backup material.
ST. PETERSBURG CITY COUNCIL

Sewer Report

Meeting of December 6th, 2018

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

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 16-01-WSP/UIW ("Task Order") to the architect/engineering agreement dated August 12, 2016 between the City of St. Petersburg, Florida and WSP USA Inc. ("A/E") for A/E to provide on-site well acidization procedures observation and a well acidization report for the NEWRF Injection Wells Acidization Project in an amount not to exceed $62,407.51; providing that the total Task Order, as amended, shall not exceed $76,107.75 (ECID Project No. 18109-111; Oracle No. 16581); and providing an effective date.

EXPLANATION: The Northeast Water Reclamation Facility (NEWRF) located at 1160 62nd Ave NE, St. Petersburg, FL 33702 utilizes three injection wells as a backup to its reclaimed water reuse system. The injection wells serve as necessary wet weather backup to the reclaimed water reuse system, for injection of excess reclaimed water primarily during the rainy season when irrigation demands are low.

Injection well acidization is an effective rehabilitation process to increase capacity while reducing wellhead pressure during injection. The injection wells at the NEWRF were acidized about 17 years ago and are due for acidization. Because of the need for additional well capacity, the City requested that WSP USA, Inc. initiate the acidization of NEWRF injection wells. The potential increased well capacity as result of acidization would allow injection at the higher permissible rate while maintaining wellhead pressures within the FDEP allowable limits.

On August 12, 2016, City Council approved an A/E Agreement between the City of St. Petersburg and WSP USA Inc. ("A/E") for Underground Injection Wells & Monitoring System Projects.

Task Order No 16-01-WSP/UIW, approved on May 3, 2018 in the amount of $13,700.24 provided funding for an acidizing plan, technical specifications, bidding phase services for the NEWRF Injection Wells Acidization Project. This Task Order included and allowance of $2,000.00 which has not been authorized.

Amendment No. 1 Task Order No. 16-01 WSP/UIW, in the amount of $62,407.51 will provide funding for onsite well acidization procedures observation, and a well acidization report.

Task Order No. Task Order No. 16-01 WSP/UIW and Amendment No 1 includes the following phases and associated not to exceed costs respectively:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acidization Plan</td>
<td>$2,749.47</td>
<td>(Approved)</td>
</tr>
<tr>
<td>Technical Specifications/Bidding Phase Services</td>
<td>$8,950.77</td>
<td>(Approved)</td>
</tr>
<tr>
<td>Allowance</td>
<td>$2,000.00</td>
<td>(Approved)</td>
</tr>
<tr>
<td>Amendment No. 1 Observe Well Acidization Procedures</td>
<td>$43,737.01</td>
<td>(New)</td>
</tr>
<tr>
<td>Prepare Well Acidization Report</td>
<td>$9,670.50</td>
<td>(New)</td>
</tr>
<tr>
<td>Observe Well Development Activities</td>
<td>$9,000.00</td>
<td>(New)</td>
</tr>
<tr>
<td><strong>A/E Total</strong></td>
<td><strong>$76,107.75</strong></td>
<td></td>
</tr>
</tbody>
</table>

Contractor costs for the improvements will be provided to Council for approval as a separate Agreement.
RECOMMENDATION: Administration recommends approving a Resolution authorizing the Mayor or his designee to execute Amendment No. 1 to Task Order No. 16-01-WSP/UIW ("Task Order") to the architect/engineering agreement dated August 12, 2016 between the City of St. Petersburg, Florida and WSP USA Inc. ("A/E") for A/E to provide on-site well acidization procedures observation and a well acidization report for the NEWRF Injection Wells Acidization Project in an amount not to exceed $62,407.51; providing that the total Task Order, as amended, shall not exceed $76,107.75 (ECID Project No. 18109-111; Oracle No. 16581); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003) WRF NE Inj Well Acid FY18 Project (16581).

ATTACHMENTS: Resolution
Amendment No. 1 to Task Order 16-01-WSP/UIW

APPROVALS: 

[Signature]
Administrative

[Signature]
Budget
RESOLUTION 2018——

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 1 TO TASK ORDER NO. 16-01-WSP/UIW (“TASK ORDER”) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED AUGUST 12, 2016 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND WSP USA INC. (“A/E”) FOR A/E TO PROVIDE ON-SITE WELL ACIDIZATION PROCEDURES OBSERVATION AND A WELL ACIDIZATION REPORT FOR THE NEWRF INJECTION WELLS ACIDIZATION PROJECT IN AN AMOUNT NOT TO EXCEED $62,407.51; PROVIDING THAT THE TOTAL TASK ORDER, AS AMENDED, SHALL NOT EXCEED $76,107.75 (ENGINEERING PROJECT NO. 18109-111; ORACLE NO. 16581); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St Petersburg, Florida and WSP USA, Inc. (“A/E”), entered into an architect/engineering agreement on August 12, 2016 for A/E to provide miscellaneous professional services for Underground Injection Wells & Monitoring System Projects; and

WHEREAS, on May 3, 2018, Administration issued Task Order No. 16-01-WSP/UIW (“Task Order”) in an amount not to exceed $13,700.24 for A/E to provide an acidizing plan, technical specifications, and bidding phase services for the NEWRF Injection Wells Acidization Project; and

WHEREAS, Administration desires to issue Amendment No. 1 to the Task Order for A/E to provide on-site well acidization procedures observation and a well acidization report in an amount not to exceed $62,407.51.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is hereby authorized to execute Amendment No. 1 to Task Order No. 16-01-WSP/UIW (“Task Order”) to the architect/engineering agreement dated August 12, 2016 between the City of St. Petersburg, Florida and WSP USA Inc. (“A/E”) for A/E to provide on-site well acidization procedures observation and a well acidization report for the NEWRF Injection Wells Acidization Project in an amount not to exceed $62,407.51.

BE IT FURTHER RESOLVED that the total Task Order, as amended, shall not exceed $76,107.75.

This resolution shall become effective immediately upon its adoption.

Approved by:

[Signature]
Legal Department
By: (City Attorney or Designee)
00413605

Approved by:

[Signature]
Brijesh Prayman, P.E., SP, ENV
Engineering & Capital Improvements Director
MEMORANDUM
CITY OF ST. PETERSBURG
Engineering and Capital Improvements Department

TO: The Honorable Lisa Wheeler-Dowman, Chair, and City Councilmembers

FROM: Brejesh Frayman, P.E., ENV SP, Director
       Engineering & Capital Improvements Department

RE: Consultant Selection Information
    Firm: WSP USA, Inc.
    Amendment No. 1 to Task Order No. 16-01-WSP/UIW in the amount of $76,107.75

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

   The project involves design, permitting bidding and construction phase services for injection well acidization and testing

   WSP USA, Inc. has satisfactorily completed preparation of Technical Specifications and Bidding Phase Services. This work is a continuation of the previous condition assessment.

   WSP USA, Inc. has significant experience in the design, permitting and construction phase activities of injection wells and has satisfactorily completed similar work for other Agencies.

   This is Amendment No. 1 to the first Task Order issued under the 2016 Master Agreement.

2. Transaction Report listing current work – See Attachment A
## ATTACHMENT A

Transaction Report
for
WSP USA, Inc.
Miscellaneous Professional Services for Underground Injection Wells & Monitoring System Projects
A/E Agreement Effective - August 12, 2016
A/E Agreement Expiration - August 4, 2020

<table>
<thead>
<tr>
<th>Task Order No.</th>
<th>Project No.</th>
<th>Project Title</th>
<th>NTP Issued</th>
<th>Authorized Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>18109-111</td>
<td>2018 NEWRF Injection Wells Acidization Amendment No. 1</td>
<td>05/10/18 Pending</td>
<td>11,700.24</td>
</tr>
</tbody>
</table>

Total: 11,700.24
AMENDMENT NO. 1 TO TASK ORDER NO. 16-01-WSP/UIW
2018 NEWRF INJECTION WELLS ACIDIZATIONS
UNDERGROUND INJECTION WELLS & MONITORING SYSTEMS PROJECTS
CITY PROJECT NO. 18109-111

This Amendment No. 1 to Task Order No. 16-01-WSP/UIW is made and entered into this _____
day of __________________, 201____, pursuant to the ARCHITECT/ENGINEERING AGREEMENT
FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR UNDERGROUND INJECTION
WELLS & MONITORING SYSTEMS PROJECTS dated August 12, 2016 ("Agreement") between
WSP USA Inc. ("A/E"), and the City of St. Petersburg, Florida ("City"), and upon execution shall
become a part of the Agreement.

I. DESCRIPTION OF PROJECT

The City requires acidization of three injection wells at the Northeast Water Reclamation
Facility (NEWRF) in St. Petersburg, Florida.

The initial Task Order authorized the A/E to prepare technical specifications for bidding,
respond to requests for information from bidders, and to review contractor bids for
recommendation of award.

This Amendment No. 1 to the Task Order will authorize the A/E to provide on-site
observation of the contractor's well acidizing procedures, and to prepare a well acidizing
report for submittal to the City and the Florida Department of Environmental Protection
(FDEP).

II. SCOPE OF SERVICES

Task 3 – Observe Well Acidization Procedures

A/E will provide a hydrogeologist to observe contractor activities detailed in the
Specifications and Contract Documents for the NEWRF Injection Wells Acidization Project
(Project No. 18109-111). Specifically, the hydrogeologist will be on site during set up of
acidizing equipment, installation of temporary acidization well header and connections to
the acid tank, blow-off containment tanks, and auxiliary reclaimed water connection to
ensure specifications are adhered to. The A/E’s hydrogeologist and project manager will
be on site during the acidization process performed by the contractor to observe and record
pertinent notes on the procedures, well head pressures and acid quantities used. The
project manager will coordinate activities with City staff as needed throughout the
acidization activities.

Task 4 – Prepare Well Acidization Report

A/E will prepare a report that describes the activities performed by the contractor for
acidizing the three injection wells. A draft will be provided to the City staff for review and
comment. Once all comments are received, the report will be finalized and submitted to the City and the FDEP as required.

Task 5 – Observe Well Development Activities (Contingency Task)

The Specifications for NEWRF Injection Wells Acidization Project include a contingency task for the contractor to set a pump and develop each injection well after acidization is complete. If this task is authorized by the City, the A/E will perform the following services:

- Observe the well development activities.
- Observe the discharge and periodically collect samples to visually assess the amount and type of suspended solids being removed from the well.
- Monitor the discharge locations (backwash basin for IW-2 and IW-3, and influent pump station for IW-1) to assure they are sufficiently handling the development water.

III. SCHEDULE

Work under this Task Order shall be performed in accordance with the City’s construction schedule for this project.

<table>
<thead>
<tr>
<th>Task 3 - Observe Well Acidization Procedures</th>
<th>Days from Notice to Proceed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Task 4 - Prepare Well Acidization Report</td>
<td>45 days</td>
</tr>
<tr>
<td>Task 5 - Observe Well Development Activities</td>
<td>75 days (120 days if Task 5 is used)</td>
</tr>
</tbody>
</table>

IV. A/E'S RESPONSIBILITIES

A/E will be responsible for the following:

- Coordination with City staff and contractor
- Notification of FDEP prior to start of acidization
- On-site observation of acidization set-up and implementation
- Provide Well Acidization Report

V. CITY’S RESPONSIBILITIES

City shall provide the A/E with the following information:

- Schedule for taking wells out of service
- Allowable work schedule with days and times
- Access to the wells, disconnection of the electrical power, and lock out of the breaker box.
VI. **DELIVERABLES**

Task 3 – Weekly project update reports including copies of daily field notes (pdf via email)

Task 4 - Well Acidization Report, signed and sealed by a Florida Licensed Professional Geologist to be submitted as follows:
- Five paper copies and one PDF (submitted electronically) to the City.
- An electronic copy will be uploaded to the FDEP UIC data site for the Southwest District and Tallahassee offices.

Task 5 - Weekly project update reports including copies of daily field notes (pdf via email)

VII. **A/E’S COMPENSATION**

The A/E was authorized the not-to-exceed amount of $11,700.24 under the initial Task Order for Tasks 1 and 2 (an additional Allowance of $2,000.00 was not authorized by staff).

For this Amendment No. 1, the City shall compensate the A/E the not-to-exceed amount of **$62,407.51** for Tasks 3 through 5, per Appendix A.

$2,000.00 of the Allowance remains for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Amendment No. 1 to the Task Order.

The total Task Order amount including Amendment No. 1 shall not exceed **$76,107.75**.

VIII. **PROJECT TEAM**

WSP USA, Inc. staff:

David Wiley, PG – Senior Review
Jeff Trommer, PG – Project Manager
Richard Cofer, PG – Field Hydrogeologist
Ron Ewinski, Sr. Hydrogeologist

No subconsultants will be used for this Task Order.

IX. **MISCELLANEOUS**

In the event of a conflict between this Amendment No. 1 to Task Order No. 16-01-WSP/UIW and the Agreement, the Agreement shall prevail.
IN WITNESS WHEREOF the Parties have caused this Amendment No. 1 to Task Order No. 16-01-WSP/UIW to be executed by their duly authorized representatives on the day and date first above written.

ATTEST

By: Chandrahasa Srinivasa
   City Clerk

(SEAL)

CITY OF ST. PETERSBURG, FLORIDA

By: Brejesh Prayman, P.E., ENV SP, Director Engineering & Capital Improvements

DATE: ____________________________

APPROVED AS TO FORM FOR CONSISTENCY WITH THE STANDARD TASK ORDER. NO OPINION OR APPROVAL OF THE SCOPE OF SERVICES IS BEING RENDERED BY THE CITY ATTORNEY’S OFFICE

By: City Attorney (Designee)

WITNESSES:

By: David A. Wiley
   Principal Hydrologist
   Date: 10/12/18

By: Jeffrey M. Trommer
   (Printed Name)

By: Ronald Earnske
   (Printed Name)
## APPENDIX A

### Work Task Breakdown
City of St. Petersburg
2018 NEWRF Injection Wells Acidizations
Project No. 18109-111

### I. Manpower Estimate: All Tasks

<table>
<thead>
<tr>
<th>Direct Labor Rates Classifications</th>
<th>Senior VP</th>
<th>Associates</th>
<th>Senior Hydrogeologists</th>
<th>Engineer II</th>
<th>Principal Designer</th>
<th>Engineering Analyst</th>
<th>CAD</th>
<th>Clerical</th>
<th>Total Hours</th>
<th>Labor Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Salary</td>
<td>$80.87</td>
<td>$64.70</td>
<td>$61.44</td>
<td>$38.28</td>
<td>$33.56</td>
<td>$22.94</td>
<td>$36.50</td>
<td>$22.72</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multiplier/Overhead 3.00</td>
<td>$161.74</td>
<td>$129.40</td>
<td>$122.88</td>
<td>$76.56</td>
<td>$67.12</td>
<td>$45.88</td>
<td>$73.00</td>
<td>$45.44</td>
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<td></td>
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<tr>
<td>Billing Rates</td>
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<td>$194.10</td>
<td>$184.32</td>
<td>$114.84</td>
<td>$100.68</td>
<td>$68.82</td>
<td>$109.50</td>
<td>$68.16</td>
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<td></td>
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</table>

**TASKS**

<p>| | | | | | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Observe Well Acidization Procedures</td>
<td>1</td>
<td>48</td>
<td>180</td>
<td>0</td>
<td>0</td>
<td>229</td>
<td>$42,737.01</td>
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<td></td>
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<tr>
<td>4</td>
<td>Prepare Well Acidization Report</td>
<td>2</td>
<td>40</td>
<td>8</td>
<td>8</td>
<td>58</td>
<td>$9,670.50</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Observe Well Development Activities (Contingency Task)</td>
<td>0</td>
<td>0</td>
<td>48</td>
<td>0</td>
<td>0</td>
<td>48</td>
<td>$8,847.36</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Totals</td>
<td>3</td>
<td>88</td>
<td>228</td>
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<td>0</td>
<td>8</td>
<td>8</td>
<td>335</td>
<td>$61,254.87</td>
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### II. Fee Calculation

<table>
<thead>
<tr>
<th>Task</th>
<th>Labor Cost</th>
<th>Expenses</th>
<th>Subconsultant Services</th>
<th>Mark-up on Subconsultant Services</th>
<th>Total Cost Without Allowance</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>$42,737.01</td>
<td>$1,000.00</td>
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<td>$0.00</td>
<td>$43,737.01</td>
</tr>
<tr>
<td>4</td>
<td>$9,670.50</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$9,670.50</td>
</tr>
<tr>
<td>5</td>
<td>$8,847.36</td>
<td>$152.64</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$9,000.00</td>
</tr>
<tr>
<td>Total</td>
<td>$61,254.87</td>
<td>$1,152.64</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$62,407.51</td>
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</tbody>
</table>

### III. Fee Limit

<table>
<thead>
<tr>
<th>Fee</th>
<th>$62,407.51</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allowance</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Total:** $62,407.51

### IV. Notes:

1. Rate x overhead + profit (per contract).
2. Includes expenses for: mileage.
3. Includes 5 percent markup of SUBCONSULTANT (per contract).
4. Allowance to be used only upon City's written authorization.
The following page(s) contain the backup material for Agenda Item: Accepting a bid from A.C. Schultes of Florida, Inc., in the amount of $595,470 for the Northeast Water Reclamation Facility (NEWRF) Injection Wells Acidization (Engineering Project No. 18109-111; Oracle No. 16581). Please scroll down to view the backup material.
To: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council


Explanation: The Procurement Department received six bids for injection well acidization. The bids were opened on October 4, 2018, and tabulated as follows:

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.C. Schultes of Florida, Inc. (Gibsonton, FL)</td>
<td>$595,470</td>
</tr>
<tr>
<td>Southeast Drilling Services, Inc. (Tampa, FL)</td>
<td>$637,800</td>
</tr>
<tr>
<td>All Webbs Enterprises, Inc. (Jupiter, FL)</td>
<td>$695,000</td>
</tr>
<tr>
<td>Hausinger &amp; Associates, Inc. (Parrish, FL)</td>
<td>$784,100</td>
</tr>
<tr>
<td>Youngquist Brothers, Inc. (Ft. Myers, FL)</td>
<td>$993,300</td>
</tr>
<tr>
<td>Layne Christensen Company. (Aurora, IL)</td>
<td>$1,158,996</td>
</tr>
</tbody>
</table>

The contractor will provide all labor, material, services, and equipment necessary to acidize three injection wells. One well at a time will be taken off-line for approximately two weeks for the acidization work. During the course of the work, it will be determined if the Additive Alternate tasks of developing the wells are required. If the Additive Alternate tasks are required, the contractor will immediately be authorized to do the additional work and each well will be off-line for up to two additional weeks. The wells will be acidized in the following sequence: IW-2, IW-3, and IW-1. Well development is the process of pumping water from a well at a high rate to remove residual suspended solids from a well. Removing the solids optimizes well productivity and injectivity. Cost of well development will be paid under item Add Alternates.

The Northeast Water Reclamation Facility located at 1160 62nd Avenue NE, utilizes three injection wells as a backup to its reclaimed water reuse system. The injection wells serve as necessary wet weather backup to the reclaimed water reuse system for injection of excess reclaimed water, primarily during the rainy season when irrigation demands on the reuse are low.

Injection well acidization is an effective rehabilitation process to increase capacity while reducing wellhead pressure during injection. The injection wells at the NEWRF were acidized about 17 years ago and are due for acidization. Because of the need for additional well capacity, the City requested its consultant, WSP U.S. Inc., to provide specifications for acidization of the NEWRF injection wells. The potential increase in well capacity as result of the acidization process will allow injection at the higher permissible rate while maintaining wellhead pressures within the FDEP allowable limits.

The Procurement Department, in cooperation with the Engineering and Capital Improvements and Water Resources departments, recommends an award to:
A.C. Schultes of Florida, Inc. (Gibsonton, FL)

Base bid $495,570
Add alternates 99,900
Total $595,470

A.C. Schultes of Florida, Inc., the lowest responsible and responsive bidder has met the specifications, terms, and conditions of Bid No. 7045. They have performed three similar projects in the past five years valued at $100,000 or more, meeting the requirements with their bid package. All projects involved were for acidizing public water supply wells. The wells were of similar depth as the NEWRF injection wells. References received indicated that the acidizing jobs were completed without problems, and on schedule. Principals of the firm are Najib Halwani, president; Gregory Schultes, vice president; and Jeff DeMatte, secretary and treasurer.

The contractor will begin work approximately ten (10) calendar days from written Notice to Proceed. Work completion is scheduled to be completed within forty five (45) consecutive calendar days thereafter. If the Add Alternate tasks are required, work is scheduled to be completed within ninety (90) consecutive calendar days of the Notice to Proceed. If the Add Alternates are authorized, this project qualifies for City Code 2-214/Ordinance 79-H, Local Hiring: Construction Incentive Program.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), WRF NE Inj Well Acid FY18 Project (16581).

Attachments: Resolution

Approvals:

[Signature]  [Signature]
Administrative  Budget
A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO A.C. SCHULTES OF FLORIDA, INC. FOR THE NORTHEAST WATER RECLAMATION FACILITY INJECTION WELLS ACIDIZATION PROJECT FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED $595,470; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received six (6) bids for the Northeast Water Reclamation Facility Injection Wells Acidization Project pursuant to Bid No. 7045 dated September 5, 2018; and

WHEREAS, A.C. Schultes of Florida, Inc. has met the specifications, terms and conditions of Bid No. 7045; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Engineering & Capital Improvements and the Water Resources Departments recommends approval of this resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the bid is hereby accepted and the award of an agreement to A.C. Shultes of Florida, Inc. for the Northeast Water Reclamation Facility Injection Wells Acidization Project for a total contract amount not to exceed $595,470 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.

APPROVAL:

City Attorney (designee)

00412199
The following page(s) contain the backup material for Agenda Item: Further discussion regarding St. Petersburg Housing Authority Resolution (Chair Wheeler-Bowman)
Please scroll down to view the backup material.
November 29, 2018

TO: The Honorable Members of City Council

SUBJECT: Further discussion regarding St. Petersburg Housing Authority Resolution

SCHEDULE FOR COUNCIL ON:
   Agenda of December 6, 2018

Lisa Wheeler-Bowman, Council Chair
District 7
The following page(s) contain the backup material for Agenda Item: 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. [Quasi-Judicial] (City File FLUM-52) Please scroll down to view the backup material.
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 4.1-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. [Quasi-Judicial]

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 “Area A,” Area B,” and “Area C”. A fourth parcel, identified as “Area D”, was deferred for additional consideration at the Commission’s September 11, 2018, public hearing.

On September 11, 2018, the applicant and a representative from the Friends of Boyd Hill noted an agreement had been reached between the two entities to relocate “Area D” from Country Club Way South to Fairway Avenue.
South. The applicant requested continuance of the public hearing to November 13, 2018, which was approved by the CPPC. The continuance was necessary to provide sufficient time for a survey of the relocated proposal.

On November 13, 2018, the CPPC continued the public hearing regarding “Area D” and unanimously voted 6 to 0 recommending APPROVAL.

**Recommended City Council Action:**

1) CONDUCT the first reading of the proposed ordinances; and,
2) SET the second reading and final public hearing for December 13, 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:

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

[Signatures and dates]
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:

<table>
<thead>
<tr>
<th>Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>That portion of property currently identified on “Attachment A.”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>From: R/OS (Recreation/Open Space)</td>
</tr>
<tr>
<td>To: RL (Residential Low)</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. 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 DATE

ASSISTANT CITY ATTORNEY DATE
ORDINANCE NO. __-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE ZONING 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>
</thead>
<tbody>
<tr>
<td></td>
<td>That portion of property currently identified on “Attachment A.”</td>
</tr>
<tr>
<td>From:</td>
<td>NSE (Neighborhood Suburban Estate)</td>
</tr>
<tr>
<td>To:</td>
<td>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)

Elizabeth Abernathy
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DATE

ASSISTANT CITY ATTORNEY

DATE
POINT OF REFERENCE
NORTHERLY MOST CHANGE IN DIRECTION ON THE BOUNDARY OF TRACT III

POINT OF BEGINNING

LEGEND

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

EASTERNLY BOUNDARY OF TRACT III

CURVE TABLE

<table>
<thead>
<tr>
<th>CURVE #</th>
<th>LENGTH</th>
<th>RADIUS</th>
<th>DELTA</th>
<th>CHORD DIRECTION</th>
<th>CHORD LENGTH</th>
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</thead>
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<tr>
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<td>84°56'01&quot;</td>
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<td>27.01</td>
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<td>1018.00</td>
<td>07°22'19&quot;</td>
<td>S51°59'10&quot;E</td>
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<tr>
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<td>13°42'29&quot;</td>
<td>N28°09'05&quot;W</td>
<td>178.73</td>
</tr>
</tbody>
</table>

EAST R/W LINE OF FAIRWAY AVENUE SOUTH

George F. Young, Inc.
299 OR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-8317 FAX (727) 822-9219
BUSINESS ENTITY USA
CIVIL & TRANSPORTATION ENGINEERING GEOLOGY/GEOSCIENCES LANDSCAPE ARCHITECTURE PLANNING SURVEYING TRAFFIC ENGINEERING CANAL DESIGN GOLF COURSE DESIGN FLORIDA PALM BEACH ST. PETERSBURG TAMPA

Since 1919

Geographic Information System Services

PLotted: 10/4/2016 2:54 PM
PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

EIGHT LOT CONCEPT AT FAIRWAY AVE S.
DESCRIPTION AND SKETCH
SECTION 1, TOWNSHIP 32S, RANGE 16E.
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 November 13, 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.

CONTENTS

- Applicant Information.......................... Page 2
- Site Description.......................... Page 2
- Important Update.......................... Page 2
- Zoning History.......................... Page 3
- Staff Analysis.......................... Page 4
- Relevant Considerations.......................... Page 7
- Attachments.......................... Page 12
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: 1.625 acres, Fairway No. 18
Acreage: Approximately 4.1-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

IMPORTANT UPDATE

The following staff report has been updated to reflect amendments to the applicant’s request. A public hearing was first conducted by the Community Planning and Preservation Commission (“CPPC”) on August 14, 2018. The CPPC made a finding of consistency with the Comprehensive Plan and recommended approval for “Areas A, B, and C”. The CPPC deferred action on “Area D” requesting that the applicant take into consideration concerns expressed by the opponents, including the Friends of Boyd Hill.

On September 11, 2018, the applicant and a representative from the Friends of Boyd Hill noted an agreement had been reached between the two entities to relocate “Area D” from Country Club Way South to Fairway Avenue South. The applicant requested continuance of the public hearing to November 13, 2018, which was approved by the CPPC. The continuance was necessary to provide sufficient time for a survey of the relocated proposal.
Upon receipt of the updated application and amended “Area D,” City staff sent a notification letter and attachments to all 50 email addresses on file. Email addresses were collected from any correspondence received during the processing of this application.

**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 request was approved in 2007 (Application No. PC-708).

**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, 70,772 square feet or 1.625 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 14,154 square feet.

 Proposed Zoning. Providing all other district regulations are met, the development potential of the subject area shall not exceed eight (8) single-family houses. Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 21,232 square feet.

STAFF ANALYSIS

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 7 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, AMENDED AS OF NOVEMBER 5, 2018

Public comments are attached and divided into two sets: 1) public comments received prior to the original public hearing and before amended “Area D”; and 2) public comments received after submission of the updated application and amended “Area D.” The original public hearing included three (3) registered opponents who will continue to be recognized as such at the November 13, 2018 public hearing. The registered opponents include:

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

As of this writing on November 5, 2018 public comments received following receipt and distribution of the amended “Area D” include:

Support: 33
Opposed: 3, including letter from registered opponent, attached

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
RELEVANT CONSIDERATIONS ON AMENDMENTS TO OFFICIAL ZONING MAP

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.
UPDATED MAP SERIES
INCLUDES AMENDED "AREA D"
EXISTING ZONING

CITY FILE

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

SCALE: 1" = 375'

SUBJECT AREA
From: R/OS (Recreation/Open Space)  To: RL (Residential Low)

FUTURE LAND USE

CITY FILE

FLUM-52

SCALE: 1" = 375'

SUBJECT AREA
ATTACHMENT B

PUBLIC COMMENTS RECEIVED SINCE AMENDED "AREA D"
TO: Derek Kilborn, Planning Manager, City of St. Petersburg  
FROM: Helen J. Simon, 2120 Coronada Way S., Lakewood Estates, St. Petersburg, FL.

Dear Mr. Kilborn,

In anticipation of the Community Planning and Preservation Commission hearing Nov. 13, 2018, I would like to register as an opponent to the St. Petersburg Country Club’s proposal to move the location of the “Area D” land it wants rezoned from R/OS to RL in Lakewood Estates.

I opposed the rezoning of all 4 lots – A, B, C and D – at the initial CPPC hearing on the matter on Aug. 14. Although the CPPC approved rezoning lots A, B and C, I still oppose rezoning all three of them as well as rezoning Area D, regardless of where it is.

I oppose rezoning for housing ANY Country Club land that’s currently zoned R/OS because it violates the City of St. Petersburg’s Comprehensive Plan on many levels. It also fails to address the SPCC’s long-term economic viability and sets a terrible precedent for the sale of ALL of its land if the Country Club collapses financially. Should that happen, the residents of Lakewood Estates will lose the large swaths of open space that give the neighborhood its special character and the entire City of St. Petersburg will lose an historic institution that made it a national golfing destination.

HOW REZONING LOTS A, B, C and D VIOLATES ST. PETE’S COMPREHENSIVE PLAN:

Specifically, changing the zoning of these 4 parcels from R/OS violates the following sections of the Comprehensive Plan:

Chapter 4, the Conservation Element, under C4.2, which says that “The City shall maintain and seek to expand the City’s inventory of green permeable open space so as to provide maximum area for shallow aquifer recharge and Stormwater filtration/percolation, oxygen production, visual buffer and wildlife habitat. ...”

And Chapter 8, the Recreation and Open Space Element, under R1.4, which says that “There will be no net loss of usable recreation and open space acreage as a result of land use plan changes and sale of parkland, or non-park uses. ...”

Furthermore, neither the SPCC nor the Lakewood Estates Civic Association (LECA), which supports the Club’s application, have consulted the approximately 1830 households in Lakewood on the re-zoning proposal. This directly contradicts the intent of the city’s Comprehensive Plan, which states in Chapter 1, the General Introduction, 1.1 PURPOSE, that the plan is designed to:

• “Address the concerns of the community related to growth management and the preservation of the City’s character”

Rezoning and developing the 4 parcels also violate these other goals of the Comprehensive Plan outlined in 1.1 PURPOSE:

• “Preserve and protect the resources of the community through the guidance of growth and redevelopment while continuing to provide quality services concurrent with the impacts of development (or redevelopment)”
Not only will rezoning destroy part of the community's open spaces, but building up to 21 more homes under the new zoning will add more traffic, surface runoff, noise, sewage, noise, light pollution, etc.

- “Protect and enrich the quality of life within the community”

The rezoning and subsequent development will DIMINISH the quality of life of Lakewood’s residents.

- “Ensure the consideration of long-range goals in the determination of short range decisions and actions”

This rezoning application is geared specifically to the short-term economic gains of ONE of the 1,830 property owners in Lakewood at the expense of the long-range goal of preserving existing open land for everyone else in the neighborhood and city.

- “Promote a healthy, stable, and well-balanced economic atmosphere which, satisfies the goods and services needs of the community, promotes employment opportunities, and supports a strong and diverse economic base”

Approving this rezoning request leaves the hundreds of other property owners in Lakewood dependent on the economic fortunes of ONE property owner – the St. Petersburg Country Club – which, to add insult to injury, excludes the majority of Lakewood residents owing to its high cost. That does not constitute a strong and diverse economic base.

**THE SPCC’S FALLING PROPERTY TAX BILL – A PUBLIC SUBSIDY?**

The Country Club almost failed in 2011, the same year it defaulted on $54,000 of its property taxes. Country Club CEO Mike Kiernan recently told city officials the Club’s situation has improved, but how can we be certain? Kiernan has also said the 4 parcels comprise the last acreage the SPCC has left to sell to pay its debts and make capital improvements. What will it do next time it needs money?

If one looks at the SPCC’s property taxes, it would appear that it has already received at least one public subsidy at the expense of the tax payers. According to the Pinellas County Property Appraiser’s website, between 2011 and 2017 – 6 years in which the economy grew steadily -- the property taxes for the Country Club’s land and its clubhouse DROPPED dramatically.

The Property Appraiser’s website shows that since 2011 the property taxes on the Country Club’s land have dropped 13% -- from around $34,000 to $29,600, and on its building they’ve fallen 17.5%, from roughly $24,000 to $19,500. In the same time frame, the assessed value of the clubhouse also dropped -- by 2.5% -- from around $948,000 to $925,000 -- and the value of the land increased only 3% from $1,350,000 to $1,400,000.

Before ignoring their obligations to residents under the Comprehensive Plan and giving the SPCC another handout by approving its rezoning request, City officials should request full disclosure of the Country Club’s finances. They must establish whether the SPCC is economically viable given declining golf playing and if not, make plans to protect the entire golf course from development in case the Country Club goes under.

These are some of the questions the Country Club must answer:

How many members does it have? Is that number up or down from 3 years ago?
Is it making a profit and if so, how much?
If not, for how long has it been losing money and how much?
What is its 3-year net income forecast?
How much debt does the Country Club have?
To whom does it owe that money?
What is the SPCC management doing to make the business more economically viable besides selling land?
What is it doing to compete with newer, more modern country clubs?
What is it doing to counter the national drop in golf playing that has forced thousands of golf courses around the country to close?
I trust that St. Petersburg officials will consider the information above and rule AGAINST the Country Club's rezoning application under FLUM-52.

Respectfully,
Helen J. Simon
vtwriter@comcast.net
(802) 999 7224
Comments received prior to amended “Area D” from the following agencies and individuals will be retained on record.

Agencies

- Lakewood Estates Civic Association
- Friends of Boyd Hill
- Council of Neighborhood Associations (“C.O.N.A.”)
- Eckerd College: Collegium of Natural Sciences
- Sierra Club: Suncoast Group
- Lakewood United Church of Christ
- Heinrich Ecological Services
- Bok Tower Gardens

Individuals

- 26 - Support
- 9 - Opposed
FLORIDA MASTER SITE FILE
ARCHAEOLOGICAL SITE FORM

SITE NUMBER 8P1208  COUNTY Pinellas

SITE NAME: Lake Maggiore
USGS QUAD: Passagille Beach

NOTE: Please attach an 8 ½" x 11" copy of the appropriate portion of the above map, with site location indicated.

TOWNSHIP/RANGE/SECTION:

<table>
<thead>
<tr>
<th>Township</th>
<th>Range</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>32S</td>
<td>16E</td>
<td>1</td>
</tr>
</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

(name)

UTM COORDINATES: Zone 17

<table>
<thead>
<tr>
<th>Easting</th>
<th>Northing</th>
</tr>
</thead>
<tbody>
<tr>
<td>336880</td>
<td>306765</td>
</tr>
</tbody>
</table>

NOTE: If you are unfamiliar with calculating UTM measurements, leave blank.

FRESH WATER SOURCE Unnamed creek
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.
LOCAL INFORMANT (Inc. private collections)
ADDRESS
SURVEY DATE 12/86

OTHER MASTER SITE FILE NUMBERS

RECORER(S) (list principal investigator first) Robert J. Austin

ADDRESS 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
- □ unknown
- □ 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

NATIONAL REGISTER: □ Listed Date □ Determined Eligible Date □ Determined Not Eligible Date □ Unaccessed
**THREATS TO SITE:**
- zoning
- development
- deterioration
- borrowing

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

**REPOSITORY:** Baker Collection

**BIBLIOGRAPHIC DATA**

**CULTURAL CLASSIFICATION:** Prehistoric Aboriginal

**CULTURAL PERIOD:** Unknown

**ARTIFACTS (Check as many as apply):**
- aboriginal ceramics
- nonaboriginal ceramics
- lithics
- worked bone
- human bone/burial(s)
- animal bone/uncertified bone
- shell food remains
- worked shell
- plant remains
- wood
- metal
- precious metal/coin(s)
- glass
- brick/bldg 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 robbing
- forest preparation or harvesting
- fill
- road construction

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

**DEGREE OF SITE DESTRUCTION:**
- relatively undisturbed
- moderate
- severe

**TYPE OF INVESTIGATION:**
- surface collection by informant
- auger test
- by shovel test
- core test
- extensive excavation
- remote sensing
- test excavation

**COLLECTION STRATEGY:**
- general
- selective
- controlled
- none by recorder

**OPTIONAL NARRATIVE DESCRIPTION:**

**OPTIONAL PHOTOGRAPHS OR SKETCHES OF DIAGNOSTIC OR UNIQUE ARTIFACTS:**

**FORM PREPARED BY:** Robert J. Austin

**ADDRESS:** Piper Archaeological Research, P. O. Box 919, St. Petersburg, FL 3373

**DATE:** 2/25/87

**AFFILIATION:**

---

**NOTE:** Cite any reports referring specifically to this site. General background material need not be cited. Use *Florida Anthropologist* format.
UPDATED APPLICATION FOR AMENDED "AREA D"
## APPLICATION

**Date of Submittal:**
**Street Address:**
** Parcel ID or Tract Number:** 35-31-16-49356-000-0010
**Zoning Classification:**
**Present:** NSE  
**Proposed:** NS-2
**Future Land Use Plan Category:**
**Present:** RIO  
**Proposed:** RI

### NAME of APPLICANT (Property Owner):
St. Petersburg Country Club, Inc.
**Street Address:** 2000 Country Club Way S.
**City, State, Zip:** St. Petersburg, FL 33712-4109
**Telephone No:** 727-410-1471
**Email Address:** mkierman@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 Mactry
**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:** 10-15-18

**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: No
If so, list names of all parties to the contract: N/A
Is contract conditional or absolute: N/A

Are there any options to purchase on the subject property: No
Is so, list the names of all parties to option: N/A

REQUEST:

The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

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: Nancy L. Kovacic

Date: 5-30-18

Commission Expiration (Stamp or date):

City of St. Petersburg — One 4th Street North — PO Box 2842 — St. Petersburg, FL 33731 — (727) 893-7471
www.stpete.org/
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 a parcel 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 parcel from Neighborhood Suburban Estate (NSE) to Neighborhood Suburban-2 (NS-2).

The parcel is located adjacent to the fairway of the 18th hole of the golf course and it consists of approximately 1.6 acres that are proposed to be developed as single family home sites. The parcel’s legal description and sketch is attached as Exhibit A.

PURPOSE

The Applicant desires to develop the parcel for residential purposes.
EXISTING USE

The parcel is undeveloped land that sits adjacent to the Applicant’s golf course and the development. The parcel for residential use will not adversely affect the use of the golf course or the neighborhood.

SURROUNDING USES

The parcel is adjacent to the Applicant’s golf course and across the street from single family homes that are zoned in the NS-2 category.

NEIGHBORHOOD ASSOCIATION

The parcel is located within the boundaries of the Lakewood Estates Civic Association. The proposed future land use amendment and rezoning application has been provided to the Lakewood Estates Civic Association and it is not opposed to the rezoning and land use amendment 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 parcel is R/O on the Future Land Use Map. The present land use of the parcel is not consistent with the present zoning.

The established character of the immediate area surrounding the parcel is residential. The requested RL land use and NS-2 zoning category are consistent with the designations to the 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 RL land use; 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 8 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 acreage. Therefore, the existing density of Lakewood Estates is:

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

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 8 single family homes on 1.6 acres. Upon completion of these homes, the density of Lakewood Estates including 8 additional single family homes will be as follows:

\[ \frac{1,656 \text{ homes} + 8 \text{ homes}}{464.33 \text{ acres} + 1.6 \text{ acres}} = 3.5714 \text{ homes/acre} \]

\[ \frac{1,664 \text{ homes}}{465.93 \text{ acres}} = 3.5714 \text{ homes/acre} \]
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 3.5714 units per acre is well below the 5.0 units per acre permitted by the RL land use.

**Affordability**

The Applicant's proposed future land use amendment and rezoning will bring more single family housing opportunities to St. Petersburg. In St. Petersburg, demand for housing far outpaces new construction supply which is causing prices of housing to rise drastically. Based on data provided by City staff, only 246 new single family homes were constructed in all of St. Petersburg in 2016, and before that, the City averaged less than 200 new single family homes constructed annually since 2010:

2016: 246 new single family homes constructed
2015: 172 new single family homes constructed
2014: 118 new single family homes constructed
2013: 111 new single family homes constructed
2012 72 new single family homes constructed
2011  76 new single family homes constructed
2010  49 new single family homes constructed

These statistics of newly constructed homes provided by the City do not take into consideration the loss of existing housing stock from demolitions.

The Applicant plans to build 8 new single family homes on the site which is the maximum the Applicant is entitled to under the RL land use and NS-2 zoning. The Applicant has not received any indication from both City staff and the neighborhood association that they will support a request to increase density beyond the RL land use and NS-2 zoning.

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.

**LU3.8** The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long term, desirability of an area through appropriate land development regulations.

**LU3.12** 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.
EXHIBIT "A"
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 along the boundary of said Tract III the following two (2) courses; (1) along said South right of way line, 301.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 542.00 feet, central angle of 31'49'17", chord bearing S45'10'21"W, and chord length of 297.17 feet to a point of compound curve; (2) 29.65 feet along the arc of a curve to the left, concave to the East, having a radius of 20.00 feet, central angle of 84'58'01", chord bearing S13'12'19"E, and chord length of 27.01 feet to a point on the East right of way line of Fairway Avenue South; thence continue along the boundary of said Tract III and along the said East right of way line the following two (2) courses: (1) 130.98 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 1018.00 feet, central angle of 07'22'19", chord bearing S51'59'10"E, and chord length of 130.89 feet to a point of compound curve; (2) 149.43 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 644.00 feet, central angle of 13'17'41", chord bearing S41'39'10"E, and chord length of 149.10 feet to the POINT OF BEGINNING; thence continue along the boundary of said Tract III and the East right of way line of said Fairview Avenue South the following two (2) courses: (1) 154.08 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 644.00 feet, central angle of 13'42'29", chord bearing S28'09'05"E, and chord length of 153.71 feet to a point of reverse curve; (2) 490.97 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 3042.10 feet, central angle of 09'14'49", chord bearing S25'55'15"E, and chord length of 490.43 feet; thence leaving the boundary of said Tract III and said East right of way line, N58'27'21"E, 109.00 feet to a point on a curve; thence 473.37 feet along the arc of a curve to the right, concave to the Northeast, having a radius of 2933.10 feet, central angle 09'14'49", chord bearing N25'55'15"W, and chord length of 472.86 feet to a point of reverse curve; thence 180.16 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 753.00 feet, central angle 13'42'29", chord N28'09'05"W, and chord length of 179.73 feet; thence S54'59'41"W, 109.00 feet to the POINT OF BEGINNING.

Containing 70,772 square feet or 1.625 acres more or less.

St. Petersburg, Florida

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S13'12'19"E along the chord of a curve located at the Northeasterly corner of TRACT III, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C2".
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.

LEGAL DESCRIPTION

LEGEND

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

George F. Young, Inc.
299 MARY LUTHER KING JR STREET, ST. PETERSBURG, FL 33701
PHONE (727) 822-1257 FAX (727) 822-2016
BUSINESS ENTITY USE

CIVIL & TRANSPORTATION ENGINEERING/ARCHITECTURE/LANDSCAPE ARCHITECTURE/PLANNING/SURVEYING/SUBSURFACE/UTILITY ENGINEERING
DANDELION LAKESWOOD RANCH ORLANDO PALM BEACH HUT St. PETERSBURG TAMPA
ATTACHMENT F

ORIGINAL APPLICATION
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: 35-31-16-49356-000-0010
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 33712-4109
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:
Is 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
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 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.

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: Nancy J. Kovacic

Date: 5-30-18

Commission Expiration (Stamp or date):
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.
NEIGHBORHOOD ASSOCIATION

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 application.

Therefore, the existing density of Lakewood Estates is:

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

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:

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

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.

**LU3.8** The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long term, desirability of an area through appropriate land development regulations.
LU3.12 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 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 Northerly 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.
LEGAL DESCRIPTION

PARCEL "A"
A portion of TRACT V, 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 reverse curve located on the Westerly right of way line of Alcazar Way South, said point being the Eastery 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 3579.34 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 Eastery 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 3579.34 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.

SIX LOT CONCEPT DESCRIPTION AND SKETCH

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

George F. Young, Inc.
290 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4357 FAX (727) 822-2019
CIVIL & TRANSPORTATION ENGINEERING ECLOGIC LANDSCAPE ARCHITECTURE PLANNING SURVEYING SUBSURFACE UTILITY EXCAVATION
DANVILLE-LAKEWOOD RANCH-SARASOTA-PALM BEACH ST. PETERSBURG-TAMPAN
POINT OF BEGINNING
PARCEL "A"
N88°13'20"E
110.12'
SCALE: 1" = 120'

EASTERLY MOST CHANGE
IN DIRECTION ON THE
BOUNDARY OF TRACT V

WESTERLY RIGHT OF WAY
OF ALCAZAR WAY S

CURVE TABLE

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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 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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PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

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

Catherine A. 90500 PSM LS 6257
APRIL 18, 2018

George F. Young, Inc.
290 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2018
BUSINESS ENTRY #421
CIVIL & TRANSPORTATION ENGINEERING, LANDSCAPE ARCHITECTURE, PLANNING SURVEYING SUBSURFACE & UTILITY ENGINEERING, SCALEDVILLE-LAKEWOOD RANCH-ORLANDO-PALM BEACH-SEAST. PETERSBURG-TAMPA

JOB NO. 12016302SE
SHEET NO. 1 of 2
POINT OF REFERENCE
NORTHERLY MOST CHANGE IN DIRECTION ON THE BOUNDARY
OF TRACT III

POINT OF BEGINNING
WESTERLY RIGHT OF WAY OF COUNTRY CLUB WAY S

LAKEWOOD ESTATES
GOLF COURSE SECTION
TRACT III
PLAT BOOK 20, PAGE 63

CURVE TABLE

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<th>DELTA</th>
<th>CHORD DIRECTION</th>
<th>CHORD LENGTH</th>
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<td>7947.02</td>
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<td>N31°54’01”W</td>
<td>400.31</td>
</tr>
</tbody>
</table>

George F. Young, Inc.
298 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-6377 FAX (727) 822-2155

CIVIL & TRANSPORTATION ENGINEERING GEOLOGY/LANDSCAPE ARCHITECTURE PLANNING SURVEYING SURFACE, UTILITY ENGINEERING
GAINESVILLE/LAKESWOOD RANCH/ORLANDO/PALM BEACH/St. PETERSBURG/TAMPA
The following page(s) contain the backup material for Agenda Item: Ordinance amending the Comprehensive Plan to implement legislative requirements of Chapter 163, Part II, Florida Statutes, related to the annual update of the Capital Improvements Element. (City File LGCP-CIE-2018) Please scroll down to view the backup material.
TO: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

SUBJECT: ORDINANCE _____-H modifying the Comprehensive Plan to implement legislative requirements of Chapter 163, Part II, Florida Statutes, related to the annual update of the Capital Improvements Element.

REQUEST: It is requested that a proposed modification to the Local Government Comprehensive Plan related to the annual update of the Capital Improvements Element be approved.

Detailed analysis of the proposed modification is provided in the attached Staff Report to the Community Planning & Preservation Commission (City File LGCP-CIE-2018).

RECOMMENDATION:

Administration: The Administration recommends APPROVAL of the proposed ordinance.

Community Planning & Preservation Commission: On November 13, 2018 the Community Planning & Preservation Commission (CPPC) conducted a public hearing on this matter and approved the request via a 6-0 vote.

Public Input: The Planning & Economic Development Department did not receive any phone calls, visitors or correspondence regarding these amendments.

Recommended City Council Action: 1) CONDUCT the first reading of the proposed ordinance; AND 2) SET the second reading and public hearing for December 13, 2018.

Attachments: Proposed Ordinance including CIP schedules, Staff Report and Roadway Data and Analysis.
ORDINANCE NO. _____-H

AN ORDINANCE MODIFYING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ST. PETERSBURG, FLORIDA BY UPDATING THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE AND REPLACING ALL PREVIOUSLY ADOPTED CAPITAL IMPROVEMENT SCHEDULES; ADOPTING FUND SUMMARIES FOR THE GENERAL CAPITAL IMPROVEMENT FUND (3001), BICYCLE/PEDESTRIAN SAFETY IMPROVEMENTS FUND (3004), CITYWIDE INFRASTRUCTURE FUND (3027), RECREATION AND CULTURE CAPITAL FUND (3029), MULTIMODAL IMPACT FEES CAPITAL IMPROVEMENT FUND (3071), DOWNTOWN PARKING IMPROVEMENT FUND (3073), WATER RESOURCES CAPITAL PROJECTS FUND (4003), STORMWATER DRAINAGE CAPITAL FUND (4013), AIRPORT CAPITAL PROJECTS FUND (4033), MARINA CAPITAL IMPROVEMENT FUND (4043), AND PORT CAPITAL IMPROVEMENT FUND (4093), FOR THE FISCAL YEARS 2019 THROUGH 2023; ADOPTING THE FDOT DISTRICT SEVEN’S ADOPTED FIVE-YEAR WORK PROGRAM FOR THE FISCAL YEARS 2018/19 TO 2022/23; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has adopted a Comprehensive Plan to establish goals, policies and objectives to guide the development and redevelopment of the City; and

WHEREAS, the City has adopted level of service (LOS) standards for potable water, sanitary sewer, drainage, solid waste, recreation and open space; and

WHEREAS, the Comprehensive Plan includes a Capital Improvements Element containing five-year capital improvement schedules of costs and revenue sources for capital improvements necessary to achieve and/or maintain the City’s adopted LOS standards; and

WHEREAS, the Capital Improvements Element of the City’s Comprehensive Plan, including the five-year capital improvement schedules of costs and revenue sources, must be reviewed by the City on an annual basis pursuant to F.S. § 163.3177(3)(b); and
WHEREAS, the City has reviewed the Capital Improvements Element for Fiscal Year 2018-2019 and has revised the five-year capital improvement schedules of costs and revenue sources for Fiscal Years 2019 through 2023, as set forth in Exhibits A through K attached to this ordinance; and

WHEREAS, the five-year capital improvement schedules of costs and revenue sources for the Florida Department of Transportation (FDOT) District 7 Road Capacity Projects have been reviewed and revised for Fiscal Years 2019 through 2023, as set forth in Exhibit L attached to this ordinance; and

WHEREAS, the City desires to modify its Capital Improvements Element to update the five-year capital improvement schedules of costs and revenue sources for Fiscal Years 2019 through 2023; and

WHEREAS, modifications of the Capital Improvements Element to update the five-year capital improvements schedules may be accomplished by ordinance pursuant to F.S. § 163.3177(3)(b); and

WHEREAS, under F.S. § 163.3177(3)(b), such modifications of the Capital Improvements Element to update the five-year capital improvements schedules may not be deemed to be amendments to the City’s Comprehensive Plan; and

WHEREAS, the Community Planning and Preservation Commission has reviewed the proposed updated five-year capital improvements schedules of costs and revenue sources at a public hearing on November 13, 2018, and has recommended approval; and

WHEREAS, the City Council, after taking into consideration the recommendations of the City Administration and the Community Planning and Preservation Commission, and the comments received during the public hearing conducted by the City Council on this matter, finds that the proposed modifications of the Capital Improvements Element to update the five-year capital improvements schedules are in the best interests of the City; now, therefore,

THE CITY OF ST. PETERSBURG, FLORIDA, DOES ORDAIN:

Section 1. Chapter 10, the Capital Improvements Element of the Comprehensive Plan, is hereby modified and updated by deleting pages CI15-CI25 containing the existing fund summaries for Fiscal Years 2018 through 2022, and by replacing such deleted pages with the attached Exhibits A through L containing the fund summaries for Fiscal Years 2019 through 2023:
### Exhibit Fund Summary

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Fund Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>General Capital Improvement Fund (3001)</td>
</tr>
<tr>
<td>B</td>
<td>Bicycle/Pedestrian Safety Improvements Fund (3004)</td>
</tr>
<tr>
<td>C</td>
<td>Citywide Infrastructure Fund (3027)</td>
</tr>
<tr>
<td>D</td>
<td>Recreation and Culture Capital Fund (3029)</td>
</tr>
<tr>
<td>E</td>
<td>Multimodal Impact Fees Capital Improvement Fund (3071)</td>
</tr>
<tr>
<td>F</td>
<td>Downtown Parking Improvement Fund (3073)</td>
</tr>
<tr>
<td>G</td>
<td>Water Resources Capital Projects Fund (4003)</td>
</tr>
<tr>
<td>H</td>
<td>Stormwater Drainage Capital Fund (4013)</td>
</tr>
<tr>
<td>I</td>
<td>Airport Capital Projects Fund (4033)</td>
</tr>
<tr>
<td>J</td>
<td>Marina Capital Improvement Fund (4043)</td>
</tr>
<tr>
<td>K</td>
<td>Port Capital Improvement Fund (4093)</td>
</tr>
<tr>
<td>L</td>
<td>FDOT District Seven’s Adopted Five-Year Work Program</td>
</tr>
<tr>
<td></td>
<td>(Exhibit L lists projects for which the City has no funding responsibility)</td>
</tr>
</tbody>
</table>

Section 2. Severability. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is deemed unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provision of this ordinance.

Section 3. Effective date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth (5th) business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing of 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.

---

**REVIEWED AND APPROVED AS TO FORM AND CORRECTNESS:**

City Attorney/Designee [Signature]

Planning & Development Services Dept. [Signature]
City File: LGCP-CIE-2018
Annual Capital Improvements Element (CIE) Update

This is a City-initiated application requesting that the Community Planning and Preservation Commission ("CPPC") in its capacity as the Local Planning Agency (LPA) make a finding of consistency with the Comprehensive Plan and recommend to City Council APPROVAL of the annual update to the Comprehensive Plan’s Capital Improvements Element (CIE) for Fiscal Years (FY) 2019 to 2023.

PURPOSE

The Capital Improvements Element (CIE) annual update for Fiscal Years (FY) 2019 to 2023 represents the City’s modification to the Capital Improvements Schedule of the currently adopted CIE including addition of the new fifth year (FY 2023). The modified schedule includes projects that are needed to meet future demands of development in accordance with Section 163.3202(2)(g), Florida Statutes. While there have been amendments to the Growth Management Act over the years, Florida law continues to require that the CIE and the schedule of capital improvements, also referred to as the Capital Improvement Program (CIP), be reviewed on an annual basis and modified as necessary.

While the purpose of the CIE is to consider the need, location and the efficient use of public facilities, the Capital Improvements Schedule demonstrates the fiscal feasibility of the element’s goals. This is accomplished by estimating costs of improvements, analysis of the City’s fiscal capability to finance and construct improvements, and adoption of financial policies to guide funding. To demonstrate the ability to provide for needed improvements, the City has adopted the Capital Improvement Schedule as part of the Comprehensive Plan. The Capital Improvement Schedule includes a schedule of projects, funding dates, all costs reasonably associated with the completion of the project, and a demonstration that the City has the necessary funding to provide public facility needs concurrent with or prior to previously issued Development Orders or future development.
BACKGROUND

The process of developing the CIE demonstrates that a reasonable, measurable and affordable plan is in place to reduce, eliminate or prevent facility deficiencies within the established specified time frame. The costs of projects may be paid or contracted for in phases, as necessary to meet or maintain the facility’s adopted Level of Service (LOS) standard as provided for within the Comprehensive Plan. These facilities include:

1. potable water;
2. sanitary sewer;
3. solid waste;
4. drainage/stormwater; and
5. recreation.

In accordance with state statutes and mobility planning efforts at the county level, the LOS for roadways and mass transit were removed from the Comprehensive Plan in March of 2016. However, because the City continues to monitor transportation conditions for site impact review and transportation planning purposes, an analysis is included in this report.

Capital Improvement Plan - Financial Feasibility

Each year City Council adopts an operating budget and a capital improvement budget. The capital improvement budget is the first year of the five-year Capital Improvement Program (CIP). The annual CIE update reflects a subset of the City’s recently adopted CIP in that it only includes project schedules that contribute to the above listed facility’s LOS. Florida Statutes requires a statement of project financial feasibility, which is demonstrated through the identification of both committed revenue and planned revenue anticipated to undertake project expenditures as shown within the five-year schedule. All projects listed in the City’s CIP are considered priority projects and deemed financially feasible.

While legislative changes no longer require the CIP to be financially feasible, the City continues to demonstrate a balanced program. Financial feasibility means that sufficient funding sources (revenues) are available for financing capital improvement projects (expenses) intended to achieve and maintain the adopted LOS standards. St. Petersburg accomplishes this by adhering to the following fiscal policies, codified in the City’s Administrative Policies and Procedures:

1. General Fiscal Policy I.A.4. – “The city shall prepare and implement a Capital Improvement Program (CIP) consistent with State requirements, which shall schedule the funding and construction of projects for a five-year period, including a one-year CIP Budget. The CIP shall balance the needs for improved public facilities and infrastructure, consistent with the city’s Comprehensive Plan, within the fiscal capabilities and limitations of the city.”

2. General Fiscal Policy I.A.5. – “The city shall maintain its accounting records in accordance with Generally Accepted Accounting Principles (GAAP), applied to governmental units as promulgated by the Governmental Accounting Standards Board (GASB) and the Financial Accounting Standards Board (FASB). In addition, federal and state grant accounting standards will be met.”
3. Fiscal Policy for Capital Expenditures and Debt Financing, Policy IV.A.1.a. — “Revenue projections for the one-year Capital Improvement Program Budget and five-year Capital Improvement Program Plan shall be based on conservative assumptions of dedicated fees and taxes, future earnings and bond market conditions.”


Population Estimate
Functional population for 2017 is used as the basis for the update. An estimate of functional population is needed to determine if a facility is meeting or exceeding the adopted level of service on a per capita basis. Functional population is defined as the number of people occupying space in the community on a 24 hour per day, seven day-per-week basis. By estimating the functional population of a community, estimations of current and future demand for certain facilities can be improved. The functional population for 2017 was calculated using a combination of the best available data from different sources to arrive at the most accurate population estimate. The base population number came from the University of Florida’s Bureau of Economic and Business Research’s (BEBR) 2017 population estimate of 263,768 for the City. Since BEBR does not include seasonal and tourist populations, the Southwest Florida Water Management District’s (SWFWMD) 2016 seasonal and tourist population of 12,692 was added. Finally, based on the estimated number of people per household, 1,058 individuals were added as a result of new residential dwelling units completed during the 2017 calendar year. The 2017 estimated functional population of 277,518 is supported by the best available data.

It should be noted that SWFWMD’s published 2017 seasonal and tourist population figures were higher than the expected annualized growth rate. Upon inquiring, staff was informed that in fact the numbers were incorrect. Corrected numbers were not available at the time of this writing; therefore, the 2016 seasonal and tourist population numbers are the best available data and are used in this analysis. Functional population numbers will vary per LOS analysis due to service areas of those facilities extending outside of City boundaries.

CONCURRENCY & MOBILITY MONITORING REPORT (Sec. 16.03.070, City Code)

Concurrency monitoring allows for the determination of facility needs through the consideration of level of service (LOS), required repairs or renovations that reflect new system capacity and new growth demands for projects. A needs analysis for each facility is summarized below. A relative priority of need among facility type is indicated through the extent of improvements scheduled within the adopted CIP (see attached corresponding facility project schedule Exhibits A through L). The following annual concurrency and mobility monitoring report is provided in accordance with Section 16.03.070 of the City Code.
Solid Waste

Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year, while there is no generation rate for nonresidential uses. The County currently receives and disposes of municipal solid waste and some construction and demolition debris, which are generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted or buried at the Bridgeway Acres sanitary landfill. City recycling is handled at the local level and not disposed of at the County.

In calendar year 2017, the City’s collection demand for solid waste service was approximately 1.09 tons per person per year, resulting in a demand rate below the adopted LOS standard of 1.3. This figure is calculated by the total sum of collected commercial and residential solid waste tonnage (including recyclables and material from the City’s five brush sites) divided by the City’s 2017 functional population.

\[
\frac{303,861}{277,518} = 1.094 \text{ tons per person per year}
\]

Demand for solid waste service for all of Pinellas County in calendar year 2017 was 1.06 tons per person per year, also below the adopted LOS waste disposal rate. The County’s LOS figure is calculated by the total sum of solid waste tonnage collected at Pinellas County Solid Waste-to-Energy facility (790,520 tons) plus the landfill (231,059 tons), divided by the County’s functional population.

\[
\frac{790,520 + 231,059}{960,949} = 1.063 \text{ tons per person per year}
\]

As the above calculations indicate, the City’s actual per capita demand for solid waste is slightly higher than that of the County due in part to the City’s recycling and yard waste being diverted out of the solid waste stream before they reach the County’s facilities. Therefore, the County is receiving a lower tonnage for disposal, while the City is increasing its tonnage of collection. This higher tonnage collection reflects the successful curb-side recycling program that began in 2015 for single-family homes and multifamily units consisting of four units or less. Recycling in the City has increased by 168% from 6,552 tons collected in 2014 to 17,564 tons collected in 2017. The City and County’s commitment to recycling and waste reduction programs, and the continued participation of residents and businesses in these programs, have assisted in keeping down the actual demand for solid waste disposal.

The Pinellas County Waste-to-Energy facility and the Bridgeway Acres Sanitary Landfill are the responsibility of the Pinellas County Department of Solid Waste and are operated and maintained under contract by two private companies. In 2017, the Waste-to-Energy facility operated below its normal operating capacity of incinerating 930,750 tons of solid waste per year due to the extended outages required for the refurbishment of the facility. The continuation of recycling efforts and the efficient operation of the Waste-to-Energy facility have helped to extend the life span of Bridgeway Acres. The landfill is expected to remain in use for approximately 84 years, based on current design (grading) and disposal rates.

Solid waste facilities are operating within their LOS standard and there are no solid waste related projects scheduled in the five-year CIP.
Drainage/Stormwater

Drainage LOS identifies minimum criteria for existing and future conditions of drainage facilities. Drainage capacity can be expressed as a “design storm” which specifies the duration and return frequency of a storm with an identified rainfall amount. The level of service standard is implemented by the City through the review of drainage plans for new development and redevelopment. The adopted level of service consists of three parts that express the City’s desire to upgrade drainage facilities through retrofit over time:

1. Due to the back log of stormwater improvement needs and the time to implement improvements to the municipal drainage system, existing conditions are adopted as the level of service.

2. Construction of new projects and improvements to existing surface water management systems requires permits from the South West Florida Water Management District (SWFWMD), except for projects specifically exempt. As a condition to municipal development approval, new development and redevelopment within the City which requires a SWFWMD permit shall meet the District’s water quantity and quality design standards. Development that is exempt from SWFWMD permitting requirements shall be required to obtain a letter of exemption.

3. Construction of new surface water management systems and improvements to existing systems will be required to meet design standards outlined in the Drainage Ordinance, Section 16.40.030 of the Land Development Regulations, using a minimum design storm of 10-year return frequency, 1-hour duration. Improvements to the municipal drainage system will also be designed to convey the run off from a 10-year, 1-hour storm event.

The City’s existing Stormwater Management Master Plan (SWMP) contains detailed information on the 26 basins that comprise the stormwater management area. An update to the plan is currently underway with the assistance of cooperative funding from SWFWMD. The City’s commitment to upgrading the capacity of stormwater management systems is demonstrated by continued implementation of the SWMP, the Stormwater Utility Fee and capital improvement budgeting for needed improvements.

In 2016, the City’s commitment to continue to fund improvements was further demonstrated by the Council’s approval of a 31.5% increase in the Stormwater Utility Fee. In 2017, the Council approved an additional fee increase to $10.00 per month for each single-family residential parcel and to $11.00 in FY 2019. Currently ongoing is a tiered rate study that is looking at readjusting the utility fee based on the amount of impervious area within the parcels. It is anticipated that the tiered rate will be effective for FY 2020.

Drainage project schedules are listed in attached Fund 4013 (Exhibit H), identifying resource funding from SWFWMD grants, additional project matching funds from “Penny for Pinellas” are listed in Fund 3017 (Exhibit C).

Recreation and Open Space

The City seeks to ensure that parks, open spaces, and recreational facilities are adequate and efficiently maintained for all segments and districts of the population consistent with the established LOS. The City has adopted and maintains a LOS standard of 9 acres of useable recreation and open space acres per 1,000 population.
As shown in the below table, the City is well within the adopted LOS standard, with a substantial excess of useable recreation and open space. With an adopted LOS standard of 9 acres, the City enjoys an estimated 27 acres per 1,000 permanent and seasonal residents. Recreation and cultural project schedules are listed in Fund 3029 (Exhibit D).

### 2017 Useable Recreation and Open Space Acres

<table>
<thead>
<tr>
<th>Population</th>
<th>City (acres/1,000 persons)</th>
<th>City and County (acres/1,000 persons)</th>
</tr>
</thead>
<tbody>
<tr>
<td>263,768 (Permanent)</td>
<td>21.3</td>
<td>28.5</td>
</tr>
<tr>
<td>277,518 (Functional)</td>
<td>20.3</td>
<td>27.1</td>
</tr>
</tbody>
</table>

**Table Notes**
1. Total active and passive recreation/open space and preservation in the City is equal to approximately 5,611 acres.
2. Total useable recreation/open space and preservation in the City is equal to 7,510 acres when 1,899 acres for county parks is added, which includes Ft. De Soto (1136), Sawgrass Lake (390), War Veterans Memorial (122), Gandy Causeway (126), and Skyway Causeway (125).
3. Functional population includes seasonal and tourist populations (see definition in background section above).

### Potable Water

The City’s adopted LOS standard for potable water is 125 gallons per capita per day (gpcd) while actual current usage equates to approximately 81 gpcd. The City’s overall water demand from Tampa Bay Water is presently 29 million gallons per day (mgd), while the systemwide capacity is 68 mgd. The water treatment plant, water transmission system, water repump facilities and water distribution system network were designed and built for this capacity. Only in isolated situations in the water distribution system network, is a developer responsible to pay for a system capacity upgrade made necessary by a development project.

The City’s successful reclaimed water program, initiated in 1977, has greatly reduced the amount of treated effluent disposed through deep injection wells, while at the same time reducing reliance on potable water for irrigation purposes. Since 2000, the average annual daily demand for reclaimed water has been approximately 19 million gallons.

Due to the excess capacity in the water system, no additional capital expenditures are anticipated beyond those concerning replacement, maintenance and efficiency, energy conservation and modernization. Potable water distribution system project schedules are listed in Fund 4003 (Exhibit G).

### Sanitary Sewer

The sanitary sewer LOS is based on the estimated per capita demand for capacity at the City’s Water Reclamation Facilities (WRFs). The City owns and operates three WRFs (Northeast, Southwest and Northwest), each of which serves a distinct district that together comprise the St. Petersburg 201 Facilities Planning Area.

The adopted LOS for sanitary sewer is expressed in terms of gallons per capita per day (gpcd) for each of the three WRF service areas. The adopted LOS standards shown in the following table reflect the highest annual average daily flow rate at the WRFs from 1990 through 1995, divided by WRF service area functional population (based on the 1990 census). The LOS standards in the below table remain unchanged.
The City’s average flow rate for Calendar Year (CY) 2017 was 33.58 mgd, while the aggregated sanitary sewer system’s annual average capacity for its three wastewater treatment facilities was 56 mgd, resulting in an estimated excess annual average capacity of 22.42 mgd.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Northeast (Zone 2)</td>
<td>86,951</td>
<td>7.54</td>
<td>86.72</td>
<td>173</td>
</tr>
<tr>
<td>Northwest (Zone 3)</td>
<td>93,203</td>
<td>9.77</td>
<td>104.82</td>
<td>170</td>
</tr>
<tr>
<td>Southwest (Zone 1)</td>
<td>156,531</td>
<td>16.27</td>
<td>103.94</td>
<td>161</td>
</tr>
<tr>
<td>Total</td>
<td>336,685</td>
<td>33.58</td>
<td>98.49 avg.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Following several major rain events in 2016, the Water Resources Department is currently adding peak wet-weather capacity and evaluating the need for additional annual average capacity. This expenditure is responding to a wet-weather demand and is beyond the scope of the annual CIE update. However, City staff anticipates that the results of this evaluation will be included in future reports for subsequent annual updates.

Water Resources’ total capital improvement project schedules are listed in Fund 4003 (Exhibit G), which identifies a FY 2019 budget total of approximately $116 million.

**Mobility Monitoring**

In the absence of state-mandated transportation concurrency, Forward Pinellas, serving as the Metropolitan Planning Organization for Pinellas County, formed the multi-jurisdictional Mobility Plan Task Force. The Task force’s goal was to develop a countywide approach to managing the transportation impacts associated with development through the site plan review process. Task Force efforts resulted in the City adopting the Pinellas County Mobility Plan, which amended the Land Development Regulations and eliminated transportation concurrency requirements.

The City continues to monitor the LOS for motor vehicles on major roadways and the availability of transit service for site impact review and transportation planning purposes. As shown in the below table, the total number of major roadway miles in the City (excluding the Interstate system) is approximately 212.
Miles of Major Roadways

<table>
<thead>
<tr>
<th>Classification</th>
<th>Distance (Miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Arterial</td>
<td>18.89</td>
</tr>
<tr>
<td>Minor Arterial</td>
<td>92.52</td>
</tr>
<tr>
<td>Collector and Neighborhood Collector</td>
<td>100.38</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>211.78</strong></td>
</tr>
</tbody>
</table>

Of the City’s 212 roadway miles, 98.2% have a relatively low level of traffic congestion (LOS “A-D”), partially due to the street network’s efficient grid pattern. Only the four below listed roadway segments (consisting of 3.74 roadway miles) operate at a high level of traffic congestion (LOS “F”). The City no longer has an adopted roadway LOS standard; however, the vast majority of the City’s roads operate at the City’s previously adopted LOS standard of “D” or better.

2017 LOS “F” Road Segments

<table>
<thead>
<tr>
<th>Roadway Section</th>
<th>From</th>
<th>To</th>
<th>Jurisdiction</th>
<th>LOS</th>
<th>Distance (Miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>22nd Ave. N.</td>
<td>I-275</td>
<td>34th St.</td>
<td>City</td>
<td>F</td>
<td>1.16</td>
</tr>
<tr>
<td>36th Ave. N</td>
<td>34th St.</td>
<td>49th St.</td>
<td>County</td>
<td>F</td>
<td>1.26</td>
</tr>
<tr>
<td>54th Ave. S</td>
<td>34th St.</td>
<td>31st St.</td>
<td>City</td>
<td>F</td>
<td>0.25</td>
</tr>
<tr>
<td>Gandy Blvd.</td>
<td>San Martin Blvd.</td>
<td>4th St.</td>
<td>State</td>
<td>F</td>
<td>1.07</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>3.74</strong></td>
</tr>
</tbody>
</table>

Data Source: Forward Pinellas (2017 Level of Service Report)

All development projects continue to pay multimodal impact fees. Projects projected to generate between 51 to 300 new PM peak hour trips and impact heavily congested roadways are to address their impacts through the implementation of a transportation management plan. Development projects projected to generate over 300 new PM peak hour trips and impact heavily congested roads are required to submit a traffic impact study to identify mitigation strategies of the project.

The Neighborhood Transportation section of the City’s Transportation and Parking Management Department ensures the safe movement of vehicles and pedestrians by addressing the following: traffic control through the use of traffic signs and pavement marking systems; neighborhood transportation management; planning and design of operational modifications; investigation and improvement of safety and accessibility needs as identified through public contact and staff studies; and collection and maintenance of transportation data/records.

To fulfill these responsibilities, the Neighborhood Transportation section worked directly with neighborhood associations and residents in the development of ninety-five (95) Neighborhood Traffic Plans, which are modified on an ongoing basis to address new and changing needs. The section has also implemented approximately one hundred twenty (120) Rectangular Rapid Flashing Beacons (RRFBs) at un-signalized intersections across the city. The city was the first municipality in the United States to use RRFBs, which continue to show significant improvements for pedestrian safety and comfort regarding driver yield rate at uncontrolled crossings.
The Pinellas Suncoast Transit Authority (PSTA) has provided countywide public transportation since 1984. The PSTA is contracted to provide the following service minimums for the City:

- approximately 2.5 million miles of fixed route service;
- approximately 217,000 miles of DART service;
- fixed route service within a 1/4 mile of approximately 90 percent of the service area; and
- headways less than one hour.

Due to the City’s high population density and major attractors, all five of PSTA’s top routes in terms of ridership serve the City. In 2015, the PSTA received $500,000 from the State of Florida and programmed its own funds to complete the project development phase for the Central Avenue Bus Rapid Transit (BRT) service. The BRT service is planned to connect downtown St. Petersburg to western St. Petersburg and St. Pete Beach. The BRT service will provide residents and visitors with frequent services, long operating hours and a limited number of stops. PSTA submitted a Small Starts application to the Federal Transit Administration in September 2017, however, federal funding has not yet been awarded. The City, PSTA and State governments have partnered to provide a match for the federal funding and PSTA is now working on the design phase. If funding is awarded, PSTA anticipates construction in 2019 with service operation in late 2020 or early 2021.

In 2009 and 2010, the City received Federal Transit Administration (FTA) grant funds in the amount of $975,000 to enhance the Central Avenue corridor from downtown to 66th Street through capital projects such as pedestrian improvements in preparation for the proposed Central Avenue BRT service. These improvements will help connect the 1st Avenues to Central Avenue and the PSTA’s popular Central Avenue Trolley service. The City has also programmed $1 million in local funding (Penny for Pinellas revenue and Transportation Impact Fee revenue) as a match for the federal grants and the PSTA is contributing $300,000 towards station development.

The City of St. Petersburg is committed to maintaining a safe transportation system for all users, including pedestrians and bicyclists. A Complete Streets administrative policy was signed in November 2015 that aims to make all city streets and travel ways safe and accommodating to all modes of transportation and pedestrians. In 2017, City staff continued work on the Complete Streets Implementation Plan, which will serve as an update to the City’s Bicycle Pedestrian Master Plan which was adopted in 2003 and which has largely been implemented. The City also fully launched its bike share system in February 2017, consisting of 30 hubs and 300 bikes.

Multimodal Impact Fee improvement project schedules are listed in Fund 3071 (Exhibit E). Bicycle/Pedestrian Safety improvement project schedules are listed in Fund 3004 (Exhibit B). Downtown parking improvement project schedules are listed in Fund 3073 (Exhibit F). State roadway improvement project schedules are listed in FDOT District Seven’s adopted 5-year work program (Exhibit L).

**COMPREHENSIVE PLAN COMPLIANCE**

The attached proposed ordinance contains a subset of the City’s recently adopted CIP schedules that have been prepared to update the Capital Improvements Element of the Comprehensive Plan. The proposed CIP schedules do not commit the City to any financial expenditure beyond those itemized in the annual Capital Improvement Program (CIP) Budget. The following objective and policies from the Capital Improvements Element of the Comprehensive Plan are applicable to this annual update.
Policy CI1.1:
Those projects exceeding $250,000, identified in the other elements of the Comprehensive Plan as necessary to maintain or improve the adopted level of service standards and which are of relatively large scale and high costs, shall be included in the Capital Improvement Element.

Objective CI15:
To demonstrate the City's ability to provide for needed improvements identified in the other elements of the Comprehensive Plan, the City shall develop and adopt the capital improvement schedule, as part of the Comprehensive Plan. The Capital Improvement Schedule shall include: a schedule of projects; funding dates; all costs reasonably associated with the completion of the project; and demonstrate that the City has the necessary funding to provide public facility needs concurrent with or prior to previously issued Development Orders or future development.

Policy CI15.1:
Proposed capital improvement projects must be reviewed by the planning department based on the following:

A. General consistency with the Comprehensive Plan - projects found inconsistent with the Comprehensive Plan shall not be approved until appropriate revisions are made to the project and/or the Comprehensive Plan to achieve consistency.

B. Evaluation of projects regarding the following eight areas of consideration from the State Comprehensive Planning Regulations:
   1. Elimination of Public Hazards;
   2. Elimination of Existing Capacity Deficits;
   3. Local Budget Impact;
   4. Locational Needs Based on Projected Growth Patterns (Activity Centers);
   5. Accommodation of New Development and Redevelopment Service Demands;
   6. Correction or replacement of obsolete or worn-out facilities;
   7. Financial Feasibility; and
   8. Plans of State Agencies and Water Management Districts that provide public facilities within the Local Government's jurisdiction.

The planning department shall advise the Department of Budget and Management of its findings regarding these eight areas of consideration to assist said Department with the ranking and prioritization of capital improvement projects.

**CONCURRENCY ANALYSIS SUMMARY**

The 2018 Annual Concurrency Report concludes that the City continued to maintain substantial excess capacity as defined by the adopted level of service standards for potable water, sanitary sewer, solid waste, stormwater and recreation. Continued improvements to the drainage system are required to address maintenance and projected deficiencies. Improvements to the wet-weather capacity of the sanitary sewer system are ongoing and address current and projected needs. The City's CIP projects generally fall under the category of "replacement" and "maintenance" rather than "new" facilities or even "expansion" of existing facilities, largely due to the built-out nature of the City.
The majority of City roadways are operating at a low level of congestion and within the previously adopted LOS standard of “D” or better. The City will continue to work with PSTA to provide additional transit service in support of City growth and redevelopment. Neighborhood transportation programs and the Bicycle Pedestrian Master Plan have been successfully implemented both in terms of public safety and popularity with residents. The next stage of transportation improvements will be the continued implementation of the recently adopted complete streets administrative policy.

**PUBLIC HEARING PROCESS**

The ordinance associated with the Comprehensive Plan annual CIE update is a modification to the 5-year schedule of capital improvements and is not a Comprehensive Plan text amendment. Pursuant to Section 163.3177(3)(b), Florida Statues, only one (1) public hearing before City Council is required.

**RECOMMENDATION**

Staff recommends that the Community Planning and Preservation Commission, acting in its capacity as the Local Planning Agency, make a finding of consistency with the Comprehensive Plan and recommend to City Council APPROVAL of the annual update to the Comprehensive Plan’s Capital Improvements Element (CIE) for Fiscal Years (FY) 2019-2023 described herein.

**ATTACHMENT**

Attachment: Proposed Ordinance and Exhibits A through L (CIP Schedules)
ORDINANCE NO. _____-H

AN ORDINANCE MODIFYING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ST. PETERSBURG, FLORIDA BY UPDATING THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE AND REPLACING ALL PREVIOUSLY ADOPTED CAPITAL IMPROVEMENT SCHEDULES; ADOPTING FUND SUMMARIES FOR THE GENERAL CAPITAL IMPROVEMENT FUND (3001), BICYCLE/PEDESTRIAN SAFETY IMPROVEMENTS FUND (3004), CITYWIDE INFRASTRUCTURE FUND (3027), RECREATION AND CULTURE CAPITAL FUND (3029), MULTIMODAL IMPACT FEES CAPITAL IMPROVEMENT FUND (3071), DOWNTOWN PARKING IMPROVEMENT FUND (3073), WATER RESOURCES CAPITAL PROJECTS FUND (4003), STORMWATER DRAINAGE CAPITAL FUND (4013), AIRPORT CAPITAL PROJECTS FUND (4033), MARINA CAPITAL IMPROVEMENT FUND (4043), AND PORT CAPITAL IMPROVEMENT FUND (4093), FOR THE FISCAL YEARS 2019 THROUGH 2023; ADOPTING THE FDOT DISTRICT SEVEN'S ADOPTED FIVE-YEAR WORK PROGRAM FOR THE FISCAL YEARS 2018/19 TO 2022/23; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has adopted a Comprehensive Plan to establish goals, policies and objectives to guide the development and redevelopment of the City; and

WHEREAS, the City has adopted level of service (LOS) standards for potable water, sanitary sewer, drainage, solid waste, recreation and open space; and

WHEREAS, the Comprehensive Plan includes a Capital Improvements Element containing five-year capital improvement schedules of costs and revenue sources for capital improvements necessary to achieve and/or maintain the City’s adopted LOS standards; and

WHEREAS, the Capital Improvements Element of the City’s Comprehensive Plan, including the five-year capital improvement schedules of costs and revenue sources, must be reviewed by the City on an annual basis pursuant to F.S. § 163.3177(3)(b); and
WHEREAS, the City has reviewed the Capital Improvements Element for Fiscal Year 2018-2019 and has revised the five-year capital improvement schedules of costs and revenue sources for Fiscal Years 2019 through 2023, as set forth in Exhibits A through K attached to this ordinance; and

WHEREAS, the five-year capital improvement schedules of costs and revenue sources for the Florida Department of Transportation (FDOT) District 7 Road Capacity Projects have been reviewed and revised for Fiscal Years 2019 through 2023, as set forth in Exhibit L attached to this ordinance; and

WHEREAS, the City desires to modify its Capital Improvements Element to update the five-year capital improvement schedules of costs and revenue sources for Fiscal Years 2019 through 2023; and

WHEREAS, modifications of the Capital Improvements Element to update the five-year capital improvements schedules may be accomplished by ordinance pursuant to F.S. § 163.3177(3)(b); and

WHEREAS, under F.S. § 163.3177(3)(b), such modifications of the Capital Improvements Element to update the five-year capital improvements schedules may not be deemed to be amendments to the City's Comprehensive Plan; and

WHEREAS, the Community Planning and Preservation Commission has reviewed the proposed updated five-year capital improvements schedules of costs and revenue sources at a public hearing on November 13, 2018, and has recommended approval; and

WHEREAS, the City Council, after taking into consideration the recommendations of the City Administration and the Community Planning and Preservation Commission, and the comments received during the public hearing conducted by the City Council on this matter, finds that the proposed modifications of the Capital Improvements Element to update the five-year capital improvements schedules are in the best interests of the City; now, therefore,

THE CITY OF ST. PETERSBURG, FLORIDA, DOES ORDAIN:

Section 1. Chapter 10, the Capital Improvements Element of the Comprehensive Plan, is hereby modified and updated by deleting pages C115-C125 containing the existing fund summaries for Fiscal Years 2018 through 2022, and by replacing such deleted pages with the attached Exhibits A through K containing the fund summaries for Fiscal Years 2019 through 2023:
Exhibit Fund Summary

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Fund Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>General Capital Improvement Fund (3001)</td>
</tr>
<tr>
<td>B</td>
<td>Bicycle/Pedestrian Safety Improvements Fund (3004)</td>
</tr>
<tr>
<td>C</td>
<td>Citywide Infrastructure Fund (3027)</td>
</tr>
<tr>
<td>D</td>
<td>Recreation and Culture Capital Fund (3029)</td>
</tr>
<tr>
<td>E</td>
<td>Multimodal Impact Fees Capital Improvement Fund (3071)</td>
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<tr>
<td>F</td>
<td>Downtown Parking Improvement Fund (3073)</td>
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<td>G</td>
<td>Water Resources Capital Projects Fund (4003)</td>
</tr>
<tr>
<td>H</td>
<td>Stormwater Drainage Capital Fund (4013)</td>
</tr>
<tr>
<td>I</td>
<td>Airport Capital Projects Fund (4033)</td>
</tr>
<tr>
<td>J</td>
<td>Marina Capital Improvement Fund (4043)</td>
</tr>
<tr>
<td>K</td>
<td>Port Capital Improvement Fund (4093)</td>
</tr>
<tr>
<td>L</td>
<td>FDOT District Seven’s Adopted Five-Year Work Program (Exhibit L lists projects for which the City has no funding responsibility)</td>
</tr>
</tbody>
</table>

Section 2. Severability. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is deemed unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provision of this ordinance.

Section 3. Effective date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth (5th) business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing of 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.

City File: LGCP-CIE-2018

REVIEWED AND APPROVED AS TO FORM AND CORRECTNESS:

______________________________
City Attorney/Designee

______________________________
Planning & Development Services Dept.
## General Capital Improvement (3001)

<table>
<thead>
<tr>
<th>Resources / Requirements</th>
<th>Appropriated To Date</th>
<th>FY 2019 Adopted</th>
<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
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<td>GR EPA- Brownfields Assessment Grant</td>
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<td>Transfer S St. Petersburg Redevelopment Distr.</td>
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<td>1,219,202</td>
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</table>

**Total Resources**: 140,227,108

### City Facilities

- **Jameson - Complete Unit Renovations**: 1,800,000 (1,800,000)
- **M.O.E. Repairs & Improvements FY19**: 1,115,000 (1,115,000)
- **M.O.E. Repairs & Improvements FY20**: 900,000 (900,000)
- **M.O.E. Repairs & Improvements FY21**: 1,440,000 (1,440,000)
- **M.O.E. Repairs & Improvements FY22**: 1,960,000 (1,960,000)
- **M.O.E. Repairs & Improvements FY23**: 1,740,000 (1,740,000)

### Downtown/Intown Parking/Streetscape

- **Intown Streetscape**: 200,000 (200,000)
- **Libraries**: 5,500,000 (5,500,000)
- **Recreation/Community Centers**: 6,731,000 (6,731,000)

### Transportation & Parking Management

- **BRT and Transit Infrastructure**: 2,000,000 (2,000,000)
- **Parking Structure - Downtown**: 1,000,000 (1,000,000)

### Inflation Contingency

- **Prior Year Funding**: 138,584,044

**Total Requirements**: 138,584,044

### Assigned for Police Equipment

- **579,000**: 250,000 (250,000)

### Assigned for SCBA/Bunker Gear Fire

- **579,000**: 225,000 (225,000)

**Unappropriated Balance**: 1,064,064 (1,314,064)
### Bicycle/Pedestrian Safety Improvements (3004)

<table>
<thead>
<tr>
<th>Resources / Requirements</th>
<th>Appropriated To Date</th>
<th>FY 2019 Adopted</th>
<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
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<tr>
<td>GR Bicycle Facility 30 Ave N MLK to 58 St</td>
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<td>GR Bicycle Lanes Priority Projects Phase II</td>
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<td>GR FDOT HSIP Downtown Bulbouts</td>
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<tr>
<td>GR FDOT LAP Sexton Elementary</td>
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<td>GR FDOT LAP TI Trail</td>
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<td>7,628,127</td>
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**Bicycle Pedestrian Improvements**

- **Treasure Island Trail Phase II Construction**: 698,498

**Inflation Contingency**

- **Prior Year Funding**: 6,634,514

**Total Requirements**: 6,634,514

**Unappropriated Balance**: 295,115

**Notes**

GR = Grant Funding
# Citywide Infrastructure Capital Improvement (3027)

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<tr>
<th>Resources / Requirements</th>
<th>Appropriated To Date</th>
<th>FY 2019 Adopted</th>
<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
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<td><strong>Total Resources</strong></td>
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<td>22,054,538</td>
<td>23,653,401</td>
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**Bridge Recon/Replacement**

- 157154 40th Ave NE Over Placido Bayou: 1,000,000
- 157184 Bayou Grande, N of Tanglewood: 1,600,000
- 157186 Venetian Blvd W of Shore Acres: 200,000
- 157235 11th Av S Over Booker Creek: 1,675,000

**Bridge Life Extension Program**

- Bridge Replacement: 750,000, 175,000, 500,000, 3,000,000

**Channel Dredging**

- Dredging Arterial Channels: 50,000
- Emergency Dredging: 150,000, 50,000, 100,000

**Neighborhoods**

- Neighborhood Enhancement: 50,000
- Neighborhood Partnership Grants: 175,000, 75,000

**Railway Crossing Improvements**

- 22nd A/N, West of 22 S/N (RRX): 198,000
- 9 A/N at 19th Street (RRX): 255,000

**Sanitary Sewer Collection System**

- SAN I & I Removal: 9,000,000, 9,000,000, 9,000,000

**Storm Drainage Improvements**

- Minor Storm Drainage: 500,000

**Street & Road Improvements**

- Alley Reconstruction - Brick: 250,000, 450,000, 250,000, 300,000
- Alley Reconstruction - Unpaved: 150,000, 400,000, 200,000
- Curb Replacement/Ramps: 500,000
- Sidewalk Reconstruction: 600,000
- Street and Road Improvements: 4,500,000, 4,000,000, 5,000,000, 4,500,000

**Transportation & Parking Management**

- Bicycle Pedestrian Facilities: 100,000
- Complete Streets: 450,000
- Comprehensive Street/Greenscape: 250,000
- Intersection Modification: 50,000
- Neighborhood Transportation Management: 100,000, 100,000
- Sidewalk Expansion Program: 250,000, 250,000
- Sidewalks - Neighborhood & ADA Ramps: 100,000, 250,000
- Transit Shelter Expansion: 200,000
- Wayfair Signage - Sign Replacement: 150,000
- Undefined/Other: 380,000, 1,000,000, 900,000

**Seawall Renovations & Replacement**

- Inflation Contingency
- Prior Year Funding

**Total Requirements**

- 46,830,966

**Assignment for Affordable Housing**

- 825,000
## Citywide Infrastructure Capital Improvement (3027)

<table>
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<tr>
<th>Resources / Requirements</th>
<th>Appropriated To Date</th>
<th>FY 2019 Adopted</th>
<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
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### Notes

1) Projects shown in the plan for years 2019-2023 may be moved on a year-to-year basis to balance this fund. Decisions to move projects will be based on the status of previously scheduled projects and project priorities.

2) In FY17, as provided for in an interlocal agreement with Pinellas County, $4.3 million was programmed as a resource from Pinellas County and is being used to provide for Central Avenue improvements between Park Street and 58th Street.

3) There is no inflation contingency calculating on the Sanitary Sewer I & I Removal project.

4) $25,000 is programmed to be assigned in FY23 for Affordable Housing Land Acquisition.
## Recreation & Culture Capital Improvement (3029)

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<td>6,225,645</td>
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### Athletic Facilities
- Athletic Facilities Improvements: 200,000
- Athletic Field Lighting Improvements: 250,000

### City Facilities
- Coliseum Waterproofing: 250,000

### Cultural Facilities Improvements
- Mahaffey Theater Improvements: 500,000

### Libraries
- General Library Improvements: 200,000
- James Weldon Johnson Library Generator: 250,000
- Main Library Renovation: 500,000

### Parks & Open Space
- Park Facilities Improvements: 250,000
- Parks Lighting Improvements: 125,000
- Play Equipment Replacement: 450,000
- Preserve improvements: 100,000

### Pool Improvements
- McLin Pool Improvements: 300,000
- Swimming Pool Improvements: 350,000

### Recreation/Community Centers
- Mirror Lake Complex Improvements: 200,000

### Park Improvements
- Mirror Lake Comple' Improvements: 250,000

### Sunken Gardens
- Sunken Gardens Entrance Improvements: 250,000
- Sunken Gardens Park Improvements: 200,000

### Inflation Contingency
- Prior Year Funding: 20,101,431
- Total Requirements: 20,101,431

### Assignment Debt Service Shore Acres/Main
- Assignment Debt Service Shore Acres/Main: - 2,337,000 (65,000) (1,280,000) 765,000 (355,000) 1,402,000

### Assignment Shore Acres Rec. Center
- Assignment Shore Acres Rec. Center: 3,521,490 1,132,000 (4,653,490) - - -

### Unappropriated Balance
- Unappropriated Balance: 82,854 852,399 3,046,491 5,667,791 8,360,311 11,212,847 11,212,847

**Notes**
# Multimodal Impact Fees Capital Improvement (3071)

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<th>Resources / Requirements</th>
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<th>FY 2019 Adopted</th>
<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
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## Traffic Circulation - MIF & GATISAF

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<th>FY 2023</th>
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<td>1,204,375</td>
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<td>1,316,875</td>
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## Inflation Contingency & Prior Year Funding

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<th>FY 2023</th>
<th>CIP Total</th>
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<td>1,316,875</td>
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## Unappropriated Balance

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<th>FY 2022</th>
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<th>CIP Total</th>
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### Notes

- **MIF** = Multimodal Impact Fees
- **GATISAF** = Gateway Area Transportation Improvements Special Assessment Fee
Downtown Parking Capital Improvements (3073)

<table>
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<tr>
<th>Resources / Requirements</th>
<th>Appropriated To Date</th>
<th>FY 2019 Adopted</th>
<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
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### Water Resource Capital Projects (4003)

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**Total Resources**

|               | $296,868,227 | $117,215,000 | $90,824,300 | $64,766,700 | $73,082,563 | $65,751,250 | $708,256,040 |

**Computerized Systems**

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<th>FY 2021</th>
<th>FY 2022</th>
<th>FY 2023</th>
<th>CIP Total</th>
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<tbody>
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**Lift Station Improvements**

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**Reclaimed Water System Improvements**

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## Water Resource Capital Projects (4003)

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### Stormwater Drainage Capital Projects (4013)

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#### Lift Station Improvements
- **Stormwater Lift Stations**: 160,000
- **Storm Drainage Improvements**: 500,000
- **Minor Storm Drainage**: 100,000
- **Stormwater Facility Master Plan**: 500,000

#### Stormwater Management Projects
- **50th Avenue North West of 4th Street SDI**: 1,000,000
- **7th Street Sustainable Complete Streets Imps.**: 2,350,000
- **Crescent Lake Water Quality Improvements**: 875,000
- **Deep Lake Aeration**: 200,000
- **Drainage Line Rehab/Replacement**: 3,200,000
- **Little Bayou Basin Q Water Quality Imps.**: 1,125,000

#### Inflation Contingency
- **Prior Year Funding**: 343,200

#### Total Requirements
- **Unappropriated Balance**: 18,567

**Notes**

GR = Grant Funding
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<tr>
<td>GR FDOT Design Runway 18/36</td>
<td>-</td>
<td></td>
<td>20,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>GR FDOT Hangar #1 Rehab</td>
<td>159,850</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>159,850</td>
</tr>
<tr>
<td>GR FDOT Master Plan Update</td>
<td>28,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>28,000</td>
</tr>
<tr>
<td>GR FDOT Rehab Airfield Vault</td>
<td>-</td>
<td>-</td>
<td>12,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>12,000</td>
</tr>
<tr>
<td>GR FDOT Runway 7/25 Extension Study</td>
<td>7,995</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<tr>
<td>GR FDOT Runway 7/25 TW 1 Stub Conn.</td>
<td>3,577</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3,577</td>
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<tr>
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<td>5,765,048</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>5,765,048</td>
</tr>
<tr>
<td>GR FDOT Taxiway &quot;C&quot; Rehab</td>
<td>27,010</td>
<td>-</td>
<td>-</td>
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<tr>
<td>GR FDOT Taxiway &quot;C&quot; South Ramp Constr.</td>
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<td>-</td>
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<tr>
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<td>-</td>
<td>-</td>
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<td>-</td>
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<tr>
<td>Transfer Airport Operating</td>
<td>306,000</td>
<td>125,000</td>
<td>125,000</td>
<td>125,000</td>
<td>125,000</td>
<td>125,000</td>
<td>921,000</td>
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<tr>
<td>Transfer Economic Stability Fund</td>
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<td>-</td>
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<td>-</td>
<td>-</td>
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<tr>
<td><strong>Total Resources</strong></td>
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<td><strong>2,477,000</strong></td>
<td><strong>677,000</strong></td>
<td><strong>125,000</strong></td>
<td><strong>12,319,051</strong></td>
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### Airport Improvements

<table>
<thead>
<tr>
<th>Resources / Requirements</th>
<th>Appropriated To Date</th>
<th>FY 2019 Adopted</th>
<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rehab Airfield Vault</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>600,000</td>
<td>-</td>
<td>-</td>
<td>600,000</td>
</tr>
<tr>
<td>Runway 18/36 Rehab Construction</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2,400,000</td>
<td>-</td>
<td>-</td>
<td>2,400,000</td>
</tr>
<tr>
<td>Runway 18/36 Rehab Design</td>
<td>-</td>
<td>-</td>
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### Inflation Contingency

<table>
<thead>
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<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Requirements</strong></td>
<td><strong>8,461,880</strong></td>
<td>-</td>
<td>-</td>
<td>45,000</td>
<td>-</td>
<td>-</td>
<td>11,883,050</td>
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### Prior Year Funding

<table>
<thead>
<tr>
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<th>FY 2019 Adopted</th>
<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
</tr>
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<tbody>
<tr>
<td><strong>Total Requirements</strong></td>
<td><strong>8,461,880</strong></td>
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<td>-</td>
<td>45,000</td>
<td>-</td>
<td>-</td>
<td>11,883,050</td>
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### Unappropriated Balance

<table>
<thead>
<tr>
<th>Resources / Requirements</th>
<th>Appropriated To Date</th>
<th>FY 2019 Adopted</th>
<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unappropriated Balance</strong></td>
<td><strong>83,251</strong></td>
<td><strong>208,251</strong></td>
<td><strong>322,001</strong></td>
<td><strong>279,001</strong></td>
<td><strong>311,001</strong></td>
<td><strong>436,001</strong></td>
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**Notes**

GR = Grant Funding

GovMax V5 10/1/2018 9:32:11AM - ET
## Marina Capital Improvements (4043)

<table>
<thead>
<tr>
<th>Resources / Requirements</th>
<th>Appropriated</th>
<th>FY 2019 To Date</th>
<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beginning Fund Balance</td>
<td>1,525,537</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,525,537</td>
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<tr>
<td>Bond Proceeds Series 2017A</td>
<td>2,525,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2,525,000</td>
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<td>Earnings on Investments</td>
<td>67,607</td>
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<td>27,000</td>
<td>27,000</td>
<td>27,000</td>
<td>27,000</td>
<td>202,607</td>
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<td>Future Borrowings</td>
<td>-</td>
<td>-</td>
<td>34,000,000</td>
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<td>-</td>
<td>-</td>
<td>34,000,000</td>
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<tr>
<td>GR FDEP Florida Clean Vessel Act</td>
<td>85,575</td>
<td>240,000</td>
<td>400,000</td>
<td>400,000</td>
<td>400,000</td>
<td>400,000</td>
<td>2,969,000</td>
</tr>
<tr>
<td>Transfer Marina Operating</td>
<td>1,129,000</td>
<td>240,000</td>
<td>400,000</td>
<td>400,000</td>
<td>400,000</td>
<td>400,000</td>
<td>2,969,000</td>
</tr>
<tr>
<td><strong>Total Resources</strong></td>
<td><strong>5,332,719</strong></td>
<td><strong>267,000</strong></td>
<td><strong>427,000</strong></td>
<td><strong>34,427,000</strong></td>
<td><strong>427,000</strong></td>
<td><strong>427,000</strong></td>
<td><strong>41,307,719</strong></td>
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### Marina Improvements

<table>
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<tr>
<th></th>
<th>Appropriated</th>
<th>FY 2020 To Date</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marina Facility Improvements</td>
<td>250,000</td>
<td>200,000</td>
<td>200,000</td>
<td>200,000</td>
<td>200,000</td>
<td>1,050,000</td>
</tr>
<tr>
<td>Marina Piling Replacement</td>
<td>-</td>
<td>165,000</td>
<td>-</td>
<td>165,000</td>
<td>-</td>
<td>330,000</td>
</tr>
<tr>
<td>Marina Rebuild Central Yacht Basin</td>
<td>-</td>
<td>34,000,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>34,000,000</td>
</tr>
<tr>
<td><strong>Total Requirements</strong></td>
<td><strong>4,111,719</strong></td>
<td><strong>374,125</strong></td>
<td><strong>34,210,000</strong></td>
<td><strong>392,375</strong></td>
<td><strong>220,000</strong></td>
<td><strong>39,558,219</strong></td>
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### Inflation Contingency

<table>
<thead>
<tr>
<th></th>
<th>Appropriated</th>
<th>FY 2020 To Date</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
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</thead>
<tbody>
<tr>
<td>Prior Year Funding</td>
<td>4,111,719</td>
<td>-</td>
<td>9,125</td>
<td>10,000</td>
<td>27,375</td>
<td>66,500</td>
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### Unappropriated Balance

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<tr>
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<th>Appropriated</th>
<th>FY 2020 To Date</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Unappropriated</td>
<td>1,221,000</td>
<td>1,238,000</td>
<td>1,290,875</td>
<td>1,507,875</td>
<td>1,542,500</td>
<td>1,749,500</td>
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**Notes**

GR = Grant Funding
### Port Capital Improvement (4093)

<table>
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<tr>
<th>Resources / Requirements</th>
<th>Appropriated To Date</th>
<th>FY 2019 Adopted</th>
<th>FY 2020 Estimate</th>
<th>FY 2021 Estimate</th>
<th>FY 2022 Estimate</th>
<th>FY 2023 Estimate</th>
<th>CIP Total</th>
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</thead>
<tbody>
<tr>
<td>Beginning Fund Balance</td>
<td>128,637</td>
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<td>-</td>
<td>-</td>
<td>-</td>
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<td>1,185</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1,185</td>
</tr>
<tr>
<td>GRFSTED Port Repair &amp; Reno</td>
<td>61,434</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>61,434</td>
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<tr>
<td><strong>Total Resources</strong></td>
<td>191,256</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>191,256</td>
</tr>
</tbody>
</table>

| Prior Year Funding             | 156,320              | -               | -                | -                | -                | -                | 156,320  |

| Total Requirements             | 156,320              | -               | -                | -                | -                | -                | 156,320  |

| Unappropriated Balance         | 34,936               | 34,936          | 34,936           | 34,936           | 34,936           | 34,936           | 34,936   |

**Notes**

GR = Grant Funding
"Exhibit L"
FDOT District Seven's Adopted Five-Year Work Program
Fiscal Years 2018/19 to 2022/23
Road Capacity Projects in the City of St. Petersburg

<table>
<thead>
<tr>
<th>Project No.</th>
<th>Roadway</th>
<th>From</th>
<th>To</th>
<th>Project Description</th>
<th>Project Phases</th>
<th>2018 LOS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Gateway Express</td>
<td>US 19 (SR 55)</td>
<td>E. of 28th St.</td>
<td>New Road Construction</td>
<td>Note 1</td>
<td>Note 2</td>
</tr>
<tr>
<td>2</td>
<td>I-275 Express Lanes</td>
<td>S. of Gandy Blvd.</td>
<td>N. of 4th St. N.</td>
<td>New Road Construction</td>
<td>Note 4</td>
<td>F/C</td>
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<tr>
<td>3</td>
<td>I-275 From 4-6 lanes</td>
<td>54th Ave S</td>
<td>Gandy Blvd</td>
<td>Lane Continuity Improvements</td>
<td>Note 6</td>
<td>F/C</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project No.</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>Total</th>
<th>Revenue Sources</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>$5,000,000</td>
<td>$10,420,000</td>
<td>$1,000,000</td>
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<td>0</td>
<td>$16,420,000</td>
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</tr>
<tr>
<td>2</td>
<td>$2,521,722</td>
<td>$10,770,613</td>
<td>$20,721,812</td>
<td>$23,211,404</td>
<td>$21,531,655</td>
<td>$78,757,206</td>
<td>Note 5</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>$1,000</td>
<td>$7,105,664</td>
<td>$7,106,664</td>
<td>Note 6</td>
</tr>
</tbody>
</table>

Notes:
1. Project phases include preliminary engineering, railroad & utilities, environmental, and design build.
2. Existing level of service (LOS) data is not available, the Gateway Express will be a new road.
3. Federal, state and local funding will be used to construct the Gateway Express.
4. Project phases include preliminary engineering, environmental, design build and advanced construction.
5. Federal and state funding will be used to construct lanes on I-275.
6. Preliminary Engineering (PE) project phase of lane continuity improvements scheduled for 2022/23 are funded by FDOT.
The following page(s) contain the backup material for Agenda Item: Requesting Administration to provide an update on Commerce Park. (Chair Wheeler-Bowman)
Please scroll down to view the backup material.
TO: Members of City Council  
DATE: November 21, 2018  
COUNCIL DATE: December 6, 2018  
RE: Commerce Park Update  

ACTION DESIRED:  
Respectfully requesting Administration to provide an update on Commerce Park.  

Lisa Wheeler-Bowman, Vice Chair  
District 7
The following page(s) contain the backup material for Agenda Item: Public Services & Infrastructure Committee (11/15/18)
Please scroll down to view the backup material.
City of St. Petersburg  
**Public Services & Infrastructure Committee**  
**November 15, 2018 Meeting Minutes**  
City Hall - Room 100

**Present:** Committee Members - Chair Steve Kornell, Vice Chair Ed Montanari, and Council Member Amy Foster

**Absent:** Council Member Charlie Gerdes and Council Chair Lisa Wheeler-Bowman (Alternate)

**Also Present:** Council Member Brandi Gabbard, Council Member Gina Driscoll, Deputy Mayor/City Administrator Dr. Kanika Tomalin, City Attorney Jackie Kovilaritch, and Chief Assistant City Attorney Jeannine Williams

**Support Staff:** Jayne Ohlman - City Council Legislative Aide

1. **Call to Order** – 9:26 AM
2. **Approval of Agenda** – CM Montanari moved approval, all members voted in favor.
3. **Approval of October 25, 2018 Minutes** – CM Montanari moved approval, all members voted in favor.

**New Business for November 15, 2018**

a) **Capital Improvement Assessment: Seawalls** – Brejesh Prayman, Carlos Frey, and Claude Tankersley

   Engineering Director Brejesh Prayman was joined by Public Works Administrator Claude Tankersley and Engineering Design Manager, Carlos Frey to present the committee with the capital improvement assessment on living shorelines. Tom Reis, Southeast Biological Services and Restoration Director for Environmental Science Associates was in attendance to answer questions from the committee. In addition to a report on living shorelines in lieu of traditional seawalls, Mr. Prayman and Mr. Frey also gave a brief overview of the seawalls within the city-owned marinas. Mr. Prayman defined living shorelines as the use of plants or other natural elements to stabilize estuarine coasts, bays, and tributaries. Mr. Prayman also explained the prioritization of seawall replacement throughout the City, including seawalls in the marina, Albert Whitted Airport, parks, trails, and roadway segments. According to the most recent mapping, the City owns 71,893 linear feet of seawall.

   CM Gabbard asked how many linear feet of living shorelines the City currently owns and Mr. Prayman responded that the City does not currently have a map showing the linear footage but will have one once the new mapping is complete. CM Gabbard asked for a time frame for completion of the new map and Mr. Prayman stated it would be in the next 60 days. CM Gabbard asked for a comparison of the lifespan of traditional seawalls versus living shorelines. Mr. Reis responded that the typical lifespan of traditional (saltwater) seawalls is 45-50 years and living shorelines essentially have an indefinite lifespan because while seawalls get weaker with time, living shorelines get stronger and more sustainable over time. CM Gabbard then asked for a cost comparison of traditional seawalls versus living shorelines and Mr. Prayman
and Mr. Reis responded that living shorelines are significantly cheaper per linear foot than traditional seawalls.

CM Driscoll asked if there was a comprehensive map that shows where living shorelines and traditional seawalls are most suitable. Mr. Prayman responded that the updated map will have that comprehensive information.

CM Montanari inquired about the use of mangrove trees as part of living shorelines and asked how the City could prevent overgrowth of mangrove trees to the point that they become a detriment rather than a buffer for seawalls. Mr. Reis responded that overgrowth is an anticipated concern and that is why the permitting process takes into consideration the need to trim the trees.

CM Kornell encouraged staff to return with the updated map for further discussion, as well as more comprehensive financial information so that the committee can better understand how the seawall and living shoreline projects will affect the budget.

b) Proposal to Amend the Apprenticeship Ordinance – Louis Moore and Stephanie Swinson

Procurement and Supply Management Director, Louis Moore was joined by Contracts Compliance Manager, Stephanie Swinson to review the proposed changes to the City’s Apprenticeship Ordinance. (Sections 2-296 & 2-297) The proposed changes are as follows:

1. Lowering the threshold for defining a major construction project from $2,000,000 to $1,000,000
2. Requiring the prime contractor and its subcontractor to pay apprentices prevailing wages based on their trade classification. The City will rely on the U.S. Department of Labor for wage determinations.
3. Requiring the prime contractor and its subcontractors to keep accurate payroll records.
4. Adding sanctions for prime contractors who do not comply with the requirements of the ordinance resulting in forfeiture of retainage or debarment.
5. Increasing the required work hours for apprentice participation from 10 to 15 percent.

CM Montanari asked about the financial impact of lowering the threshold from $2,000,000 to $1,000,000 and Mr. Moore responded that an estimated 8 projects will be affected by this change.

CM Driscoll expressed concern with the definition of apprentice in the ordinance and inquired how the City will be able to verify that contractors are utilizing apprentices through programs that are certified by either the State of Florida Department of Education (DOE) and/or the U.S. Department of Labor (DOL) and not just utilize an industry certification training program. Mr. Moore and Ms. Swinson explained that prime contractors will only be able to utilize an industry certified program or company sponsored program once they have certified that there is not any work on a major construction project for which a DOE and/or DOL approved apprenticeship program exists.

CM Foster asked how the ordinance will hold subcontractors accountable that do not comply with the requirements and Chief Assistant City Attorney Jeannine Williams explained that the City maintains the contractual relationship with the prime contractor,
not the subcontractor(s), therefore it is the prime contractor’s duty to ensure that their subcontractor(s) comply.

CM Foster made the motion to approve the proposed changes to the ordinance, including the revised definition of a subcontractor. All members voted in favor.

The meeting adjourned at 10:19 AM
MEMORANDUM

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

FROM: Macall Dyer, Managing Assistant City Attorney - Contracts

DATE: Meeting of December 6, 2018

SUBJECT: Amending Sections 2-296 and 2-297 of the City Code, Major Construction Project Requirements for Employing Apprentices

The attached proposed ordinance amends sections 2-296 and 2-297 of the St. Petersburg City Code related to major construction project requirements for employing apprentices. This ordinance was discussed at the PS&I meeting on November 15, 2018. Based on comments and action from the PS&I Committee, a few changes to the ordinance have been made. Those changes are as follows:

- Further clarifying in the intent sub-section that prime contractors are required to employ apprentices or have subcontractors employ apprentices to perform work and services on a major construction project.
- The definition of subcontractor was changed to the definition referenced by Council Member Kornell during the PS&I meeting. However, minor changes were made to such definition for consistency purposes.
- Other non-substantive changes were made for clarification purposes including modifications to the prevailing wage required and required documentation subsections of 2-297.

Please feel free to contact me if you have any questions.
ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 2-296 AND 2-297 OF THE ST. PETERSBURG CITY CODE RELATED TO MAJOR CONSTRUCTION PROJECT REQUIREMENTS FOR EMPLOYING APPRENTICES; UPDATING FINDINGS AND REVISIONING DEFINITIONS; REQUIRING A PREVAILING WAGE BE PAID TO APPRENTICES EMPLOYED TO DO WORK ON A MAJOR CONSTRUCTION PROJECT; PROVIDING CLARIFYING LANGUAGE; ADDING DOCUMENTATION REQUIRED TO BE SUBMITTED; AMENDING PROVISIONS ADDRESSING NONCOMPLIANCE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG ORDAINS THE FOLLOWING:

Section One. Section 2-296 of the St. Petersburg City Code is hereby amended to read as follows:

(a) Findings.

(1) The 2015 St. Petersburg unemployment rate is 5.7 percent. Unemployment is linked to increased crime and lowering the unemployment rate will be a benefit to the safety of St. Petersburg residents.

(12) Journey level construction workers are retiring in numbers greater than the number of applicants to replace those workers, creating shortages of skilled construction workers. The construction industry is facing severe shortage of craft labor skills. The lack of properly trained, qualified workers poses a threat to future capital improvement projects. According to the United States Census Bureau, roughly 44 percent of the construction workforce is 45 years of age or older and nearly 20 percent of the construction workforce is 55 years of age or older, creating the possibility of the retirement of more than one million construction workers in the next ten years.

(3) A well-trained workforce is critical to the economic and social vitality of the City.

(4) Apprenticeship programs are an effective means of providing training and experience to individuals seeking to enter or advance in the workforce, offering the unique opportunity to earn wages and benefits while acquiring valuable marketable skills.

(2) The shortage of craft labor skills is a challenge for the City and its capital improvements projects. To address the issue, the City must create a system through which workers can
be properly trained in construction skills and safety procedures through organized, formal apprenticeship training programs.

(3) Requiring the employment of apprentices will promote the advancement of skill sets in construction trades to improve the quality and quantity of work. The City is committed to this investment in the region’s workforce which it believes will result in construction efficiencies and sustainable construction career paths.

(45) The City of St. Petersburg awards millions of dollars in contracts for construction projects each year which results in the creation of a wide variety of employment opportunities. Requiring the employment of apprentices on major construction projects will promote business and economic development by increasing the number of experienced and skilled workers in St. Petersburg and surrounding areas. Project planning and execution must take into consideration the health and safety risks to project workers and the general public.

(5) Apprenticeship programs are an effective means of providing training and experience to individuals seeking to enter or advance in the workforce, offering the unique opportunity to earn wages and benefits while acquiring valuable marketable skills.

(6) Requiring the employment of apprentices will promote the advancement of skill sets in construction trades to improve the quality and quantity of work. The City is committed to this investment in the region’s workforce which it believes will result in construction efficiencies and sustainable construction career paths.

(6) In the event a prime contractor fails to comply with the requirements of section 2-297, the City will sustain damages in an amount that is not readily ascertainable due to the loss of the benefits described in subsections (3), (4), and (5). Accordingly, the consequences for non-compliance in section 2-297 are reasonable and proportionate to the damage to the City that would be expected to result from the loss of benefits described in subsections (3), (4), and (5).

(b) Intent. The City recognizes the benefits gained in the enhancement of a skilled workforce by the educational opportunities inherent with apprenticeship programs. It is the intent and policy of the City to increase the number of employed apprentices by to attempt to counteract the economic and social ills associated with the unemployment levels that exist within the City. In furtherance of this policy, the City is requiring prime contractors to employ apprentices or have subcontractors employ apprentices to perform work and services on major construction projects to work on City construction projects of $12,000,000.00 or more.

(c) Definitions.

(1) In addition to the definitions set forth in the procurement code, currently section 2-240, the following definitions shall apply to this section and section 2-297 division with the exception of the definition of "construction" which is defined in subsection (2) of this section.

(2) The following definitions shall apply only to this division:
a. **Apprentice** means any person who is enrolled in and participating in an apprenticeship program registered as defined and approved by the State of Florida Department of Education and/or the United States Department of Labor. If the prime contractor certifies that there is not any work on a major construction project for which a State of Florida Department of Education and/or the United States Department of Labor approved apprenticeship program exists, apprentice means any person who is participating in an industry certification training program or company sponsored training program related to work performed on the major construction project. Industry certification is a process through which persons are assessed by an independent, third-party certifying entity using predetermined standards for knowledge, skills, and competencies, resulting in the award of a credential that is recognized by the industry. A company sponsored training program shall require that apprentices are employed through a process equivalent to industry certification, as determined by the POD.

b. **Construction or Major construction project** means a City project with a contract amount of $12,000,000.00 or more, as approved by City Council, which involves building, altering, repairing, improving, demolishing or replacing any public structure, building, or roadway, or other public improvement.

c. **Employ** shall mean to permit a person to work for wages.

d. **Hours of work performed** means actual labor hours worked on a major construction project (including actual labor hours worked by apprentices). Hours of work performed shall not include hours worked by foremen, superintendents, owners and workers who are not subject to the prevailing wage required by this division.

e. **Prime contractor or contractor** means the person or entity which serves as the party of the first part to a contract, acting directly or through agents or employees, to perform a major construction project. The term contractor shall include:

1. a party to a contract for a major construction project; Any responsible managing corporate officer who has personal involvement or responsibility in obtaining a contract with the City or in supervising or performing the work prescribed by the contract or

2. a managing corporate officer of a party to a contract for a major construction project who has personal involvement or responsibility in obtaining such contract or in supervising or performing the work prescribed by such contract; or Any person or entity with more than 50 percent ownership interest.

3. a person or entity with more than 50 percent ownership interest in a party to a contract for a major construction project.

f. **Subcontractor** means a person or company that performs through a secondary contract with the prime contractor some or all of the obligations of entity that has a direct contract with the prime contractor to perform a portion of a major construction project.

Section Two. Section 2-297 of the St. Petersburg City Code is hereby amended to read as follows:
Sec. 2-297. - Major construction project requirements for employing apprentices.

(a) **Apprentice participation percentage.** At least ten fifteen percent of all hours of work performed on a major construction project shall be performed by apprentices employed by prime contractors or subcontractors.

(b) **Bidding Responding to solicitations.** Prime contractors bidding on major construction contracts responding to a solicitation for a major construction project must submit a description of their proposed apprentice usage with their bid, or proposal, or statement of qualifications. The description must include, but is not limited to, total work hours estimated for the major construction project, a demonstration of ten fifteen percent of the total work hours proposed to be performed by apprentices, construction trades, program sponsors or sources (including any certification if there are no apprentices from the State of Florida Department of Education and/or the United States Department of Labor), subcontractor opportunities and estimated duration of the employment of apprentices. The POD may waive the requirements for apprentices in bid solicitation documents if the POD determines that the project involves a high proportion of equipment and materials costs compared to the anticipated labor hours or that there is an insufficient number of apprentices available to meet the contract requirements. The POD shall put his or her its reasoning for the waiver in writing and submit such reasoning to City Council upon presenting the major construction project to City Council for contract approval.

(c) **Prevailing wage required.** The prime contractor shall pay apprentices it employs for a major construction project, and shall require its subcontractors who employ apprentices for a major construction project to pay such apprentices, a salary not less than the specified general prevailing wage rates for the work classification in which they are performing. The prime contractor is responsible for, and shall cause its subcontractors who employ apprentices to be responsible for, ascertaining and complying with all applicable general prevailing wage rates for apprentice and trades workers in effect on the date the prime contractor submitted its solicitation response. Prevailing wage rates are determined by the most recent United States Department of Labor prevailing wage report. In the event of a conflict between the City’s living wage requirement and the prevailing wage requirement, the prevailing wage requirement shall govern.

(de) **Source lists.** The POD shall compile, maintain and make available source lists which include apprenticeship programs approved by the State of Florida Department of Education and/or the United States Department of Labor, known industry certification training programs and known company-sponsored training programs related to work performed on major construction projects.

(ed) **Rejection of solicitation responses bids.** Where it is determined that none of the bids solicitation responses meet the apprentice participation percentage, the POD shall rebid reject such solicitation responses and resolicit the major construction project contract unless the Mayor or his or her Mayor’s designee determines that (i) selecting the bid or proposal which substantially complies with this section division is necessary and in the best interests of the City, or (ii) selecting the most qualified entity is necessary and in the best interests of the City. Nothing in this section precludes the POD from exercising the authority to accept
or reject bids, proposals, or statements of qualifications in accordance with other sections of the Code or bid solicitation documents.

(fe) *Award of contracts.* All contract for a major construction project contracts shall be awarded to the lowest responsive and responsible bidder or to the entity who is either determined to be the most qualified entity or whose proposal was deemed most advantageous to the City. In awarding any major construction project contract, pursuant to this division, the POD may reject any bid determined not to be the lowest responsive and responsible bid.

(g) *Contract Requirements.* The contract for a major construction project between the City and the prime contractor shall include a provision requiring the prime contractor to comply with the requirements of this section.

(hf) *Changes after work begins.* The prime contractor and subcontractors must make, and require its subcontractors who employ apprentices to make, good faith efforts to replace any apprentice who can no longer work on a major construction project with another apprentice in order to achieve the participation percentage.

(ig) *Documentation of good faith efforts.* A prime contractor shall be responsible for achieving and maintaining the required participation percentage for the duration of an awarded contract for the major construction project. If the prime contractor and respective subcontractors are not able to achieve or maintain the required percentage, the prime contractor must demonstrate and document that good faith efforts were made to achieve or maintain the required percentage. The prime contractor shall submit such documentation that the prime contractor or subcontractor made good faith efforts shall be submitted on forms provided by the POD. The POD shall review the documentation and determine whether good faith efforts were made to achieve or maintain the required percentage of apprentices.

(jh) *Required documentation.* The prime contractor and subcontractors shall keep, and shall require its subcontractors who employ apprentices to keep, an accurate records showing the total hours of work performed on a major construction project and the name, address, trade classification, hours worked, evidence of apprenticeship status, and employment status of all apprentices asserted to meet the percentage required in this section division. In addition, the prime contractor shall keep, and shall require its subcontractors who employ apprentices to keep, accurate payroll records for all apprentices which includes name, address, work classification, the straight time and overtime hours worked each day and each week, fringe benefits, and the actual per diem wages paid to each apprentice hired in connection with a major construction project. In the event that there is no work performed during a given week by an apprentice, the certified payroll record shall be annotated “No Work” for that week. The prime contractor shall submit the records to the POD on a quarterly cycle for the duration of the major construction project. The records shall be submitted on or before January 15, April 15, July 15 and October 15 respectively. The records shall consist of the cumulative number of hours worked to date by apprentices and total hours worked to date. The records shall be cumulative for the duration of the major construction project and shall indicate any new hires. The prime contractor is responsible for assuring that all compliance documentation is submitted to the City on forms provided by the POD.

(ki) *Compliance; corrective action; consequences for noncompliance penalties.*
(1) During the duration of the major construction project, compliance shall be monitored and evaluated quarterly.

(2) If the prime contractor has not met the requirements of this section division, the POD will provide written notice regarding noncompliance. The prime contractor will be required to present a corrective action plan within 30 days of such notice. Once the corrective action plan is approved by the POD, the POD will provide a time period for completion of the corrective action plan. The time period for completion of the corrective action plan shall not exceed 60 days unless the Mayor or Mayor's designee determines that the prime contractor has demonstrated that a longer time period is necessary and in the best interest of the City. If the prime contractor fails to correct the deficiency within the time period, the POD shall address such noncompliance as follows impose the following penalties:

a. For a first violation—The prime contractor will forfeit from the Retainage the dollar value of the difference between (i) fifteen percent of the dollar value of the hours of work performed, and (ii) the dollar value of the labor hours actually performed by apprentices during the major construction project, will be withheld.

b. For a second violation—the prime contractor will be a one-year suspension debarred from bidding on responding to solicitations for all City contracts for one year.

c. For a third violation—the prime contractor will be Three-year suspension debarred from bidding on responding to solicitations for all City contracts for three years.

d. Following such third violation, the next violation is considered a first violation for purposes of determining consequences for non-compliance under this subsection.

(3) Contracts and bid solicitation documents shall provide that the failure of any prime contractor to comply with any of the requirements of this section division may result in consequences for noncompliance.

(kj) Authority of the POD. The POD is authorized to monitor major construction project contracts and prime contractors for compliance with the requirements of this section division throughout the duration of an the major construction project awarded contract. The POD is authorized to prepare administrative policies and procedures to implement, monitor and enforce the requirements of this section division. Such administrative policies and procedures shall establish criteria and requirements for company sponsored training programs and establish what constitutes good faith efforts.

(lk) Compliance with federal and state regulations. The provisions of this section division shall be construed according to and in conformity with State, federal, and county laws concerning the bidding solicitation and awarding of contracts. Where a major construction project involves the expenditure of State or federal assistance or contract funds, the POD shall comply with such State or federal law and authorized regulations which are mandatorily applicable, including those which dictate that the provisions of this section division may not be required on a particular project.

(ml) Annual report. The POD shall annually provide a report to the City Council regarding apprentices participating in major construction projects. The report must include the total
dollar value of awards of major construction projects, the number of apprentices hired on such projects and the number of hours worked by apprentices on such projects.

Section Three. As used in this ordinance, language appearing in strike-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

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

Approved as to form and content:

[Signature]

City Attorney (designee)
00413780 December 6 City Council meeting
To: The Honorable Chair, Vice Chair, and Members of City Council


Support Staff: Kayleigh Sagonowsky, City Council Legislative Aide (Alternate)

Re: Health, Energy, Resiliency, and Sustainability Committee Meeting of November 15, 2018

Approval of the Agenda and Minutes
Chair Rice called for approval of the agenda. CM Montanari moved for approval of the agenda. All were in favor of the motion. Chair Rice called for approval of the October 11, 2018 Committee Minutes. CM Montanari moved for approval. All were in favor of the motion.

New/Deferred Business
Sustainability and Resiliency City Facility Building Ordinance - Sharon Wright

Sustainability and Resiliency Director Sharon Wright introduced the ordinance by stating that there have been several committee work sessions to approve aspects of the ordinance, with most of the ordinance outlined in the Mayor’s Executive Order. The Ordinance’s purpose is to be more public facing. Sharon Wright summarized the requirements for LEED certification and stated that any new or significant changes over 5,000 square feet will be required to be LEED certified. The Envision section of the ordinance was summarized as more involved with city infrastructure, with any project with a cost at or above $2 million to be required to get 3rd party certification. Highly visible projects are targets for certification.

Chair Rice asked how the Envision process would work, in determining which standards are applicable, and how it would relate the RFP process. Sharon Wright stated that it would be the job of project manager as the earliest stages so that the scope of certification is known at the RFP stage. The consideration of sea level rise is already a city process and will be included in RFPs and contracts. Projects that don’t meet qualifications should still do what they can to scale. City Staff may develop an informal checklist.

Chair Rice stated that the ordinance is not a significant departure from the previous memo. Sharon Wright confirmed that this was just a resolution form of the memo. Chair Rice asked about subsection D exemptions, pointing out the importance of flexibility.
CM Gabbard asked why the qualification for LEED requirement was reduced to 5,000 square feet from 10,000 square feet. Sharon Wright stated that the city has many buildings, such as recreation centers, that are below 10,000 square feet, but above 5,000 square feet, and wanted to capture those types of buildings in the requirement.

CM Montanari asked if the City has projects currently underway that meet the LEED standards. Sharon Wright stated that most of the projects do meet the standards. For example, the Police and Fire projects are meeting the upper levels of Green Globes. CM Montanari referred to the major projects underway in Water Resources and stated that he didn’t want the city to handcuff itself to requirements it may not be able to meet on specific types of projects. CM Montanari asked about federal funding for airport development, and wondered how the standards would affect funding possibilities. Sharon stated that federal funding doesn’t always allow for money to be spent on 3rd party certifications and assured CM Montanari that they would be looking into adding more language before it comes to council.

**Action Taken:**
CM Driscoll moved, with CM Montanari’s added language, for ordinance to come back in January. Passed unanimously.

**Single Use Plastics Reduction: Eliminating Plastic Bags - Sharon Wright**

Sharon Wright stated that there has been more outreach, guided by the questions presented at the previous HERS committee meeting.

Michael Dema summarized efforts to incorporate input from the last meeting into a draft ordinance. Dema Summarized the Coral Gables ordinance and ongoing litigation. The ordinance covers both plastic and paper, as the environmental differences are minimal. The Finance, Billing, and Codes departments were asked for input, and it’s become clear that there are different issues with a bag fee, compared to the straw and polystyrene fee ordinance. Dema described the fees, with 1 cent going to the retailer and 4 cents to the city to fund various cleanup programs. Stores that have existing incentive programs would be entitled to an additional cent back.

CM Gabbard asked how the ordinance would affect grocery delivery, and if delivery services could be exempted. Dema stated that it should be considered. Wright stated that it had not been previously discussed, and stated that more ideas could be discussed offline.

CM Montanari asked Michael Dema why there was no title on the ordinance. Dema stated his intent was that this specific ordinance would be a third division within a whole chapter covering these environmental friendly items. CM Montanari asked about enforcement, asking if Code Enforcement would be tasked with enforcing fees. Dema sees the fees as more of an audit or forensic accounting item for someone to work with each business to track fees.
CM Montanari if the revenues would exceed the expenses of implementation enforcement, and discussed the effect of this program on lower-income residents. Wright stated that there is an exemption for those on food assistance and information about free bag giveaways. The average cost increase caused by this program is $7-$15 annually. Dema stated that anytime you establish a fee, it is a good idea to have in place some findings about how much the city could collect and why. Legal will need further guidance.

CM Driscoll stated that she appreciated the feedback from local stores, which helps a lot with decision making. CM Driscoll stated that Save-a-Lot, a discount grocer, already charges fees for bags.

**Action Taken**
Chair Rice suggested a motion for the item to return on January 10 to allow for revisions. CM Driscoll moved for Legal to revise. Passed unanimously.

Sharon Wright asked if she could meet with councilmembers one on one rather than additional committee meetings. A Committee of the Whole Meeting was suggested. CM Montanari stated that he had no problem with a Committee of Whole meeting, but is concerned with timing in relation to January 10 meeting.

There being no further business, Chair Rice adjourned the meeting at 11:30 AM.

The next Committee meeting has been scheduled for December 13, 2018 at 10:30 AM.
St. Petersburg City Council

Meeting of December 6, 2018

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

From: Michael J. Dema, Managing Assistant City Attorney

Subject: An Ordinance creating a new Article IV in Chapter 11 of the City Code entitled “Expanded Polystyrene and Plastics Regulation”; providing findings, intent, and definitions; creating Division I related to regulations for the distribution of expanded polystyrene products by food service providers on City-owned property and rights-of-way; creating Division II related to regulations for the distribution of single-use plastic straws by food service establishments; and providing an effective date.

Background: Dating to July 2017, the Health, Energy, Resiliency, and Sustainability (HERS) Committee (and its predecessor, the Energy, Natural Resources, and Sustainability (ENRS) Committee), has had an extended and robust conversation with several community stakeholders regarding potential regulations the City of St. Petersburg (“City”) could potentially enact to address the growing concerns with single-use plastics and expanded polystyrene, aka Styrofoam. The issues stem from the persistent nature of these products in our landfills and our waterways, with many documented impacts on the natural environment and wildlife. As efforts to curb usage of these products skyrocket by governments and the private sector alike, the HERS Committee asked the City Attorney’s Office, the Sustainability Office, and the Codes Compliance Assistance Department to provide analysis of what types of programs are currently underway in other local governments, and what is permissible under state law going forward.

This Ordinance before the City Council is the result of an extensive discussion with members of the business community, advocates for the local environment, academics, and other individuals with knowledge on the topic of single-use plastics and polystyrene. Division I of this Ordinance addresses expanded polystyrene, and focuses on the express exemption granted local governments for limited regulation of this product, which is otherwise preempted to the state. The exemption to the preemption allows municipalities to regulate expanded polystyrene on City-controlled property, such as its rights-of-way and parks, as well as with vendors doing business with the City. Division II of this Ordinance addresses single-use plastic straws in a two-tiered manner. For the first year, food service establishments will only be allowed to distribute plastic straws upon request by the customer. After the first year, distribution of plastic straws will be prohibited by food service establishments throughout the City. On October 11, 2018, the HERS Committee voted 3-1 to send this Ordinance to the full City Council for a vote.

With input from the Codes Compliance Assistance Department, and by incorporating long lead times before enforcement begins for these regulations, the City intends to pursue a public education approach to enforcement. The Sustainability Office will lead these educational efforts in the ensuing months before full enforcement is slated to begin.
The public hearing for this item is scheduled to occur at the December 13, 2018, City Council meeting.

**Backup:** Additional materials, including a more in-depth memorandum, and copies of PowerPoint presentations given at HERS by Dr. David Hastings of Eckerd College and C.J. Reynolds of the University of South Florida – St. Petersburg, are attached hereto as Appendix.

**Recommendation:** City Council APPROVES the First Reading of the attached Ordinance and SETS the Second Reading and Public Hearing for December 13, 2018.

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AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, CREATING A NEW ARTICLE IV IN CHAPTER 11 OF THE CITY CODE ENTITLED “EXPANDED POLYSTYRENE AND PLASTICS REGULATION”; PROVIDING FINDINGS, INTENT AND DEFINITIONS; CREATING DIVISION I RELATED TO REGULATIONS FOR THE DISTRIBUTION OF EXPANDED POLYSTYRENE PRODUCTS BY FOOD SERVICE PROVIDERS ON CITY-OWNED PROPERTY AND RIGHTS-OF-WAY; CREATING DIVISION II RELATED TO REGULATIONS FOR THE DISTRIBUTION OF SINGLE-USE PLASTIC STRAWS BY FOOD SERVICE ESTABLISHMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg declares that it is in the interest of the public health safety and welfare of its residents and visitors to reduce litter and pollutants on the land and in the waters of the City; and

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

WHEREAS, the Mayor’s Executive Order 2017-01 calls for the citywide goals of zero waste and the protection and enhancement of the city’s environment including bay, beaches, and waterways by implementing policies and business/organizational assistance that reduce hazardous materials like polystyrene and straws; and

WHEREAS, the City Council wishes to continue the City’s green legacy of leadership by adopting ordinances and policies that will act to conserve natural resources, contribute to the long-term economic vitality of the Tampa Bay region, and reduce waste and pollution in the environment; and

WHEREAS, the City Council recognizes that while certain single-use straws are recyclable, most are not recycled and often end up in overburdened landfills, waterways and the ocean; and

WHEREAS, according to a 2015 study by the National Center for Ecological Analysis and Synthesis, an estimated 8 million metric tons of plastic waste ends up in the world’s oceans every year and the quantity of plastic waste available to enter our oceans is anticipated to increase exponentially if we do not change our current supply, demand, and waste management strategies; and
WHEREAS, improperly discarded plastic straws and stirrers are the fifth most common plastic in ocean clean-ups, posing a direct threat to marine life; and

WHEREAS, single-use plastic straws and stirrers are most often not recyclable or biodegradable; instead they fragment into microplastics, which are then ingested by marine life and other wildlife, thus harming or killing them; and

WHEREAS, according to research presented by Dr. David Hastings of Eckerd College on June 14, 2018, approximately nine trillion pieces of microplastic exist in Tampa Bay; and

WHEREAS, the City finds that there are alternatives to plastic straws which are reasonable, less harmful to the natural environment, and can be composted or biodegrade in landfill; and

WHEREAS, according to the Florida Department of Environmental Protection, over 45 million tons of waste was collected in Florida municipal solid waste systems during 2017; and

WHEREAS, the EPA identified that when expanded polystyrene, which is made of fossil fuels and synthetic chemicals, enters our waterways and becomes marine debris, it can “have serious impacts on human health, wildlife, the aquatic environment, and the economy”; and

WHEREAS, expanded polystyrene is not recyclable or biodegradable; instead it also fragments into microplastics, which are then ingested by marine life and other wildlife, thus harming or killing them; and

WHEREAS, single-use plastic straws and expanded polystyrene products have little value and constitute a portion of the litter and pollution in the City’s waterways, rights-of-way, parks, and other public places; and

WHEREAS, the City Council Health, Energy, Resiliency and Sustainability Committee (“Committee”) has considered information related to this matter, as presented at numerous public meetings with scientists, community organizations, and local businesses; and

WHEREAS, the City of St. Petersburg will serve as a leader in environmental protection by prohibiting the distribution and use of plastic drinking straws and by prohibiting the distribution and use of expanded polystyrene food service articles by its contractors, vendors, and special event permittees in City facilities and rights of way and on City property including in City parks and on City marinas, piers, and docks.

The City of St. Petersburg, Florida does ordain:

Section One. The St. Petersburg City Code is hereby amended by adding a new Article IV to Chapter 11, to read as follows:

ARTICLE IV. EXPANDED POLYSTYRENE AND PLASTICS REGULATION
Sec. 11-101. – Findings and Intent.

The Council finds that the reasonable control of the distribution of expanded polystyrene products (sometimes called Styrofoam, a Dow Chemical Co. trademarked form of polystyrene foam insulation) and single-use plastics in response to the growing issue of these items ending up in overburdened landfills, waterways, and the ocean is required to protect the public health, safety, and welfare. It is the intent and purpose of this Article to provide and maintain for the citizens and visitors of the City healthy and aesthetically-pleasing experiences, while simultaneously advancing the City’s sustainability goals and contributing to its long-term economic vitality by reducing the introduction of these non-biodegradable and environmentally deleterious products into surrounding ecosystems and landfills. The provisions of this Article are not intended and shall not be construed as superseding or conflicting with any statutory provisions relating to, or rules and regulations promulgated by, the State department of agriculture and consumer services, but shall be construed as implementing and assisting the enforcement thereof.

Sec. 11-102. – Definitions.

As used in this Article, the following words and phrases shall have the following meanings ascribed to them respectively, regardless of whether or not the words and phrases are capitalized:

City contractor shall mean any person in privity of contract with the City conducting business on City-owned property or within the City right-of-way, including but not limited to: contractors, vendors, lessees, concessionaires, and operators of a City facility or property.

Distribute shall mean to sell, use, offer for sale or use, or provide for sale or use.

Drinking straw shall mean a tube intended for transferring a beverage from its container to the mouth of a drinker.

Drive-through food order shall mean food and/or beverage items that a customer purchases via a drive-through at a food service establishment and consumes away from the premises.

Expanded polystyrene shall mean blown polystyrene and expanded and extruded foams that are thermoplastic petrochemical materials utilizing a styrene monomer and processed by any number of techniques including, but not limited to, fusion of polymer spheres (expandable bead foam), infection molding, foam molding and extrusion-blown molding (extruded foam polystyrene).

Expanded polystyrene product shall mean food containers, plates, bowls, cups, lids, trays, coolers, ice chests, “clamshells,” and all similar articles that consist of expanded polystyrene.

Food service establishment shall mean any vendor within the City of St. Petersburg that sells food and/or beverages for consumption by customers on, near or off its premises with the exception of hospitals, grocery stores, and convenience stores.
Food service provider shall mean any person listed in Section 11-103 of this Division that distributes food or beverages.

Person see Section 1-2.

Right-of-way see Section 25-299(a).

Single-use shall mean a product that is designed to be used only once in its same form and then disposed of or destroyed.

DIVISION I. – REGULATION OF EXPANDED POLYSTYRENE ON CITY-OWNED PROPERTY AND CITY RIGHT-OF-WAY

Sec. 11-103. – Prohibition of the distribution of expanded polystyrene products on City-owned property or rights-of-way.

The following persons shall not distribute expanded polystyrene products in conjunction with food or beverage services on City-owned property, or within or abutting the City right-of-way:

a) City contractors.
b) Pushcart vending permittees pursuant to Section 16.70.030.1.5.
c) Sidewalk café permittees pursuant to Section 16.70.030.1.7.
d) Mobile food establishment permittees pursuant to Section 16.70.030.1.14.
e) Food truck rally permittees pursuant to Section 16.70.030.1.15.
f) Park permittees pursuant to Section 21-31.
g) Outdoor public assembly permittees pursuant to Chapter 25, Article II.
h) Minor easement permittees pursuant to Chapter 25, Article VII.

Sec. 11-104. – Exemptions.

The following are exempt from the prohibition set forth in Section 11-103 of this Division:

a) Pre-packaged foods that food service providers distribute to their customers and that have been filled and sealed prior to receipt by the food service provider.
b) Expanded polystyrene products used for the storage of raw meat, pork, poultry, fish, and seafood products by a food service provider.
c) Any city contract, lease, or concession agreement entered into prior to the effective date of this Division shall not be subject to the requirements of this Division, unless the city vendor/contractor voluntarily agrees thereto.

Sec. 11-105. – Enforcement; penalties.

a) From [insert effective date] until [insert effective date + one year], no penalties shall be issued by the City for a violation of Section 11-103.
b) After [insert effective date + one year], the following civil citations shall be issued by the City for a violation of Section 11-103:
   1) First violation. Written warning.
   2) Second violation within one (1) year after issuance of the first violation. $40 fine.
   3) Third violation and any subsequent violation within one (1) year after issuance of the first violation. $80 fine.
c) A person found to be in violation of Section 11-103 shall have thirty (30) calendar days from the issuance of a written warning or violation notice to correct the violation.
d) For a continuing violation, each day a person shall continue to violate or fail to comply with Section 11-103 shall be deemed and considered a separate violation of this Division.
e) Nothing stated herein shall be construed as a limitation to the City’s remedies available to it through its contract, lease, permit, or other relationship with a food service provider.

Secs. 11-106-11-109. – Reserved.

DIVISION II. – REGULATION OF SINGLE-USE PLASTIC DRINKING STRAWS

See 11-110. – Distribution of Single-Use Plastic Straws

a) From [insert effective date] until [insert effective date + one year]:
   1) No food service establishment shall distribute a single-use plastic drinking straw to any customer except upon a customer’s specific request.
   2) Drive-through food orders are exempt from the requirements of this subsection.
b) After [insert effective date + one year]:
   1) No food service establishment shall distribute a single-use plastic drinking straw to any customer.

Sec. 11-111. – Enforcement; penalties.

a) From [insert effective date] until [insert effective date + 3 months], no penalties shall be issued by the City for a violation of Section 11-110.
b) After [insert effective date + 3 months], the following civil citations shall be issued by the City for a violation of Section 11-110:
   1) First violation. Written warning.
   2) Second violation within one (1) year after issuance of the first violation. $40 fine.
   3) Third violation and any subsequent violation within one (1) year after issuance of the first violation. $80 fine.
c) A person found to be in violation of Section 11-110 shall have thirty (30) calendar days from the issuance of a written warning or violation notice to correct the violation.
d) For a continuing violation, each day a person shall continue to violate or fail to comply with Section 11-110 shall be deemed and considered a separate violation of this Division.

Sec. 11-112. – Sunset Date.

Section 11-110(a) of this ordinance shall expire at 12:01 a.m. on [insert effective date + one year], which is one year after the effective date of this ordinance; provided that, for purposes of enforcing penalties for violations of Section 11-110(a) occurring prior to such expiration date, Section 11-110(a) shall survive such expiration date.

Secs. 11-113-11-115. – Reserved.

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

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

Section Four. Effective Date. Effective Date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective on 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.

City Attorney (designee)
00407692.docx
OVERVIEW OF SINGLE-USE PRODUCT CHALLENGES

An estimated 8 million metric tons of plastic waste ends up in the world’s oceans every year (Jambeck, 2015). The quantity of plastic waste available to enter our oceans is anticipated to increase exponentially if we do not change our current production and waste management strategies.

Keep America Beautiful conducted a study comparing the composition of roadway litter in 2009 to litter in 1969, and the results show that paper, metal, and glass litter decreased by more than 78 percent each, and plastic litter increased by 165.4 percent.

Florida is one of ten states with legislation intending to preempt local jurisdictions from passing local regulations related to plastics. At the time the bill was passed (2008 and Section 403.7033 of the Florida Statutes states), it was pending a study request. The state legislature asked Florida Department of Environmental Protection (FDEP) to conduct a study so that regulations to reduce or eliminate plastics could be applied consistently and effectively across the state, if needed.

FDEP submitted a report entitled Retail Bags Report for the Legislature in 2010 which demonstrated the issues and offered examples of how other places were addressing the issue. The Legislature has still not yet adopted any report or recommendations.

As a result, at least 44 local governments in Florida have supported or passed resolutions banning or regulating single-use plastics in some capacity.

The Florida Retail Federation challenged the City of Coral Gable’s ban on expanded polystyrene food containers, but the Miami-Dade Circuit Court Judge overturned the state’s preemption, upholding the ban. The Florida Retail Federation filed an appeal, and the case is pending.

While litigation continues, the lack of state or local regulation is exacerbating litter problems in local waterways. According to FDEP, Florida residents and tourists generated nearly two tons of waste per resident in 2016. St. Petersburg represents about 40 percent of the population growth in Pinellas County and can significantly impact litter reduction with education, regulation, and enforcement.

TIMELINE OF HERS COMMITTEE WORK ON SINGLE-USE PRODUCTS TO DATE
(Includes plastic straws, polystyrene, and paper and plastic bags)

July 2017
Committee discussions began in July 2017 by discussing 2010 FDEP and more recent NOAA 2017 marine debris reports and data including economic, environmental and social impacts. The committee also discussed local outreach, events already implementing solutions to reduced plastics, and considerations for transitioning from single-use plastic.
April 2018
Local organizations attended committee to discuss a plastic straw ban which resulted in the kick-off of a voluntary “No Straw” campaign led by Council Member Driscoll, I Love the Burg.com, local organizations like Surfrider and Rise Above Plastics Coalition, as well as many local businesses.

May 2018
No Straw St. Pete Campaign led by Council Member Driscoll and in collaboration with I Love the ‘Burg and Bank OZK (may have started earlier in April and into May).

June 2018
Scientists from the USF College of Marine Science attended committee and gave presentations providing additional scientific information on microplastics in Tampa Bay as well as references, policies, and collaborations to reduce environmental and health impacts of plastics pollution. Presentations are included in Attachment A.

July 2018
City Council unanimously supports voluntary plastic straw request only resolution.

August 2018
Committee reviews narrowed and simplified options for addressing single-use plastic straws, expanded polystyrene, and plastic bags and provides direction to further narrow approaches for all and develop draft ordinances for plastic straws and polystyrene. Committee direction to return with additional information on bags with a focus on a fee structure.

September 2018
Committee reviews draft ordinances for straws and polystyrene supplemented with information on enforcement from Codes Compliance Director. Committee reviews additional information on fee structures for reducing plastic bags while possibly building a fund to address the environmental issues caused by single-use plastics litter. Direction to staff to revise draft ordinances mainly related to enforcement and exemptions. Direction to staff to provide better assurance and build confidence in the education and outreach during the transition for all straws, polystyrene, and bags, especially targeting areas less active in these types of sustainability efforts.

October 2018
Staff presented additional detail on environmental consequences of paper and plastic bags. Based on input from committee in August to narrow in on fees rather than bans and based on business input about the additional cost of paper bags along with the environmental consequences and the fact that a plastic-only ban in other cities drove customers to paper slowing the shift of using reusable bags, staff developed the bag fee approach for both materials. Staff also provided more detail on outreach ideas, plans, and workload for maximizing business education. Committee asked staff to bring back a draft ordinance for the fee structure.
November 2018
Committee reviewed draft ordinance for fees on paper and plastic bags with additional information on the fee structure. Staff and Committee discussed business outreach to grocery stores since the last committee meeting. Committee asked staff to bring back more information on bags to a January HERS committee meeting with details on a bag fee study and how third-party delivery companies handle municipal bag fees. Committee recommended that the ordinance covering straws and polystyrene advance to City Council.

SINGLE-USE PLASTIC STRAWS AND POLYSTYRENE: TRANSITION & ENFORCEMENT

The primary goals of the program are to educate and to reduce litter and waste, not to penalize businesses and customers. That said, an appropriate and fair process must be as clear as possible and in place with trained and informed city staff. The following list generally summarizes the transition and enforcement approach for single-use plastic straws and expanded polystyrene (city facilities, city contractors, and city right-of-way including parks, sidewalk cafes and more). The details are included in the ordinances for each element.

- One-year transition period for straws and expanded polystyrene bans
- Intensive education and outreach for one-year and on-going
- Once in effect:
  - First violation. Written warning.
  - Second violation within one (1) year after issuance of the first violation. $40 fine.
  - Third violation and any subsequent violation within one (1) year after issuance of the first violation. $80 fine.
  - Thirty (30) calendar days from the issuance of a civil citation to correct the violation.
  - For a continuing violation, each day a person shall continue to violate or fail to comply shall be considered a separate violation.

➢ Code enforcement staff will generally only be activated to visit a site if they receive formal complaints or inquiries.
➢ Additional educational resources and assistance can be deployed to businesses that receive a written warning.
SINGLE-USE PLASTIC STRAWS, POLYSTYRENE, AND CARRY OUT BAGS:
OUTREACH + EDUCATION (note: bag regulation pending further committee consideration)

Outreach Prior to Ordinance Development

- Multiple discussions with other cities and waste resources staff for lessons learned
- Collaboration with Chamber of Commerce, retailers, and USFSP on a business survey - results not statistically significant, but anecdotal direction given:
  - Strong business interest in learning more about sustainability, bulk purchasing, and marketing sustainable business practices
  - Support & engagement more from downtown/Central Ave. independent businesses
  - Concerns about feasibility and cost
  - Some business opposition to bans or any government regulation
  - Keen support from active students and a girl scout troop
- Invitations through Florida Retail Federation (FRF) to Walgreens, Walmart, Publix, Novolex (bag manufacturer near Orlando and Jacksonville)
  - In person attendance by Publix, Walgreens, Walmart, and FRF
- Misc. initial one on ones w/ restaurants, retail, local bag manufacturer, and Tyrone Square Mall
- Brief overview at Deuces Live monthly meeting
- Indie Market – 70 vendors plastic free in 2017 commitment
- Localtopia – education on plastics; requirements for compostables
- Earth Day – education on plastics; requirements for compostables
- Other Ocean-Friendly Businesses in St. Pete
- Treasure Island Ocean-Friendly Business
- Social media outreach – 1,500+ engaged in comments/shares; 80,000 reached via shares according to FB stats
- Radio show on 88.5wmnf 7/24/2017
- **Additional initial contacts w/business associations (email/telephone/in person if possible) expected no later than October 18, 2018**: Email to all, follow up with calls to Skyway Marina District, 16th Street South Corridor, Deuces Live, Dr. MLK Corridor Business District, Edge, Grand Central, and Innovation Districts.

2019/Transition Period Outreach & Education Draft Outline

- **Jan 2019**: Adopt Ordinance and Develop Materials
- **Jan 2019**: Codes Compliance: Enforcement Workshop
- **Jan – June 2019**: Develop Starter Alternative Product & Supplier Information
- **Aug 2019**: Inserts w/Business Tax Annual Licenses and Permits
- **Jan - Dec 2019**: Monthly Business Outreach (additional information in sections below)
- **Jan - Dec 2019**: Develop and evolve supplemental programs and assistance for business from other examples and feedback and for citizens and customers
Starter List of Outreach Materials

City departments will work together to develop a variety of materials accessible on the city and partner websites, hard copies, and other media appropriate to organization, event, and audience. The starter list below summarizes materials that may/can be developed, combined, and built upon.

- Overview and FAQ for ordinance(s) for straws, polystyrene
- Overview of environmental and economic considerations
- Consumer guide to city regulations and reducing consumption of single-use products (perhaps reference residential pilot compost program pending approval)
- Business resources – transitioning to alternative products, resources, references/information, consumer messaging assistance (flyers to post or other) available programs, if any (i.e. green business scorecard and marketing; bulk purchase resources);
- Business Tax insert w/information
- Youth information and activities
- Lesson plans/activities for teachers/schools (World Oceans Day is one resource.)

Example List of Programs & Events

City departments and external collaborators can work together to make accessible, effective programs and events. The starter list below summarizes ideas and examples of other successful programs that could work in St. Pete.

Community events & films for public screening: Public events which are hosted in the community for the community can have a wide-reaching educational impact. Staff recommends combining documentary films about plastic waste with fun activities and snacks. In addition, partnering with community centers, parks and recreation centers, businesses, and churches across the city. Just a few interesting films are listed below:

- **Bag It**: 2010, New Day Films: An educational and entertaining film about the effects of our plastic world. A shorter version, appropriate for school screenings, is also available. [https://www.newday.com/film/bag-it](https://www.newday.com/film/bag-it)
- **A Plastic Ocean**: 2016 by Craig Leeson: When he discovers the world's oceans brimming with plastic waste, a documentary filmmaker investigates the pollution's environmental impacts. [https://plasticoceans.org/about-film/](https://plasticoceans.org/about-film/)
- **Smog of the Sea**: 2017 by Ian Cheney: After years of hearing about the famous “garbage patches” in the ocean’s gyres, the crew is stunned to learn that the patches are a myth: the waters stretching to the horizon are clear blue, with no islands of trash in sight. But as the crew sieves the water and sorts through their haul, a more disturbing reality sets in: a fog of microplastics permeates the world’s oceans, trillions of nearly invisible plastic shards making their way up the marine food chain. [https://www.thesmogofthesea.com/](https://www.thesmogofthesea.com/)
- **Straws**: 2017 by Linda Booker: Documentary which provides a clear understanding of the problems caused by plastic pollution and empowers individuals to be part of the solution. [http://www.strawsfilm.com/](http://www.strawsfilm.com/)

- **Albatross**: 2018, Chris Jordan Midway Films: A disturbing film about the Pacific garbage patch and its effects on the birds of Midway Island. [https://www.albatrossthefilm.com/watch-albatross](https://www.albatrossthefilm.com/watch-albatross)

**Targeted neighborhood and business outreach:** While there are not likely resources to do a separate analysis, it stands to reason that areas or zip codes that typically have lower participation in sustainability, transportation, and other surveys as well as areas with lower recycling numbers may be areas to conduct a more targeted outreach approach. Input from community and business leaders can also help with focused efforts where needed.

**Bulk Purchasing and Co-Op:** Facilitate St. Pete Chamber and businesses in developing plans for bulk and co-op purchasing.

**Starter List of Collaborating Businesses & Organizations**

The list below summarizes organizations that have either already been engaged in the effort to reduce single-use plastics, litter, and marine debris or communicated interest in collaborating.

- St. Pete Chamber of Commerce
- Visit St. Pete Clearwater
- Suncoast Rise Above Plastics Coalition of Organizations
- Tampa Bay Watch,
- Keep Pinellas Beautiful
- Girl Scouts
- Saturday Morning Market
- Publix Supermarket
- Various restaurants and businesses
Affected/Potentially Affected St. Petersburg Businesses

The City’s Business Tax Division shared the list of all active fiscal year 2018 business tax licenses (17,819 licenses). However, this number is not the number of businesses in the city. Many businesses are required to have multiple licenses depending on what occurs on the property. By removing duplicate licenses per business, the estimated number of identifiable brick-and-mortar businesses totaled 11,688. Additional breakdowns of businesses are summarized in the section or otherwise available. Also, additional detailed methods on business license categories and selecting affected businesses is available on request.

<table>
<thead>
<tr>
<th>Estimated Affected Businesses</th>
<th># of Businesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Brick &amp; Mortar Businesses</td>
<td>11,688</td>
</tr>
<tr>
<td>Total Businesses Affected by Complete Ordinance(s)</td>
<td>1,898</td>
</tr>
<tr>
<td>Businesses Affected by Bags Regulation</td>
<td>1,632</td>
</tr>
<tr>
<td>Businesses Affected by Straws Regulation</td>
<td>656</td>
</tr>
<tr>
<td>Businesses Affected by Polystyrene Regulation</td>
<td>250</td>
</tr>
</tbody>
</table>

By using the original list of licenses, staff identified which types of businesses were most likely to be affected by each regulation within the ordinance: straws, bags, and polystyrene. Approximately 1,900 businesses will be the most affected when considering the regulation of single-use products. Some businesses are affected by multiple portions of the ordinance.

The straws regulation is most likely to affect the classifications of businesses which pertain to food, drinks, and entertainment such as: amusement parlor, bakery, ‘bar, cabaret, lounge, nightclub, bowling’, caterer, catering vehicle, concessionaire, drive-in restaurant, game room, pool room, restaurant, takeout or delivery restaurant, and theater or stadium.

The businesses most likely to be affected by the single use carry out bag fee regulation currently being considered by the HERS Committee would be businesses which sell goods, such as: bakery, direct sales, retail, flea market merchant, flea market operator, pawnbroker, restaurant, retail distributor, retail establishment or sales, retail showroom, secondhand merchant/sales, and takeout or delivery restaurant.

The businesses affected by the polystyrene regulation operate specifically on public property, including: food trucks, push carts, sidewalk cafés, and ice cream trucks. Not included in this number are the many bricks-and-mortar restaurants that also vend and cater at special events on public property. At the time of obtaining a vending permit, an event permit from the parks department, or other permit for city co-sponsored events and special events on public property, the permittee shall be specifically informed of the polystyrene regulation.
While not necessarily how a targeted business outreach approach might be conducted, as a point of reference for City Council members, affected businesses are summarized below by council district.

Please note that these numbers are approximate due the standard error while mapping a large dataset. First, you see the total number of businesses within each council district. Next, you see the number of businesses in each district most likely to be affected by the straw regulation. Third, you see the number of businesses in each district most likely to be affected by the bag regulation. Lastly, the number of businesses in each district most likely to be affected by the polystyrene regulation. This number is based on sidewalk café permits only, as mobile food vendors are not tied to a specific location. Pushcart vendors are permitted to operate at specific locations on public property within a specified area within Districts 4 and 6 only.

### Estimated Affected Businesses by City Council District

<table>
<thead>
<tr>
<th>Council District</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
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</thead>
<tbody>
<tr>
<td>Charlie Gerdes</td>
<td>1699</td>
<td>1239</td>
<td>857</td>
<td>1924</td>
<td>626</td>
<td>1926</td>
<td>1643</td>
<td>1436</td>
</tr>
<tr>
<td>Brandi Gabbard</td>
<td>15%</td>
<td>11%</td>
<td>8%</td>
<td>17%</td>
<td>6%</td>
<td>17%</td>
<td>14%</td>
<td>13%</td>
</tr>
<tr>
<td>Ed Montanari</td>
<td>81</td>
<td>71</td>
<td>41</td>
<td>129</td>
<td>30</td>
<td>134</td>
<td>71</td>
<td>67</td>
</tr>
<tr>
<td>Darden Rice</td>
<td>13%</td>
<td>11%</td>
<td>7%</td>
<td>21%</td>
<td>5%</td>
<td>21%</td>
<td>11%</td>
<td>11%</td>
</tr>
<tr>
<td>Steve Kornell</td>
<td>302</td>
<td>118</td>
<td>99</td>
<td>241</td>
<td>127</td>
<td>255</td>
<td>202</td>
<td>219</td>
</tr>
<tr>
<td>Gina Driscoll</td>
<td>18%</td>
<td>10%</td>
<td>12%</td>
<td>13%</td>
<td>20%</td>
<td>13%</td>
<td>12%</td>
<td>15%</td>
</tr>
<tr>
<td>Lisa Wheeler-Bowman</td>
<td>19%</td>
<td>8%</td>
<td>6%</td>
<td>15%</td>
<td>8%</td>
<td>16%</td>
<td>13%</td>
<td>14%</td>
</tr>
<tr>
<td>Amy Foster</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>40</td>
<td>0</td>
<td>60</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>% of Businesses within the District affected by Polystyrene Reg</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>2.1%</td>
<td>0.0%</td>
<td>3.1%</td>
<td>0.3%</td>
<td>0.1%</td>
</tr>
<tr>
<td>% of businesses affected city-wide by Polystyrene Reg</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>37.7%</td>
<td>0.0%</td>
<td>56.6%</td>
<td>4.7%</td>
<td>0.9%</td>
</tr>
</tbody>
</table>

Note: Marine Scientist Presentations Included in Attached Pages Below.
Microplastics in Tampa Bay

St. Petersburg City Council
David Hastings, Ph.D.

hastindw@eckerd.edu

June 14, 2018
Global plastic production has grown 20x over 50 years

311 million tons plastic produced 2014; U.S. 33 million tons

Only 5-9% plastic recycled

~ 10% of plastic ends up in ocean

Plastic entering Santa Monica Bay after rain
Environmental Concerns

• Persistent in marine environment.
• Can be ingested by marine filter feeders: copepods, shellfish, krill, sponges, some fish.
• Ingestion can reduce feeding, false satiation.
• Microplastic particles adsorb surface active toxins that bioaccumulate.
• Overall environmental impact unknown
  – 700 species affected by marine plastic
  – Kills millions of marine animals every year.
Methods

Plankton Net
Discrete water sample
Sediment

Tampa Bay
Examples of microplastics   Tampa Bay

5 mm grid

Type of plastic found

Fibers: 76%
Fragments: 17%
Flakes: 5%
Beads: 1%
Microplastics in Tampa Bay

Discrete water sample
Boca Ciega Bay 1: 2.2 pieces / L
Boca Ciega Bay 2: 4.9 pieces / L

There are ~ 9 trillion pieces of microplastic in Tampa Bay
Microplastics in Tampa Bay: sediments

<table>
<thead>
<tr>
<th>Station</th>
<th>plastics/kg sediment</th>
</tr>
</thead>
<tbody>
<tr>
<td>15: Ybor Channel: Industrial/urban</td>
<td>793 (±25%)</td>
</tr>
<tr>
<td>1: Mouth Alafia River</td>
<td>720 (±5%)</td>
</tr>
<tr>
<td>8: Middle Tampa Bay</td>
<td>547 (±3%)</td>
</tr>
<tr>
<td>10: Gulf of Mexico</td>
<td>240 (±5%)</td>
</tr>
</tbody>
</table>

Compare to **391 particles/kg** in sediments of Nieuwpoort Belgian harbor
*(Claessens 2011)*
• Ease of single-use plastics is unusually tempting — straws, bags, water bottles
• 500 million plastic straws used each day in U.S.
• Straws + stirrers 5th most common plastic in ocean clean-ups
Dec 2015: Passage of Microbead-Free Waters Act of 2015 in U.S.
Some plastic bans
City, County, State

- Miami, FL (straws, 2018);
- Sea World, Ikea, Royal Caribbean, Alaska Airlines (straws);
- NYC (straws, pending);
- entire state CA (straw and bag ban, 2018, 2016, 2014);
- Seattle, WA (straw ban; 2018)
- City of Malibu, CA (straw and foam ban, 2018);
- Surfside Beach, SC (bag ban, 2018);
- Boston, MA (bag ban, 2017);
- Oahu, HI (bag ban, 2017);
- Coral Gables, FL (bag ban 2017);
- Culver City, CA (foam ban, 2017);
- Maui, HI (foam ban, 2017);
- Folly Beach, SC (bag, foam ban, 2016);
- San Diego, CA (bag ban, 2016);
- SF, CA (foam ban, 2016);
- Freeport, ME (bag ban, 2016);
- Miami Dade county (foam ban, 2016);
- Miami Beach, FL (foam ban, 2015);
- Oregon Public Schools (foam ban, 2015);
- San Luis Obispo, CA (foam ban, 2015);
- Cambridge, MA (bag ban, 2015);
- Newburyport, MA (bag ban, 2014);
- Portland ME; Chicago, IL (bag ban, 2014)
- SF, CA (bottled water ban, 2014);
- Sonoma County, CA (bag ban, 2014);
- Los Angeles, CA (bag ban, 2013);
- Culver City, CA (foam ban, 2013);
- Austin, TX (bag ban, 2012);
- Seattle (bag ban, 2011)

- Ban of single use plastics in EU
- More than 60 countries ban or fees on single use plastics

We can no longer use plastic—a material designed to last forever—to make products intended to be thrown away.
Best solution?

... is prevention!
Contact for more info

• Dr. David Hastings; hastindw@eckerd.edu
• Kinsley McEachern; lmceachern@mail.usf.edu
Presentation to City of St. Petersburg
HEALTH, ENERGY, RESILIENCY AND SUSTAINABILITY COMMITTEE
June 14, 2018

CJ Reynolds – cjreynolds@usf.edu
Research Associate, Institute for Marine Remote Sensing, USF College of Marine Science
Executive Director, International Ocean Institute-USA
Six Ways to Improve Your Health

- Don’t Smoke
- Eat a healthy diet
- Maintain a healthy weight
- Exercise regularly
- Drink alcohol in moderation
- Get adequate sleep
Conceptual Parallel to Plastic Pollution

Drivers, causes and impacts are multi-faceted! Solo tactics are ineffective...

• On the go, convenience-oriented lifestyle
• Plastic packaging $290 billion-a-year business; supported by oil industry
• Most commonly littered products are plastics food/beverage products and cigarette butts
• Environmental harm – concentrated toxins eaten by fish, wildlife and bird injury and death
• Florida trends in residential growth + tourism growth = increased plastics & litter
• Littering costs (direct and indirect) are borne by local governments
• Cities should lead on coordinated, integrated public-private programs
• Systems change (education, incentives, policies, programs) requires leadership
International Policy Initiatives

• **Around the world** – national and regional governments are implementing single-use plastic reduction requirements, fees, bans and programs to increase waste recovery

• Smart businesses taking action

Teresa May, UK Prime Minister, Leader of the Conservative Party

“The sale of straws, drink stirrers and plastic cotton buds will be banned under government plans to tackle Britain’s throwaway culture and reduce plastic waste, Theresa May has announced.” (BBC April 2018).
State Collaboration and Coordination

- **Florida Marine Debris Reduction Action Plan**
  - Consumer Debris workgroup to actively engage municipalities, tourism in 2019, obtain consensus and commitments
    - Upland litter tracking & reduction goals
    - Business and community education
    - Data sharing
    - Best practices, support supply-chain innovation

- **FDEP CCCL Beach Events – BMPs Guide**
  - Created by FWC & USF CMS in 2017
  - Supports FDEP event permit applications
  - Next steps: revise and share with tourism orgs, businesses, local governments

- **FDEP Skip the Straw Campaign**
  - Tool kit to educate the public

- **Florida Marine Debris Reduction Action Plan**
- **FDEP CCCL Beach Events – BMPs Guide**
- **FDEP Skip the Straw Campaign**
The Last Straw in Florida

Other Florida cities with ordinances

- Surfside Ordinance
- Miami Beach
- Fort Myers Beach:
  - prohibits distribution of plastic straws, with limited exceptions.
  - Enforced by warnings and fines
  - 90 days to comply, passed Nov 2017
  - Spring media stories – businesses not impacted
Supply Chain and Individual Behavior Change

• People generally don’t like rules – but that doesn’t mean rules are inherently wrong or bad
• People say reactionary things, their personal perspective
• Cultural and business change requires consistent requirements, education, messaging, incentives, disincentives
• Need business leader role models, peer pressure and a clear path forward....
Facilitate Integrated Public and Private Efforts

• Ideas for HERS to support Healthy, Vibrant, Sustainable St. Pete
  • Summit: how to reduce products, targeted litter removal and increase recycling – economics, needed resources
  • Regular meetings with business and community services providers to define site-specific factors and prevention
  • Interagency meetings -- map all bins, dirty spots, quantify debris, drain locations and management efforts
  • Publicize – amount, labor and COSTS for removal (city departments, businesses)
  • Talk with urban waterfront cities about their programs
    • Sustainable Cleveland 10 year program, annual summit
    • Philadelphia Zero Waste

Convenient locations, colorful bins and good signage increases litter disposal and recycling behaviors. Monterosso, IT, 2018
Questions?
Resources: Litter Reduction and Marine Debris Information

- [Aquatic Trash Prevention: National Great Practices Compendium 2016](#)
- [International Marine Debris Conference 2018 Proceedings, Posters and Website](#)
- [NOAA Marine Debris Prevention Program](#)
- [EPA Trash Free Waters](#)
- [Plastic Challenges, the Circular Economy and Business, August 2017, The Guardian](#)
- [European Directive 2015/720 –](#)
  - Prevent or reduce the impact of packaging and packaging waste on the environment, achieve sustainable reduction of lightweight plastic bags.
Youth Engagement and Art

Current Collections sculpture 38’ x 40’ x 40’
Steel, reclaimed debris and recycled plastic representing a vortex with swirling debris. Poynter Park. USF CMS, GSU artists, youth/families in FL and GA help create. Students at St. Pete Science Fest (right)
The following page(s) contain the backup material for Agenda Item: Co-Sponsored Events Committee
Please scroll down to view the backup material.
The meeting was called to order by Committee Chair Council Member Charlie Gerdes at 2:32pm. Present at the meeting was Council Member Gerdes, Council Member Ed Montanari, Council Member Gabbard, Parks & Recreation Manager Lynn Gordon, Supervisor II Denis Burns, City Development Administration Manager Tony Leno, Deputy City Clerk Cathy Davis, and Assistant City Attorney Sharon Michnowicz.

The committee considered seventeen (17) events for FY2019 and a non-profit waiver of five (5) of those events. After a few questions about the events, a motion to approve all events and the five (5) non-profit waivers was made by Council Member Gabbard and unanimously approved by the committee. The committee next considered two (2) events for FY 2020. A motion to approve the two (2) events was made by Council Member Montanari and unanimously approved by all.

The meeting adjourned at 2:52pm

Lynn Gordon
Parks & Recreation Manager
Co-Sponsored Events Committee Liaison
Resolution No. 2018-_______

A RESOLUTION APPROVING EVENTS FOR CO-SPONSORSHIP BY THE CITY IN NAME ONLY FOR FY2019 AND FY2020; WAIVING THE NON-PROFIT REQUIREMENTS OF RESOLUTION NO. 2000-562(a)8 FOR THE CO-SPONSORED EVENTS TO BE PRESENTED BY GOOD WITH ME, INC., SKYWAY HISTORICAL TOURS OF ST. PETERSBURG, LLC, BURGSTYLE ENTERTAINMENT LLC, SIDELINE APPAREL, INC., AND ACTIVE ENDEAVORS, INC.; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, various entities have requested that the City co-sponsor their public events in name only for FY2019 and FY2020; and

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

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

WHEREAS, City Council Resolution No. 2000-562(a)8 requires in part that all applicant agencies requesting co-sponsorship must have been a non-profit or not-for-profit corporation, exempt from federal income tax for a period of 1 year prior to the date of application; and

WHEREAS, Good With Me, Inc., Skyway Historical Tours of St. Petersburg, LLC, Burgstyle Entertainment LLC, Sideline Apparel, Inc., and Active Endeavors, Inc. ("For-Profit Entities") do not meet the non-profit requirements of Resolution No. 2000-562(a)8; and

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

WHEREAS, Administration and the City Council Co-sponsored Events Committee, having reviewed the events set forth below that have been proposed by the various entities, recognize them as events that will benefit the community and recommend approval of the events for co-sponsorship and the grant of waivers to the For-Profit Entities.
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the following events for co-sponsorship by the City in name only are approved for FY2019 and FY2020:

FY2019 Events

<table>
<thead>
<tr>
<th>FY2019 Event Name</th>
<th>Non-Profit Organization</th>
<th>For-Profit Entity</th>
<th>Event Date(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>May Movies in the Park</td>
<td>Saint Petersburg Preservation, Inc.</td>
<td>N/A</td>
<td>5/2/19, 5/9/19, 5/16/19, 5/23/19, 5/30/19</td>
</tr>
<tr>
<td>Run For All Children 5K, 10K &amp; 1 Mile Fun Run</td>
<td>Johns Hopkins All Children's Hospital, Inc.</td>
<td>N/A</td>
<td>5/18/19</td>
</tr>
<tr>
<td>SPC/USFSP Art &amp; Music Festival</td>
<td>St. Petersburg College Foundation, Inc.</td>
<td>N/A</td>
<td>4/6/19</td>
</tr>
<tr>
<td>Special Olympics Area 6 Summer Games</td>
<td>Special Olympics Florida, Inc.</td>
<td>N/A</td>
<td>3/30/19</td>
</tr>
<tr>
<td>St. Pete Veg Fest</td>
<td>Solutionary Events, Inc.</td>
<td>N/A</td>
<td>3/30/19</td>
</tr>
<tr>
<td>Good With Me Day Festival</td>
<td>Nomadstudio, Inc.</td>
<td>Good With Me, Inc.</td>
<td>9/21/19</td>
</tr>
<tr>
<td>St Pete Pride Weekend</td>
<td>St. Pete Pride, Inc.</td>
<td>N/A</td>
<td>6/21/19, 6/22/19, 6/23/19</td>
</tr>
<tr>
<td>Pinot in the Park 2019</td>
<td>Historic Kenwood Neighborhood Association, Inc.</td>
<td>N/A</td>
<td>4/6/19</td>
</tr>
<tr>
<td>Heroes Memorial 5K/10K Run</td>
<td>Heroes of the St. Pete Police, Inc.</td>
<td>N/A</td>
<td>3/22/19</td>
</tr>
<tr>
<td>Second Saturday Jazz in the Park</td>
<td>TBA</td>
<td>Skyway Historical Tours of St. Petersburg, LLC</td>
<td>5/11/19</td>
</tr>
<tr>
<td>Tampa Bay Music Festival</td>
<td>TBA</td>
<td>Burgstyle Entertainment LLC</td>
<td>6/15/19</td>
</tr>
<tr>
<td>Community Festival</td>
<td>Pinellas County Urban League, Inc.</td>
<td>N/A</td>
<td>4/13/19</td>
</tr>
<tr>
<td>The Downtown 20K Relay Race</td>
<td>Kappa Alpha Psi Guide Right Foundation Of St Petersburg, Inc</td>
<td>N/A</td>
<td>6/1/19</td>
</tr>
<tr>
<td>Painting in the Park 2019</td>
<td>Museum of Fine Arts of St Petersburg, Florida, Inc.</td>
<td>N/A</td>
<td>4/27/19</td>
</tr>
<tr>
<td>FY2019 Event Name</td>
<td>Non-Profit Organization</td>
<td>For-Profit Entity</td>
<td>Event Date(s)</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>--------------------------------------------------------------</td>
<td>-----------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>2019 St. Pete Beer &amp; Brunch Festival</td>
<td>Pet Pal Rescue, Inc.</td>
<td>Sideline Apparel, Inc.</td>
<td>05/11/19</td>
</tr>
<tr>
<td>Tampa Bay Caribbean Carnival</td>
<td>Trinidad &amp; Tobago American Association of Central Florida, Inc.</td>
<td>N/A</td>
<td>6/8/19, 6/9/19</td>
</tr>
<tr>
<td>Extreme Mudwars</td>
<td>Pier Aquarium, Inc.</td>
<td>Active Endeavors, Inc.</td>
<td>7/13/2018</td>
</tr>
</tbody>
</table>

**FY2020 Events**

<table>
<thead>
<tr>
<th>FY2020 Event Name</th>
<th>Non-Profit Organization</th>
<th>For-Profit Entity</th>
<th>Event Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Petersburg AFSP Out of the Darkness Community Walk</td>
<td>American Foundation for Suicide Prevention, Inc.</td>
<td>N/A</td>
<td>10/19/19</td>
</tr>
<tr>
<td>The Florida Orchestra Pops in Park</td>
<td>The Florida Orchestra, Inc.</td>
<td>N/A</td>
<td>10/19/19</td>
</tr>
</tbody>
</table>

BE IT FURTHER RESOLVED that the non-profit requirements of Resolution No. 2000-562(a)8 are waived for the co-sponsored events to be presented by Good With Me, Inc., Skyway Historical Tours of St. Petersburg, LLC, Burgstyle Entertainment LLC, Sideline Apparel, Inc., and Active Endeavors, Inc. (“For-Profit Entities”), provided that the For-Profit Entities provide the City with evidence of partnership with a non-profit organization no later than 45 days prior to the first day of each For-Profit Entity’s co-sponsored event.

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]
00414383

Administration: ____________________________
The following page(s) contain the backup material for Agenda Item: Settlement Patsy Harris v. City of St. Petersburg, Case No.: 17-004194-CI.
Please scroll down to view the backup material.
RESOLUTION NO. _______

A RESOLUTION APPROVING SETTLEMENT OF THE LAWSUIT OF PATSY HARRIS V. CITY OF ST. PETERSBURG, FLORIDA, CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA, CASE NO. 17-004194-CI; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED, By the City Council of the City of St. Petersburg, Florida, that the settlement by and between the City of St. Petersburg and Plaintiff, Patsy Harris, in the case of Patsy Harris v. City of St. Petersburg, Case No. 17-004194-CI, in the amount of $50,000.00 is approved.

BE IT FURTHER RESOLVED that the City Administration and the City Attorney's Office are authorized to execute the necessary paperwork and pay the funds in accordance with such settlement.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

Approved as to Form and Content:

________________________________
City Attorney (designee)
The following page(s) contain the backup material for Agenda Item: Resolution of the St. Petersburg Community Redevelopment Agency (CRA) finding the 50,000 square foot, 19-story building with 20 dwelling units, located at the southwest corner of 4th Avenue North and 1st Street North, consistent with the Intown Redevelopment Plan. (City File IRP 18-2A)
Please scroll down to view the backup material.
REQUEST
Review of the proposed plan to construct a 19-story, 50,000 square foot, 20-unit, multi-family residential development, located at the southwest corner of 4th Avenue and 1st Street North for consistency with the Intown Redevelopment Plan.

APPLICANT INFORMATION

Applicant
Driven Ziggy, LLC
203 ½ Gulf way,
St. Petersburg, FL 33706

Property Owner
Patricia B Moss Revocable Trust
105 Dogwood Lane
Radford, VA 24141

Architect/Engineer
Architectonics Studio Inc.
2600 Dr. Martin Luther King Jr. Street North, Suite 600
St. Petersburg, FL 33704

OVERVIEW OF PROJECT
The subject property is located at the southwest corner of 4th Avenue and 1st Street North and is currently vacant. The project's construction cost is valued at $11-million, consists of constructing a 19-story, 50,000 square foot, 20-unit, multi-family development.

The City has already determined that the proposed development is compliant with the Land Development Regulations (LDRs). Staff initiated a streamline approval of the site plan in accordance with Section 16.70.010.8. An appeal of Staff's approval was received, and therefore was heard by Development Review Commission (DRC). On June 6, 2018, the DRC held a hearing and denied the appeal. The decision was appealed to City Council. On August 2, 2018, City Council upheld DRC's denial of the appeal.

The subject property is located within the Intown Redevelopment Area. The Redevelopment Plan (IRP) was adopted in March of 1982 to address blight and slum conditions, consistent with Section 163.362 FS. The IRP provides a mechanisms and programs for coordinating and facilitating public and private improvements to encourage revitalization. The IRP covers over 309 acres, excluding rights-of-way.
The Community Redevelopment Agency was established to implement the IRP. To achieve the goals of the redevelopment plan and to combat slum and blight the CRA is tasked with the following: acquisition of property, demolition, rehabilitation, relocation of effected occupants, construction of public improvements, sale of property, administration, establishing design guidelines and management of property.

The objectives of the IRP consist of: encourage and reinforce development, development of integrated transportation systems and to ensure (re)development reinforce and maintain historic, cultural and aesthetic integrity.

Proposal
The proposed building will consist of a slender 15-story tower sitting on top of a four-story base. The base of the building consists of 36 parking spaces and will occupy the majority of the subject property. The base of the building will be fully enclosed to prevent exhaust and head lights from impacting the two adjacent residential buildings that are to the south and west of the subject property. The 15-story tower is 120 feet in length and 35 feet in width and will be located towards the two street sides of the property.

The ground floor of the residential tower will consist of a lobby, generator and electrical room and vehicular parking. Floors two through four will have ten vehicular parking spaces per floor. The fifth floor with have storage for the residential units and an outdoor amenity deck. Residential units will be accommodated in the remaining fourteen floors. Vehicular access to the parking garage will be from a one-way ingress driveway from 4th Avenue North and egress from the parking garage will be to 1st Street North. Access to the upper levels of parking will be from a car-freight elevator, instead of a traditional ramp. Pedestrian access to the building will be from the public sidewalk along 4th Avenue North.

The proposed architectural style of the building will be contemporary. The base of the tower will have an ample amount of glazing and will be oriented towards 4th Avenue North. The tower portion of the building will have an ample amount of glazing on all four sides. The applicant will integrate projecting balconies, recesses and projections on the façade. These architectural features help break down the overall mass of the building. The applicant worked with the City's Urban Planning and Historic Preservation Division to insure the design of the proposed building was compatible with the Flor-de-Leon, a locally designated landmark, which is located west of the subject property.

CONSISTENCY WITH INTOWN REDEVELOPMENT PLAN
The IRP requires the Community Redevelopment Agency (CRA) to evaluate a development proposal to ensure its proposed use and design are consistent with the Plan.

Plan Emphasis
Part of the implementation is developing an overall land use emphasis in order to achieve the concentration and form of development desired. Within the redevelopment area there are four focus areas for new development: The Core, Webb's City, the Stadium Complex and surrounding residential areas. The proposed development is located within the "Residential" area of the Intown. The residential area of the IRP is intended to help implement the 24-hour work and live environment, which is an important component of the plan. Currently, the existing vacant lot is contributing to blight in the
Intown Redevelopment Area. The redevelopment of the lot will help in achieving the goal of the IRP.

The IRP includes design and development guidelines to ensure compatibility between the types of developments that are desired in the downtown and how such developments relate to the environment and each other. The proposed project was reviewed by staff and found to be consistent with the following:

- **Compliance with the land development code.**
- **Developers shall submit projects to the CRA for review.**
- **All development should demonstrate the use of energy conservation techniques.**
- **Parking structures should be decorative through the use of building materials or landscaping.**
- **Development should provide design elements (trees, canopies, street furniture, entryways) to building in scale with human dimensions.**
- **Development shall provide appropriate architectural variety to the area.**
- **Open space be directly linked to the pedestrian system.**
- **Open space relates to activities and buildings in the block.**
- **Create secluded, courtyard type open spaces.**
- **Provide art.**
- **Infill development should create a sense of place and identify by relating to old and new architecture, by interrelated open space.**
- **All new development shall relate in building scale and mass with the surrounding areas.**
- **Development shall be consistent with the permitted uses in the downtown zoning district.**
- **Development intensity and uses shall be governed by the underlying zoning district.**
- **Development of both affordable and market rate housing should be encouraged through incentives.**

With respect to compliance with the Land Development Code, the subject property is located in the DC-2 zoning. Multifamily dwellings with a floor area ratio of up to 7.0 is allowed. The proposed development, will have a proposed FAR of 5.0. Staff determined that the proposed development is in compliance with the zoning district standards; therefore, is consistent with the IRP.

The applicant in their narrative states that the project will incorporate the following energy conservation techniques: the building orientation, overhangs and balconies will minimize heat gain; large doors will allow for natural breezes; low-e windows and doors; blinds to block direct sun; white stucco to minimize heat absorption; efficient use of insulation and HVAC systems will also be incorporated.

The subject property is located along 4th Avenue North, which is a gateway into the downtown. The proposed infill development will eliminate a vacant lot, thus helping to eliminate blight, as well creating a sense of place by helping to defining the public realm. The proposed building will fit in with both older and newer developments in the IRP. The proposed height of 180-feet is below the allowable base height of 300 feet. The 32-foot tall architectural base of the building enhances the pedestrian scale of the project. The building will have a greater setback on the west side of the building adjacent to the Flor-
de-Leon. The 32-foot tall base is setback 16 feet, and the tower is setback 30-feet. 7.5 feet is required. This creates, in essence a buffer between the two structures. The building integrates projecting balconies, projecting canopies, decorative arches and vertical and horizontal changes in the façade to break down the scale and mass of the building. The use of storefront windows along the base will engage the pedestrian. The proposed garage will be fully enclosed and finished to match the building. The applicant will be installing art on the building.

New site improvements include sidewalks, street trees and landscaping, new drainage system, open space, adequate parking and lighting. The pedestrian improvements will create a pleasurable and safe walking experience. The public sidewalk along 4th Avenue and 1st Street will be widened to 10-ft. and streetscape improvements, including: street trees, landscaping and street lighting will be installed. The addition of ground level open space on the west side of the subject property will have a positive impact on air quality and visual appearance of the block. The open space will be landscaped, have seating areas and will connect to the public sidewalk.

The existing downtown development pattern contains a variety of building types, styles, heights, masses, setbacks and orientations. The building form and the relationship of the building to open green space are consistent with other development projects in the IRP. Recent development projects within the IRP include: Parkshore Plaza, 400 Beach Drive and the Bliss, which are some of the larger projects to have been built within the immediate area. The building design took into consideration the relationship with the adjacent buildings by increasing setbacks, lowering the building height, incorporating horizontal design features, providing shared open space and installing landscape buffers.

The existing transportation system provides a variety of transit options, including, mass transit. The addition of new housing stock will provide improved service in the redevelopment area, these include: retail, restaurant and other similar uses.

SUMMARY AND RECOMMENDATION
Administration recommends approval of the attached resolution finding the proposed 19-story, 50,000 square foot, 20-unit, multi-family residential development consistent with the Intown Redevelopment Plan as reflected in report IRP 18-2a based on preliminary plans submitted for review subject to the following conditions:

1. Final building plans must be reviewed and approved by CRA staff;
2. Applicant complies with any conditions of approval required by Development Review Services staff.
**EXHIBIT A**

**Site Data**

| **Location**                  | 4<sup>th</sup> Avenue North and 1<sup>st</sup> Street North  
|                              | 19/31/17/74466/012/0031, 19/31/17/74466/012/0013, |
| **Redevelopment Area**       | Intown Redevelopment Area |
| **Zoning District**          | DC-2 |
| **Existing Land Use**        | Vacant |
| **Proposed Uses**            | 19-story, 20 dwelling units |
| **Site Area**                | 10,000 sq. ft. or 0.23 acres |
| **Proposed FAR**             | 5.0 FAR |
| **Existing FAR**             | 0 FAR |
| **Permitted FAR**            | 5.0 FAR w/bonus |
| **Number of Residential Units** | 20 |
| **Existing Parking**         | 0 spaces |
| **Proposed Parking**         | 36 spaces |
CRA RESOLUTION NO.

RESOLUTION OF THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY (CRA) FINDING THE 50,000 SQUARE FOOT, 19-STORY BUILDING WITH 20 DWELLING UNITS, LOCATED AT THE SOUTHWEST CORNER OF 4TH AVENUE NORTH AND 1ST STREET NORTH CONSISTENT WITH THE INTOWN REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE (CITY FILE IRP 18-2A).

WHEREAS, the Community Redevelopment Agency of the City Council of the City of St. Petersburg has adopted the Intown Redevelopment Plan and established development review procedures for projects constructed within designated redevelopment areas;

WHEREAS, the Community Redevelopment Agency has reviewed the plans to construct a 50,000 square foot, 19-story building with 20 dwelling units described and reviewed in CRA Review Report No. IRP 18-2a; and

BE IT RESOLVED that the Community Redevelopment Agency of the City of St. Petersburg, Florida, finds the 50,000 square foot, 19-story building with 20 dwelling units consistent with the Intown Redevelopment Plan, with the following conditions:

1. Final building plans must be reviewed and approved by CRA staff;
2. Applicant complies with any conditions of approval required by Development Review Services staff.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT

City Attorney (designee)  Elizabeth Abernethy, Director
Planning & Economic Development Department
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: IRP-2A
Address: 1st Street North and 4th Avenue North
October 23, 2018

City of St. Petersburg
Construction Services & Permitting
1 4TH Street North
St. Petersburg, Fl. 33701
Attention Corey Malyszka
Re: Condominiums – 4th Ave. N. & 1st St. N. CRA Application

Dear Mr. Malyszka:

The following is a project description:

The proposed project will be a 20-unit, 19-story, 180-foot high residential condominium project on the corner of 4th Avenue North and 1st St. North. The proposed project will be 50,000 sq. ft. floor area, resulting in a 5.0 FAR. The base of the building will contain a 4-story enclosed parking garage, with garage exhaust exiting to the north and east street sides to avoid car fumes entering adjacent residential properties. Parking for 36 will be provided as well as bicycle parking for 22. The 5th floor will consist of residential storage units with a common area terrace and pool. The building steps in to a narrow residential unit building from the 6th floor and above. A 3-story penthouse with roof deck and pool will cap the building.

The building will be a beautiful addition to the St. Petersburg downtown skyline, compatible in size and character of similar buildings in the neighborhood. The base relates to the character, and architectural elements of the adjacent Flori de Leon. It borrows elements and patterns of the historic building while still incorporating a present-day style and use of materials.

CONSISTENCY WITH INTOWN REDEVELOPMENT PLAN

DESIGN PARAMETERS
General:

The proposed project meets all applicable land development regulations as evidenced by the city granting a streamline site plan approval with a FAR Bonus, which approval was upheld on appeals to the Development Review Commission and City Council.

The project uses many energy conservation techniques, including the following:
- The building is oriented with a predominately north-south facing orientation with slim east and west faces. North orientation allows north light and less heat gain. South light is allowed to reflect off balconies and day light the condo units, while overhangs from the covered balconies proved shading to window and wall facades minimizing heat gain.
- Large sliding glass doors off the balconies provide for natural breezes.
- All windows and doors are low e, double insulated glazing.
- Blinds will be provided for heat control as well.
- White stucco will reflect and minimize heat absorption.
- Insulation values of the building will exceed all stringent Florida energy code requirements.
- A/C systems will have very high SEER ratings with dual units and dual controls for maximum energy efficiency in dealing with varied orientation zones.

There is no surface parking exposed to public view.

The parking garage has a decorative facade, and its design and materials blend with the building design. Parking is hidden from view. The base of the parking contains lobby spaces for resident interaction and use.

The building design is integrated through similar materials, scale, uniform lighting and signage.

The site and building design incorporates trees and landscaping, art and open courtyard space, site seating, water features and many other design elements to provide a pleasing residential and human pedestrian scale.

The beautifully designed courtyard to the west side of the property provides a pleasant buffer to the neighbors while generating street level activities.

Open and Pedestrian Spaces:

The open courtyard space as mentioned above is directly off the public sidewalk and will meet the plaza walkway guidelines. Sufficient lighting will be provided to ensure nighttime security.

The courtyard relates to other residential courtyards within the block and has visual and functional ties to the pedestrian walkways along the street; while visible from the street it
also provides a sense of seclusion set aside from the street pedestrian and vehicular traffic.

The courtyard provides relaxing seating areas to enjoy nature, read or take in the numerous art work provided.

Landscaping and architectural elements provide proper shading but still allow breezes.

Pedestrian systems will be constructed to meet all parkway standards.

Historic:

Although the property is not designated historic, its proximity to the neighboring Flori de Leon has been greatly considered in the design. “The Secretary of the Interior’s standards for the treatment of Historic Properties” written by the U.S. Dept. of the Interior, National Park Service, Technical Preservation Services was used as a guide for design of the proposed building to be compatible with the historic Flori de Leon to the west of the property.

The design team also met with Larry Frey and Derek Kilborn from the City’s Historic Preservation Department to review plans and receive feedback and guidance in the design of the proposed building in respect to historic compatibility.

Residential:

The proposed development creates a sense of place, thru use of pedestrian friendly elements while creating a neighborhood identity by relating to the new buildings such as the Bliss and other developments a block away on Beach Dr.; while its base relates to the pedestrian scale and historic character of existing buildings also in the area.

The building scale relates to the Bliss and other residential developments a block to the east but is smaller and much shorter than the maximum allowed in the zoning district.

Sincerely,

Joseph Lacki
President
The following page(s) contain the backup material for Agenda Item: A Resolution by the St. Petersburg Community Redevelopment Agency recommending City Council approve fourteen new and amended tax increment financing programs for the South St. Petersburg Community Redevelopment Area (CRA). Please scroll down to view the backup material.
COMMUNITY REDEVELOPMENT AGENCY AGENDA ITEMS CHECKLIST
(Non-Consent Agenda)

Meeting of December 6, 2018

Submitting Department: Economic and Workforce Development

Department Contact: Rick D. Smith (#7106)

Agenda Category: Report

Agenda Subject Matter: A Resolution by the St. Petersburg Community Redevelopment Agency recommending City Council approve fourteen new and amended tax increment financing programs for the South St. Petersburg Community Redevelopment Area (CRA).

APPROVALS:

Administrative: [Signature]

Budget: N/A

Legal: [Signature]

Is attached back-up material complete? Yes
REQUEST

Community Redevelopment Agency recommendation that the St. Petersburg City Council approve fourteen new and amended tax increment financing (TIF) programs for the South St. Petersburg Community Redevelopment Area.

BACKGROUND ON SOUTH ST. PETERSBURG CRA TIF PROGRAMS

On May 21, 2015, St. Petersburg City Council adopted a Community Redevelopment Plan (Plan) for the South St. Petersburg Community Redevelopment Area (CRA) that also established a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA (Ord. #169-H). Pursuant to its authority as a home rule county, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48).

A major strategy of the South St. Petersburg Plan is to direct the vast majority of revenues generated from the South St. Petersburg tax increment financing district to provide direct assistance for private investment in residential and non-residential redevelopment in the form of grants, loans, property tax abatements or other vehicles to help leverage capital from diverse sources. The Plan also envisions providing funding assistance to governmental and non-profit entities that provide array of services supporting the intent of the redevelopment plan, including marketing and promotion, business assistance and loans, workforce development and job readiness.

This approach to tax increment financing by the South St. Petersburg Plan is a distinct departure from practice in the City’s other TIF districts, which focused on funding public improvement projects such as stadium development, parking garages, streetscaping, property acquisition and preparation and other capital improvements. The South St. Petersburg Plan TIF strategy is designed to encourage private enterprise in the CRA to the greatest extent possible in accordance with Section 153.345, FS.

Before funding projects and programs within the South St. Petersburg CRA with tax increment revenue, the Plan requires administrative procedures to be prepared for each tax increment financing program. The South St. Petersburg Citizen Advisory Committee and the St. Petersburg
Community Redevelopment Agency shall review and make recommendations on these programs to City Council before approval. In addition, Pinellas County staff must review and comment on programs that contemplate use of Pinellas County tax increment revenue.

On February 4, 2016, City Council approved Resolution 2016-47, which adopted the first ten CRA programs for the South St. Petersburg CRA. These programs are

1. Affordable Multifamily Housing Development Program
2. Residential Property Improvement Grant
3. Commercial Site Improvement Grant
4. Commercial Building Interior and Tenant Improvement Grant
5. Commercial Revitalization Program
6. CRA Grant Match Program
7. CRA Property Acquisition and Preparation Program
8. Redevelopment Loan Program
9. “Paint Your Heart” Out Program
10. Workforce Readiness and Development Program

PROPOSED NEW AND AMENDED PROGRAMS FOR SOUTH ST. PETERSBURG CRA

The fourteen CRA programs briefly described below in Sections 1 thru 3 and detailed in the exhibits for the attached resolution are the primary vehicles by which the City reinvests TIF to alleviate poverty and blight in South St. Petersburg. *Note: due to their length, the resolution attachments for this report have only been included in the companion City Council report on this item*. The revitalization strategy for the South St. Petersburg rests on a “three-legged stool” of Housing and Neighborhood Revitalization, Commercial Corridor Revitalization and Business Development and Education, Job Readiness and Workforce Development. With these new and amended CRA programs, the City can begin investing in each component of the “three-legged stool” to reduce poverty and alleviate blight in South St. Petersburg.

The fourteen CRA programs represent the input from the Citizen Advisory Committee for the South St. Petersburg CRA, the CRA grant review committee as well as input from City Council committees over the last several months. On August 29, 2017, the South St. Petersburg Grant Review Committee met to debrief on the programs and process for scoring and evaluating grant applications. Out of this meeting came approaches to dealing with a lack of housing applications, how to assist family day care providers, and the types of projects that should be funded with CRA dollars.

During 2018, City Council has delved extensively into improving affordable housing delivery in St. Petersburg. At the same time, staff from Housing and Community Development, Planning and Development Services and Economic and Workforce Development have met to develop regulatory and financial incentives to further that end. From these discussions, Administration developed or amended several new affordable housing programs financed with TIF from the
South St. Petersburg CRA and presented them to the Housing, Land Use and Transportation Committee on August 30, 2018.

On September 11, 2018, City staff provided an overview of these and other programs to the Citizen Advisory Committee for the South St. Petersburg CRA programs through a Powerpoint presentation for its initial input (see Attachment 1). This overview included the introduction of new CRA programs funded through TIF as well as amendments to existing programs that were first approved by City Council on February 4, 2016.

Since that meeting, City staff prepared formal documents for the programs and processes for review and comment by City Council members at the Committee of the Whole on October 25, 2018. Staff made revisions based on the COW comments and included them in the attachments for CAC consideration. On November 6, 2018, the CAC recommended approval of the fourteen CRA programs that are now before City Council.

1. Housing and Neighborhood Revitalization Programs

- **AFFORDABLE HOUSING REDEVELOPMENT LOAN PROGRAM (NEW)** provides funding through a variety of loan products such as bridge loans, loan guarantees, and low-interest or forgivable loans to support affordable housing developments in the South St. Petersburg Community Redevelopment Area. The intention is to utilize the Program to provide funding for affordable housing developments that require public assistance to leverage federal, state or other funding vehicles.

- **AFFORDABLE SINGLE-FAMILY FAÇADE IMPROVEMENT GRANT PROGRAM (NEW)** provides CRA funding to income-eligible owner-occupants of single-family homes to upgrade and refresh the exterior of their properties. For the purposes of this program, “income-eligible” is defined as households whose income is 120 percent and below the area median income (AMI). The maximum income levels for this program are based on the Florida Housing Finance Corporation’s SHIP Program, which are annually adjusted.

- **AFFORDABLE SINGLE-FAMILY HOMEOWNERSHIP PROGRAM (NEW)** provides CRA funding to support affordable homeownership for income-eligible households in the South St. Petersburg Community Redevelopment Area through direct financial assistance programs that are presently administered by the City’s Housing and Community Development Department. The current programs include: (1) down payment and closing cost assistance to first time homebuyers; (2) rehabilitation assistance for owner-occupied properties; (3) barrier free mitigations and (4) homebuyer education, credit counseling, foreclosure assistance and other programs to ensure sustainable homeownership.

1 Note: “***” denotes programs that Pinellas County has approved for use of its TIF contribution as of November 9, 2018.
• **AFFORDABLE MULTI-FAMILY HOUSING DEVELOPMENT PROGRAM (AMENDMENT)** provides an annual tiered incentive to developers to construct new affordable multifamily housing in the South St. Petersburg Community Redevelopment Area.

• **AFFORDABLE RESIDENTIAL PROPERTY IMPROVEMENT GRANT PROGRAM (AMENDMENT)** program can be used as a rebate for exterior and/or interior improvements on affordable residential housing in the South St. Petersburg Community Redevelopment Area. Emphasis will be placed on funding renovations that upgrade vital building systems and sustain and extend the economic life of a structure, such as plumbing, structural improvements, energy efficiency, HVAC and electrical wiring. The program supplements the City’s annual investment in the “Rebates for Residential Rehabilitation” (RRR), which is oriented toward single-family residential renovations, but instead is focused on incentivizing the substantial renovation of both affordable single-family and multifamily housing (defined as four or more units in a building or property) by increasing the total grant award allowed for these projects. Also eligible for this program are renovations to accessory dwelling units (ADUs) or the conversion of existing structures to ADUs.

• **“PAINT YOUR HEART OUT” PROGRAM (AMENDMENT)** provides CRA funding to the City’s Neighborhood Team to help property owners in targeted areas of the CRA refurbish and refresh the exterior of their properties. The Program encourages collaboration with volunteers and non-profit and for-profit entities such as the CRA’s neighborhood associations and Main Streets, Habitat for Humanity, Leadership St. Petersburg, Dream Center and other entities to leverage the City’s contribution. N-Team projects funded through this program shall be limited to income eligible homeowners in the CRA.

2. Commercial Corridor Revitalization and Business Development Programs

• **COMMERCIAL SITE IMPROVEMENT GRANT (AMENDMENT)** provides matching grants to commercial property owners that upgrade their building façades, landscaping, lighting, loading and service areas and other features of their sites visible from the ROW.

• **COMMERCIAL BUILDING INTERIOR AND TENANT IMPROVEMENT GRANT (AMENDMENT)** provides matching grants to commercial property owners for interior upgrades with a focus on projects remedying degraded building systems and extending economic viability.

• **CRA COMMERCIAL REVITALIZATION PROGRAM (AMENDMENT)** provides grant awards to projects in the South St. Petersburg CRA that improve established business districts by redeveloping properties, decreasing vacancy rates, adding to the tax base, creating jobs, leveraging private sector investment, and improving the quality of life for surrounding neighborhoods through removal of blight including properties declared a public nuisance by the city’s Nuisance Abatement Board, and revitalizing vacant underutilized properties. The CRP combines into one grant program the intent of two existing CRA
programs—the “Commercial Site Improvement” and “Commercial Building Interior and Tenant Improvement” grants—to support larger economic development projects in South St. Petersburg, while also incentivizing new construction.

- **REDEVELOPMENT MICROLOAN PROGRAM (NEW)** provides funding to small businesses within the South St. Petersburg CRA in exchange for their successful completion of a business curriculum administered by The Greenhouse. The purpose of the program is to ensure that all businesses within the CRA can take advantage of the capital access initiative that is one of the hallmarks of the redevelopment plan. In addition, the program offers the opportunity for businesses to develop capacity through increased education, mentoring and networking experience and receive CRA funding to make targeted improvements without having to provide upfront capital as is required through the other CRA commercial grant programs.

- **CRA PROPERTY ACQUISITION AND SITE IMPROVEMENT PROGRAM (AMENDMENT)** utilizes City of St. Petersburg and Pinellas County TIF revenue contributions for the City to acquire properties and/or consolidate and prepare development sites within the South St. Petersburg Community Redevelopment Area to promote housing, economic development and revitalization of the CRA. TIF will also be used to fund costs related to acquisition and preparation such as surveying, appraisals and environmental reviews. When property acquisition would require the relocation of residents, TIF funding can be used to pay for the costs that are incurred in accordance with City relocation policy.

3. **Education, Job Readiness and Workforce Development Programs**

- **WORKFORCE READINESS AND DEVELOPMENT PROGRAM (AMENDMENT)** provides annual funding to accredited educational and job training providers to prepare CRA residents for job opportunities with St. Petersburg jobs through training, education and job placement.

- **EARLY CHILDHOOD EDUCATION (NEW)** provides funding for several initiatives through South St. Petersburg CRA to support the development of childhood learning before entering public schools. It is a cornerstone of the City’s “CRA-dle to Career” initiative to comprehensively address educational and workforce development issues through the South St. Petersburg Community Redevelopment Plan. The Program has three elements: 1) Capacity Building for Family Child Care Centers; 2) Academy for Business in Child Care Development; and 3) Child Day-Care Scholarships.

- **TEEN JOB READINESS AND ENTREPRENEURIAL DEVELOPMENT (NEW)** will leverage investments in existing programs while expanding capacity to provide workforce development and entrepreneurship opportunities for St. Petersburg’s economically challenged youth.

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2 City Administration has requested Pinellas County staff for use of the County’s TIF contribution to these programs in early November and is awaiting their response.
between the ages of 14 and 21 years. There will be two main components to the youth employment program: a workforce development program and an entrepreneurship program. The workforce development program will offer temporary employment opportunities for youth in economically disadvantaged families, while the entrepreneurship program will offer students the opportunity to work with local educators to develop business acumen.

With approval of these programs, City Administration can begin marketing them to the public. Economic and Workforce Development staff have developed a series of weekly CRA workshop from November 28th to January 23rd alternating weeks between The Greenhouse and the Enoch Davis Recreation Center. In addition, EWD staff will be holding weekly satellite office hours at Enoch Davis during that period.

RECOMMENDATION

The St. Petersburg Community Redevelopment Agency recommends that City Council APPROVE the attached resolution.

Attachment: Resolution
A RESOLUTION BY THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG APPROVE FOURTEEN NEW AND AMENDED TAX INCREMENT FINANCING PROGRAMS FOR THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg Community Redevelopment Area (CRA) on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, a major strategy of the South St. Petersburg Plan is to direct the vast majority of revenues generated from the South St. Petersburg tax increment financing district to provide direct assistance for private investment in residential and non-residential redevelopment in the form of grants, loans, TIF abatements or other vehicles that help businesses leverage capital from diverse sources;

WHEREAS, the South St. Petersburg Plan also envisions providing funding assistance to governmental and non-profit entities that provide array of services supporting the intent of the redevelopment plan, including marketing and promotion, business assistance and loans, workforce development and job readiness;

WHEREAS, the South St. Petersburg Plan requires administrative procedures to be prepared for each tax increment financing program and approved by City Council prior to expenditures being made from them;

WHEREAS, the South St. Petersburg Plan requires the Citizen Advisory Committee for the South St. Petersburg CRA and the St. Petersburg Community Redevelopment Agency to make recommendations on these programs to City Council before approval;

WHEREAS, the City of St. Petersburg desires to expand funding to increase the delivery of affordable housing for residents of the South St. Petersburg CRA and is amending and adding housing programs to meet this need;

WHEREAS, the City of St. Petersburg desires to expand early childhood education, teen job readiness and entrepreneurial development, and workforce development opportunities for CRA residents through the “CRA-dle to Career” initiative;

WHEREAS, to fully implement the revitalization strategies for the South St. Petersburg CRA, the City of St. Petersburg is amending the following existing programs;

1. Affordable Multifamily Housing Development Program
2. Affordable Residential Property Improvement Grant
3. Commercial Site Improvement Grant
4. Commercial Building Interior and Tenant Improvement Grant
5. Commercial Revitalization Program
6. CRA Property Acquisition and Site Preparation Program
7. “Paint Your Heart” Out Program
8. Workforce Readiness and Development Program

WHEREAS, the City of St. Petersburg is also adding the following new programs that will expand the delivery of services to residents and businesses in the South St. Petersburg CRA;

9. Affordable Housing Redevelopment Loan Program
10. Single-Family Façade Improvement Grant
11. Affordable Single-Family Homeownership Program
12. Redevelopment Microloan Program
13. Early Childhood Education Program
14. Teen Job Readiness and Entrepreneurial Development

WHEREAS, the tax increment financing programs identified above are consistent with the action plan and redevelopment program of the South St. Petersburg Plan as well as designed to encourage private enterprise in the rehabilitation and redevelopment of the CRA to the greatest extent possible, in accordance with Section 163.345, FS;

WHEREAS, on November 6, 2018, the Citizen Advisory Committee for the South St. Petersburg CRA unanimously voted to recommend that St. Petersburg Community Redevelopment Agency and City Council approve the proposed amended and new tax increment financing programs;

NOW, THEREFORE, BE IT RESOLVED, the Community Redevelopment Agency of the City of St. Petersburg recommends that St. Petersburg City Council approve fourteen new and amended tax increment financing programs included, which contribute to the implementation of the action plan and redevelopment program of the South St. Petersburg Community Redevelopment Plan.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:  

[Signature]
City Attorney (Designee)

APPROVED BY:  

[Signature]
Alan DeLisle
City Development Administrator
The following page(s) contain the backup material for Agenda Item: A Resolution by the St.
Petersburg Community Redevelopment Agency recommending City Council approve amendments
to the South St. Petersburg Community Redevelopment Area (CRA) Grant Scoring and Evaluation
System.
Please scroll down to view the backup material.
COMMUNITY REDEVELOPMENT AGENCY AGENDA ITEMS CHECKLIST
(Non-Consent Agenda)

Meeting of December 6, 2018

Submitting Department: Economic and Workforce Development

Department Contact: Rick D. Smith (#7106)

Agenda Category: Report

Agenda Subject Matter: A Resolution by the St. Petersburg Community Redevelopment Agency recommending City Council approve amendments to the South St. Petersburg Community Redevelopment Area (CRA) Grant Scoring and Evaluation System.

APPROVALS:

Administrative: ____________________________

Budget: N/A

Legal: ____________________________

Is attached back-up material complete? Yes
REQUEST

Community Redevelopment Agency recommendation that the St. Petersburg City Council approve the following changes to the South St. Petersburg CRA Grant Scoring and Evaluation System:

- Amend the Grant Review Criteria to reflect the revisions identified in Exhibit 1 of the attached resolution;
- Maintain the Grant Review Committee structure to score Commercial Matching Grant Applications and forward recommended priority applications to City Council;
- Forward directly to City Council for review and final award the Mayor’s priority list of Commercial Revitalization Program grant applications; and
- Require City Council approval for requests for affordable housing funds at defined amounts.

THE SCORING AND EVALUATION SYSTEM FOR CRA GRANT APPLICATIONS

During 2016 and 2017, City Administration and City Council developed a CRA Grant Scoring and Evaluation System designed to increase transparency and objectivity into the decision-making process for awarding CRA grant funding in the South St. Petersburg Community Redevelopment Area. The System is comprised of two parts. First, the creation of a point system to objectively evaluate and rank grant applications. Second, the establishment of a Grant Review Committee, comprised of members of City Council and the Citizen Advisory Committee for the South St. Petersburg CRA, to review and score applications.

The revisions to the System proposed below reflect comments from the community, CAC and City Council during the process as well as staff’s assessment of the first two rounds of grants. In addition, after reviewing more than seventy grant applications on August 11, 2017, the Grant Review Committee convened on August 28, 2017, for a debriefing of the grant programs, review criteria and process. Several of their suggestions are included here.
Amendments to the Grant Review Criteria

On May 18, 2017, City Council approved Resolution 2017-316 that adopted the Grant Review Criteria for the South St. Petersburg CRA. These Criteria revolve around a scoring system that weighs how well each grant application implements the South St. Petersburg Redevelopment Plan, such as corridor revitalization as well as furthering other citywide goals and policies, like eliminating nonconforming uses and code violations, improving accessibility and implementing green building initiatives.

The scoring system was first used by the Grant Review Committee (GRC) on August 11, 2017, to score 73 grant applications during the FY2017 grant cycle. The GRC priorities were forwarded to City Council, which met on September 21, 2017, and approved $444,220 in CRA funding for thirty-one commercial grant applications and $14,120 for one housing grant application.

The scoring system did improve the objectivity and transparency of the grant review process, but the awards were more concentrated along the Central Avenue corridor rather than in areas more in need. To improve greater geographical and economically equitable distribution of grant awards within the CRA, City Administration is proposing a series of revisions to the scoring system which include:

- Providing points for projects that repair/replace major building systems that extend the life of structures
- Including points for applicants attending Greenhouse classes
- Giving points for first-time applicants
- Subtracting points for incomplete applications at deadline
- Reducing points for applicants with extensive capital investment in the CRA over the last five years
- Limiting the number of priority commercial corridors for which points are awarded
- Awarding points for existing or proposed “Grow Smarter” uses

The complete set of revisions can be found in underline/strikethrough format in Exhibit 1 of the City Council resolution that is a companion to this item. Administration also recommends that future revisions to the scoring system can also be approved by the Grant Review Committee without requiring action by City Council.

Revisions to the Grant Review Committee and Grant Approval Process

On May 18, 2017, City Council approved Resolution 2017-316, which among other items established the South St. Petersburg CRA Grant Review Committee (GRC), comprised of three City Council members from Districts 5, 6 and 7, as well as four members of the Citizen Advisory Committee for the South St. Petersburg CRA. The GRC was charged with reviewing all commercial (CRA) grant applications (Commercial Site Improvement Grant, Commercial Building Interior and Tenant Improvement Grant and the Commercial Revitalization Program) as
well as housing grant applications. The GRC then would prioritize the grant applications based on either the Grant Review Criteria scoring system or an evaluation and ranking of applications based on their strengths and weaknesses. The latter method was used for the Commercial Revitalization Program and involved the Mayor submitting his recommended priorities to the GRC. The GRC’s final recommendations were then forwarded to City Council for approval.

The Grant Review Committee structure has worked very well in reviewing and scoring the approximately seventy applications in FY2017 to the Commercial Site Improvement and Commercial Building Interior and Tenant Improvement grant programs (collectively known as the “Commercial Matching Grant” program). The Commercial Matching Grant applications are much greater in the number than applications submitted for the Commercial Revitalization Program (5) and housing grant program (1), take longer to process for ultimate award, and require a more quantitative approach to prioritize between the many applications. Consequently, City Administration is proposing no changes to the review and approval process for the Commercial Matching Grant program applications.

City Administration is proposing changes to the review and approval process for the Commercial Revitalization Program (CRP) and for the proposed CRA affordable housing programs that have been submitted for City Council action. First, CRP applications can be more expeditiously reviewed and prioritized because they are fewer in number due to the higher minimum capital investment threshold required to apply than for the Commercial Matching Grants. (Review of CRP applications involves an assessment of their strengths and weaknesses by City staff, who can meet whenever convenient, which are then forwarded to the to the Mayor for his final ranking.) In the FY2017 grant cycle, when CRP applications were prioritized by the Mayor and forwarded to the GRC for recommendation, it took three months from the date of the application deadline for CRP awards to be approved by City Council. City Administration is recommending that CRP applications be forwarded directly to City Council for action after the Mayor makes his ranking. This process, without the additional step of the GRC’s review, would save four to six weeks in processing applications.

In addition, City Administration is proposing to remove the GRC from review of all housing grant awards under the proposed CRA affordable housing programs. In the FY2016 and FY2017 grant cycles, all CRA grant applications, including housing, were solicited by a notice of funding availability with a deadline for submission. This approach, leading only to five CRA housing grant applications being submitted of the approximately 140 total applications during both grant cycles, was clearly unsuccessful.

To expand the scope and scale of the CRA’s affordable housing initiative, City Administration is proposing to market the CRA housing programs year-round and accept applications on a “first come, first served” basis. This will make CRA funding more available as housing opportunities in South St. Petersburg arise. Maintaining the GRC’s role under this approach is not practical because it would need to meet many times during the year to make recommendations on applications. As an alternative, City Administration proposes that housing grants exceeding
certain funding thresholds be submitted to City Council for approval. This approach will allow more efficient processing but also maintain transparency and scrutiny in the use of public funds that City Council required.

RECOMMENDATION

The St. Petersburg Community Redevelopment Agency recommends that City Council APPROVE the attached resolution.

Attachment: Resolution
A RESOLUTION BY THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY RECOMMENDING THAT THE ST. PETERSBURG CITY COUNCIL APPROVE AMENDMENTS TO THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA (CRA) GRANT SCORING AND EVALUATION SYSTEM AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved Resolution No. 2013-247, on June 20, 2013, which made a finding of necessity identifying the South St. Petersburg Community Redevelopment Area (CRA) as blighted, pursuant to Florida’s Community Redevelopment Act of 1969 (Chapter 163, Part III);

WHEREAS, on October 3, 2013, the Pinellas County Board of County Commissioners (BCC) accepted the City’s findings of necessity pursuant to Resolution No. 13-186, and on June 9, 2014, approved Resolution 14-43, which delegated certain powers to the City Council of the City of St. Petersburg in order to carry out certain redevelopment functions within the South St. Petersburg Community Redevelopment Area, as defined therein (CRA);

WHEREAS, pursuant to City of St. Petersburg Resolution No. 2014-296, the City Council accepted such redevelopment powers on July 10, 2014;

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48) and delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA;

WHEREAS, a major strategy of the South St. Petersburg Plan is to direct the vast majority of revenues generated from the South St. Petersburg tax increment financing district to provide direct assistance for private investment in residential and non-residential redevelopment in the form of grants, loans, property tax abatements or other vehicles that help leverage capital from diverse sources;

WHEREAS, the South St. Petersburg Plan also envisions providing funding assistance to governmental and non-profit entities that provide array of services supporting the...
intent of the redevelopment plan, including marketing and promotion, business assistance and loans, workforce development and job readiness;

WHEREAS, at its August 11, 2016, public meeting the City Council of the City of St. Petersburg requested a more transparent review process for grant awards funded from the South St. Petersburg CRA redevelopment trust fund;

WHEREAS, at its May 18, 2017, meeting the St. Petersburg City Council approved Resolution 2017-316, which approved 1) establishing the South St. Petersburg CRA Grant Review Committee (GRC) to be comprised of three members of City Council (Districts 5, 6, and 7) and four members of the Citizen Advisory Committee for the South St. Petersburg CRA; 2) authorizing the St. Petersburg City Council Chair to appoint as an alternate any City Councilmember to the GRC in the event that a Councilmember from Districts 5, 6, and 7 is unable to attend the GRC meeting; 3) enabling the GRC to make recommendations on awards of CRA grant funding to the St. Petersburg City Council, which shall have final approval on the awards; and 4) creating the South St. Petersburg CRA Grant Scoring and Evaluation System;

WHEREAS, the South St. Petersburg Grant Review Committee met on August 11, 2017, when it scored 73 grant applications utilizing CRA Grant Scoring and Evaluation System and prioritized five applications to the Commercial Revitalization Program and forwarded the results to City Council for final approval;

WHEREAS, members of the South St. Petersburg Grant Review Committee met on August 29, 2017, for a briefing on the CRA grant program and processes and made recommendations on how to improve them;

WHEREAS, City Council met on September 21, 2017, and approved $444,220 in CRA funding for thirty-one commercial matching grant applications, $14,120 for one housing grant application and $200,000 in CRA and general funds for four Commercial Revitalization Program applications;

WHEREAS, City Administration has proposed revisions to the South St. Petersburg CRA Grant Scoring and Evaluation System to ensure a greater geographical and economically equitable distribution of grant awards within the CRA;

WHEREAS, City Administration’s efforts in the South St. Petersburg CRA to stimulate investment in affordable housing has not been successful under the grant cycle process in FY2016 and FY2017, when only two projects were awarded funding, and now intends to dedicate CRA funding to affordable housing throughout the year to respond to opportunities as they may arise;

WHEREAS, requiring affordable CRA housing grant applications to await evaluation by the South St. Petersburg Grant Review Committee, which meets irregularly, may limit the City’s effectiveness in attracting participation in the CRA grant program;
WHEREAS, applications to the South St. Petersburg CRA Commercial
Revitalization Program are fewer in number and can be processed more efficiently than the
other CRA commercial grant programs;

WHEREAS, on November 6, 2018, the Citizen Advisory Committee for the South
St. Petersburg Community Redevelopment Area recommended that the Community
Redevelopment Agency and St. Petersburg City Council approve the proposed revisions to the
South St. Petersburg CRA Grant Scoring and Evaluation System as well as the approval process
for the CRA affordable housing programs and the Commercial Revitalization Program; and

WHEREAS, on December 6, 2018, the St. Petersburg Community Redevelopment
Agency recommended that St. Petersburg City Council approve the proposed revisions to the
South St. Petersburg CRA Grant Scoring and Evaluation System as well as the approval process
for the CRA affordable housing programs and the Commercial Revitalization Program.

NOW, THEREFORE, BE IT RESOLVED, the Community Redevelopment Agency of
the City of St. Petersburg recommends that the St. Petersburg City Council does hereby approve
the proposed revisions to the South St. Petersburg CRA Grant Scoring and Evaluation System as
well as the approval process for the CRA affordable housing programs and the Commercial
Revitalization Program.

This resolution shall become effective immediately upon its adoption.

Passed by St. Petersburg City Council in regular session on the 6th day of December,
2018.

APPROVED AS TO FORM AND CONTENT:  APPROVED BY:

City Attorney (Designee)  Alan Delisle
City Development Administration
The following page(s) contain the backup material for Agenda Item: A Resolution by the St. Petersburg Community Redevelopment Agency recommending that City Council approve the FY2018/FY2019 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area.
Please scroll down to view the backup material.
ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY

November 30, 2018

TO
The Honorable Lisa Wheeler-Bowman, Chair and Members of the St.
Petersburg Community Redevelopment Agency

FROM
Rick D. Smith, Economic and Workforce Development, Ext. 7106

SUBJECT
Adds/Deletes for December 6, 2018 Replacing a Resolution by the St.
Petersburg Community Redevelopment Agency recommending that
City Council approve the FY2018/FY2019 budget for the
Redevelopment Trust Fund of the South St. Petersburg Community
Redevelopment Area.

RECOMMENDATION
Administration recommends City Council approve the attached
Resolution.

OVERVIEW

On November 21, 2018, City staff submitted a Community Redevelopment Agency agenda
report and resolution for the FY2018/2019 budget for the South St. Petersburg CRA
Redevelopment Trust Fund to be heard at the December 6, 2018, public meeting. During the
signature routing process, the City Council resolution was mistakenly attached to the
Community Redevelopment Agency report. The correct Resolution along with the original staff
report are attached to this memorandum.

RECOMMENDATION

Administration recommends City Council approve the attached Resolution.

Attachment: Staff Report and Resolution
CRA Case File: SSCR-2018-03

REQUEST

Community Redevelopment Agency recommendation that City Council approve the following actions related to the FY2018/FY2019 budget for the South St. Petersburg CRA Redevelopment Trust Fund:

1) Allocate approximately $5,486,780 in TIF revenue in the FY2018/FY2019 budget for the Redevelopment Trust Fund of the South St. Petersburg CRA according to the following percentage allocations:

   Education, Job Readiness and Workforce Development (16067) 31.9%
   Business Development (15381) 31.9%
   Housing and Neighborhood Revitalization (15382) 31.9%
   CRA Communications, Operations and Evaluation (TBD) 4.3%

2) Expend up to $150,000 in City of St. Petersburg and Pinellas County TIF contributions to fund a South St. Petersburg CRA Economic Impact Study.

3) Expend up to $47,500 to fund a staff position and training, education and certification for existing and proposed staff for the South St. Petersburg CRA.

4) Appropriate up to $40,800 to fund CRA Community Outreach and Communications to inform CRA residents and businesses of funding opportunities.

5) Reallocate approximately $113,946 in surplus funding from the Business/Workforce Development Project (15381) for use in the FY2018/2019 budget.

OVERVIEW

On May 21, 2015, St. Petersburg City Council adopted a Community Redevelopment Plan (Plan) for the South St. Petersburg Community Redevelopment Area (CRA) that also established a tax increment financing district for the entire 7.4-sq.mi. South St. Petersburg CRA (Ord. #169-H). Tax increment financing (TIF) directs a percentage of future increases in St. Petersburg and Pinellas County property tax revenues generated within a TIF district are deposited into a special redevelopment trust fund. This increased revenue, known as the “increment”, is then
used to fund eligible redevelopment projects within the boundaries of the TIF district. The trust fund provides a sustainable source of revenue for revitalization programs identified in the South St. Petersburg Plan.

Generally, each fiscal year, the Community Redevelopment Agency (Agency) will recommend and City Council will approve a budget for the South St. Petersburg CRA Redevelopment Trust fund allocating the anticipated TIF contributions from the City of St. Petersburg and Pinellas County. However, for this budget cycle, City Administration has proposed a consolidated FY2018/FY2019 budget that will have approximately $5.5 million to reinvest in South St. Petersburg. This approach was devised for several reasons including:

- Utilize input from a CRA community summit in June to base combined budget priorities.
- Provide time to develop a comprehensive marketing and communication strategy for the FY2018 and FY2019 budget roll-out.
- Enable the City to develop a more effective affordable housing approach in the CRA with Housing and Community Development Department and private developers.
- Avoid potential Legislative impacts on the FY2018/FY2019 CRA budget by enabling the City to lock-in funding for various projects and programs prior to the 2019 session.

Based on the increase in property values in the South St. Petersburg CRA since its establishment in 2015, the TIF district yielded $2,106,379 million in revenue for FY2018 and with a projected amount of $3,270,788 in FY2019. (The final amount will be determined after the final tax roll in March 2019.) For both fiscal years, the City was responsible for an estimated payment of $3,140,517 to the trust fund, while the County contributed approximately $2,236,650. Another $63,946 in unexpended funding from the FY2017 budget is also available for investment.

PROPOSED RECOMMENDATIONS ON THE FY2018/FY2019 CRA BUDGET

1. Proposed Allocation amongst Major Budget Categories

City Council is being asked to approve allocations of City and County TIF contributions into three budget categories identified in the South St. Petersburg Plan based on annual priorities identified by Administration and the South St. Petersburg Citizen Advisory Committee (CAC). These three budget categories are

- Business Development
- Housing and Neighborhood Revitalization
- Education, Job Readiness and Workforce Development

City Administration is recommending that City Council balance its investment among the three budget categories as depicted in Table 1 below. The percentage allocations will allow
the City to expand its "CRA-dle to Career" initiative to fund early childhood education and
teen job readiness programs, while also expanding the capacity of the CRA to provide
affordable housing through single-family and multifamily housing construction and
renovation. On the latter point, the CRA housing programs have funded only two
multifamily projects since the inception of the Redevelopment Plan in 2015, which is only
2.2% of total CRA funds invested. City Council and City Administration priorities identified
over the last year call for more significant investment in housing, and Administration’s
recommendation for $1.74 million in affordable housing funding is commensurate with the
demand and capability of staff to handle the increased demand. Finally, as will be described
in the sections below, City Administration is seeking funding for "CRA Communications,
Operations and Evaluation" to be implement the priorities of the South St. Petersburg
Community Redevelopment Plan.

<table>
<thead>
<tr>
<th>Budget Category</th>
<th>Total $</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education, Job Readiness &amp; Workforce Development</td>
<td>$1,749,493</td>
<td>31.9%</td>
</tr>
<tr>
<td>Business &amp; Commercial Development</td>
<td>$1,749,493</td>
<td>31.9%</td>
</tr>
<tr>
<td>Housing &amp; Neighborhood Revitalization</td>
<td>$1,749,493</td>
<td>31.9%</td>
</tr>
<tr>
<td>CRA Communications, Operations &amp; Evaluation</td>
<td>$238,300</td>
<td>4.3%</td>
</tr>
<tr>
<td><strong>Total CRA Budget</strong></td>
<td><strong>$5,486,780</strong></td>
<td></td>
</tr>
</tbody>
</table>

The various TIF programs that have been approved by City Council to implement the South
St. Petersburg Redevelopment Plan will be included in one or more of these budget
categories (Exhibit 1 of the attached resolution depicts how the budgeted funds in Table 1
will be distributed). Administration will then allocate the available revenue for, say,
Business Development to the TIF programs associated with it as demand warrants. If during
the fiscal year, demand is greater for TIF programs in Business Development than in Housing
and Neighborhood Revitalization, Administration will request City Council to approve a
formal amendment changing the revenue allocations between the two budget categories.

2. Appropriation for a South St. Petersburg CRA Economic Impact Survey

City Administration is recommending that City Council appropriate **$150,000** from the
FY2018/19 South St. Petersburg CRA budget to fund a socioeconomic impact study for the
area. The study will gather baseline demographic, economic and social data on CRA
households through scientifically valid methods to provide an accurate picture of the
conditions facing the community. The U.S. Census Bureau’s American Community Survey,
which is the most comprehensive and readily available source of information on these
topics, is inadequate for analyzing trends in smaller geographic areas like the CRA making it
difficult for the City to assess the impact of its anti-poverty programs. Pinellas County has
approved Administration’s request to use County TIF contributions to share equally in the
costs of this study, which will be performed by an entity selected through a competitive RFP
process to be launched in early 2019. The City intends to conduct these surveys every 3-to-4 years over the life of the CRA.

3. Funding of CRA Staff Position and Training

City Administration is proposing to fund one staff position from FY2019 TIF at a cost of approximately $37,500 in salary and benefits for the remainder of the fiscal year. Administration expects to fill the position by March 1, 2019. In addition, Administration is proposing $10,000 in TIF funding be used to fund training, certification and education for two current and one proposed staff position. The combined costs of salary, benefits and training represent 1.6% of the FY2019 TIF revenue from the South St. Petersburg CRA Redevelopment Trust Fund. On November 6, 2018, the Citizen Advisory Committee (CAC) for the South St. Petersburg CRA unanimously supported the use of tax increment financing to fund staff positions that support the initiatives.

The new CRA-funded position (Economic Development Coordinator) would administer the South St. Petersburg Community Redevelopment Plan. Duties would include:

- amending and creating TIF programs to implement the CRP strategy;
- preparing annual reports and gathering relevant data commensurate to its preparation;
- monitoring and reporting on existing City TIF programs in South St. Petersburg;
- providing administrative and technical support to the Citizen Advisory Committee for the South St. Petersburg CRA;
- coordinating with pertinent departments in the City in carrying out the activities of the Redevelopment Plan, including Housing, Marketing, Urban Affairs, Planning and Development Services, etc.; and
- providing substantial public outreach to promote the programs and inform the community about the initiative.

The redevelopment strategy for the South St. Petersburg Plan is a “three-legged stool” with affordable housing, commercial corridor revitalization and workforce development and education functioning as the three legs. These programs are labor-intensive to administer and are funded with tax increment financing (TIF). In the first two fiscal years of the Plan, the City has been able to roll out the commercial corridor and workforce development programs with just two full-time equivalent positions. Fortunately, the TIF revenue in the South St. Petersburg CRA has grown rapidly – from approximately $467,000 in FY2016 to nearly $3.3 million in FY2019, which will allow the City to expand its programs and invest more aggressively in the wide range of initiatives called for in the Plan, including affordable housing and early childhood education. In fact, Administration has proposed - and the CAC has recommended approval of - six new programs to support these activities, programs that City Council will be requested to approve on December 6, 2018. These are:

- Affordable Housing Redevelopment Program
Affordable Single-Family Façade Improvement Grant
Affordable Single-Family Homeownership
Redevelopment Microloan Program
Early Childhood Education
Teen Job Readiness and Entrepreneurial Development

In addition, the CAC has recommended approval of amendments to eight others to expand their reach into the CRA. These will also be taken up by City Council and are

Affordable Multifamily Housing Development Program
Affordable Residential Property Improvement Grant Program
Paint Your Heart Out
Commercial Site Improvement Grant
Commercial Building Interior and Tenant Improvement Grant
Commercial Revitalization Program
Property Acquisition and Site Improvement Grant Program
Workforce Readiness and Development Program

The proposed and amended fourteen CRA programs will require close coordination with the following departments and divisions that also have other citywide priorities to implement: Economic and Workforce Development, The Greenhouse, Urban Affairs, Planning and Development Services, Construction Services, Education and Community Engagement, and Housing and Community Development. Over time as the TIF revenue grows, this will require additional staffing and support in the Economic and Workforce Development Department and/or identifying opportunities to outsource and fund CRA functions that can be administered through other departments such as Housing and Community Development and the Planning and Development Services Department.

Using tax increment financing (TIF) revenue from the South St. Petersburg Redevelopment Trust Fund to fund new CRA positions is permissible under Florida Statute as well as allowed by Pinellas County rules governing use of its TIF revenue. Administrative and operational costs beyond salaries and benefits are also permissible under Florida Statute.¹

The CRA programs of several Florida communities were surveyed, including Tampa, Orlando, Miami and Fort Lauderdale, and most utilized TIF to augment their operational budgets. Administrative and operational costs typically represented between 4 percent and 6 percent of the total TIF budget of a CRA. Where salary costs were clearly identified in the CRA budget or annual report, they generally were 3 percent to 5 percent of TIF revenue.

¹See Sections 163.356(3)(d) and 163.387(6) of Florida Statutes regarding “administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan” as well as Pinellas County administrative policy for “CRA personnel (February 6, 2017).
4. Appropriations for CRA Communications and Operations

City Administration is requesting $40,800 to pay for CRA communications and administrative costs associated with notification of property owners of CRA programs as well as administrative costs related to preparing review of grant applications. This will include costs associated with marketing the CRA to property owners and business owners including handouts, ads to the Weekly Challenger and St. Pete Bulletin, signage promoting projects receiving CRA funding and other marketing collateral.

5. Carryover Surplus Funds from Business/Workforce Development Project (15381)

City Administration is recommending City Council rescind approximately $113,946 in unspent funding on projects from the Business/Workforce Development Project (15381) and re-appropriate for use in the FY2018/2019 budget. This includes surplus funding for grant-funded projects that came in under budget as well as those that did turned down the award. In addition, it includes appropriated but unspent funding for a Redevelopment Loan Program and an Emergency Grant Program.

RECOMMENDATION

The Community Redevelopment Agency recommends St. Petersburg City Council approve the attached Resolution.

Attachments: Resolution
A RESOLUTION OF THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY RECOMMENDING THAT THE ST. PETERSBURG CITY COUNCIL APPROVE THE FY2018/FY2019 BUDGET FOR THE REDEVELOPMENT TRUST FUND FOR THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, based on the increase in property values in the South St. Petersburg CRA in 2018, the district will generate an estimated $2,102,046 in increment revenue that includes the City contribution of $1,234,938 in its FY2018 adopted budget to the trust fund and a Pinellas County contribution of $867,108;

WHEREAS, based on the increase in property values in the South St. Petersburg CRA in 2019, the district will generate an estimated $3,270,788 in increment revenue that includes the City contribution of $1,911,107 in its FY2019 adopted budget to the trust fund and a Pinellas County contribution of $1,359,681;

WHEREAS, City Administration is recommending the adoption of a consolidated FY2018/FY2019 budget for the Redevelopment Trust Fund of the South St. Petersburg CRA that includes a total combined tax increment revenue amount of $5,372,834 as well as surplus funding from the FY2017 CRA budget;

WHEREAS, the South St. Petersburg Redevelopment Plan identifies three major program areas in which tax increment financing revenue can be spent, which are Business Development, Housing and Neighborhood Revitalization, and Education, Job Readiness and Workforce Development;

WHEREAS, City Administration has proposed six new CRA programs and amendments to eight existing programs that will allow the City to begin implementing the three major initiatives that are the hallmark of the Plan – affordable housing, early childhood education and workforce development, and business and commercial development;

WHEREAS, City Administration, based on application demand in the last grant cycle, community input, and the workforce development and affordable housing needs of the CRA residents, recommends allocating 31.9 percent of FY2018/2019 revenues to Education, Job Readiness and Workforce Development, 31.9 percent to Business Development, 31.9 percent for Housing and Neighborhood Revitalization, and 4.3 percent to CRA Communications, Operations and Evaluation;
WHEREAS, City Administration recommends that the following amounts be appropriated to the FY2018/2019 budget under the “CRA Communications, Operations and Evaluation” budget category:

- South St. Petersburg CRA Economic Impact Survey $150,000
- CRA Staff Position for Remainder of FY2019 $37,500
- CRA Staff Training, Education and Certification $10,000
- CRA Community Outreach and Communications $40,800

WHEREAS, on November 6, 2018, the Citizen Advisory Committee for the South St. Petersburg CRA recommended approval of Administration’s proposed six new CRA programs and amendments to eight existing programs;

WHEREAS, on November 6, 2018, the Citizen Advisory Committee for the South St. Petersburg CRA also voted unanimously to use CRA tax increment financing to fund staff positions in recognition of the need to scale up resources to implement the Plan initiatives;

WHEREAS, approximately $113,946 in surplus or appropriated but unspent from funding remains in the Business/Workforce Development Project (15381) that can be carried over from existing projects for use in the FY2018/FY2019 CRA budget;

WHEREAS, on September 21, 2017, City Council adopted Resolution 2017-548 that approved amendments to the FY2017 CRA budget facilitating awards for the South St. Petersburg CRA grant program and, inter alia, made available $80,000 from the FY2018 budget to pay for CRA grant award bonuses for eligible applicants;

WHEREAS, on December 4, 2018, the Citizen Advisory Committee for the South St. Petersburg CRA will be voting on a recommendation to the St. Petersburg Community Redevelopment Agency and City Council about the FY2018/FY2019 budget for the South St. Petersburg CRA redevelopment trust fund; and

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg Community Redevelopment Agency recommends that City Council approve the funding allocations for the FY2018/FY2019 budget for the Redevelopment Trust Fund of the South St. Petersburg Community Redevelopment Area:

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Development (15381)</td>
<td>$1,749,493</td>
</tr>
<tr>
<td>Housing &amp; Neighborhood Revitalization (15382)</td>
<td>$1,749,493</td>
</tr>
<tr>
<td>Education, Job Readiness &amp; Workforce Development (16067)</td>
<td>$1,749,493</td>
</tr>
<tr>
<td>CRA Communications, Operations and Evaluation (TBD)</td>
<td>$238,300</td>
</tr>
</tbody>
</table>

**Estimated FY2018/2019 Redevelopment Trust Fund** $5,486,780

This resolution shall become effective immediately upon its adoption.
APPROVED AS TO FORM AND CONTENT:  

City Attorney (Designee)  
City Development Administration

APPROVED BY:

Elizabeth Makofske, Director  
Budget and Management
The following page(s) contain the backup material for Agenda Item: Approving the renewal of blanket purchase agreements for Janitorial Supplies with American Chemical & Building Maintenance Supply, Inc., Interline Brands, Inc., dba Supplyworks, Sani-Chem Janitorial Supplies Inc., dba Sani-Chem, and Southeastern Paper Group of Florida, Inc., at an estimated annual amount of $400,000, for a total contract amount of $1,645,000. Please scroll down to view the backup material.
To: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council


Explanation: On December 15, 2015, City Council approved a three-year agreement for janitorial supplies through December 31, 2018. The agreement has two one-year renewals. On June 14, 2018, administration approved a $20,000 allocation increase. On August 23, 2018, City Council approved an allocation increase of $100,000. This is the first renewal.

The vendors provide items such as brooms, mops, brushes, cleaners, detergents, hand soaps, insect repellants, buckets, personal hygiene items, trash liners and containers. These items are stocked at the Consolidated Warehouse (CW).

The Procurement Department recommends for renewal:

<table>
<thead>
<tr>
<th>Janitorial Supplies</th>
<th>$400,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Chemical &amp; Building Maintenance Supply, Inc.</td>
<td></td>
</tr>
<tr>
<td>Interline Brands, Inc., dba Supplyworks</td>
<td></td>
</tr>
<tr>
<td>Sani-Chem Janitorial Supplies Inc., dba Sani-Chem</td>
<td></td>
</tr>
<tr>
<td>Southeastern Paper Group of FL, Inc.</td>
<td></td>
</tr>
</tbody>
</table>

Original Agreement Amount $1,125,000
1st allocation 20,000
2nd allocation 100,000
1st renewal 400,000

New Agreement Amount $1,645,000

The vendors have agreed to renew under the same terms and conditions of RFQ No. 5908, dated November 10, 2015. Administration recommends renewal of the agreement based on the vendor's past satisfactory performance and demonstrated ability to comply with the terms and conditions of the agreement. The renewal will be effective from the date of approval through December 31, 2019. Amounts paid to vendors under this renewal period shall not exceed a combined total of $400,000.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001) Fire Suppression Division (150-1497), Police Department, Building Maintenance Division (140-1393), various Parks and Recreation Divisions; Municipal Office Buildings Fund (5005), Real Estate & Property Management Department, Municipal Services Center Division (360-2617) and the Water Resources Operating Fund (4001) various divisions.

Attachments: Resolution

Approvals:

[Signatures]
Administrative
Budget
A RESOLUTION APPROVING THE FIRST RENEWAL OPTION TO THE BLANKET AGREEMENTS WITH AMERICAN CHEMICAL & BUILDING MAINTENANCE SUPPLY, INC., INTERLINE BRANDS, INC., D/B/A SUPPLYWORKS, SANI-CHEM JANITORIAL SUPPLIES INC., D/B/A SANI-CHEM, AND SOUTHEASTERN PAPER GROUP OF FLORIDA, INC. FOR JANITORIAL SUPPLIES FOR A TOTAL COST NOT TO EXCEED $400,000 FOR THIS RENEWAL TERM; PROVIDING THAT THE TOTAL AMOUNT FOR THE ABOVE REFERENCED AGREEMENTS SHALL NOT EXCEED $1,645,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 15, 2015, City Council approved three-year agreements (“Agreements”) with American Chemical & Building Maintenance Supply, Inc., Interline Brands, Inc., d/b/a Supplyworks, Sani-Chem Janitorial Supplies Inc., d/b/a Sani-Chem and Southeastern Paper Group of Florida, Inc. for janitorial supplies; and

WHEREAS, on June 14, 2018 City Council approved an increase in the amount of $20,000 to the allocation for the Agreements due to an increase in demand for janitorial supplies added to the Agreements; and

WHEREAS, on August 23, 2018 City Council approved an additional increase in the amount of $100,000 to the allocation for the agreements due to an increase in demand for janitorial supplies added to the Agreements; and

WHEREAS, the City desires to exercise the first renewal option to extend the term through December 31, 2019 and increase the contract amount by $400,000 for this renewal term; and

WHEREAS, the Procurement & Supply Management Department recommends approval of this resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the first renewal option to the blanket agreements with American Chemical & Building Maintenance Supply, Inc., Interline Brands, Inc., d/b/a Supplyworks, Sani-Chem Janitorial Supplies Inc., d/b/a Sani-Chem, and Southeastern Paper Group of Florida, Inc. for janitorial supplies for a total cost not to exceed $400,000 for this renewal term is hereby approved.

BE IT FURTHER RESOLVED that the total amount of the above referenced Agreements shall not exceed $1,645,000.

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 content:

City Attorney (designee)
00412577
The following page(s) contain the backup material for Agenda Item: Approving the purchase of Panasonic Toughbook laptops from CDW Government LLC for the Police Department, at a total cost of $539,180; and approving a supplemental appropriation in the amount of $539,180 from the unappropriated balance of the Technology & Infrastructure Fund (5019) to the Police Department Information & Technology Services Division (140-1401).
Please scroll down to view the backup material.
To: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

Subject: Approving the purchase of Panasonic Toughbook laptops from CDW Government LLC for the Police Department, at a total cost of $539,180; and approving a supplemental appropriation in the amount of $539,180 from the unappropriated balance of the Technology & Infrastructure Fund (5019) to the Police Department Information & Technology Services Division (140-1401).

Explanation: This purchase is being made from NJPA Contract No. 100614.

The vendor will furnish and deliver 160 Panasonic Toughbook laptops to be used in police vehicles to receive dispatched events, type reports, issue citations, input information for investigations and to share information from the field.

These devices are designed to operate in harsh environments and to withstand high temperatures, dust, water, vibration and shock associated with field operations. These new laptops will be used to replace current laptops that are in their seventh year of use. The hard drives from the old laptops will be wiped in accordance with Criminal Justice Information Services (CJIS) requirements and removed. After the hard drives are removed, the old laptops will be sold at public auction.

The Purchasing Department, in cooperation with the Police Department, recommends approval:

CDW Government LLC (Vernon Hills, IL) ....................... $539,180

CDW Government LLC has met the specifications, terms and conditions of NJPA Contract No. 100614, dated October 7, 2014. This purchase is made in accordance with Section 2-256(1) of the Procurement Code, which authorizes the Mayor, or his designee, to utilize competitively bid contracts of other governmental entities. They have previously furnished and delivered laptop computers for the Police, Fire, and Water Resources departments, and have performed satisfactorily.


Cost/Funding/Assessment Information: Funds will be available after the approval of a supplemental appropriation for FY19, in the amount of 539,180, from the unappropriated balance of the Technology & Infrastructure Fund (5019) to the Police Department, Information & Technology Services Division (140.1401) for the purchase 160 laptops for the Police Department.

Attachments: Quote
               Resolution

Approvals: Administrative

Budget
### Public Sector Specific - Elite FP, Win 10 Pro, Intel Core i5-7300U 2.60GHz vPro.
- 14.0" FHD, Gloved Multi Touch, 256GB SSD, 8GB Intel Wi-Fi/Bluetooth, TPM 3.0, Dual Pass (Ch1 dGPS/Ch2 WWAN), dGPS, Fingerprint, Emissive Backlit Keyboard, No DVD Drive, Webcam, Flat, Toughbook Preferred, CF-SVCPDEP3Y - Toughbook & Toughpad Premier Deployment - Includes Imaging, Customer Portal Access, Multi-Location Shipping and Disk Image Management at the Panasonic National Service Center (Years 1, 2 & 3), CF-SVCLTNF3YR - Protection Plus Warranty - Laptop (Years 1, 2 & 3), CF-SVC256SSD3Y - 256GB SSD - Toughbook No return of defective drive (Years 1, 2 & 3).

### CF-54
- **QTY**: 135
- **PART NUMBER**: CF-54J2-07VM
- **DESCRIPTION**: Adds 4th Year of Coverage
- **Unit Cost**: $2,865.00
- **Extended Cost**: $386,775.00

### Accessories
- **QTY**: 135
- **PART NUMBER**: CF-LNDDC120
- **DESCRIPTION**: Lind 120 Volt 12-32 Volt Input Car Adapter
- **Unit Cost**: $25.00
- **Extended Cost**: $3,488.00

### CF-51
- **QTY**: 25
- **PART NUMBER**: CF-SVCLTNF4Y
- **DESCRIPTION**: Adds 4th Year of Coverage
- **Unit Cost**: $3,488.00
- **Extended Cost**: $87,200.00

### Grand Total
- **Total**: $386,775.00
- **Accessories**: $451,980.00
- **CF-51**: $539,180.00
RESOLUTION NO. 2018-___

A RESOLUTION APPROVING THE PURCHASE OF ONE HUNDRED AND SIXTY (160) PANASONIC TOUGHBOOK LAPTOPS FROM CDW GOVERNMENT LLC FOR THE POLICE DEPARTMENT AT A TOTAL COST NOT TO EXCEED $539,180 UTILIZING THE NATIONAL JOINT POWERS ALLIANCE CONTRACT NO. 100614; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $539,180 FROM THE UNAPPROPRIATED BALANCE OF THE TECHNOLOGY & INFRASTRUCTURE FUND (5019) TO THE POLICE DEPARTMENT INFORMATION & TECHNOLOGY SERVICES DIVISION (140-1401); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase one hundred and sixty (160) Panasonic Toughbook laptops for the Police Department to replace police vehicle laptops that have reached the end of their economic life; and

WHEREAS, pursuant to Section 2-256(2) of the Procurement Code, the City is permitted to utilize competitively bid contracts of other governmental agencies; and

WHEREAS, CDW Government LLC has met the specifications, terms and conditions of the National Joint Powers Alliance Contract No. 100614; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Police Department, recommends approval of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the purchase of one hundred and sixty (160) Panasonic Toughbook laptops from CDW Government LLC for the Police Department at a total cost not to exceed $539,180 utilizing the National Joint Powers Alliance Contract No. 100614 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 Technology & Infrastructure Fund (5019) the following supplemental appropriation for Fiscal Year 2019:

Technology & Infrastructure Fund (5019)
Police Department Information & Technology Services Division (140-1401)  $539,180

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

City Attorney (Designee)  
Budget

00412202
The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor or his designee to execute a Cooperative Funding Agreement between the City of St. Petersburg, Florida and the Southwest Florida Water Management District (SWFWMD) for SWFWMD to provide funding on a reimbursement basis in an amount up to $587,500 for the 7th Street Sustainable Complete Streets Improvements Project (ECID Project No. 18063-110, Oracle No. 16710) and all other documents necessary to effectuate this transaction; and providing an effective date.
Please scroll down to view the backup material.
ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of December 6th, 2018

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

SUBJECT: A resolution authorizing the Mayor or his designee to execute a Cooperative Funding Agreement between the City of St. Petersburg, Florida and the Southwest Florida Water Management District (SWFWMD) for SWFWMD to provide funding on a reimbursement basis in an amount up to $587,500 for the 7th Street Sustainable Complete Streets Improvements Project (ECID Project No. 18063-110, Oracle No. 16710) and all other documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: A Cooperative Funding Agreement ("Agreement") has been prepared between the Board of the Southwest Florida Water Management District ("SWFWMD") and the City to share equal funding in the amount not to exceed $1,175,000.

The Agreement provides for reimbursement of 50% of the costs up to $1,175,000 for design, permitting, and construction of stormwater improvements at Bartlett Park and along 7th Street South from 18th Avenue South to 22nd Avenue South. The project's primary objective is to provide drainage improvements that will alleviate flooding within the neighborhood west of Bartlett Park and within Bartlett Park. The existing stormwater system is undersized and is negatively affected by regional high water levels, resulting in frequent flooding within the neighborhood.

Design is expected to be commence in early 2019 and construction to commence in early 2020.

RECOMMENDATION: Administration recommends adoption of the attached resolution authorizing the Mayor or his designee to execute a Cooperative Funding Agreement between the City of St. Petersburg, Florida and the Southwest Florida Water Management District (SWFWMD) for SWFWMD to provide funding on a reimbursement basis in an amount up to $587,500 for the 7th Street Sustainable Complete Streets Improvements Project (ECID Project No. 18063-110, Oracle No. 16710) and all other documents necessary to effectuate this transaction.

COST/FUNDING/ASSESSMENT INFORMATION: Funds for the design phase of the project have been previously appropriated in the Stormwater Drainage Capital Projects Fund (4013) 7 St Sustainable CS Imps FY19 Project (16710). Funding for the construction phase of the project is currently part of the adopted five-year CIP Plan in FY20, funding will be available following City Council Adoption of the City of St. Petersburg FY20 Budget.

ATTACHMENTS: Resolution Agreement Map

APPROVALS: [Signatures]
RESOLUTION NO. 2018 -

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A COOPERATIVE FUNDING AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) FOR SWFWMD TO PROVIDE FUNDING ON A REIMBURSEMENT BASIS IN AN AMOUNT UP TO $587,500 FOR THE 7TH STREET SUSTAINABLE COMPLETE STREETS IMPROVEMENTS PROJECT (ECID PROJECT NO. 18063-110, ORACLE NO. 16710) AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) applied for funding from Southwest Florida Water Management District (“SWFWMD”) under its cooperative funding program and has received up to $587,500 in funding for the 7th Street Sustainable Complete Streets Improvements Project (“Project”); and

WHEREAS, in order to receive such funding, the City must execute a Cooperative Funding Agreement (“Agreement”), which sets forth the obligations of the City and SWFWMD; and

WHEREAS, the Agreement provides for reimbursement by SWFWMD for Project costs in an amount up to $587,500, which is 50% of the total project cost of $1,175,000; and

WHEREAS, the Project consists of design, permitting, and construction of stormwater improvements at Bartlett Park and along 7th Street South from 18th Avenue South to 22nd Avenue South to provide drainage improvements that will alleviate flooding within the neighborhood west of and within Bartlett Park.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is hereby authorized to execute a Cooperative Funding Agreement between the City of St. Petersburg, Florida and the Southwest Florida Water Management District (SWFWMD) for SWFWMD to provide funding on a reimbursement basis in an amount up to $587,500 for the 7th Street Sustainable Complete Streets Improvements Project and all other documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.

Approved by:

[Signature]
Legal Department
By: (City Attorney or Designee)

Approved by:

[Signature]
Brijesh Prayman, P.E.
Engineering & Capital Improvements Director

00413682
October 26, 2018

Carlos Frey
City of St. Petersburg
One Fourth Street North
St. Petersburg, Florida 33701

Subject: Bartlett Park and 7th Street South Stormwater Improvements
Project No. Q036
Agreement No. 19CF0001860

Dear Mr. Frey:

Enclosed are two originals of the agreement between the Southwest Florida Water Management District (District) and the City of St. Petersburg for the subject project. Please have all originals signed and dated, then return them to my attention. One fully executed original will be sent to you for your files after the District’s executive director or designee has signed the agreements. Please keep in mind that the District’s performance and payment pursuant to this agreement is contingent upon the District’s Governing Board appropriating funds in its annual budget for the project, in each fiscal year of this agreement. Appropriated funds are available after October 1st, each year.

If you have any questions, please contact me at the Brooksville office, extension 4135.

Sincerely,

Georgette Brock
Senior Procurement Specialist 3
Procurement Section
Finance Bureau

Enclosures (2)
cc: Joella Schultz
   S. Tarokh, PAB
   Records (Contract File)
COOPERATIVE FUNDING AGREEMENT (Type 3)
BETWEEN THE
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
AND
CITY OF ST. PETERSBURG
FOR
BARTLETT PARK AND 7TH STREET SOUTH STORMWATER IMPROVEMENTS (Q036)

THIS COOPERATIVE FUNDING AGREEMENT (Agreement) is made and entered into by and between the SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, a public corporation of the State of Florida, whose address is 2379 Broad Street, Brooksville, Florida 34604-6899, hereinafter referred to as the “DISTRICT,” and the CITY OF ST. PETERSBURG, a municipal corporation of the State of Florida, whose address is One Fourth Street North, St. Petersburg, Florida 33701, hereinafter referred to as the “COOPERATOR.”

WITNESSETH:

WHEREAS, the COOPERATOR proposed a project to the DISTRICT for funding consideration under the DISTRICT’S cooperative funding program; and

WHEREAS, the project consists of design, permitting and construction of stormwater improvements at Bartlett Park along 7th Street South, hereinafter referred to as the “PROJECT”; and

WHEREAS, the DISTRICT considers the resource benefits to be achieved by the PROJECT worthwhile and desires to assist the COOPERATOR in funding the PROJECT.

NOW THEREFORE, the DISTRICT and the COOPERATOR, in consideration of the mutual terms, covenants and conditions set forth herein, agree as follows:

1. PROJECT CONTACTS AND NOTICES.

Each party hereby designates the individual set forth below as its prime contact for matters relating to this Agreement. Notices shall be sent to the attention of each party's prime contact as set forth herein by U.S. mail, postage paid, by nationally recognized overnight courier, or personally to the parties' addresses as set forth below. Notice is effective upon receipt.

Contract Manager for the DISTRICT:
Joella Schultz
Southwest Florida Water Management District
7601 Highway 301 North
Tampa, Florida 33637
Project Manager for the COOPERATOR:
Carlos Frey
City of St. Petersburg
Post Office Box 2842
St. Petersburg, Florida 33731

Any changes to the above contact information must be provided to the other party in writing.

Reports required under this Agreement may be provided to the DISTRICT Contract Manager via email.

1.1 The DISTRICT’S Contract Manager is authorized to approve requests to extend a PROJECT task deadline set forth in the Project Plan. Such approval must be in writing, explain the reason for the extension and be signed by the Contract Manager and his or her Bureau Chief, or Director if the Bureau Chief is the Contract Manager, unless the DISTRICT’S Signature Authority provides otherwise. The DISTRICT’S Signature Authority supersedes the approval requirements provided in this provision. The DISTRICT’S Contract Manager is not authorized to approve any time extension which will result in an increased cost to the DISTRICT or which will exceed the expiration date set forth in this Agreement.

1.2 The DISTRICT’S Contract Manager is authorized to adjust a line item amount of the Project Budget set forth in the Project Plan, or, if applicable, the refined budget as set forth in Subparagraph 4 of the Funding Paragraph. The authorization must be in writing, explain the reason for the adjustment, and be signed by all appropriate DISTRICT staff in accordance with the DISTRICT’S Signature Authority. The DISTRICT’S Contract Manager is not authorized to make changes to the Scope of Work and is not authorized to approve any increase in the amounts set forth in the Funding Paragraph.

2. SCOPE OF WORK.

Upon receipt of written notice to proceed from the DISTRICT, the COOPERATOR shall perform the services necessary to complete the PROJECT in accordance with the Project Plan. Any changes to this Agreement, except as provided herein, must be mutually agreed to in a formal written amendment approved by the DISTRICT and the COOPERATOR prior to being performed by the COOPERATOR. The COOPERATOR shall be solely responsible for managing and controlling the PROJECT, both during and after construction and during and after the operation and maintenance of the PROJECT, including the hiring and supervising of any consultants or contractors it engages.

The parties agree that time is of the essence in the performance of each obligation under this Agreement.

3. FUNDING.

The parties anticipate that the total cost of the PROJECT will be Two Million Three Hundred Fifty Thousand Dollars ($2,350,000). The DISTRICT agrees to fund PROJECT
costs as appropriated by the DISTRICT in accordance with Subparagraph 1 of this Funding Paragraph and anticipates funding PROJECT costs up to One Million One Hundred Seventy Five Thousand Dollars ($1,175,000), and shall have no obligation to pay any costs beyond this anticipated maximum amount. The COOPERATOR agrees to provide all remaining funds necessary for the satisfactory completion of the PROJECT.

3.1 The DISTRICT’S performance and payment pursuant to this Agreement are contingent upon the DISTRICT’S Governing Board appropriating funds in its approved budget for the PROJECT in each fiscal year of this Agreement. The COOPERATOR recognizes that the DISTRICT has approved $122,500 for the PROJECT through Fiscal Year 2019. The COOPERATOR’S payment of any financial obligation under this Agreement is subject to appropriation by the COOPERATOR’S Council of legally available funds.

3.2 The COOPERATOR shall pay PROJECT costs prior to requesting reimbursement from the DISTRICT. The DISTRICT shall reimburse the COOPERATOR for the DISTRICT’S share of allowable PROJECT costs in accordance with the Project Budget contained in the Project Plan. Reimbursement for expenditures of contingency funds is contingent upon approval by the DISTRICT. If a reimbursement request includes the expenditure of contingency funds, the COOPERATOR shall provide sufficient documentation to the DISTRICT to explain the basis of the expense. The DISTRICT shall not reimburse the COOPERATOR for any expended contingency funds that the DISTRICT determines, in its sole discretion, to be in excess of what was reasonably necessary to complete the PROJECT. The DISTRICT shall reimburse the COOPERATOR for fifty percent (50%) of all allowable costs in each DISTRICT approved invoice received from the COOPERATOR, but at no point in time will the DISTRICT’S expenditure amounts under this Agreement exceed expenditures made by the COOPERATOR. The parties acknowledge that the DISTRICT’S reimbursement percentage stated above is subject to change if the percentage of the DISTRICT’S anticipated funding amount is changed due to subsequent Governing Board approvals, but amounts approved by the DISTRICT in its annual budget shall not be reduced after the COOPERATOR has paid PROJECT costs of incurred obligations approved by the DISTRICT pursuant to Subparagraph 4 of this Funding Paragraph and are otherwise reimbursable by the DISTRICT under this Agreement.

3.3 Unless otherwise provided in the Project Plan, any federal, state, local or grant monies received by the COOPERATOR for this PROJECT shall be applied to equally reduce each party’s share of PROJECT costs. The COOPERATOR shall provide the DISTRICT with written documentation detailing its allocation of any such funds appropriated for this PROJECT. This Subparagraph shall survive the expiration or termination of this Agreement.

3.4 The COOPERATOR may contract with consultant(s), contractor(s) or both to accomplish the PROJECT. Prior to posting solicitations, the COOPERATOR must obtain the DISTRICT’S written input regarding whether costs to be paid are allowable under this Agreement. The COOPERATOR must also obtain the DISTRICT’S written approval prior to entering into agreements for PROJECT work to ensure that costs to be reimbursed by the DISTRICT are reasonable. The
DISTRICT shall provide a written response to the COOPERATOR within fifteen (15) business days of receipt of the solicitation or agreement. Upon written DISTRICT approval, the budget amounts for the work set forth in such agreement(s) shall refine the amounts set forth in the Project Budget and be incorporated herein by reference. The DISTRICT shall not reimburse the COOPERATOR for costs incurred under consultant and contractor agreements until the DISTRICT approvals required under this provision have been obtained.

3.5 Payment shall be made to the COOPERATOR within forty-five (45) days of receipt of an invoice with adequate supporting documentation to satisfy auditing purposes. Invoices shall be submitted to the DISTRICT every two (2) months electronically at invoices@WaterMatters.org, or at the following address:

Accounts Payable Section
Southwest Florida Water Management District
Post Office Box 15436
Brooksville, Florida 34604-5436

The above-referenced payment due date shall not apply to that portion of an invoice that includes expenditures of contingency funds. The DISTRICT agrees to reimburse the COOPERATOR for expenditures of contingency funds within a reasonable time to accommodate the process provided for in Subparagraph 2 of this Funding Paragraph.

In addition to sending an original invoice to the DISTRICT’S Accounts Payable Section as required above, copies of invoices may also be submitted to the DISTRICT’S Contract Manager in order to expedite the review process. Failure of the COOPERATOR to submit invoices to the DISTRICT in the manner provided herein shall relieve the DISTRICT of its obligation to pay within the aforementioned timeframe.

The DISTRICT makes payments electronically through the Automated Clearing House (ACH) process. The COOPERATOR agrees to complete the DISTRICT’S Vendor Registration Form and Vendor Electronic Payment Authorization Form to enable payments to be sent to COOPERATOR electronically. The forms may be downloaded from the DISTRICT’S website at www.watermatters.org under Business & Finance – Contracts and Procurement. Any questions regarding electronic payments may be directed to the DISTRICT’S Accounts Payable Lead at 352-796-7211, extension 4108.

3.6 If at any point during the progression of the PROJECT, the DISTRICT determines that it is likely that the Measurable Benefit as set forth in the Project Plan will not be achieved, the DISTRICT shall provide the COOPERATOR with fifteen (15) days advance written notice that the DISTRICT shall withhold payments to the COOPERATOR until such time as the COOPERATOR demonstrates that the PROJECT shall achieve the required resource benefits, to provide the COOPERATOR with an opportunity to cure the deficiencies.
Furthermore, if at any point during the design of the PROJECT, it is determined by the DISTRICT, in its sole discretion, that the Resource Benefit as set forth in the Project Plan may not be achieved, the DISTRICT may terminate this Agreement without any payment obligation. Such termination shall be effective ten (10) days following the COOPERATOR’S receipt of written notice from the DISTRICT.

3.7 Any travel expenses which may be authorized under this Agreement shall be paid in accordance with Section 112.061, Florida Statutes (F.S.), as may be amended from time to time. The DISTRICT shall not reimburse the COOPERATOR for any purpose not specifically identified in the Scope of Work Paragraph. Surcharges added to third party invoices are not considered an allowable cost under this Agreement. Costs associated with in-kind services provided by the COOPERATOR are not reimbursable by the DISTRICT and may not be included in the COOPERATOR’S share of funding contributions under this Agreement.

3.8 The DISTRICT has no obligation and shall not reimburse the COOPERATOR for any costs under this Agreement until the Notice to Proceed with construction has been issued to the COOPERATOR’S contractor.

3.9 Each COOPERATOR invoice must include the following certification, and the COOPERATOR hereby delegates authority by virtue of this Agreement to its Project Manager to affirm said certification:

“I hereby certify that the costs requested for reimbursement and the COOPERATOR’S matching funds, as represented in this invoice, are directly related to the performance under the Bartlett Park and 7th Street South Stormwater Improvements (Q036) agreement between the Southwest Florida Water Management District and the City of St. Petersburg (Agreement No. 19CF0001860), are allowable, allocable, properly documented, and are in accordance with the approved Project Budget. This invoice includes $ of contingency expenses. The COOPERATOR has been allocated a total of $ in federal, state, local or grant monies for this PROJECT (not including DISTRICT funds) and $ has been allocated to this invoice, reducing the DISTRICT’S and COOPERATOR’S share to $/$. respectively.”

3.10 In the event any dispute or disagreement arises during the course of the PROJECT, including whether expenses are reimbursable under this Agreement, the COOPERATOR will continue to perform the PROJECT work in accordance with the Project Plan. The COOPERATOR is under a duty to seek clarification and resolution of any issue, discrepancy, or dispute by providing the details and basis of the dispute to the DISTRICT’S Contract Manager no later than ten (10) days after the precipitating event. If not resolved by the Contract Manager, in consultation with his or her Bureau Chief, within ten (10) days of receipt of notice, the dispute will be forwarded to the DISTRICT’S Assistant Executive Director. The DISTRICT’S Assistant Executive Director in consultation with the DISTRICT’S Office of General Counsel will issue the DISTRICT’S final determination. The COOPERATOR’S continuation of the PROJECT work as required under this provision shall not constitute a waiver of any legal remedy available to the COOPERATOR concerning the dispute.
4. **Completion Dates.**

The COOPERATOR shall commence and complete the PROJECT and meet the task deadlines in accordance with the Project Schedule set forth in the Project Plans, including any extensions of time provided by the DISTRICT in accordance with Subparagraph 1 of the Project Contacts and Notices Paragraph. In the event of hurricanes, tornadoes, floods, acts of God, acts of war, or other such catastrophes, or other man-made emergencies such as labor strikes or riots, which are beyond the control of the COOPERATOR, the COOPERATOR’S obligations to meet the time frames provided in this Agreement shall be suspended for the period of time the condition continues to exist. During such suspension, this Agreement shall remain in effect. When the COOPERATOR is able to resume performance of its obligations under this Agreement, in whole or in part, it shall immediately give the DISTRICT written notice to that effect and shall resume performance no later than two (2) working days after the notice is delivered. The suspension of the COOPERATOR’S obligations provided for in this provision shall be the COOPERATOR’S sole remedy for the delays set forth herein.

5. **Repayment.**

5.1 The COOPERATOR shall repay the DISTRICT all funds the DISTRICT paid to the COOPERATOR under this Agreement, if: a) the COOPERATOR fails to complete the PROJECT in accordance with the terms and conditions of this Agreement, including failing to meet the Measurable Benefit; b) the DISTRICT determines, in its sole discretion and judgment, that the COOPERATOR has failed to maintain scheduled progress of the PROJECT thereby endangering the timely performance of this Agreement; c) the COOPERATOR fails to appropriate sufficient funds to meet the task deadlines, unless extended in accordance with Subparagraph 1 of the Project Contacts and Notices Paragraph; or d) a provision or provisions of this Agreement setting forth the requirements or expectations of a Measurable Benefit resulting from the PROJECT is held to be invalid, illegal or unenforceable during the term of this Agreement, including the duration of the operation and maintenance obligations set forth in this Agreement. Should any of the above conditions exist that require the COOPERATOR to repay the DISTRICT, this Agreement shall terminate in accordance with the procedure set forth in the Default Paragraph.

5.2 Notwithstanding the above, the parties acknowledge that if the PROJECT fails to achieve the Measurable Benefit specified in this Agreement, the COOPERATOR may request the DISTRICT Governing Board to waive the repayment obligation, in whole or in part.

5.3 In the event the COOPERATOR is obligated to repay the DISTRICT under any provision of this Agreement, the COOPERATOR shall repay the DISTRICT within a reasonable time, as determined by the DISTRICT in its sole discretion.

5.4 The COOPERATOR shall pay attorneys’ fees and costs incurred by the DISTRICT, including appeals, as a result of the COOPERATOR’S failure to repay the DISTRICT as required by this Agreement.
5.5 This Repayment Paragraph, including all subparagraphs, shall survive the expiration or termination of this Agreement.

6. **OPERATION AND MAINTENANCE.**

After construction is completed, the COOPERATOR shall operate, use and maintain the PROJECT for a minimum of twenty (20) years, in such a manner that the Measurable Benefit required under this Agreement is achieved. In the event the PROJECT is not operated, used and maintained in accordance with these requirements, the COOPERATOR shall repay the DISTRICT an amount of five percent (5%) of total DISTRICT monies contributed to the PROJECT, for each year or a fraction thereof for the early termination of the PROJECT. The rights and remedies in this provision are in addition to any other rights and remedies provided by law or this Agreement.

6.1 Within thirty (30) days after construction is completed, the COOPERATOR shall provide the DISTRICT with construction record drawings, to include Resource Benefit calculations and methodology, signed and sealed by a professional engineer, certifying that the Measurable Benefit has been achieved is capable of being achieved within the timeframe required by this Agreement. The COOPERATOR shall provide the DISTRICT with an operation and maintenance plan that ensures the Measurable Benefit will be maintained. Every two (2) years following the completion of the PROJECT, the COOPERATOR shall generate a report describing the operations and maintenance activities that took place during the reporting period that certifies that the Measurable Benefit has been maintained. The COOPERATOR'S obligation to generate reports shall continue until the expiration of the 20-year operation and maintenance period.

6.2 The DISTRICT retains the right to audit any certification and the COOPERATOR shall provide documentation as requested by the DISTRICT to support its certification that the specified Measurable Benefit has been maintained.

6.3 This Operation and Maintenance Paragraph, including all subparagraphs, shall survive the expiration or termination of this Agreement.

7. **CONTRACT PERIOD.**

This Agreement shall be effective October 1, 2018 and shall remain in effect through August 30, 2021, or upon satisfactory completion of the PROJECT and subsequent reimbursement to the COOPERATOR, whichever occurs first, unless amended in writing by the parties. The COOPERATOR shall not be eligible for reimbursement for any work that is commenced, or costs that are incurred, prior to the effective date of this Agreement.

8. **PROJECT RECORDS AND DOCUMENTS.**

Upon request by the DISTRICT, the COOPERATOR shall permit the DISTRICT to examine or audit all PROJECT related records and documents during or following completion of the PROJECT at no cost to the DISTRICT. Payments made to the COOPERATOR under this Agreement shall be reduced for amounts found to be not allowable under this Agreement by an audit. If an audit is undertaken by either party, all
required records shall be maintained until the audit has been completed and all questions arising from it are resolved. Each party shall maintain all such records and documents for at least three (3) years following completion of the PROJECT. Each party shall comply with Chapter 119, F.S., the Public Records Act, including allowing public access to PROJECT documents and materials made or received by either party. Should either party assert any exemption to the requirements of Chapter 119, F.S., the burden of establishing such exemption, by way of injunctive or other relief as provided by law, shall be upon the asserting party. This Paragraph shall survive the expiration or termination of this Agreement.

9. REPORTS.

9.1 The COOPERATOR shall provide the DISTRICT with a quarterly report describing the progress of the PROJECT tasks, adherence to the Performance Schedule and any developments affecting the PROJECT. The COOPERATOR shall promptly advise the DISTRICT of issues that arise that may impact the successful and timely completion of the PROJECT. Quarterly reports shall be submitted to the DISTRICT'S Contract Manager no later than forty-five (45) days following the completion of the quarterly reporting period. It is hereby understood and agreed by the parties that the term “quarterly” shall reflect the calendar quarters ending March 31, June 30, September 30 and December 31.

9.2 Upon request by the DISTRICT, the COOPERATOR shall provide the DISTRICT with copies of all data, reports, models, studies, maps or other documents resulting from the PROJECT. Additionally, one (1) set, electronic and hardcopy, of any final reports must be submitted to the DISTRICT as Record and Library copies. This Subparagraph shall survive the expiration or termination of this Agreement.

9.3 The COOPERATOR must ensure that the design of the PROJECT maximizes the resource benefits to the greatest extent practicable. The COOPERATOR shall provide the DISTRICT with the 30%, 60%, 90% and final design, including supporting documentation and Resource Benefit calculations and methodology, for review by the DISTRICT, in order for the DISTRICT to verify that the design meets the requirements of the PROJECT, as set forth in the Project Plan. The DISTRICT shall provide a written response to the COOPERATOR within ten (10) business days of receipt of the proposed design plans and supporting documentation either verifying the design plans appear to meet the requirements of this Agreement or stating its insufficiencies. The COOPERATOR shall not finalize the design or advertise the construction bid documents until the DISTRICT provides the required verification. The DISTRICT'S verification shall not constitute an approval of the design, or a representation or warranty that the DISTRICT has verified the architectural, engineering, mechanical, electrical, or other components of the construction bid documents or that such documents are in compliance with DISTRICT rules and regulations or any other applicable rules, regulations or law. The COOPERATOR shall require the design professional to warrant that the construction documents are adequate for bidding and construction of the PROJECT.
9.4 The COOPERATOR shall provide the data, reports and documents referenced in this provision at no cost to the DISTRICT.

10. **RISK, LIABILITY, AND INDEMNITY.**

10.1 To the extent permitted by Florida law, the COOPERATOR assumes all risks relating to the PROJECT and agrees to be solely liable for, and to indemnify and hold the DISTRICT harmless from all claims, loss, damage and other expenses, including attorneys' fees and costs and attorneys' fees and costs on appeal, arising from the design, construction, operation, maintenance or implementation of the PROJECT; provided, however, that the COOPERATOR shall not indemnify for that portion of any loss or damages proximately caused by the negligent act or omission of the DISTRICT'S officers, employees, contractors and agents. The acceptance of the DISTRICT'S funding by the COOPERATOR does not in any way constitute an agency relationship between the DISTRICT and the COOPERATOR.

10.2 The COOPERATOR agrees to indemnify and hold the DISTRICT harmless, to the extent allowed under Section 768.28, F.S., from all claims, loss, damage and other expenses, including attorneys' fees and costs and attorneys' fees and costs on appeal, arising from the negligent acts or omissions of the COOPERATOR'S officers, employees, contractors and agents related to its performance under this Agreement.

10.3 This Risk, Liability, and Indemnity Paragraph, including all subparagraphs, shall not be construed as a waiver of the COOPERATOR'S sovereign immunity or an extension of the COOPERATOR'S liability beyond the limits established in Section 768.28, F.S. Additionally, this Risk, Liability, and Indemnity Paragraph, including all subparagraphs, will not be construed to impose contractual liability on the COOPERATOR for underlying tort claims as described above beyond the limits specified in Section 768.28, F.S., nor be construed as consent by the COOPERATOR to be sued by third parties in any manner arising out of this Agreement.

10.4 Nothing in this Agreement shall be interpreted as a waiver of the DISTRICT'S sovereign immunity or an extension of its liability beyond the limits established in Section 768.28, F.S., nor be construed as consent by the DISTRICT to be sued by third parties in any manner arising out of this Agreement.

10.5 This Risk, Liability, and Indemnity Paragraph, including all subparagraphs, shall survive the expiration or termination of this Agreement.

11. **DEFAULT.**

Either party may terminate this Agreement upon the other party's failure to comply with any term or condition of this Agreement, including the failure to meet task deadlines established in this Agreement, as long as the terminating party is not in default of any term or condition of this Agreement at the time of termination. To effect termination, the terminating party shall provide the defaulting party with a written "Notice of Termination" stating its intent to terminate and describing all terms and conditions with which the
defaulting party has failed to comply. If the defaulting party has not remedied its default within thirty (30) days after receiving the Notice of Termination, this Agreement shall automatically terminate. If a default cannot reasonably be cured in thirty (30) days, then the thirty (30) days may be extended at the non-defaulting party's discretion, if the defaulting party is pursuing a cure of the default with reasonable diligence. The rights and remedies in this Paragraph are in addition to any other rights and remedies provided by law or this Agreement.

12. RELEASE OF INFORMATION.

The parties agree not to initiate any oral or written media interviews or issue press releases on or about the PROJECT without providing notices or copies to the other party no later than three (3) business days prior to the interview or press release. This Paragraph shall not be construed as preventing the parties from complying with the public records disclosure laws set forth in Chapter 119, F.S.

13. DISTRICT RECOGNITION.

The COOPERATOR shall recognize DISTRICT funding in any reports, models, studies, maps or other documents resulting from this Agreement, and the form of said recognition shall be subject to DISTRICT approval. If construction is involved, the COOPERATOR shall provide signage at the PROJECT site that recognizes funding for this PROJECT provided by the DISTRICT. All signage must meet with DISTRICT written approval as to form, content and location, and must be in accordance with local sign ordinances.

14. PERMITS AND REAL PROPERTY RIGHTS.

The COOPERATOR shall obtain all permits, local government approvals and all real property rights necessary to complete the PROJECT prior to commencing any construction involved in the PROJECT. The DISTRICT shall have no obligation to reimburse the COOPERATOR for any costs under this Agreement until the COOPERATOR has obtained all permits, approvals, and property rights necessary to accomplish the objectives of the PROJECT. In the event a permit, approval or property right is obtained but is subsequently subject to a legal challenge that results in an unreasonable delay or cancellation of the PROJECT as determined by the DISTRICT in its sole discretion, the COOPERATOR shall repay the DISTRICT all monies contributed to the PROJECT. This Paragraph shall survive the expiration or termination of this Agreement.

15. LAW COMPLIANCE.

The COOPERATOR shall comply with all applicable federal, state and local laws, rules, regulations and guidelines, including those of the DISTRICT, related to performance under this Agreement.

16. DIVERSITY IN CONTRACTING AND SUBCONTRACTING.

The DISTRICT is committed to supplier diversity in the performance of all contracts associated with DISTRICT cooperative funding projects. The DISTRICT requires the
COOPERATOR to make good faith efforts to encourage the participation of minority owned and woman owned and small business enterprises, both as prime contractors and subcontractors, in the performance of this Agreement, in accordance with applicable laws.

16.1 If requested, the DISTRICT shall assist the COOPERATOR by sharing information to help the COOPERATOR in ensuring that minority owned and woman owned and small businesses are afforded an opportunity to participate in the performance of this Agreement.

16.2 The COOPERATOR agrees to provide the DISTRICT with a report indicating all contractors and subcontractors who performed work in association with the PROJECT, the amount spent with each contractor or subcontractor, and to the extent such information is known, whether each contractor or subcontractor was a minority owned or woman owned or small business enterprise. If no minority owned or woman owned or small business enterprises were used in the performance of this Agreement, then the report shall so indicate. The Minority/Women Owned and Small Business Utilization Report form is attached as an exhibit. The report is required upon final completion of the PROJECT prior to final payment, or within thirty (30) days of the execution of any amendment that increases PROJECT funding, for information up to the date of the amendment and prior to the disbursement of any additional funds by the DISTRICT.

17. SCRUTINIZED COMPANIES.

Pursuant to Section 287.135, F.S., a company that, at the time of submitting a bid or proposal for a new contract or renewal of an existing contract, is on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, is ineligible to, and may not bid on, submit a proposal for, or enter into or renew a contract with an agency or local governmental entity for goods or services in any amount. If the goods or services are in the amount of $1 million dollars or more, the company must also not be on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or be engaged in business operations in Cuba or Syria.

By signing this Agreement, the COOPERATOR certifies that it is not on any of the lists or engaged in any of the prohibited activities identified above, as applicable based upon the amount of this Agreement. The COOPERATOR agrees to notify the DISTRICT if it is placed on any of the applicable lists or engages in any of the prohibited activities during the term of this Agreement. The DISTRICT may immediately terminate this Agreement at its option if the COOPERATOR is found to have submitted a false certification, is placed on any of the applicable lists or engages in any prohibited activities.

18. ASSIGNMENT.

Except as otherwise provided in this Agreement, no party may assign any of its rights or delegate any of its obligations under this Agreement, including any operation or maintenance duties related to the PROJECT, without the prior written consent of the other party. Any attempted assignment in violation of this provision is void. This Paragraph shall survive the expiration or termination of this Agreement.
19. **CONTRACTORS.**

Nothing in this Agreement shall be construed to create, or be implied to create, any relationship between the DISTRICT and any consultant or contractor of the COOPERATOR.

20. **THIRD PARTY BENEFICIARIES.**

Nothing in this Agreement shall be construed to benefit any person or entity not a party to this Agreement.

21. **LOBBYING PROHIBITION.**

Pursuant to Section 216.347, F.S., the COOPERATOR is prohibited from using funds provided by this Agreement for the purpose of lobbying the Legislature, the judicial branch or a state agency.

22. **PUBLIC ENTITY CRIMES.**

Pursuant to Subsections 287.133(2) and (3), F.S., a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, F.S., for Category Two, for a period of 36 months following the date of being placed on the convicted vendor list. The COOPERATOR agrees to include this provision in all contracts issued as a result of this Agreement.

23. **COMPENSATORY TREATMENT AND MITIGATION.**

This PROJECT shall not be used by the COOPERATOR or any other entity as compensatory water quality treatment or wetland mitigation or any other required mitigation due to impacts for any projects. The PROJECT shall not be used for WUP withdrawal credits. In the event the PROJECT is used for compensatory water quality treatment or mitigation or WUP withdrawal credits in violation of this Paragraph, the COOPERATOR shall repay the DISTRICT all funds the DISTRICT paid to the COOPERATOR under this Agreement. The PROJECT can be used for self-mitigation due to impacts specifically associated with the construction of the PROJECT. This Paragraph shall survive the expiration or termination of this Agreement.

24. **GOVERNING LAW.**

This Agreement is governed by Florida law and venue for resolving disputes under this Agreement shall be exclusively in Hillsborough County, Florida. This Paragraph shall survive the expiration or termination of this Agreement.
25. **SEVERABILITY.**

If any provision or provisions of this Agreement shall be held to be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Notwithstanding the above, if a provision or provisions of this Agreement setting forth the requirements or expectations of a Measurable Benefit resulting from the PROJECT is held to be invalid, illegal or unenforceable during the term of this Agreement, this Agreement shall terminate in accordance with Subparagraph 1 of the Repayment Paragraph. This Paragraph shall survive the expiration or termination of this Agreement.

26. **COUNTERPARTS.**

The parties may execute this Agreement, and any amendments related to this Agreement, each of which constitutes an original, and all of which, collectively, constitute only one agreement. The signatures of all of the parties need not appear on the same counterpart.

27. **ENTIRE AGREEMENT.**

This Agreement and the attached exhibits listed below constitute the entire agreement between the parties and, unless otherwise provided herein, may be amended only in writing, signed by all parties to this Agreement.

28. **DOCUMENTS.**

The following documents are attached and made a part of this Agreement. In the event of a conflict of contract terminology, priority shall first be given to the language in the body of this Agreement, then to Exhibit "A," and then to Exhibit "B."

  Exhibit "A"  Project Plan  
  Exhibit "B"  Minority/Women Owned and Small Business Utilization Report Form

The remainder of this page intentionally left blank.
IN WITNESS WHEREOF, the parties hereto, or their lawful representatives, have executed this Agreement on the day and year set forth next to their signatures below.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

By: _______________________________________________ Date
   Amanda Rice, P.E.
   Assistant Executive Director

CITY OF ST. PETERSBURG

By: _______________________________________________ Date
   Name: ___________________________________________
   Title: ____________________________________________
   Authorized Signatory

COOPERATIVE FUNDING AGREEMENT (TYPE 3)
BETWEEN THE
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
AND
CITY OF ST. PETERSBURG
FOR
BARTLETT PARK AND 7TH STREET SOUTH STORMWATER IMPROVEMENTS (Q036)
EXHIBIT "A"
PROJECT PLAN

PROJECT DESCRIPTION
The PROJECT includes design, permitting, and construction of stormwater improvements at Bartlett Park and along 7th Street South from 18th Avenue South to 22nd Avenue South. The project's primary objective is to provide drainage improvements that will alleviate flooding within the neighborhood west of Bartlett Park and within Bartlett Park. The existing stormwater system is undersized and is negatively affected by regional tailwater conditions, resulting in frequent flooding within the neighborhood. The proposed drainage improvements include low-impact development (LID) elements, a nutrient separating baffle box, and increased conveyance capacity via enlarged piping and natural swales. Water quality improvements provide an additional benefit to the project.

RESOURCE BENEFIT
The reduction of the existing flooding problem during the 10 year, 24-hour storm event. Structure and street flooding currently occurs in the project area and the project impacts the regional or intermediate drainage system.

MEASURABLE BENEFIT
Design, permitting, and construction of stormwater drainage improvements at Bartlett Park and along 7th Street South from 18th Avenue South to 22nd Avenue South that will reduce structure and street flooding in the 48.5 acre surrounding area, in accordance with the permitted plans.

PROJECT TASKS
Key tasks to be performed by the COOPERATOR:

1. DESIGN – The COOPERATOR shall provide the necessary services such as survey, geotechnical services, environmental services, and engineering services to develop design drawings and technical specifications for construction. At each design stage submittal, the COOPERATOR shall provide Resource Benefit calculations and methodology.

2. PERMITTING – The COOPERATOR shall prepare and submit all necessary permit applications and obtain necessary approvals.

3. BIDDING AND CONTRACT AWARD – The COOPERATOR shall procure a contractor to implement the PROJECT based on the final design drawings and approved permits in accordance with the procurement laws applicable to the COOPERATOR. Prior to bid advertisement, the COOPERATOR shall identify those bid items for which reimbursement will be requested from the DISTRICT.

4. CONSTRUCTION – The COOPERATOR shall construct the PROJECT in conformance with the final design drawings, specifications and approved permits.

5. CONSTRUCTION ENGINEERING AND INSPECTION (CEI) – The COOPERATOR shall review all shop drawings, complete engineering inspections and monitor all phases of
construction by means of survey, observations, and materials testing to give reasonable assurance that the construction work conforms to the permitted drawings and design specifications. The COOPERATOR shall provide the DISTRICT with inspection documents and photographs.

6. AS-BUILT SURVEY, RECORD DRAWINGS AND SUBSTANTIAL COMPLETION – The COOPERATOR shall obtain and provide to the DISTRICT an As-Built Survey signed and sealed and certified by a licensed Florida professional surveyor and mapper, the Record Drawings signed by a professional engineer, and a certification of Substantial Completion, signed by the COOPERATOR, contractor, and engineer. The COOPERATOR shall provide the Resource Benefit calculations and methodology, signed and sealed by a professional engineer, following completion of construction.

7. OPERATION AND MAINTENANCE – The COOPERATOR shall provide for the operation and maintenance of the completed PROJECT to provide efficient pollutant removal and ensure the PROJECT functions in accordance with the final design drawings and conforms to all the conditions specified in the environmental permits issued for the PROJECT. The COOPERATOR shall be identified as the entity responsible for all operation and maintenance requirements in all permits issued for the PROJECT. The COOPERATOR shall prepare an Operation and Maintenance Plan detailing the inspection and maintenance activities to ensure optimum performance of the PROJECT improvements.

DELIVERABLES
1. Quarterly status reports
2. Minutes of kick-off, pre-application and progress meetings
3. Design drawings at 30%, 60%, 90% and final design levels; include electronic and CAD
4. Estimate of proposed construction cost at 30% design
5. Engineer's opinion of probable cost at 60%, 90% and final design
6. Technical Specifications at 60%, 90% and final design
7. Copy of all required federal, state and local environmental permit approvals and permitted drawings
8. Construction bid packages for cost approval, with reimbursable items identified (prior to posting)
9. Copy of contract with consultant and contractor (for cost approval, prior to execution)
10. Copy of executed contract with consultant and contractor
11. Copy of Notice to Proceed to contractor
12. Copy of construction permits
13. Dated color (digital) photographs of the construction site prior to, during, and immediately following completion of construction
14. Construction inspection reports
15. As-Built Survey
16. Construction Record Drawings
17. Certification of Substantial Completion
18. Resource Benefit calculations and methodology
19. One (1) set, electronic and hardcopy, of any final reports and data files
21. Operation and Maintenance Plan
22. Upon DISTRICT request, biennial Operation and Maintenance Report
### PROJECT SCHEDULE

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<td>Design and Permitting</td>
<td>04/01/2019</td>
<td>11/01/2019</td>
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<tr>
<td>Bidding &amp; Contract Award</td>
<td>11/01/2019</td>
<td>02/01/2020</td>
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<tr>
<td>Construction and Construction Engineering &amp; Inspection (CEI)</td>
<td>02/01/2020</td>
<td>02/01/2021</td>
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<td>As-Built Survey, Record Drawings &amp; Substantial Completion</td>
<td>03/01/2020</td>
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Additional task deadlines contained in the performance schedules of the consultant and contractor contracts will be incorporated herein by reference.

### PROJECT BUDGET

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<td>$2,350,000</td>
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Reimbursement for expenditures of contingency funds is contingent upon DISTRICT approval in accordance with the Funding Paragraph in the Agreement. The COOPERATOR must provide justification for the expenditure that will require documentation including, but not limited to, the purpose and necessity of the expenditure, the reason the expenditure was not included in the consultant or contractor agreement with the COOPERATOR, expenditure cost comparisons and justification of the cost.

The remainder of this page intentionally left blank.
EXHIBIT "B"
MINORITY/WOMEN OWNED AND SMALL BUSINESS UTILIZATION REPORT

Projects receiving $100,000 or more in cooperative funding from the Southwest Florida Water Management District require the submission of the following information within 30 days of any amendment increasing project funding and with the final invoice. Questions regarding use of this form should be directed to Contracts Administration, Phone (352) 796-7211 ext. 4132.

| COOPERATOR: |  |
| AGREEMENT NO.: |  |
| PROJECT NAME: |  |
| TOTAL PROJECT COST: |  |

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<th>NAMES OF CONTRACTORS AND SUBCONTRACTORS UTILIZED</th>
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<td>HISPANIC AMERICAN</td>
<td>NATIVE AMERICAN</td>
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<td>SMALL BUSINESS</td>
<td>ASIAN/HAWAIIAN</td>
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*☐ Our organization does not collect minority status data.

Signature __________________________ Date ____________

Print Name and Title __________________________

Page 1 of 1
**NEW HIRE ACTION FORM**

**EMPLOYEE NAME:** Blanchard, Anne E  
**PREFERRED NAME:** Anne  
**Employee #:** 003466  
**START DATE:** October 8, 2018  
**POSITION #:** 0218

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<td><strong>WORKING TITLE:</strong></td>
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<td><strong>OVERTIME:</strong></td>
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**SUPERVISOR:** Reed, John C.  
**SECTION:** Land Management (6320)  
**BUREAU:** Operations and Land Management (600)  
**DIVISION:** Operations, Lands and Resource Monitoring (60)  
**LOCATION:** Brooksville  
**MAIL STOP:** BKV-6-OPS  
**UNIT/FUND:** Z63210
The following page(s) contain the backup material for Agenda Item: A resolution approving (1) the change of the accounting of any future program income earned under the Neighborhood Stabilization Program ("NSP") to the Community Development Block Grant ("CDBG") program in order to close out NSP as requested by the U.S. Department of Housing and Urban Development ("HUD") on or before September 30, 2020; (2) approving a transfer of the NSP loan portfolio as of September 30, 2018 in the amount of $4,547,454 from the NSP Fund ("Fund 1114") to the CDBG Fund ("Fund 1111"); authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution; and providing an effective date. Please scroll down to view the backup material.
TO: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

SUBJECT: A resolution approving (1) the change of the accounting of any future program income earned under the Neighborhood Stabilization Program ("NSP") to the Community Development Block Grant ("CDBG") program in order to close out NSP as requested by the U.S. Department of Housing and Urban Development ("HUD") on or before September 30, 2020; (2) approving a transfer of the NSP loan portfolio as of September 30, 2018 in the amount of $4,547,454 from the NSP Fund ("Fund 1114") to the CDBG Fund ("Fund 1111"); authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution; and providing an effective date.

EXPLANATION: In March 2009, the City executed a grant agreement in the amount of $9,498,962 from the U.S. Department of Housing and Urban Development ("HUD") for the Neighborhood Stabilization Program 1 ("NSP-1") to address its local foreclosure problem. The City amended its Annual Action Plan developing strategies to utilize this funding. NSP-1 was authorized by Title III of the Housing and Economic Recovery Act of 2008 ("HERA").

In April 2011, the City received an additional amount of $3,709,133 in funding from HUD to establish a Neighborhood Stabilization Program 3 ("NSP-3") for the purpose stabilizing neighborhoods whose viability had been damaged by the economic effects of properties that have been foreclosed upon and abandoned. NSP-3 was authorized under the Dodd-Frank Wallstreet Reform and Consumer Protection Act of 2010.

The City has been successful in implementing and carrying out its NSP funded programs to acquire 87 parcels, rehabilitate, demolish and construct new homes, and, where demolition occurred on the properties, to place those parcels in a land bank. The City also funded its non-profit partners to create 40 rental units for very-low income households and provided funding to the Codes Compliance Department to demolish 22 blighted homes not acquired by the City.

HUD has requested that all NSP grantees begin the process of closing out the programs at its earliest convenience. To assist in the closing, HUD will give local governments the ability to: (a) move program income that may be sitting in its local NSP account into its local CDBG account, and/or (b) receipt any future program income earned under NSP as CDBG program income. Administration has elected to use all current funding in its local NSP account and receipt any future NSP program income earned into its CDBG program. This program income procedural change will be described in a close out plan that will be submitted to HUD for approval.

The City is in the process of engaging three developers to construct approximately 10 new homes with NSP funding, which will allow the City to establish a cut-off date and begin the process of closing out the programs. To complete the expenditure of NSP funding, the City will disburse, in the form of loans to the developers, both NSP entitlement funding and existing program income.
to construct the 10 homes. The developers will sell the newly constructed units to eligible applicants whose income is verified to be at or below 120 percent of median income. When the homes are sold, the City expects to receive back some portion of the amount loaned, and, forgive the remaining balance of the loans. Any repayment of the loans will then be deposited into the CDBG Fund as program income.

Because the NSP Program will be closing out, the accounting for the existing NSP loan portfolio, totaling $4,547,454 as of September 30, 2018, needs to be moved to the CDBG Program. As of this date, there are 49 loans consisting of single-family and multi-family. Of the 49 loans, 39 are single-family with a balance of $849,517 and 10 loans are multi-family with a balance of $3,697,937. Having the portfolio in the CDBG program will allow for any payments made on the loans to be deposited into the CDBG Fund. In addition, moving the portfolio between funds has no financial impact on the City’s financial statements.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution approving (1) the change of the accounting of any future program income earned under the Neighborhood Stabilization Program (“NSP”) to the Community Development Block Grant (“CDBG”) program in order to close out NSP as requested by the U.S. Department of Housing and Urban Development (“HUD”) on or before September 30, 2020; and (2) approving a transfer of the NSP loan portfolio as of September 30, 2018 in the amount $4,547,454 from the NSP Fund (“Fund 1114”) to the CDBG Fund (“Fund 1111”); and authorizing the Mayor or his designee to execute all documents necessary to effectuate this resolution; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Accounting of future program income earned under the Neighborhood Stabilization Program will be recognized in the Community Development Block Grant Program. NSP loan portfolio funds will be available in the Community Development Block Grant Fund (1111) after a transfer in the amount of $4,547,454 from the Neighborhood Stabilization Program Fund (1114).

Attachments: Resolution and letter from HUD

APPROVALS:

Administration: [Signature] Budget: [Signature]
Resolution No. 2018-____

A RESOLUTION APPROVING (1) THE CHANGE OF THE ACCOUNTING OF ANY FUTURE PROGRAM INCOME EARNED UNDER THE NEIGHBORHOOD STABILIZATION PROGRAM ("NSP") TO THE COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") PROGRAM IN ORDER TO CLOSE OUT NSP AS REQUESTED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT”(HUD”) ON OR BEFORE SEPTEMBER 30, 2020; (2) APPROVING A TRANSFER OF THE NSP LOAN PORTFOLIO AS OF SEPTEMBER 30, 2018 IN THE AMOUNT OF $4,547,454 FROM THE NSP FUND (“FUND 1114”) TO THE CDBG FUND (“FUND 1111”) AND; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City received $9,498,962 in Neighborhood Stabilization Program 1 ("NSP-1") funding in March 2009 from the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, the purpose for the funding was to provide units of general local governments ("UGLG") resources to address the nation’s serious foreclosure problems; and

WHEREAS, in April 2011 the City received and additional $3,709,133 in Neighborhood Stabilization Program 3 ("NSP-3") program funding from HUD; and

WHEREAS, the purpose of the funding was to continue to assist states and local governments in addressing the effects caused by the abandonment of foreclosed properties in their local communities through use of the NSP funds; and

WHEREAS, the City has been successful in implementing and carrying out its NSP programs to acquire, rehabilitate, demolish and construct new housing; and

WHEREAS, HUD has requested that all entitlement grantees who received NSP funding begin the process of closing out the program; and

WHEREAS, the City will disburse the remaining NSP entitlement funding and existing program income to developers to construct approximately ten new homes; and

WHEREAS, upon the sale of the constructed homes any repayment from the developer loans will be deposited into the CDBG fund as program income; and
WHEREAS, because the NSP program will the closing out, transferring the NSP loan portfolio, totaling $4,547,454 as of September 30, 2018, to the CDBG fund will allow for proper accounting of loan payments to the CDBG program; and

WHEREAS, effective December 1, 2018, all program income receipted from transacting business associated with the City’s NSP-1 or NSP-3 programs will be accounted for in the Community Development Block Grant ("CDBG") program; and

WHEREAS, all actions need to be implemented to meet the timeline to close-out the NSP program per HUD on or before September 30, 2020.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this City Council approves a resolution authorizing (1) the change of the accounting of any future program income earned under the Neighborhood Stabilization Program ("NSP") to the Community Development Block Grant ("CDBG") program in order to close out NSP as requested by the U.S. Department of Housing and Urban Development ("HUD") on or before September 30, 2020; (2) approving a transfer of the NSP loan portfolio as of September 30, 2018 in the amount of $4,547,454 from the NSP fund ("Fund 1114") to the CDBG fund ("Fund 1111") and

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

BE IT FURTHER RESOLVED that there is hereby approved the following transfer for FY19:

Neighborhood Stabilization Program Fund (1114)
Transfer to: Community Development Block Grant Fund (1111) $4,547,454

This resolution shall become effective immediately upon its adoption.

Approvals:

Legal:
Administration:

Budget:

00412750.doc v1
June 20, 2018

Joshua Johnson
Director
Housing & Community Development
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842

Dear Mr. Johnson:

As we approach the second half of the federal fiscal year, the U.S. Department of Housing and Urban Development (HUD) is encouraging its partners in the Neighborhood Stabilization Program (NSP) to emphasize closing NSP grant(s). From 2008 through 2011, in three separate funding rounds (NSP1, NSP2, and NSP3), Congress awarded over $6.8 billion to state and local governments and select nonprofits to stabilize neighborhoods damaged by properties that had been foreclosed upon and abandoned. Over 97% of that grant funding has been spent, along with 87% of the $1.75 billion received in program income. These funds helped to rehabilitate 50,994 single and multi-family units, demolish 24,422 sub-standard housing structures, construct 16,886 new housing units and provide homebuyer assistance to 16,126 American households.

Below is a summary of the City of St. Petersburg’s NSP grants and reporting:

<table>
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<tr>
<th>Appropriation</th>
<th>Grant Amount</th>
<th>PI Earned</th>
<th>Funds Remaining as of 6/13/2018</th>
<th>Date of Last Draw</th>
<th>Date of Last QPR</th>
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<tr>
<td>NSP1 B-08-MN-12-0028</td>
<td>$9,498,962</td>
<td>$2,151,454.93</td>
<td>$705,619.17</td>
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<td>$3,254,424.80</td>
<td>$937,050.40</td>
<td>$620,072.08</td>
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Your obligation to expend at least 25% of all funds to benefit households with incomes at or below 50% of the Area Median Income has been met. If there are missing QPRs, grantees should contact their local Community Planning and Development (CPD) Representative in the local HUD field office to determine how to address any deficiency.

For Congressional leaders and citizens to be aware of the success of the program, accurate and timely data must be reported in the DRGR system. Currently, activities remain open, but have been stalled or not fully reported. Your community’s participation will not be fully recognized for the stabilizing impact it has had on our economy without good, accurate data. Please make this a priority in 2018.

HUD is asking for the City of St. Petersburg’s help in bringing NSP grants to a close. If all activities funded with grant funds are complete and have met a national objective, and DRGR financial data reconciles with local financial records, the grant can be closed. Closing a NSP grant closes the grant program funded
with grant funds (line of credit); the program can continue using program income. If all or most of a grantee’s NSP funds (line of credit funds) have been drawn, HUD’s NSP team is available to assist grantees with strategies to reach the finish line.

Grantees with program income may have a difficult time drawing grant funds since program income must be drawn before grant funds. This leaves some NSP grantees with substantial amounts of grant funds which they are unable to access. To remedy this situation, HUD now allows NSP grantees to transfer some or all program income that is on-hand to their Community Development Block Grant (CDBG). This permits a grantee to then draw on any grant funds remaining in their line-of-credit. If a grantee would like to discontinue reporting quarterly in DRGR, we have a solution. Once a grant is closed (line-of-credit closed), reporting is reduced to about 40 hours annually instead of the current 160 hours needed for reporting. Remember too that after closeout, reporting ceases when affordability and land bank long-term requirements are met.

The appropriation accounting provisions added by section 1405 of the National Defense Authorization Act for Fiscal Year 1991 (Pub. L. 101-510), limit the availability of certain appropriations for expenditure. Such a limitation may not be waived. “Therefore, any NSP grantee without grant funds drawn in the two consecutive fiscal years, may be subject to HUD’s determination that the funds are no longer needed, and those funds may be subject to recapture. If applicable, closing out would be to a grantee’s advantage before HUD takes any action pursuant to Public Law 101-510.

For 2018, HUD’s goal is to close at least 30 percent of remaining NSP grants. Your help is needed. Headquarters has assigned desk officers to each Region for NSP and developed tools, webinars, and other materials to support the HUD field office staff and grantees in closing out NSP grants. Additionally, technical assistance is available to assist any grantee getting ready to close out. This free assistance can address issues such as stalled activities and data clean up in the DRGR. You may request technical assistance directly by sending a message to nsp-questions@hud.gov. Please include the following information:

1) Grantee point of contact information;
2) Which grant program requires assistance: NSP1, NSP2 or NSP3;
3) The nature of the issue: DRGR/QPR and/or programmatic. It helps to be as specific as possible.

Please contact me or CPD Representative Lori Serino at 904-208-6108 or LoriSerino@HUD.gov if you have any questions or need more information.

Sincerely,

[Signature]

Tom Bilodeau, Program Manager
Community Planning and Development Office, 4HD

cc: Honorable Rick Kriseman, Mayor
The following page(s) contain the backup material for Agenda Item: Renewing an annual service agreement with Intergraph Corporation, dba Hexagon Safety & Infrastructure, a sole source supplier, for records management software applications for the Police Department, at a total cost of $287,162.42.
Please scroll down to view the backup material.
To: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

Subject: Renewing an annual service agreement with Intergraph Corporation, dba Hexagon Safety & Infrastructure, a sole source supplier, for records management software applications for the Police Department, at a total cost of $287,162.42.

Explanation: The City received a proposal to renew an annual service agreement for the Intergraph database, including dispatch (I/CAD), mobile (I/Mobile and MPS), records management (I/Leads), tracker (I/Tracker), mobile dispatch inquiry (I/Netviewer), and all interfaces. The vendor provides 24 hours a day, seven days a week support, technology upgrades, program fixes and issue escalation management for all Intergraph products.

The City utilizes Intergraph software to provide services for police dispatch and records management systems. Because Intergraph, Inc. is the only provider of support for this proprietary software, a sole source procurement is recommended.

The Procurement Department, in cooperation with the Police Department, recommends:

Intergraph Corporation (Madison, AL)..............................................$287,162.42

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.

The service agreement will be effective from January 1, 2019, through December 31, 2019.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Police Department, Information & Technology Services (1401401).

Attachments: Quote (4 pages)
Sole Source
Resolution

Approvals:
MAINTENANCE QUOTATION SUMMARY

Agreement: 1-1N1GBJS
Performance Period: 1/1/19 through 12/31/19
Currency: USD

Bill To:
St Petersburg FL City Of
Accounts Payable
Finance Department
PO BOX 1257
Saint Petersburg FL 33731
USA

Ship To:
St Petersburg FL City Of
Mary A. Watkins
Police, City of St. Petersburg
1300 1st Avenue North
Saint Petersburg FL 33705
USA

Quotation Summary:

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<tr>
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<td>Services</td>
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<td><strong>Total Services Cost</strong></td>
<td><strong>$287,162.42</strong></td>
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* Total is exclusive of applicable taxes. Applicable taxes will be added to the invoice.

The maintenance services quoted herein are subject to the attached Hexagon Safety & Infrastructure Maintenance Terms and Conditions. This agreement shall only become binding and effective upon the written acceptance by Hexagon Safety & Infrastructure. This quotation expires on the first day of the Coverage Period identified herein.

THIS IS NOT AN INVOICE

Offered by: Intergraph Corporation
Accepted by: ______________________

Signature: ______________________
Name: Renecer Davis
Title: Maintenance Contract Administrator
Date: 10/15/18
Email: renecer.davis@hexagonsi.com
Telephone: 2567301321

Signature: ______________________
Name: ______________________
Title: ______________________
Date: ______________________
Email: ______________________
Telephone: ______________________
Fax: ______________________

Please mark one of the following options when submitting your acceptance:

☐ A Purchase Order will not be issued.
Customer signature above constitutes notice to proceed with this agreement.

☐ A Purchase Order will be issued and shall reference the terms and conditions of above referenced quote.
MAINTENANCE QUOTATION DETAIL

St Petersburg FL City Of
Account Nbr: MDC-2518
Quote: 1-1N1GBJS St Petersburg FL City Of 19

Bill To:
St Petersburg FL City Of
Accounts Payable
Finance Department
PO BOX 1257
Saint Petersburg FL 33731
USA

PO#:
Performance Period: 1/1/19 through 12/31/19
Currency: USD

Ship To:
St Petersburg FL City Of
Mary A. Watkins
Police, City of St. Petersburg
1300 1st Avenue North
Saint Petersburg FL 33705
USA

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**Account Nbr: MDC-2518**
**Quote: 1-1N1GBJS St Petersburg FL City Of 19**

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<td>59</td>
<td>IPSCUSTOM10</td>
<td>Services for Charge Form Override</td>
<td>1/1/19</td>
<td>1/31/19</td>
<td>Premium</td>
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<td>1</td>
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</table>

**Subtotal for Site Number 00121018 $286,662.42**

**Site Number:** Billing

<table>
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<tr>
<th>Ln</th>
<th>Base Part</th>
<th>Description</th>
<th>Serial</th>
<th>Begin</th>
<th>End</th>
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<th>Mths</th>
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<th>Mth Cost</th>
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<td>58</td>
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<td>1</td>
<td>1</td>
<td>$500.00</td>
<td>$500.00</td>
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</tbody>
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**Subtotal for Site Number  Billing $500.00**

**Grand Total Excluding Tax $287,162.42**
CITY OF ST. PETERSBURG
REQUEST FOR SOLE SOURCE

Department: Police
Requisition No. 5410524

Check One: X Sole Source
Proprietary Specifications

Proposed Vendor: Intergraph Corporation d/b/a Hexagon Safety & Infrastructure

Estimated Total Cost: $287,162.42

Description of Items (or Services) to be purchased: Annual maintenance agreement for
Computer Aided Dispatch (CAD) and Records Management System (RMS) suite of applications
and interfaces

Purpose of Function of items: Yearly support and maintenance agreement with the current
CAD/RMS vendor for the Police Department.

Justification for Sole Source of Proprietary specification:
Intergraph is the sole provider for support services for the suite of application used at the Police
Department. These applications include dispatch (CAD), mobile (MPS), records management
(LEADS), tracker (I/Tracker), I/Netviewer and all interfaces currently being utilized.

I hereby certify that in accordance with Section 2-232(d) of the City of St. Petersburg
Purchasing Code, I have conducted a good faith review of available sources and have
determined that there is only one potential source for the required items per the above
justification.

[Signatures]

Date

11/6/18

Date

11/1/2018

Date

11/6/18

Louis Moore, Director
Purchasing and Materials Management

Intergraph FY19 Sole Source
A RESOLUTION APPROVING THE RENEWAL TO THE MAINTENANCE AND SERVICE AGREEMENT WITH INTERGRAPH CORPORATION D/B/A HEXAGON SAFETY & INFRASTRUCTURE FOR ANNUAL MAINTENANCE AND SUPPORT SERVICES FOR THE POLICE DEPARTMENT’S INTERGRAPH SOFTWARE TO EXTEND THE TERM THROUGH DECEMBER 31, 2019 AND INCREASE THE CONTRACT PRICE IN THE AMOUNT OF $287,162.42 FOR THIS RENEWAL PERIOD; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") has a maintenance and service agreement ("Agreement") with annual renewal options with Intergraph Corporation d/b/a Hexagon Safety & Infrastructure ("Intergraph") to provide 24/7 maintenance and support services for the Intergraph software and interfaces for police dispatch and records management systems for the Police Department; and

WHEREAS, Administration desires to renew the Agreement for Intergraph to provide annual maintenance and support services for the Police Department’s Intergraph software at a total contract price in the amount of $287,162.42 for the renewal term effective through December 31, 2019; and

WHEREAS, the Procurement & Supply Management Department in cooperation with the Police Department, recommends approval of this resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the renewal to the maintenance and service agreement with Intergraph Corporation d/b/a Hexagon Safety & Infrastructure for annual maintenance and support services for the Police Department’s Intergraph software to extend the term through December 31, 2019 and increase the contract price in the amount of $287,162.42 for this renewal period is hereby approved.

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

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

[Signature]
City Attorney (Designee)
00412718
The following page(s) contain the backup material for Agenda Item: Approving a blanket purchase agreement with FS Depot, Inc., a sole source supplier, for street sweeper repair and maintenance parts for the Fleet Management Department, at an amount of $250,000. Please scroll down to view the backup material.
To: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

Subject: Approving a blanket purchase agreement with FS Depot, Inc., a sole source supplier, for street sweeper repair and maintenance parts for the Fleet Management Department, at an amount of $250,000.

Explanation: The Procurement Department received a proposal for repair and replacement parts for Elgin street sweepers. The vendor will furnish and deliver repair and maintenance parts for Elgin street sweepers at a 15 percent discount from the manufacturer’s dealer list price. This agreement will be effective from the date of approval through December 31, 2021 with one two-year renewal option.

FS Depot is the only authorized supplier of Elgin street sweeper parts, therefore, a sole source procurement is recommended.

The Procurement Department, in cooperation with the Fleet Department, recommends an award to:

FS Depot, Inc. .................................................. $250,000

This purchase is made in accordance with Section 2-249 of the Procurement Code, which authorizes City Council to approve the purchase of a supply or service greater than $50,000 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 Fleet Management Fund (5001), Fleet Management Department (800).

Attachments: Sole Source Resolution

Approvals:

[Signatures]
City of St. Petersburg
Sole Source Request
Procurement & Supply Management

<table>
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<th>Department: Fleet Management</th>
<th>Requisition No. 5358008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Check One: Sole Source</td>
<td>Proprietary Specifications</td>
</tr>
<tr>
<td>Proposed Vendor: FS Depot</td>
<td>Estimated Total Cost: $25,000.00</td>
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</tbody>
</table>

**Description of Items (or Services) to be purchased:**
Replacement Sweeper parts

**Purpose of Function of items:**
Parts required to make necessary repairs to city owned street sweepers

**Justification for Sole Source of Proprietary specification:**
FS Depot is the internal hub for Elgin replacement parts

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

Administrator/Chief

Louis Moore, Director
Procurement & Supply Management

Date 10/5/16

Revised (1/11), (6/15)
A RESOLUTION DECLARING FS DEPOT, INC. AS THE SOLE SOURCE SUPPLIER FOR ELGIN STREET SWEeper PARTS FOR THE FLEET MANAGEMENT DEPARTMENT; ACCEPTING THE PROPOSAL AND APPROVING THE AWARD OF A THREE-YEAR AGREEMENT WITH A TWO-YEAR RENEWAL OPTION TO FS DEPOT, INC., FOR STREET SWEeper REPAIR AND MAINTENANCE PARTS FOR AN AMOUNT NOT TO EXCEED $250,000 FOR THE INITIAL TERM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg ("City") desires to purchase Elgin street sweeper parts for the Fleet Management Department; and

WHEREAS, FS Depot, Inc. is the sole authorized sale and service provider in our region for replacement Elgin street sweeper parts; 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 Fleet Management Department recommends approval of this award.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that FS Depot, Inc. is declared a sole source supplier of Elgin street sweeper parts for the Fleet Management Department.

BE IT FURTHER RESOLVED that the proposal is hereby accepted and award of a three-year agreement with a two-year renewal option to FS Depot, Inc. for Elgin street sweeper parts for the Fleet Management Department for parts for an amount not to exceed $250,000 for the initial term 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)
00412576
The following page(s) contain the backup material for Agenda Item: Accepting the bid from Shearer Companies, Inc., in the amount of $168,200, for a new canopy and fire suppression system for Sanitation Department fuel pumps IFB7021; (Engineering Project No. 17228-019; Oracle No. 15936).

Please scroll down to view the backup material.
To: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

Subject: Accepting the bid from Shearer Companies, Inc., in the amount of $168,200, for a new canopy and fire suppression system for Sanitation Department fuel pumps IFB7021; (Engineering Project No. 17228-019; Oracle No. 15936).

Explanation: The Procurement Department received one bid for a new Canopy and fire suppression system for the Sanitation Department fuel pumps.

The work involves the demolition of the existing fuel station canopy and construction of a new canopy incorporating a new fire suppression system at the Sanitation yard.

The existing fuel canopy has not received a fire suppression update in a number of years and has fallen into disrepair due to its age. The new canopy and fire suppression system will provide increased safety and protection compared to the old system, while integrating into the sanitation yard under the same footprint. This project also coincides with existing upgrades in the yard, including security cameras and upgraded fuel pumps.

The parking yard for the sanitation vehicles includes two diesel fuel pumps located on a six inch raised concrete island. It also contains three structural steel columns, overhead steel mesh canopy, credit card reader, plastic storage container, two-compartment sink, associated electrical outlets, security cameras, and exterior lighting.

The Contractor will provide all demolition of the existing canopy, installation of a new steel canopy and fire suppression system, re-installation of existing fuel pumps and electrical service, installation of security cameras (already purchased) and canopy construction, including paint, sealants, electrical and plumbing.

The Procurement Department, in cooperation with the Engineering and Capital Improvements Department, recommends an award to:

Shearer Companies, Inc. $168,200

Shearer Companies, Inc. is the sole bidder and meets the specifications, terms and conditions for IFB No. 7021 dated August 16, 2018 and has satisfactorily performed similar work for St. Petersburg College and at least three different projects for the City of St. Petersburg. Principals of the firm are Edwin L. Shearer, Jr., president/treasurer/director; William T. Cooper, Jr., vice president; and Mario J. Vitrano, vice president.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Sanitation Equipment Replacement Fund (4027), Sanitation Department Administration Division (450-2237, Engineering/CID Project No. 17228-019; Oracle No. 15936).

Attachments: Resolution

Approvals: 

[Signatures] Administrative  Budget
A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO SHEARER COMPANIES, INC. FOR A NEW CANOPY AND FIRE SUPPRESSION SYSTEM FOR THE SANITATION DEPARTMENT FUEL PUMPS FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED $168,200; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received one bid for a new canopy and fire suppression system for the Sanitation Department fuel pumps pursuant to IFB7021 dated August 16, 2018; and

WHEREAS, Shearer Companies, Inc. is the sole bidder and has met the specifications, terms and conditions of IFB7021; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Engineering & Capital Improvements Department recommends approval of this resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the bid is hereby accepted and the award of an agreement to Shearer Companies, Inc. for a new canopy and fire suppression system for the Sanitation Department fuel pumps for a total contract amount not to exceed $168,200 is hereby approved.

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

This Resolution shall become effective immediately upon its adoption.

APPROVAL:

City Attorney (designee)

00412366
The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to grant a Public Utility Easement to Duke Energy Florida, LLC, a Florida Limited Liability Company, d/b/a Duke Energy, for the installation, operation and maintenance of electrical service upgrades for the Land O’ Lakes power substation, located at approximately 2310 Permit Place, Lutz, Florida.
Please scroll down to view the backup material.
TO: The Honorable Lisa Wheeler-Bowman, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to grant a Public Utility Easement to Duke Energy Florida, LLC, a Florida Limited Liability Company, d/b/a Duke Energy, for the installation, operation and maintenance of electrical service upgrades for the Land O' Lakes power substation, located at approximately 2310 Permit Place, Lutz, Florida; and to execute all documents necessary to effectuate same; and providing an effective date.

BACKGROUND: Real Estate & Property Management received a request from Duke Energy Florida, LLC, a Florida Limited Liability Company, d/b/a Duke Energy ("Duke"), for the City to grant a Public Utility Easement ("Easement") (also referred to by Duke as a "Distribution Easement - Corporate") within the City-owned property located at approximately 2310 Permit Place, Lutz, Florida ("Property"), which is currently being used as a wellfield for potable water.

The Easement will allow Duke to install, operate and maintain electrical service upgrades for the Duke-operated Land O' Lakes power substation, which will have no significant effect on the use of the Property. The Easement is legally described as follows:

Commence at the Southwest corner of Section 28, Township 26 South, Range 18 East, Pasco County, Florida. Thence along the West line of said Section 28, North 00°09'22" East, a distance of 1,462.22 feet to the POINT OF BEGINNING; Thence continue on said West line, North 00°09'22" East, a distance of 1,176.13 feet to the West one quarter corner of said Section 28; Thence continue along West line of said section 28, North 00°14' 41" East, a distance of 270.24 feet to the South Right-of-Way Line of State Road 54; Thence along the said South Right-of-Way Line, North 85°52'06" East, a distance of 30.09 feet; Thence departing said Right-of-Way Line, South 00°15'38" West, a distance of 272.48 feet to the South line of the Northwest one quarter of said Section 28; Thence South 00°09'50" West, a distance of 1,071.11 feet; Thence South 89°52'27 East, a distance of 50.00 feet; Thence South 00°09'50" West, a distance of 90.05 feet; Thence South 89°50'18" East, a distance of 245.00 feet; Thence South 00°09'50" West, a distance of 15.00 feet; Thence North 89°50'18' West, a distance of 324.77 feet to the POINT OF BEGINNING.
RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to grant a Public Utility Easement to Duke Energy Florida, LLC, a Florida Limited Liability Company, d/b/a Duke Energy, for the installation, operation and maintenance of electrical service upgrades for the Land O' Lakes power substation, located at approximately 2310 Permit Place, Lutz, Florida; and to execute all documents necessary to effectuate same; and providing an effective date.

ATTACHMENTS: Exhibit “A” and Resolution

APPROVALS: Administration: 

Budget: N/A

Legal: (As to consistency w/attached legal documents)
EXHIBIT A

Legal Description
Parcel 28-26-18-0000-00100-0020

A portion of the Southwest 1/4 of Section 25, Township 26 South, Range 18 East, in Pasco County, Florida, more particularly described as follows.

Commence at the Southwest corner of Section 25, Township 26 South, Range 18 East, Pasco County, Florida; thence along the West line of said Section 25, North 00°09'22" East, a distance of 1,462.22 feet to the Point of Beginning; thence continue on said West line, North 00°09'22" East, a distance of 1,176.13 feet to the West one quarter corner of said Section 28; thence continue along West line of said Section 28, North 00°14'41" East, a distance of 270.24 feet to the South Right-of-Way Line of State Road 54; thence along said South Right-of-Way Line, North 65°52'06" East, a distance of 30.09 feet; thence departing said South Right-of-Way Line, South 00°15'36" West, a distance of 272.48 feet to the South line of the Northwest one quarter of said Section 25; thence South 00°09'50" West, a distance of 1,371.11 feet; thence South 89°52'27" East, a distance of 53.03 feet; thence South 00°09'50" West, a distance of 90.05 feet; thence South 89°50'16" East, a distance of 245.00 feet; thence South 00°09'50" West, a distance of 15.00; thence North 89°50'18" West, a distance of 324.77 feet to the Point of Beginning.

Containing 52,162 square feet or 1.20 acres, more or less.

SURVEYOR'S NOTES:
1. This Sketch and Legal Description is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
2. This sketch is not a survey.
3. The land description hereon was written by this surveyor at the request of the client.
4. Bearings shown hereon are based on the West line of the S.W. 1/4, Section 28, Township 26 South, Range 18 East, being North 00°09'22" East.
5. All measurements are in U.S. Survey Feet.

Certified to: Duke Energy Florida, LLC

I hereby state that this Sketch and Legal Description of the heretofore described property is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards for Florida Professional Surveyors and Mappers, as set forth in Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

For the Firm By:
Brian K. Hefner, P.S.M
Professional Surveyor and Mapper
Florida License No. 5370

EXHIBIT A-1
EXHIBIT A-2

MATCHLINE SHEET 2 OF 4
MATCHLINE SHEET 3 OF 4

SECTION 29
TOWNSHIP 26 SOUTH,
RANGE 18 EAST
PASCO COUNTY

DUKE ENERGY DISTRIBUTION
EASEMENT 52,162 SQUARE
FEET OR 120 ACRES

Parcel 29-26-18-0000-00400-0020
DISTRICT SCHOOL BOARD
OF PASCO COUNTY
(O.R.B. 8940, PG. 3091)

SECTION 28
TOWNSHIP 26 SOUTH,
RANGE 18 EAST
PASCO COUNTY

Parcel 29-26-18-0000-00400-0020
FLORIDA DEPT OF TRANSPORTATION
(O.R.B. 8940, PG. 3091)

This sketch is not a survey

DUKE ENERGY
DISTRIBUTION EASEMENT

C-148A DISTRIBUTION
CITY OF ST. PETERSBURG
BORE EASEMENT

DISTRIBUTION EASEMENT
SKETCH & DESCRIPTION

0/04/18
DATE
1" = 100'
SCALE

AP
DRAWN
TECH

BKH
CHECK
ENCGR

2 OF 4
SHEET
DWG.
EXHIBIT A-4

LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORDS BOOK
P.G(S) = PAGE(S)
P.S.M = PROFESSIONAL SURVEYOR & MAPPER
R.W = RIGHT OF WAY
L.B = LICENSE BUSINESS
R.W = RAW LINE
S.C. = SECTION CORNER
T.W.P = TOWNSHIP
R = RANGE
F.D.O.T = FLORIDA DEPARTMENT OF TRANSPORTATION

This sketch is not a survey.
Resolution No. 2018 -

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO GRANT A PUBLIC UTILITY EASEMENT TO DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A DUKE ENERGY, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ELECTRICAL SERVICE UPGRADES FOR THE LAND O' LAKES POWER SUBSTATION, LOCATED AT APPROXIMATELY 2310 PERMIT PLACE, LUTZ, FLORIDA; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Real Estate & Property Management received a request from Duke Energy Florida, LLC, a Florida Limited Liability Company, d/b/a Duke Energy ("Duke"), for the City to grant a Public Utility Easement ("Easement") (also referred to by Duke as a "Distribution Easement - Corporate"), within the City-owned property located at approximately 2310 Permit Place, Lutz, Florida ("Property"); and

WHEREAS, the Easement will allow Duke to install, operate and maintain electrical service upgrades for the Land O' Lakes power substation, which will have no significant effect on the use of the Property; and

WHEREAS, the Easement is legally described as follows:

Commence at the Southwest corner of Section 28, Township 26 South, Range 18 East, Pasco County, Florida. Thence along the West line of said Section 28, North 00°09'22" East, a distance of 1,462.22 feet to the POINT OF BEGINNING; Thence continue on said West line, North 00°09'22" East, a distance of 1,176.13 feet to the West one quarter corner of said Section 28; Thence continue along West line of said section 28, North 00°14' 41" East, a distance of 270.24 feet to the South Right-of-Way Line of State Road 54; Thence along the said South Right-of-Way Line, North 85°52'06" East, a distance of 30.09 feet; Thence departing said Right-of-Way Line, South 00°15'38" West, a distance of 272.48 feet to the South line of the Northwest one quarter of said Section 28; Thence South 00°09'50" West, a distance of 1,071.11 feet; Thence South 89°52'27 East, a distance of 50.00 feet; Thence
South 00°09'50" West, a distance of 90.05 feet; Thence South 89°50'18" East, a distance of 245.00 feet; Thence South 00°09'50" West, a distance of 15.00 feet; Thence North 89°50'18" West, a distance of 324.77 feet to the POINT OF BEGINNING.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to grant a Public Utility Easement to Duke Energy Florida, LLC, a Florida Limited Liability Company, d/b/a Duke Energy, for the installation, operation and maintenance of electrical service upgrades for the Land O' Lakes power substation, located at approximately 2310 Permit Place, Lutz, Florida; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (Designee)

APPROVED BY:

John E. Palenchar, Director
Water Resources

APPROVED BY:

Alfred C. Wendler, Acting Director
Real Estate & Property Management
The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor or his designee to accept $101,390.50 from Pinellas County (“County”) as the City’s share of the FY2018 Edward Byrne Memorial Justice Assistance Grant (“JAG”) to continue funding of law enforcement initiatives as set forth in the County's grant application, and to execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $101,390.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Fiscal Support (140-1389), JAG 2018 Project (TBD); and providing an effective date. Please scroll down to view the backup material.
TO: The Honorable Lisa Wheeler-Bowman, Chair, and Members of City Council

SUBJECT: A resolution authorizing the Mayor or his designee to accept $101,390.50 from Pinellas County ("County") as the City's share of the FY2018 Edward Byrne Memorial Justice Assistance Grant ("JAG") to continue funding of law enforcement initiatives as set forth in the County’s grant application, and to execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $101,390.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Fiscal Support (140-1389), JAG 2018 Project (TBD); and providing an effective date.

EXPLANATION: The City and Pinellas County ("County") are Bureau of Justice Statistics ("BJS") designated units of local government eligible to apply for Edward Byrne Memorial Justice Assistance Grant ("JAG") funds. Because BJS determined that the City and the County had a disparate allocation of JAG funds, the City and County were required to evenly divide funds available to the two entities. The City of St. Petersburg and the Pinellas County Board of County Commissioners ("BOCC") entered into a Memorandum of Understanding agreeing to allocate $101,390.50 of the $202,781.00 FY2018 Edward Byrne Memorial Justice Assistance Grant ("JAG") to each entity's law enforcement agency. The County will serve as the grant applicant and fiscal agent. The City will submit expenditure documentation to the County for reimbursement of eligible costs. The grant requires no local matching funds.

The City’s $101,390.50 will be used to continue funding for a number of law enforcement and crime prevention initiatives which were started under the Local Law Enforcement Block Grant Program. These initiatives include supplemental support for Community Resource Centers, Volunteer Programs, Crime Prevention copier/printer costs, and Law Enforcement Overtime for crime prevention, the recruitment of new Officers, Cold Case investigations, and the Police Athletic League.

RECOMMENDATION: The administration recommends that City Council adopt the attached resolution authorizing the Mayor or his designee to accept $101,390.50 from Pinellas County ("County") as the City’s share of the FY2018 Edward Byrne Memorial Justice Assistance Grant ("JAG") to continue funding of law enforcement initiatives as set out in the County’s grant application, and to execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of $101,390.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Fiscal Support (140-1389), JAG 2018 Project (TBD) and providing an effective date.

COST/FUNDING Information: The grant will fund law enforcement and crime prevention initiatives effective October 1, 2018 through September 30, 2021. A supplemental appropriation in the amount of $101,390.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to Police, Fiscal Support (140-1389), JAG 2018 Project (TBD) is required.

Approvals: 
Administration: ____________________ Budget: ____________________
Resolution No. 2018-_______

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT $101,390.50 FROM PINELLAS COUNTY ("COUNTY") AS THE CITY’S SHARE OF THE FY2018 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT ("JAG") TO CONTINUE FUNDING OF LAW ENFORCEMENT INITIATIVES AS SET FORTH IN THE COUNTY’S GRANT APPLICATION, AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $101,390.50 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE POLICE GRANT FUND (1702), RESULTING FROM THESE ADDITIONAL REVENUES, TO THE POLICE DEPARTMENT, FISCAL SUPPORT (140-1389) JAG 2018 PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and Pinellas County ("County") are Bureau of Justice Statistics ("BJS") designated units of local government eligible to apply for Edward Byrne Memorial Justice Assistance Grant ("JAG") funds; and

WHEREAS, the City and the County have entered into a Memorandum of Understanding ("MOU") stipulating that the FY2018 JAG Award of $202,781.00 will be allocated evenly between the parties ($101,390.50 to each entity); and

WHEREAS, pursuant to the MOU, the County applied for the JAG funds and was designated as the grant applicant and fiscal agent for distribution of the funds; and

WHEREAS, the City will submit expenditure documentation to the County for reimbursement of eligible costs; and

WHEREAS, the City’s $101,390.50 will be used to continue funding for a number of law enforcement and crime prevention initiatives which were started under the Local Law Enforcement Block Grant Program, including a supplemental support for Community Resource Centers, Volunteer Programs, Crime Prevention copier/printer costs, and Law Enforcement Overtime for crime prevention, the recruitment of new Officers, Cold Case investigations, and the Police Athletic League and

WHEREAS, a supplemental appropriation in the amount of $101,390.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Fiscal Support (140-1389), JAG 2018 Project (TBD) is required.

Page 1 of 2
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept $101,390.50 from Pinellas County ("County") as the City’s share of the FY2018 Edward Byrne Memorial Justice Assistance Grant ("JAG") to continue funding law enforcement initiatives as set out in the County’s grant application, and to execute all documents necessary to effectuate this transaction; and

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, the following supplemental appropriation for FY2019:

Police Grant Fund (1702))
Police Department, Fiscal Support (1401389), JAG 2018 Project (TBD) $101,390.50

This Resolution shall take effect immediately upon its adoption.

Approvals:

Legal: ________________________ Administration: ________________________

Budget: ________________________

00412095 doc v1