City of St. Petersburg
Committee of the Whole
Meeting of February 28, 2019 @ 2:30 p.m.
City Hall - Room 100

A. Call to Order – Council Chair Charlie Gerdes

B. Discussion Items
   a. Continuation of Storefront Conservation Corridor Overlay – Jessica Ellerman, Derek Kilborn
   b. EMS Growth Management Strategies – Chief Ian Womack, Chief James Large

C. Next Meeting – March 28, 2019 @ 3:00 p.m., City Hall - Room 100
   Bus Rapid Transit & Complete Streets

D. Adjournment
STOREFRONT CONSERVATION
CORRIDOR OVERLAY
Committee of the Whole, January 31, 2019

OVERVIEW

The purpose of this Committee of the Whole (COW) is to discuss matters pertaining to the City’s proposed Storefront Conservation Corridor Overlay, including text amendments to the Land Development Regulations (City Code, Chapter 16) and establishment of a related Business Assistance Program.

Land Development Regulations, Storefront Conservation Corridor Overlay

The purpose of this proposed text amendment is to establish an overlay reinforcing the importance of St. Petersburg’s small-scale business sector by maintaining the existing pattern of small- and medium-sized storefront widths along popular pedestrian-oriented corridors while also conserving the physical character of these special places.

On January 2, 2019, the Development Review Commission conducted a public hearing and made a unanimous finding of consistency (7-0) with the City’s Comprehensive Plan. Commissioners offered the following recommendations, which are outlined here for your information:

1. Section 16.30.095.5 of the proposed overlay includes a map and text description of each corridor. It was recommended that each text description be amended to include additional clarification regarding the boundary, for e.g. “centerline of the right-of-way” or “southern edge of the alley.” City staff will incorporate these changes into the proposed ordinance;

2. Section 16.30.095.7 of the proposed overlay includes reference to “residential support services.” It was recommended that this term be defined in Section 16.90.020; the Assistant City Attorney indicated his preference to clarify the definition within the overlay. This change will be incorporated into the proposed ordinance.

3. Section 16.30.095.9 of the proposed overlay includes a parking exemption where an individual tenant space facing the corridor is equal to or less than 20-feet in width and 3,000 square feet or less in gross floor area. This exemption applies to both existing buildings and new construction. The Commission discussed whether the exemption should apply to new construction, but made no motion to amend the proposal.

See attached “DRC Staff Report: LDR 2019-01” for a detailed introduction and explanation of staff recommendations.
Storefront Conservation Corridor Business Assistance Program

The Storefront Conservation Corridor program has been approached with a multifaceted lens. As such, the program brings forward both a specialized business assistance package as well as a newly created local incentive program for businesses.

The Economic & Workforce Development Department, through the Greenhouse, will assign a Corridor Navigator to the Storefront Conservation Corridor zone. This staff will serve as a case coordinator to assist businesses through permitting, redevelopment process, interface with policy makers and city officials; assist locally owned businesses with connection to resources and capacity building services available to help grow, develop, expand; assist with relocation efforts; interface with developers, property owners and Main Street Managers or other business association where applicable for matchmaking purposes on new developments to encourage and help place locally owned businesses; and, catalogue entrepreneurs and small businesses currently seeking space along the designated zone. This approach is consistent with a targeted effort to proactively assist commercial corridor development throughout the City of St. Petersburg; an effort led by the Economic & Workforce Development Department.

Additionally, a newly created incentive program is being proposed as part of the Storefront Conservation Corridor Business Assistance Program. This is a pilot fund built from direct feedback from the business community. No direct dollars will be utilized in off-setting lease or rents for businesses. The purpose of this new incentive is to help businesses offset other investments needed to help their business thrive through bottom line capacity building, physical improvements to the space or life safety or other code related requirements; assistance in relocating within the city limits of St. Petersburg; or, encouraging lease agreements between property owners and locally owned, independent businesses.

See attached “Storefront Conservation Corridor Fund Program Overview” for a detailed description of the proposed program.

CONTACT INFORMATION

LAND DEVELOPMENT REGULATIONS

Derek Kilborn, Manager
Urban Planning and Historic Preservation
Planning and Development Services Dept.
1 - 4th Street North
St. Petersburg, Florida 33701
Derek.Kilborn@stpete.org
(727) 893-7872

BUSINESS ASSISTANCE PROGRAM

Jessica Eilerman, Manager
Small Business Liaison, The Greenhouse
Economic and Workforce Development Dept.
440 - 2nd Avenue North
St. Petersburg, FL 33701
Jessica.Eilerman@stpete.org
(727) 893-7886

Attachments
DEVELOPMENT REVIEW COMMISSION

Prepared by the Planning & Development Services Department,
Urban Planning and Historic Preservation Division

For Public Hearing on Wednesday, January 9, 2018
at 2:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: LDR 2019-01
Text Amendment: Storefront Conservation Overlay

This is a City-initiated application requesting that the Development Review Commission ("DRC"), in its capacity as the Land Development Regulation Commission ("LDRC"), make a finding of consistency with the Comprehensive Plan and recommend to City Council APPROVAL the following text amendments to the City Code, Chapter 16, Land Development Regulations ("LDRs").

The purpose of this proposed text amendment is to establish an overlay reinforcing the importance of St. Petersburg’s small-scale business sector by maintaining the existing pattern of small- and medium-sized storefront widths along popular pedestrian-oriented corridors while also conserving the physical character of these special places.

APPLICANT INFORMATION

APPLICANT: City of St. Petersburg
275 5th Street North
St. Petersburg, Florida 33701

CONTACT: Derek Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One – 4th Street North
St. Petersburg, Florida 33701
Derek.Kilborn@stpete.org
(727) 893-7872
STAFF ANALYSIS

Background

St. Petersburg’s downtown center has experienced a wonderful renaissance as people increasingly seek walkable, mixed-use urban districts, complete with residential opportunities supported by employment, dining, retail, and personal services. In addition to a diversity of building types and sizes, independently-owned businesses have organically evolved to become some of our community’s best assets — improving the quality of life for our residents, while attracting visitors and new investors to the Sunshine City. This healthy, independent business sector supports other municipal initiatives including the expansion of jobs, shrinking economic inequality, strengthening neighborhood diversity, and encouraging sustainable living.

Starting in 2017, Mayor Rick Kriseman along with City Development Administration staff began researching tools for protecting locally-owned and independently-operated businesses. Initial research focused on the regulation of chain businesses, sometimes referred to as formula businesses, located within the downtown center and specifically along Beach Drive and Central Avenue.

Different examples from around the United States were evaluated; however, the City Administration and staff, in consultation with the City Attorney’s office, concluded that the regulation of chain businesses would create legal conflicts and lead to strong challenges based on equal protection. Possible implementation of these tools was further complicated by requests to exempt certain chain businesses, such as the successful St. Petersburg start-up Kahwa Coffee Roasting Company while prohibiting similar chains, such as Starbucks. Subsequent stakeholder meetings with affected property owners yielded similar comments with suggestions to focus more on business and property owner incentives rather than outright prohibitions based on use-type.

In response to this research and feedback, a modified set of recommendations were prepared focusing on three key areas including: 1) urban design; 2) incentives and business assistance; and 3) historic conservation and legacy businesses. This application will help execute those proposals related to urban design.

Text Amendment

The proposed text amendment will create a new overlay formally titled “Storefront Conservation Corridor Overlay.” This overlay will: 1) define key terms; 2) establish approved corridors; 3) establish a storefront width requirements for pedestrian level, publicly accessible storefronts; 4) establish a variance process; 5) establish design standards; and 6) authorize a parking exemption.

Applicability

The proposed overlay is not retroactively applied meaning compliance is only required for new construction or certain renovations. Upon establishment of a corridor, the properties within a delineated Storefront Conservation Corridor are deemed to be grandfathered; however, properties within a Storefront Conservation Corridor may not seek to increase any non-conformity, except as may be noted within the City Code section. Examples include the following:

- If windows or doors are replaced, then new windows or doors will need to meet the opacity standard which limits opaque materials to the bottom 1/3 of the window and no more than four-feet from grade. Opaque materials cannot be added to existing windows in conflict with these standards;
• If a pedestrian-oriented use occupies a tenant space, it cannot be replaced with a residential support use;
• If two small storefronts are proposed to be combined to a medium storefront, the minimum percentage of small spaces must be maintained for the block, unless a variance is granted;
• If a tenant space located on the ground floor contains a primary entrance facing the corridor, the entrance cannot be removed;
• Exterior finish and façade materials cannot be added to an existing entrance facing the corridor, if it is not consistent with the overall design and façade of the overall building.

Definitions

The proposed text amendment includes definitions for several key terms including: 1) storefront, generally; 2) "small" storefront width; 3) "medium" storefront width; 4) "large" storefront width; and 5) corridor. Expanded definitions are described below and included in the attached.

Establish Approved Corridors

This application proposes the text by which storefront spaces shall be regulated, but it also proposes establishment of geographic areas, referred to as corridors, where the standards shall be applied. Within this application, the City is proposing creation of four distinct corridors. These corridors include: 1) Beach Drive, extending from 5th Avenue North to 1st Avenue South; 2) Central Avenue, Downtown East, extending from Beach Drive to Dr. Martin Luther King Jr. Street; 3) Central Avenue, Downtown West extending form Dr. Martin Luther King Jr. Street to 18th Street; and 4) Grand Central, extending from 18th Street to 31st Street. In the future, new corridors may be considered for addition to the overlay. The addition of a new corridor will require City Council to initiate the request, followed by a public hearing review with the Community Planning and Preservation Commission ("CPPC") and City Council.

Storefront Width for Pedestrian Level, Publicly Accessible Storefronts

Storefront widths help define the character of place as one moves throughout the designated corridors. To conserve the character of these places, the percentage of existing small (0- to 20-feet in width), medium (21- to 40-feet in width), and large (more than 40-feet in width) storefronts for the corridor shall be established by averaging all storefront widths throughout the corridor. The percent distribution of storefront types throughout the corridor shall then be applied on a block-by-block basis, as noted in the proposed ordinance. This proposal is unique to St. Petersburg, allows flexibility as individual blocks evolve over time, and is based entirely on the historic and existing character of each corridor. During the preliminary research for this text amendment, City staff collected storefront width data for each property within the proposed corridors. This data was then analyzed to determine the prescribed balance of small, medium, and large storefronts.

The storefront width for pedestrian level, publicly accessible storefronts is applicable along the ground floor of those portions of the building fronting towards the designated corridor. When located on the second floor or above, or when located along a rear alley or roadway, storefront widths do not apply. Illustrations are included within the ordinance to demonstrate this point.

Finally, this text amendment relates to the interior width of individual tenant spaces, which is distinct from the physical design of the front façade of the building. The goal of this initiative is to preserve the existence of small- and medium-sized tenant spaces for St. Petersburg's smaller businesses; the design of recessed
doorways and activated entrances when applied to a single tenant, while encouraged, will not achieve the intended goals if the single tenant is taking up large segments of a corridor.

**Use and Design Standards**

Use and design standards are included to protect the pedestrian character of the corridors. While most of these standards are already required throughout the existing downtown center, they are included here for any corridors located outside of the Downtown Center zoning categories.

**Minimum Number of Parking Spaces and Vehicle Access**

Where an individual tenant space facing the corridor measures 20-feet or less in width and 3,000 square feet or less in gross floor area, there shall be no required on-site parking. This is designed to incentive the retention and provision of small storefronts by off-setting the high cost of parking; current estimates for structured parking are more than $20,000 per parking space.

For example, where qualified ground floor uses exceed 20 percent of the proposed building square footage, then a proposal for “retail sales and service” in the following corridors will be calculated as follows:

| Beach Drive; Central Avenue, Downtown East; and Central Avenue, Downtown West |
| Retail Sales and Service | One (1) parking space-per-500 square feet ¹ |
| 3,000 square foot tenant space | Zero (0) parking spaces required |
| 4,000 square foot tenant space | Eight (8) parking spaces required |
| ¹ Existing regulations. |

| Grand Central |
| Retail Sales and Service | One (1) parking space-per-300 square feet ¹ |
| 3,000 square foot tenant space | Zero (0) parking spaces required |
| 4,000 square foot tenant space | 13 parking spaces required |
| ¹ Existing regulations. |

To preserve the pedestrian character of the corridor, there shall be no new curb cuts to the corridor. All access shall be from the alleys or secondary, side streets. Further, any proposed construction that is subject to redevelopment criteria may trigger removal of existing curb cuts on the corridor if alley or secondary street access is available. For example, if a property and land is valued at $250,000 or greater by the Pinellas County Property Appraiser, and the value of the improvements exceeds 25% of the appraised value, then the existing curb cut would need to be removed, as long as access to the existing parking spaces could be provided via a side street or alley.

**Variances**

The standards include a variance option to accommodate unique and unanticipated situations. Where variances are requested, the Development Review Commission (DRC) will consider whether the request is compatible with the intended goals for promoting diversity and variety of highly active pedestrian oriented commercial uses. Criteria shall include evaluating the availability of other similar uses within the corridor and surrounding neighborhood and whether the proposed variance is helpful to preservation of the character of the subject block and larger corridor.
Consistency and Compatibility (with Comprehensive Plan)

The following objectives and policies from the City's Comprehensive Plan are applicable to the attached proposal:

Vision Element:

- V1.1 - Development decisions and strategies shall integrate the guiding principles found in the Vision Element [Citizen-Based Themes] with sound planning principles followed in the formal planning process.
  
  o Quality of Life Mission Statement: St. Petersburg will ensure its future as an outstanding community to live, work, play and learn. This qualitative approach will form a model sustainable city that achieves social, environmental and economic fairness and mutual success. The best traditions of the City shall be preserved and enhanced while creating new traditions and a strengthened quality of life for all.

  ▪ Likes: Unique Sense of Place, Diversity, Neighborhood Identity, Sense of Urban and Natural Beauty, Small Town/Family Focus, Historic Preservation, Neighborhood friendly schools, Celebration of Community, Access to the waterfront.

  o Economic Development Mission Statement: St. Petersburg shall be a community of economic diversity, strength and self-sufficiency, resulting in a growth economy. Mixed use centers shall be vital with service, professional and technology businesses that provide economic stability. All areas of the city make meaningful and stable economic contributions as well as manifesting a beautiful built environment. Economic initiatives shall be prioritized and executed based on creating partnerships and social equity.

  ▪ Likes: Recent downtown reinvestment, active downtown after 5 PM, new housing choices such as renovated apartments and new townhomes, city incentives to local businesses, city assistance to local artists, low unemployment, tourism, unique identity from Tampa.

  ▪ Dislikes: Lack of progress in some areas, too many low paying jobs, not enough higher paying jobs, abandoned shopping centers, lack of clear city plan for many key areas such as downtown, inferiority complex with Tampa.

  ▪ Results of a successful 2020 Vision include:
    - Long range comprehensive redevelopment strategy that identifies the economic landscape, future opportunities, and marketing approaches.
    - Develop diverse and independent economic base.
    - Re-emergence of locally owned/niche business districts.
    - Socio/cultural/economic integration.
    - Center and Corridor re-investment - residential and commercial mixed use.
    - Successful Southside reinvestment.
    - Economically successful arts community.
Land Use Element:

- LU3.18 - All retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets, and with proper facilities for pedestrian convenience and safety.

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

PUBLIC ENGAGEMENT and INPUT

At the outset of this initiative in 2017, the Mayor’s office and City Development Administration convened an “Independent Corridor Roundtable” comprised of individuals from associated organizations representing businesses, business and neighborhood associations, property owners, and commercial real estate. Since that time, stakeholders continued their engagement with the City on this important issue.

More recently, the proposed elements of this Storefront Conservation Corridor Overlay were introduced at a special event hosted by Keep St. Pete Local on October 3, 2018. A public open house was later hosted by City Staff on November 5, 2018. At this open house, City Staff introduced the framework of the proposed overlay. The meeting was well attended and included local media. Other stakeholder meetings have been attended by City Staff, including the Chamber of Commerce’s Housing, Land Use, and Development Task Force.

On January 8, 2019, an open house will be held at The Greenhouse. All property owners within the proposed corridor were sent direct mail invitations using the contact information on record with the Pinellas County Property Appraiser’s Office. Comments provided by attendees will be presented to the Development Review Commission (“DRC”) as part of the public hearing deliberation on January 9, 2019.

On January 31, 2019, a public information workshop will be held with the City Council who shall be meeting as the Committee-of-the-Whole. This is a public workshop to further discuss the details of the proposed plan. Comments provided by the DRC will be presented for the committee’s consideration and discussion.

The adoption public hearings have been tentatively set and are subject to change based on the outcomes of the DRC hearing and Committee-of-the-Whole workshop. Tentative dates are February 7, 2019 for the City Council first reading followed by an adoption public hearing on February 21, 2019.

RECOMMENDATION

City Staff recommends the DRC make a finding of consistency with the City’s Comprehensive Plan.
HOUSING AFFORDABILITY IMPACT STATEMENT

City of St. Petersburg
Housing Affordability Impact Statement

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

I. Initiating Department: Planning & Development Services Development

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

See attached proposed amendments to Chapter 16, City Code of Ordinances (City File LDR 2019-01).

III. Impact Analysis:

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

No X (No further explanation required.)
Yes Explanation:

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

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

No X (No further explanation required)
Yes Explanation:
IV: Certification

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

CHECK ONE:

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

[Signature]
Manager, Urban Planning and Historic Preservation Division (signature) Date

OR

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

[Signature]
Manager, Urban Planning and Historic Preservation Division (signature) Date

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

DRAFT TEXT AMENDMENT
SECTION 16.30.095. -- STOREFRONT CONSERVATION CORRIDOR

Sections:

16.30.095.1. - Applicability.

This section applies to any property within a delineated Storefront Conservation Corridor. This section is not retroactively applied. Upon establishment of an Overlay Corridor, the properties and structures within a delineated Storefront Conservation Corridor are deemed to be grandfathered with respect to the standards and regulations set forth in this section. However, properties within a Storefront Conservation Corridor may not seek to increase any non-conforming land use, and no structure or tenant space may be enlarged, altered or changed in a way which increases its nonconformity except as may be allowed by this section.

16.30.095.2. - Purpose.

The purpose of this overlay is to reinforce the importance of St. Petersburg’s small-scale business sector by maintaining the existing pattern of small- and medium-sized storefront widths along popular pedestrian-oriented corridors, while also conserving the physical character of these special places. The following regulations shall be in addition to the zoning district regulations, and where there is conflict this section shall apply. Additional Overlay Corridors may be added to this section.

16.30.095.3. - Definitions

For the purposes of this section, the following terms and definitions apply:

1) Storefront, Generally – A room or set of rooms, making up a tenant space, and collectively facing the street on the ground floor of a commercial or mixed-use building.

2) “Small” Storefront Width – Tenant spaces measuring up to 20-feet in width. This is the most common range for tenant spaces developed within St. Petersburg’s traditional commercial corridors. Small storefront widths shall be required within the delineated corridors.

3) “Medium” Storefront Width – Tenant spaces measuring more than 20-feet in width and up to 40-feet in width. The evolution of commercial activity sometimes requires larger footprints, especially restaurants. This is most commonly observed where two, traditionally small storefront widths have been combined to create a single, 40-foot wide tenant space.

4) “Large” Storefront Width – Tenant spaces measuring more than 40-feet in width. The most common form of storefront width in contemporary construction. Where large storefront widths have the potential to host regional assets such as museums activating a pedestrian-oriented corridor, they can also be occupied by passive land uses and can create lengthy sidewalk zones void of activity along the streetscape. Large storefront widths facing the delineated conservation corridor shall be minimized within the corridors.
5) **Corridor** – A collection of parcels with frontage to the primary roadway (street or avenue) identified in the description and for which the overlay regulations apply. A corridor does not include those parcels adjacent to the primary delineated roadway with frontage to cross streets or alleys.

**16.30.095.4. - Establishment of an Overlay Corridor.**

A. **Procedures.** Establishment of a corridor shall only be initiated by Resolution of the City Council.

1. **Commission review.** Upon passage of a Resolution by the City Council, the POD shall prepare an application and report to the commission designated in the Decisions and Appeals Table. Notice of the public hearing and notice to the owner(s) shall clearly state the boundaries for the proposed corridor and notice shall include mailed notice to the owner. After evaluating the testimony, evidence, and other material presented to the commission, the commission shall recommend approval, denial, or approval with modifications of the application.

2. **City Council review.** The City Council shall schedule a public hearing on an ordinance for the proposed corridor within 60 days of the commission recommendation. Notice of the public hearing and notice to the owner(s) shall clearly state the boundaries for the proposed local landmark and notice shall include mailed notice to the owner. After evaluating the testimony, evidence, and other material presented to the Council, the Council shall approve, deny, or approve with modifications the commission recommendation. If the commission recommends against establishment of the corridor, then a supermajority vote of the Council is required to reverse the commission recommendation and approve the application.

B. **Minimum District Size.** The boundary shall include a minimum of one roadway segment containing two opposing block faces, except as noted. The corridor shall be easily identified with characteristics including, but not limited to, geography, neighborhood or business association boundaries, building typologies, and the design of storefronts and adjoining public rights-of-way.

C. **Zoning Districts.** The corridor is a zoning overlay and shall overlay all other zoning districts within its boundaries. Any uses permitted in the zoning district shall be permitted subject to all provisions applicable to the zoning district.

D. **Amendments and Rescissions.** A corridor may be amended or rescinded through the same procedure utilized for the original establishment of the corridor.
16.30.095.S. – Approved Corridors.

A. **Beach Drive.** Beach Drive shall be the delineated corridor extending from 5th Avenue North to 1st Avenue South. This corridor was established on [date], 2019.

B. **Central Avenue, Downtown East.** Central Avenue shall be the delineated corridor extending from 1st Street to Dr. Martin Luther King Jr. Street. This corridor was established on [date], 2019.
C. **Central Avenue, Downtown West.** Central Avenue shall be the delineated corridor extending from Dr. Martin Luther King Jr. Street to 18th Street. This corridor was established on [date], 2019.

D. **Grand Central.** Central Avenue shall be the delineated corridor extending from 18th Street to 31st Street. This corridor was established on [date], 2019.
16.30.095.6. - Storefront Width for Pedestrian Level, Publicly Accessible Storefronts

Storefront widths help define the character of place as one moves throughout the delineated corridors. To conserve the character of these places, the percentage of existing small, medium, and large storefronts for the corridor shall be established by averaging all storefront widths throughout the corridor. The percent distribution of storefront types throughout the corridor shall then be applied on a block-by-block basis within the applicable corridor as follows:

No. of small storefronts on block / no. of total storefronts on block = total percent (shall comply with minimum)

No. of large storefronts on block / no. of total storefronts on block = total percent (shall not exceed maximum)

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<th>Type</th>
<th>Storefront Width (Feet)</th>
<th>No. of Storefronts</th>
<th>Minimum</th>
<th>Maximum</th>
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<tr>
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<td>More than 40-feet</td>
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Note: Storefront width regulations shall apply only along the west face of the corridor.

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<td>19%</td>
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Note: Parcels located between 6th Street and 8th street shall be considered one block.

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<tr>
<td>Medium</td>
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<td>No minimum</td>
<td>55%</td>
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<tr>
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The storefront width for pedestrian level, publicly accessible storefronts is only applicable along the ground floor of those portions of the building fronting towards the corridor. When located on the second floor or above, or when located along a rear alley or roadway, storefront widths do not apply.
16.30.095.7. - Use Standards.

Appropriate nonresidential, pedestrian-oriented uses shall include, but not be limited to, retail sales, service establishments, museums, restaurants and bars, hotel lobbies, residential lobbies, and studios. Such pedestrian-oriented uses shall be incorporated into no less than 90 percent (%) of the linear building frontage. This does not include residential support uses (e.g., fitness centers, leasing offices, residential gathering spaces).


A. The exterior design of individual storefront spaces shall be consistent with the overall architectural style, materials, and finish of the building.

B. Each tenant space located on the ground floor shall include a primary entrance facing the corridor.

C. Storefront doors shall be transparent.

D. For all new construction, the first floor of a building shall be at least 12 feet in height as measured to the bottom side of the roof or the structural slab of the first floor above the ground floor.

E. Buildings shall use expression lines within the first two floors to delineate the divisions between the base and middle or top of the building. Expression lines may include a horizontal band, projecting material, shift in vertical plane, change in building material, or other treatment. Where existing, adjacent buildings have an established expression line, minor variations to this standard will be considered.
F. Awnings shall not be internally illuminated. For new construction, an awning or other shade device measuring at least four (4) feet in depth shall be provided alongside a minimum 50 percent of any building frontage to the corridor. Building entrances and exits, other than those used solely for emergency purposes or for deliveries, shall be located under an awning or other shade device.

G. Window signage or opaque materials that are applied to the storefront glazing, including storefront doors, shall be limited to the bottom 1/3 of the window and shall be no more than four-feet from grade. (add graphic illustration)

16.30.095.9. - Parking.

Where an individual tenant space facing the corridor is equal to or less than 20-feet in width and measures 3,000 square feet or less in gross floor area, there shall be no required on-site parking. Any qualified tenant space shall be located within an approved corridor, located on the ground floor, with a storefront facing the corridor and adjoining the pedestrian sidewalk.


There shall be no vehicular curb cuts on the corridor. All access shall be from alleys or secondary streets. Any proposed construction which would qualify as development or redevelopment under the Landscaping and Irrigation Ordinance shall remove existing curb cuts on the corridor if alley or secondary street access is available, provided such modification does not reduce the existing number of parking spaces or create a non-conforming condition.

16.30.095.11. - Additions, Renovations, and Change of Use

Storefront width, use and design standards shall not apply to existing buildings or tenant spaces, however no structure or tenant space may be enlarged, altered or changed in a way which increases its degree of nonconformity except as may be allowed by this section.


Where an applicant requests variance from these standards, such consideration by the commission designated in the Decisions and Appeals Table shall include the general criteria for evaluating a variance application, plus the following factors to promote diversity and variety of commercial uses:

1) Availability of other similar uses within the target zone or surrounding neighborhood;

2) Impact of variance is non-obtrusive and helpful to preservation of the character of the subject block and larger corridor;

3) Distribution pattern of windows and activated doorways shall reinforce the intent of this section and aesthetic of the subject block and larger corridor; and

4) Pedestrian activation of the subject block by the proposed use.

[Insert text amendment to Decisions and Appeals Table, Section 16.70.015]
Storefront Conservation Corridor Fund Program Overview

Eligibility

Program eligibility is based on and defined by the following criteria:

- Business must be located on Beach Drive (from 1st Ave SE to 5th Ave NE) or Central Avenue (from Bayshore Drive to 31st St).
- Business must have been in operation for at least one year (as defined by the business formation date from the Florida Division of Corporations).
- Business must have its City of St. Petersburg Business Tax Receipt
- Business must have 50 or fewer employees (Full-time and Part-time).
- Business must be defined as a local, independent business by the criteria below:
  - Business must have private, worker, cooperative, or community ownership.
  - Business must be at least 50% locally-owned.
  - Decision-making authority must be vested in local owners and not subject to outside corporate control.
  - Business must have no more than three franchises or outlets in the City of St. Petersburg.
- Business must have positive Retained Earnings – if applicable (as defined by the most recent Balance Sheet)
- Business that is either experiencing a forced relocation or are significantly cost-burdened are encouraged to apply and will be given priority consideration if either can be demonstrated.
  - “Forced relocation” is defined by the increase of the rental rate by greater than 25% of current rent, the abrupt and unanticipated dissolution of a lease agreement, or the sale of the building to a new owner who is modifying current leases.
- Business must be located within the city limits of St. Petersburg

A business meeting any of the following disqualifying criteria may be ineligible for funding, until resolved to the satisfaction of the city.

- Unpaid code enforcement liens
- Unpaid special assessment liens
- Pending judgment or foreclosure
- Felony conviction for financial mismanagement within the last five years
- Mortgage or lease payments three months in arrears
- Delinquent property taxes
- Absence of property insurance

Grant Guidelines

The Storefront Conservation Corridor Fund ("Fund") is an incentive program that provides grants to eligible businesses along Beach Drive and Central Avenue; the Fund will provide financial support for physical improvement or purchase of property and investments in business capacity development that support the growth and long-term sustainability of the business. A total of $175,000 in funding has been made available for FY 2018-2019, and a business meeting the eligibility criteria above can request funding of up to $15,000 in the form of a one-time award through a rolling grant application period and grant review process.
Eligible uses of funds:

- Acquisition of land or
- Renovation of new or existing commercial space
- Acquisition of Machinery & Equipment or other fixed assets (e.g. furniture, fixtures, leasehold improvements, etc.)
- Life-safety improvements to commercial space
- Building Code related requirement improvements (e.g. grease trap)
- Purchase of additional inventory and Raw Materials
- Purchase of Intellectual property protections such as patents, copyrights, trademarks, etc.
- Purchase of business development or marketing software (e.g. QuickBooks, Salesforce, B2G, Constant Contact, etc.)
- Signage
- Fees for Industry certifications, licensure, and critical professional development opportunities
- Required match funding for SBA 7(a), 504, or other business loans
- Other uses considered on a case-by-case basis

Ineligible uses of funds (overall grant program):

- Lease payments
- Mortgage payments
- Purchase of Common Stock or other forms of company stock
- Payment of any Current Liabilities (e.g. Notes Payable, Accounts Payable, Accruals, Current Portion of Long-Term Debt)
- Employee Salary and Benefits
- Other Sales, General, and Administrative expenses (SGA)

Ineligible use of funds (related to building improvements):

- Feasibility studies
- Financing fees
- Leasing, personnel expenses

Bonus Structure

Business Owner Bonus:

1) A business may be eligible for additional grant funds of up to $2,500 if it is demonstrated that the investments will result in the addition of at least one (1) new job. The additional funds will be awarded at $2,500 in total if all current jobs are retained for a year period following the award and/or

2) A business may be eligible for additional grant funds of up to $2,500 if it is demonstrated that the awardee will purchase from certified Small Business Enterprises for the proposed project. The additional funds will be awarded at $2,500 for the use of at least one (1) SBE.

Property Owner Bonus:

1) A property owner may be eligible for a $10,000 one-time incentive based on meeting all the following criteria:
   a. Lease agreement for at least three (3) year, with a business participating in this program.
   b. Negotiated with a locally owned, independent small business (as defined by criteria under “eligibility”), and
c. The negotiated rent is no greater than the current market average defined by Costar or other real estate analytic program.

2) A maximum of five (5) total awards are available for property owners.

**Application Process**

Submitted applications will be accepted and reviewed by City staff from the Economic & Workforce Development Department for consideration; staff will consider and review each application based on its completeness, the eligibility of business applicant, and the availability of funds. Applications will be considered on a first-come, first-serve basis, for applications that have submitted all required documents for evaluation.

After grant awards are determined, selected businesses will enter into a formal Grant Agreement with the City of St. Petersburg with stipulations and requirements for both parties. For a physical improvement project, a separate authorization must be secured from the property owner – if not also the business owner.

**Expected Timeline:**

- Application Open Date- March 1, 2019
- Applications accepted on a rolling basis, as described above
- The review process will be no more than 15 days once application is received
- Awards will be made based on completeness of the application and meeting program criteria

**Reporting**

Awardees will be required to participate in a staff site visit in the interim of the project; submit one final grant report to The Greenhouse to show the progress of the funded project and utilization of awarded funding; and, if utilizing the job retention bonus, a one year staffing report to be submitted; templates will be provided.

**Interim Reporting:** Site Visit by Greenhouse Staff

**Final Reporting:** 30 days after project completion* and covering full grant period

**Reports must be delivered electronically to:**

Lowell Atkinson, Economic Development Specialist
The Greenhouse, City of St. Petersburg
Lowell.atkinson@stpete.org

(*All projects must be completed within 12 months from date of the Grant Agreement.)
Storefront Conservation Corridor
Program Guidelines

Applications & supporting documents are to be submitted in a single envelope at least 8"x 10" in size to:

Lowell Atkinson
The Greenhouse
Economic & Workforce Development Department
City of St. Petersburg
440 2nd Avenue North
St. Petersburg, FL 33701

Or by mail:

Lowell Atkinson
The Greenhouse
Economic & Workforce Development Department
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731
Program Participation Requirements

I. Businesses

A. Business Eligibility Criteria - Program eligibility for businesses is based on the following criteria:
   1. Land or commercial space utilizing funds must be located on Beach Drive (from 1st Ave SE to 5th Ave NE) or Central Avenue (from Bayshore Drive to 31st St) – the “Program Boundaries”.
   2. Business must have been in operation for at least one year (as defined by the business formation date from the Florida Division of Corporations).
   3. Business must have its City of St. Petersburg Business Tax Receipt
   4. Business must have 50 or fewer employees (Full-time and Part-time).
   5. Business must be a Local, Independent Business, as defined by the criteria below:
      a. Business must be registered in the State of Florida, with the majority of the business’ ownership being either held by private individuals or a privately held company (i.e., not publically traded).
      b. Business must be at least 50% locally-owned by residents of St. Petersburg.
      c. Business makes independent decisions regarding its name signage, brand, appearance, purchasing, practices, hiring, and distribution, and is solely responsible for paying its own rent, marketing, and other business expenses without assistance from a corporate headquarters outside of St. Petersburg.
      d. Business must have no more than three franchises or outlets.
   6. Business must show it has working capital for business operations as of the date of the application (as demonstrated in the Balance Sheet or other documentation deemed acceptable by the City)
   7. Business must be primarily domiciled within the city limits of St. Petersburg.
   8. Property insurance must be held on any commercial space utilizing program funds

B. Business Disqualifying Criteria - A business meeting any of the following disqualifying criteria at the time of the application is disqualified for funding, until resolved to the satisfaction of the City:
   1. Unpaid code enforcement liens
   2. Unpaid special assessment liens
   3. Pending foreclosure(s)
   4. Any owner, officer, partner, or principal actor of the business has received a felony conviction for financial mismanagement within the last two years
   5. Mortgage or lease payments three months in arrears

II. Property Owners

A. Property Owner Eligibility - Program eligibility for property owners is based on the following criteria:
   1. Property owner has a property in located within the Program Boundaries.
   2. Property owner has an executed lease agreement for that property with a term of at least three (3) years, with a business that meets the eligibility requirements set forth in IA, above. Property Owners with a lease agreement already in effect prior to October 1, 2018 are ineligible.
3. The negotiated rent on the lease agreement must be no greater than the current market average for at least the first three years of the lease agreement - as defined by Costar or other real estate analytic program.

4. There can be no felony convictions for financial mismanagement within the last two years of any owner, officer, partner, or principal actor of the business that is a party to the lease agreement.

B. Property Owner Disqualification - A property owner meeting any of the following disqualifying criteria at the time of the application are disqualified for funding, until resolved to the satisfaction of the City:

1. Unpaid code enforcement lien(s)
2. Unpaid special assessment lien(s)
3. Pending foreclosure(s)
4. Mortgage or lease payments three years in arrears
5. The property owner or any owner, officer, partner, or principal actor of the property owner has received a felony conviction for financial mismanagement within the last two years

Grant Guidelines

The Storefront Conservation Corridor Program ("Program") is an incentive program that provides grants to eligible businesses along Beach Drive (from 1st Ave SE to 5th Ave NE) and Central Avenue (from Bayshore Drive to 31st St); the Program will provide financial support to property owners entering into lease agreements with eligible businesses and will provide financial support to businesses for physical improvement or purchase of property and investments in business capacity development that support the growth and long-term sustainability of the business. A total of $175,000 in funding has been made available for FY 2018-2019, and a business or property owner meeting the eligibility criteria above can request funding of up to $15,000 – or $20,000 with bonuses - in the form of a one-time award through a rolling grant application period and grant review process. Program funds are available for any projects and eligible expenditures from October 1, 2018 until Program funds are exhausted.

Program funds are available in two separate categories:

1. Eligible Businesses
   A. Potential Maximum Award of $20,000
      1) Basic Program Request of $15,000
      2) Business Owner Bonuses of up to $5,000:
         a. Job Creation Bonus: A business is eligible for additional grant funds of up to $2,500 if it is demonstrated that the investments resulted in the addition of at least one (1) new job. The business' baseline employment numbers will be established at the time the application is submitted. The additional funds will be awarded at $2,500 in total if the total employment numbers remain higher than the baseline employment numbers for the one-year period following the award. New hires made no more than one year prior to the date of the application will be honored retroactively.
b. **SBE Utilization Bonus:** A business is eligible for additional grant funds of up to $2,500 if it is demonstrated that the awardee will purchase from certified Small Business Enterprises for the proposed project. The additional funds will be awarded at $2,500 for the use of at least one (1) SBE.

c. **Bonuses will only be awarded after job creation and/or SBE utilization is demonstrated.**

**B. Eligible uses of funds:**

1. Acquisition of land or commercial space
2. Renovation of commercial space
3. Acquisition of Machinery & Equipment or other fixed assets (e.g. furniture, fixtures, leasehold improvements, etc.)
4. Life-safety improvements to commercial space
5. Building Code related requirement improvements (e.g. grease trap)
6. Purchase of additional Inventory and Raw Materials
7. Purchase of intellectual property protections such as patents, copyrights, trademarks, etc.
8. Purchase of business development or marketing software (e.g. QuickBooks, Salesforce, B2G, Constant Contact, etc.)
9. Creation of a long-term, strategic marketing or development plan (must include scope of work)
10. Signage
11. Fees for industry certifications, licensure, and professional development opportunities
12. Required match funding for SBA 7(a), 504, or other business loans
13. Any expenses related to a forced relocation to a location outside of the Program Boundaries but within the City of St. Petersburg
   a. “Forced relocation” is defined as an increase in current rent by greater than 25%, the abrupt and unanticipated termination of a lease agreement, or the sale of the building to a new owner who is modifying current leases.

**C. Ineligible uses of funds:**

1. Lease payments
2. Mortgage payments
3. Purchase of Common Stock or other forms of company stock
4. Payment of any Current Liabilities (e.g. Notes Payable, Accounts Payable, Accruals, Current Portion of Long-Term Debt)
5. Employee Salary and Benefits
6. Other Sales, General, and Administrative expenses (SGA)
7. Feasibility studies
8. Personnel expenses

**2. Eligible Property Owners**

A. Award of $10,000 per applicant
B. Total allocation of $50,000 for all property owner applicants
C. A maximum of five (5) total awards are available for property owners.
Application Process

Submitted applications – along with all documents required by the City - will be accepted and reviewed by City staff from the Economic & Workforce Development Department for consideration. Staff will consider and review each application based on its completeness, the eligibility of the applicant, and the availability of funds. Applications will be considered on a first-come, first-serve basis, for applications that have submitted all required documents for evaluation.

After grant awards are determined, selected businesses will enter into a formal Grant Agreement with the City of St. Petersburg with stipulations and requirements for both parties, including reporting requirements. For a physical improvement project, a separate authorization must be secured from the property owner if the business owner does not own the property.

Expected Timeline:

- Application Open Date - pending approval
- Applications accepted on a rolling basis, as described above
- The review process will be no more than 15 business days after a completed application is received
- Awards will be made to eligible businesses and property owners meeting the Program criteria

<table>
<thead>
<tr>
<th>Program Announced</th>
<th>March/April 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Submitted to The Greenhouse</td>
<td>Accepted on a rolling basis (no deadline)</td>
</tr>
<tr>
<td>City Staff Reviews Application</td>
<td>15 business days from submission of completed application</td>
</tr>
<tr>
<td>Final Decision on Awardees</td>
<td>30 business days from submission of completed application</td>
</tr>
<tr>
<td>Grant Disbursement to Awardees</td>
<td>Within 30 calendar days after execution of a grant agreement</td>
</tr>
<tr>
<td>Bonuses Awarded</td>
<td>Within thirty days after demonstration that each bonus requirement has been met</td>
</tr>
</tbody>
</table>
Order of Presentation

Part 1:
LAND DEVELOPMENT REGULATIONS

By:
Derek Kilborn
Elizabeth Abernethy
Order of Presentation

Acknowledgements

**Stakeholders:**
- Keep St. Pete Local
- LocalShops1
- Central Ave. Council
- Business Assoc.
- FL Main Streets
- Chamber of Commerce
- The Greenhouse
- Property Owners
- Small Business Owners
- Developers

**Local Hosts:**
- Bandit Coffee Co.
- Nova 535

**Administration:**
- Mayor Rick Kriseman
- Dr. Kanika Tomalin
- Alan DeLisle
- Kevin King

**City Staff:**
- Planning Devt. Svcs. Dept.
- Eco. Workforce Devt. Dept.
- The Greenhouse
- Marketing Dept.
Order of Presentation

Part 1: LAND DEVELOPMENT REGULATIONS
By: Derek Kilborn
Elizabeth Abernethy

BUSINESS ASSISTANCE PROGRAM

Acknowledgements

Stakeholders:
Keep St. Pete Local
LocalShops1
Central Ave. Council
Business Assoc.
FL Main Streets
Chamber of Commerce
The Greenhouse
Property Owners
Small Business Owners
Developers

Local Hosts:
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Administration:
Mayor Rick Kriseman
Dr. Kanika Tomalin
Alan DeLisle
Kevin King

City Staff:
Planning Devt. Svcs. Dept.
Eco. Workforce Devt. Dept.
The Greenhouse
Marketing Dept.
2017-05: Mayor’s announcement
2017-05: Independent Corridor Roundtable

Miscellaneous stakeholder meetings

2018-08: Chamber of Commerce “Now Trending” (Palladium Theater)
2018-10: Keep St. Pete Local (NOVA 535)
2018-11: Public Open House (Bandit Coffee Co.)
2018-12: Chamber of Commerce Housing, Land Use, Development TF
2019-01: Public Open House (The Greenhouse)
2019-01: Development Review Commission Approved / Consistency
2019-01: Committee of the Whole
2019-02-21: City Council, 1st Reading
2019-04-18: City Council, 2nd Reading and Public Hearing
1. Applicability
2. Definitions
3. Corridors
4. Storefront Widhts
5. Use and Design Standards
6. Parking and Vehicle Access
7. Variances

Storefront Conservation Corridor Overlay: Land Development Regulations
**Beach Drive**

Beach Drive extending from 5th Avenue North to 1st Avenue South.

**Central Avenue, Downtown East**

Central Avenue extending from Beach Drive to Dr. Martin Luther King Jr. Street.

*Storefront Conservation Corridor Overlay: Land Development Regulations*
Central Avenue, Downtown West
Central Avenue extending from Dr. Martin Luther King Jr. Street to 18th Street.

Grand Central
Central Avenue extending from 18th Street to 31st Street.

Storefront Conservation Corridor Overlay: Land Development Regulations
## BEACH DRIVE

<table>
<thead>
<tr>
<th>Type</th>
<th>Storefront Width (Feet)</th>
<th>No. of Storefronts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small</td>
<td>Zero to 20-feet</td>
<td>Minimum: 15%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: No maximum</td>
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<tr>
<td>Medium</td>
<td>21- to 40-feet</td>
<td>No minimum</td>
</tr>
<tr>
<td>Large</td>
<td>More than 40-feet</td>
<td>No minimum</td>
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Note: Storefront width regulations shall apply only along the west face of the corridor.

## CENTRAL AVENUE, DOWNTOWN EAST

<table>
<thead>
<tr>
<th>Type</th>
<th>Storefront Width (Feet)</th>
<th>No. of Storefronts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small</td>
<td>Zero to 20-feet</td>
<td>Minimum: 40 %</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maximum: No maximum</td>
</tr>
<tr>
<td>Medium</td>
<td>21- to 40-feet</td>
<td>No minimum</td>
</tr>
<tr>
<td>Large</td>
<td>More than 40-feet</td>
<td>No minimum</td>
</tr>
</tbody>
</table>

Note: Parcels located between 6th Street and 8th street shall be considered one block.

Storefront Conservation Corridor Overlay: [Land Development Regulations](#)
### CENTRAL AVENUE, DOWNTOWN WEST

<table>
<thead>
<tr>
<th>Type</th>
<th>Storefront Width (Feet)</th>
<th>No. of Storefronts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Minimum</td>
</tr>
<tr>
<td>Small</td>
<td>Zero to 20-feet</td>
<td>35%</td>
</tr>
<tr>
<td>Medium</td>
<td>21- to 40-feet</td>
<td>No minimum</td>
</tr>
<tr>
<td>Large</td>
<td>More than 40-feet</td>
<td>No minimum</td>
</tr>
</tbody>
</table>

### GRAND CENTRAL

<table>
<thead>
<tr>
<th>Type</th>
<th>Storefront Width (Feet)</th>
<th>No. of Storefronts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Minimum</td>
</tr>
<tr>
<td>Small</td>
<td>Zero to 20-feet</td>
<td>40%</td>
</tr>
<tr>
<td>Medium</td>
<td>21- to 40-feet</td>
<td>No minimum</td>
</tr>
<tr>
<td>Large</td>
<td>More than 40-feet</td>
<td>No minimum</td>
</tr>
</tbody>
</table>

Storefront Conservation Corridor Overlay: Land Development Regulations
“SMALL” 20-feet wide or less

“MEDIUM” 21-feet to 40-feet

“LARGE” More than 40-feet wide

Storefront Conservation Corridor Overlay: Land Development Regulations
For e.g. Central Avenue, Downtown East

19 – Total Number of Storefronts

10 Small / 19 Total = 52.6 %
(45 % minimum)

7 Medium / 19 Total = 36.8 %

2 Large / 19 Total = 10.5 %
(20 % maximum)
For e.g. Central Avenue, Downtown East

18 – Total Number of Storefronts

- 10 Small / 18 Total = 55.6% (45% minimum)
- 5 Medium / 18 Total = 27.8%
- 3 Large / 18 Total = 16.7% (20% maximum)

Storefront Conservation Corridor Overlay: Land Development Regulations
For e.g. Central Avenue, Downtown East

16 – Total Number of Storefronts

- 8 Small / 16 Total = 50.0 %  
  (45 % minimum)
- 5 Medium / 16 Total = 31.3 %
- 3 Large / 16 Total = 18.8 %  
  (20 % maximum)
For e.g. Central Avenue, Downtown East

15 – Total Number of Storefronts

6 Small / 15 Total = 40.0 %
(45 % minimum)

6 Medium / 15 Total = 40.0 %

3 Large / 15 Total = 20.0 %
(20 % maximum)
PARKING EXEMPTION
Small Storefronts, 20-feet wide or less

Beach Drive
Central Ave. DT East
Central Ave. DT West

Retail Sales and Service:
3,000 SF tenant space: 1 space per 500 SF
4,000 SF tenant space: Zero (0) parking spaces
@ $24,000 / space: 8 parking spaces
$192,000

Grand Central

Retail Sales and Service:
3,000 SF tenant space: 1 space per 300 SF
4,000 SF tenant space: Zero (0) parking spaces
@ $24,000 / space: 13 parking spaces
$312,000

Storefront Conservation Corridor Overlay: Land Development Regulations
VARIANCE

- Availability of other similar uses within the target zone or surrounding neighborhood;
- Impact of variance is non-obtrusive and helpful to preservation of the character of the target area subject block and larger sub-district;
- Distribution pattern of windows and activated doorways shall reinforce the intent of this section and aesthetic of the subject block and larger corridor; and
- Pedestrian activation of the subject block by the proposed use.
Storefront Conservation Corridor Business Assistance Program

1. Business Assistance
2. Storefront Conservation Corridor Fund
   a. Overview
      1) Eligibility
      2) Grant Guidelines
      3) Application Process
      4) Reporting
EMS
Growth Management Strategies

ISSUED JOINTLY BY PINELLAS COUNTY AND PARTICIPATING CITIES AND DISTRICTS THROUGH THE DATA DRIVEN FOCUS GROUP

December 2018
Initial Partners
Data Driven Focus Group

- The “Data Driven Focus Group” is a collaborative between all City and Fire District Fire Chiefs and County Safety & Emergency Services staff to evaluate the response time performance and workload of ALS First Responder Units.

- This group has expanded to include the EMS Medical Director and Sunstar for the Growth Management project.
Collaborative Approach

- Several Cities and Fire Districts feel that it is time to implement growth management on a voluntary basis:
  - Clearwater, East Lake, Largo, Lealman, Pinellas Suncoast, Safety Harbor, Seminole, and St. Petersburg are interested.
  - Approach will be an opt-in through an Interlocal Agreement
  - Other Cities and Districts may join later
  - Continue to support the partnership between the Cities/Fire Districts and the County.

- EMS demand continues to increase; stakeholders feel it’s time to implement some growth management strategies before the service level to emergencies is negatively impacted.
Growth Management Strategies

- First priority is quality care.
- Fully Implement the Medical Priority Dispatch System (MPDS)
  - Effectively utilize resources
  - Improve quality and efficiency
  - Structured process
    - Rapidly identify severe problems
    - Triage based on call nature and severity
    - Instructions to the caller while EMS responds
    - Dispatch of the appropriate unit(s) based upon the triage
International Academy of Emergency Dispatch Response Model

• Every EMS System, using IAED, determines their local response model based upon:
  ▪ Local demographics
  ▪ Available resources
  ▪ Level of service (*basic or advanced life support*)
  ▪ Local response time standards

• Triage is an integral part of the model

• The Pinellas County Regional 9-1-1 Center is seeking designation as an Accredited Center of Excellence (ACE) with the National Academy of Emergency Dispatch. Expected in 2019.
Benefits of Growth Management

- Effective triage
  - Proper resource utilization by call type and severity
  - Preserves availability of resources
  - Improve response times to serious emergencies
  - “Right-sizing our response to low acuity calls”
Response Philosophy

• First Responder need
  ▪ *Paramedics needed to quickly treat a priority symptom – life threatening or potentially life threatening (i.e. difficulty breathing, chest pain, unconscious, etc.)*
  ▪ *More than two personnel total required to complete tasks on scene rapidly or safely.*

• Ambulance need?
  ▪ *Patient requires (or requests) transport by ambulance*
### Preserve Resources

<table>
<thead>
<tr>
<th>First Responder</th>
<th>Ambulance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Life-threatening emergencies</td>
<td>Transport mission</td>
</tr>
<tr>
<td>Fire protection</td>
<td></td>
</tr>
</tbody>
</table>

“Send the right resource, the right way, at the right time.”

“When in doubt, send them out.”
Proposed Improvement

- *Elimination of First Responder to a subset of “Falls” and “Sick Person” calls*

- First Responder will continue to respond to all life-threatening and potentially life-threatening calls and other low severity calls.

- First Responder responses would be reduced by approximately 16,500 calls per year if implemented countywide.

- This would reduce First Responder responses by approximately 9.6% overall.

- Overall goal is to improve availability of Fire Rescue resources for life threatening EMS emergencies and Firefighting.
Proposed Improvement

- Elimination of First Responder to a subset of “Falls” and “Sick Person” calls

- Initial implementation will reduce approximately 75% of the responses or nearly 12,500 responses.

- By agency reductions based upon 2017 data
  - Clearwater – 2,300
  - East Lake – 300
  - Largo – 2,500
  - Lealman – 900
  - Pinellas Suncoast – 175
  - Safety Harbor – 280
  - Seminole – 1,100
  - St. Petersburg – 4,800
Support of the Recommendation

- Recommendation is patient-centered and improves efficiency
- Endorsed by:
  - EMS Medical Director
  - EMS Medical Control Board (December 2018 meeting)
  - EMS Advisory Council (December 2018 meeting)
  - Regional 9-1-1 Center
  - Data Driven Focus Group
    - Stakeholder representatives
    - Studied retrospective data
    - Drafted the interlocal agreement, resolutions, protocols and presentation together.
Response Configuration

- **Current**
  - 4 to 6 personnel in 2 units
  - First Responder and ambulance *(no lights & sirens)*

- **Proposed**
  - 2 personnel in 1 unit
  - Ambulance *(no lights & sirens)*
# 9-1-1 Dispatch Example

## FALL

<table>
<thead>
<tr>
<th>Description</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extreme or Long fall <em>(greater than 10 ft.)</em></td>
<td>Fire &amp; Ambulance <em>(lights &amp; siren)</em></td>
</tr>
<tr>
<td>Unconscious, cardiac arrest, not alert, chest or neck injury <em>(with difficulty breathing)</em></td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Response</th>
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</thead>
<tbody>
<tr>
<td>Unknown status, Serious hemorrhage</td>
<td>Fire &amp; Ambulance <em>(lights &amp; siren)</em></td>
</tr>
<tr>
<td>Possibly dangerous body area <em>(head, neck, chest, abdomen)</em></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-recent Injuries <em>(more than 6 hrs.)</em></td>
<td>Ambulance <em>(no lights &amp; siren)</em></td>
</tr>
<tr>
<td>Not dangerous body area <em>(upper/lower extremities)</em></td>
<td></td>
</tr>
</tbody>
</table>
EMS Call Example

- Cardiac Arrest
  - 1\textsuperscript{st} Due ALS Engine – unavailable
    (on a minor sick person call)
  - 2\textsuperscript{nd} Due ALS Engine – 7 minute response
    (compared to 4:30 average)
  - Survival decreases by 7-10\% per minute
  - Under the proposed change, the 1\textsuperscript{st} Due ALS Engine would be more likely to be available to respond.
Foundational Unit Resolution

- Existing ALS First Responder Units are necessary to maintain the level of service and emergency response times.

- Implementation of Growth Management does not eliminate the need for current units, but will stave off the need for additional units.

- We need to ensure continued geographic and call volume capacity by response zone in each EMS District. The current units are considered "foundational units" necessary to maintain public health, safety and welfare.

- A County Resolution will accompany the Interlocal Agreements.
Effect on Response Time

• “Downgraded,” meaning No Lights/Sirens
• Average downgraded time First Responder: 5 min., 5 sec.
• Average downgraded time for ambulance: 10 min. 26 sec.
• Response time will be an average of 5 min. 21 sec. longer
• Level of service not changed – still Advanced Life Support (ALS) to all 9-1-1 calls
• If the ambulance will be more than 20 minutes, a First Responder will be sent immediately
• If ambulance needs assistance a First Responder can be requested
• Not uncommon for communities to send only an ambulance
  - Example: Hillsborough County & City of Tampa, BLS private ambulance for these calls (60 minute Response Time Goal)
Next Steps

- Cities and Fire Districts who are ready to implement Growth Management will sign a standardized interlocal agreement.

- Seek the review and approval of the EMS Medical Director, EMS Medical Control Board and EMS Advisory Council.

- Seek the review and approval by the Board of County Commissioners acting as the EMS Authority for the Agreement and the Foundational Unit Resolution

- Monitor implementation with the oversight of the Medical Director and Dispatch Review Committee
ST. PETERSBURG CITY COUNCIL

Meeting of February 7, 2019

Report

TO: The Honorable Charles Gerdes, Chair, and Members of City Council

SUBJECT: A resolution approving the 2019 Emergency Medical Services ALS First Responder Growth Management Agreement between the City of St. Petersburg and the Pinellas County Emergency Medical Services Authority for fiscal year 2019; authorizing the Mayor or his designee to execute the 2019 Emergency Medical Services ALS First Responder Growth Management Agreement; and providing an effective date.

EXPLANATION: The City and the Pinellas County Emergency Medical Services Authority (the "Authority") entered into the Emergency Medical Services ALS First Responder Agreement (the "ALS Agreement") on or about September 26, 2017 wherein the Authority funds the City’s provision of Advanced Life Support (ALS) First Responder Services in the City, the East Highpoint Fire District and the Gandy Fire District (collectively referred to as the "City’s EMS District"). Within the ALS Agreement, the City and the Authority agreed to work collaboratively to expand the use of Priority Dispatch Protocols to reduce responses to certain non-life threatening EMS incidents if the Authority would revise their level of service resolution to adopt the City’s current ALS deployment as a minimum foundation necessary to maintain current service levels within the City’s EMS District.

The City and Authority entered into negotiations for a new agreement titled "2019 Emergency Medical Services ALS First Responder Growth Management Agreement" (the "Agreement"). The Agreement establishes the collaboration of the Authority and the City to manage the growth of EMS incidents through a multi-faceted and cooperative effort to prioritize availability of ALS First Responder Units for life threatening emergencies, potentially life-threatening emergencies and fire suppression by reducing the EMS workload of ALS First Responder Units to non-life threatening EMS incidents.

The Agreement ends on September 30, 2019 and allows for three (3) one (1) year extensions. During the term of this Agreement, the Authority shall maintain the funding for Authority Funded Units in accordance with the ALS Agreement and any amendments thereto.

RECOMMENDATION: Administration recommends the approval of the 2019 Emergency Medical Services ALS First Responder Growth Management Agreement; authorizing the Mayor or his designee to execute the 2019 Emergency Medical Services ALS First Responder Growth Management Agreement; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Revenues received in relation to the Emergency Medical Services ALS First Responder Agreement will be deposited into the Emergency Medical Services Fund (1009). Funding will be available in the FY 19 Operating Budget.
ATTACHMENTS: 2019 Emergency Medical Services ALS First Responder Growth Management Agreement Resolution Presentation

APPROVALS:
Administration: ____________________ Budget: ____________________

Citylaw 00423433
Resolution No. 2019 -

A RESOLUTION APPROVING THE 2019 EMERGENCY MEDICAL SERVICES ALS FIRST RESPONDER GROWTH MANAGEMENT AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG (THE “CITY”) AND THE PINELAS COUNTY EMERGENCY MEDICAL SERVICES AUTHORITY (THE “AUTHORITY”) FOR FISCAL YEAR 2019; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE 2019 EMERGENCY MEDICAL SERVICES ALS FIRST RESPONDER GROWTH MANAGEMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and the Authority entered into the Emergency Medical Services ALS First Responder Agreement (the “ALS Agreement”) on or about September 26, 2017 wherein the Authority funds the City’s provision of Advanced Life Support (ALS) First Responder Services in the City, the East Highpoint Fire District and the Gandy Fire District (collectively referred to as the “City’s EMS District”); and

WHEREAS, in the ALS Agreement, the City and the Authority agreed to work collaboratively to expand the use of Priority Dispatch Protocols to reduce responses to certain non-life threatening EMS incidents if the Authority would revise their level of service resolution to adopt the City’s current ALS deployment as a minimum foundation necessary to maintain current service levels within the City’s EMS District; and

WHEREAS, the City and the Authority have negotiated the 2019 Emergency Medical Services ALS First Responder Growth Management Agreement (the “Agreement”) for fiscal year 2019 that will expire on September 30, 2019, and allows for three (3) one (1) year extensions; and

WHEREAS, the Administration recommends that the Agreement be executed by the City.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the 2019 Emergency Medical Services ALS First Responder Growth Management Agreement between the City of St. Petersburg and the Authority is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the 2019 Emergency Medical Services ALS First Responder Growth Management Agreement between the City of St. Petersburg and the Authority.

This resolution shall become effective immediately upon its adoption.

Approvals:
Approved as to Form and Substance: Administration:

City Attorney (designee)
City Clerk 00425699
2019

EMERGENCY MEDICAL SERVICES
ALS FIRST RESPONDER
GROWTH MANAGEMENT AGREEMENT

CITY OF ST. PETERSBURG

PINELLAS COUNTY
EMERGENCY MEDICAL SERVICES AUTHORITY
12490 Ulmerton Road
Largo, FL 33774
GROWTH OF EMS INCIDENTS THROUGH A MULTI-PURPOSE AND COOPERATIVE EFFORT TO

The Authority and certain Provider Agencies desire to collaborate to manage the

Section 403 of the ALS Agreement,

current services levels within the Contractors' EMS District in accordance with

current ALS deployment as the minimum foundation necessary to maintain

the Authoritya reviewing their level of service resolution to adopt Contractors

the expansion of the use of Priority Dispatch Procedures would be dependent on

response to certain non-life-threatening EMS Incidents, and further agreed that

contractor and Authority agreed in Section 402 of the ALS Agreement to work

collaboratively to expand the use of Priority Dispatch Procedures to reduce

Responded Services (the "ALS Agreement").

The Authority has entered into an agreement with Contractor to provide First

Emergency Transport Services (collectively referred to as "Provider Agencies")

contracted with an Ambulance Contractor to provide ALS Emergency and non-

the Districts in the County to provide First Responder Services and has also

Chapter 80-585, Laws of Florida and Chapter 54, Article 11, Pinellas County

Medial Services ("EMS") through Department of Health, County ("County") and the

The Authority is a special district created for the purpose of providing Emergency

RECEIPTS

County Emergency Medical Services Authority, a special district

PETERBURG, a Florida Municipal Corporation ("Contractor") and the PINELLA

AGREEMENT made this day of , 2019, between the City of ST.

GROWTH MANAGEMENT AGREEMENT

ALS First Responder

Emergency Medical Services
The purpose of this Agreement is to define the obligations and responsibilities of the parties. The following terms are hereby incorporated and made part of this Agreement.

Section 1.0: Regulations and Purpose

The Agreement

Article 1

as follows:

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions

1. Strategic

Implement, and monitor the phased implementation of growth management

2. Strategic

The Authority and Contractor desire to work collaboratively to develop

3. Responder Units

Responder Units for Provider Agreements that participate in growth management

4. Responder Coverage

Responder Coverage throughout the County, and agree to maintain the current

5. Responder Coverage

The Authority hereby recognizes the Preparedness model for ALS First

6. Responder Coverage

Responsive to demand

7. Responder Coverage

The demand model for emergency medical services deploys units dynamically to

8. Responder Coverage

Historical demand workload by zone and provides coverage at all times

9. Responder Coverage

Reducing the EMS workload of ALS First Responder Units to non-life threatening

10. Responder Coverage

Emergency, potentially life threatening emergencies, and the suppression by

11. Responder Coverage

Provide availability of ALS First Responder Units for life threatening
In the event of potentially life-threatening emergencies, the emergency management initiatives to reduce the demand for EMS services through public education, community outreach, pathway management and may include other growth management initiatives to reduce the demand for EMS only to non-life-threatening or routine patient transportation requests for service. Efforts suppression and other hazardous emergencies, through the response of ambulances threatening medical emergencies, potentially life-threatening medical emergencies, the demand by prioritizing the availability of ALS First Responder Units for response to life-threatening emergencies. The following terms shall have the meaning ascribed to them:

Unless the context otherwise requires, capitalized terms used herein shall have the meaning ascribed to them:

First Responder Agreement between the Authority and Contractors.

Section 201. Words and Terms. Terms used but not defined in this Agreement shall have the meaning ascribed to them.

Section 102. Cooperation. The parties shall cooperate and use all reasonable efforts, pursuant to the terms of this Agreement to facilitate the terms of this Agreement to enable the provision of ALS First Responder Services. Following

ALSR Growth Management Agreement
Emergency Medical Services

Page 4
SECTION 301. PRIORITY DISPATCH PROTOCOLS. Contractor shall respond to
EMS incidents in accordance with the then current Priority Dispatch Protocols.
Contractor shall cooperate with the Authority in implementing periodic enhancements
and improvements to the Priority Dispatch Protocols through collaboration and mutual
consent.

SECTION 302. GROWTH MANAGEMENT PLAN. Contractor and Authority agree to
expand the use of Priority Dispatch Protocols to actively implement growth management
strategies to reduce the EMS workload of ALS First Responder Units for emergency medical
care responses to certain non-life-threatening EMS incidents and partner on other growth management initiatives.
The Authority and Contractor will work collaboratively to expand and enhance public
education programs and EMS incident reduction programs. The Authority and
Contractor will reduce response for ALS First Responder Units for emergency medical
dispatch codes 17A00, 17A01, 17A02, 17A03 and 26A. Upon mutual consent by the
Authority and Contractor, additional emergency medical codes may be considered for
addition to the Growth Management Plan. For instances in which an Ambulance is
predicted at time of dispatch to exceed a twenty (20) minute response time to an
Ambulance only response, an ALS First Responder Unit will be dispatched immediately.

The time interval to automatically dispatch an ALS First Responder Unit may be
modified by a Medical Operations Manual protocol or medical control directive upon
mutual consent with Contractor. ALS First Responder Units will be immediately
requested by Ambulance personnel for situations in which a life-threatening or
potentially life-threatening Patient is encountered or assistance is needed to safely
remove the Patient for transport. ALS First Responder Units will respond to assist when
requested.
Section 303. RESOLUTION
Within thirty (30) days of the execution of this Agreement, the Authority will implement the Resolution attached as Appendix A.

Section 403 of the Agreement.
Section 403 of the Agreement, service levels are not reduced within the Contractor's EMS District in accordance with any amendments thereto, to ensure the level of response readiness and current agreements.

Section 304. FUNDING
During the term of this Agreement, the Authority shall minimize under triage and response.

Management Plan may be suspended, modified or restricted. The objective is to
If protocol compliance does not consistently meet the requirements, the adjustable answer.
Growth Management Plan, measured monthly and reported on a rolling quarterly basis,
(60) percent of greater for EMS incidents under the Authority, through the Regional 9-1-1 Center, shall ensure the
Management Plan (to response determinants) is monitored and the protocol
and reported on a rolling quarterly basis before each segment of the Authority.

Section 303. COMPLIANCE WITH PRIORITY DISPATCH PROTOCOLS
ALSRG Growth Management Agreement
Emergency Medical Services
agreement of the parties.

For the initial term of one (1) year periods following the initial term through written
termination as provided for herein in this agreement, This agreement may be extended
execution and ending at midnight September 30, 2019, unless this agreement is earlier
Section 501. TERM OF AGREEMENT. This agreement shall be from the date of

TERM AND TERMINATION

ARTICLE V

Expiration of or earlier termination of this Agreement.

Contractor, Medical Control Board and Medical Director: This Section 402 shall survive
relates to this Agreement (including but not limited to other Contractors, the Ambulance
or entities controlled by, approved by, or approved by the Authority to provide services
of the Authority, its employees or agents, for assisting out of the negligence of any persons
Agreement. Contractor is not liable for the causes of action arising out of the negligence
Contractor, County or Authority, Nothing herein shall be construed as consent by
immunity of the limits of liability contained in Section 768.22, Florida Statutes, by the
from said negligence. Nothing herein is intended to serve as a waiver of sovereign
within the scope of their employment, and agree to be liable for any damages resulting
their own acts of negligence of their respective agents, acts of negligence when acting
Section 402. LIABILITY. Contractor and Authority agree to be fully responsible for
Agreement.

ASSURED INSURANCE REQUIREMENTS. Contractor and Authority agree to adopt and

INSURANCE AND INDEMNIFICATION

ARTICLE V

Page 7
ALSFAR Group Management Agreement
Emergency Medical Services
Largo, Florida 33774
1240 Ulmerton Road - Suite 134
Pinellas County EMS & Fire Administration
Executive Director, Pinellas County EMS Authority

If to Authority:

Upon receipt, and shall be addressed as follows:
registered or certified mail, return receipt requested, with notice deemed to be given
by this agreement shall be in writing and, as applicable, shall be transmitted by
one counterpart, each of which shall be deemed an original.
This agreement may be executed in more than
sections.
Interpretation, construction and performance of this agreement.
Florida law shall govern the validity.

not be the agent, servant, officer or employee of the authority of the County.
糯糯糯米糯米糯米糯米糯米

sections.
All notices, consents and agreements required or permitted

sections.
The parties

miscellaneous

sections.
By the parties:
This agreement shall be effective upon execution.

sections. notice to all parties in accordance with Section 64.
Terminals without cause by any party at any time, upon giving thirty (30) days written
This agreement may be

sections.
[Signature Page to Follow]

Associated Therewith: Authoritatively may have under the Special Act, previous legislation and orders and judgments

agreement hereinafter not be seen as a waiver of any rights either the Contractor or the Contractor and Authoritatively that any actions or determinations taken in order to reach the

Notwithstanding anything to the contrary contained in this agreement, it is the intent of

the responding medical emergencies, the suppression and other hazardous emergencies.

available for rapid response to the-responding medical emergencies, potentially the

Contractor have worked together in good faith to prioritize ALS first responders. Until

Section 609. NO WAIVER OF RIGHTS UNDER SPECIAL ACT. Authority and

ATTN: Mayor’s Office
St. Petersburg, Florida 33701
175 Fifth Street North
City of St. Petersburg

If to Contractor:

Page 9
ALSFR Growth Management Agreement
Emergency Medical Services
Approved as to Content and Form:

By:

Title:
Print:
By:

CITY OF ST. PETERSBURG, FLORIDA

City Clerk

Deputy Clerk

Ken Burke, Clerk

Attest:

2019.

IN WITNESS WHEREOF the parties hereto, by and through their undersigned authorized officers have caused this agreement to be executed on this day of

Page 10
ALSRF Growth Management Agreement
Emergency Medical Services
4. Respondent Agencies

Such funding is subject to the fiscal non-funding clause contained in the ALS First Responder Agreements.

3. District

Additional future resources or enhancements to the deployment plan for each EMS region shown as Exhibit A, and the authority is directed to use this funding for existing Authority funded ALS First Responder Units.

2. Resolution

This Resolution shall not inhibit or preclude the Authority from determining the need for additional future resources or enhancements to the deployment plan for each district.

1. NOW, THEREFORE BE IT RESOLVED:

WHEREAS, the current level of service is satisfactory and effectively the free-standing and multiplexed ALS First Responder Units authorized and funded by the Authority is based on the current EMS System demand and the current level of service is being achieved through the Authority funded ALS First Responder Units ( foundation units authorized and funded by the Authority and authorized and funded for advanced life support (ALS) First Responder Services.

WHEREAS, the Phoenix County Emergency Medical Services Authority ("Authority") has established levels of service through service agreements with multiple agencies and the districts and municipalities and the services described in paragraphs 2.0 and 3.0 above.

WHEREAS, the Phoenix County Emergency Medical Services Authority ("Authority") has endorsed the current level of service is satisfactory and effectively the free-standing and multiplexed ALS First Responder Units authorized and funded by the Authority is based on the current EMS System demand and the current level of service is being achieved through the Authority funded ALS First Responder Units.

WHEREAS, the Health and Safety Commission has determined that the need for additional resources to manage the growth of additional resources that may be necessary in the future. It does not eliminate the need for Foundation Units to meet the current level of service.

WHEREAS, the Phoenix County Emergency Medical Services Authority ("Authority") has established levels of service through service agreements with multiple agencies and the districts and municipalities and the services described in paragraphs 2.0 and 3.0 above.

WHEREAS, the Phoenix County Emergency Medical Services Authority ("Authority") has endorsed the current level of service is satisfactory and effectively the free-standing and multiplexed ALS First Responder Units authorized and funded by the Authority is based on the current EMS System demand and the current level of service is being achieved through the Authority funded ALS First Responder Units.
<table>
<thead>
<tr>
<th>Unit</th>
<th>Position</th>
<th>Station Numbers</th>
<th>Engine</th>
<th>Squad</th>
<th>Rescue</th>
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<td>Medic 24</td>
<td>Bronze Island</td>
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<td>Engine 14</td>
<td>Squad 32</td>
<td>Engine 12, Engine 10, Engine 8, Engine 6, Engine 2, Engine 1</td>
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<td>Engine 24</td>
<td>Treasure Island</td>
<td>Engine 69, Engine 70, Engine 71</td>
<td>Engine 69</td>
<td>Squad 55</td>
<td>Engine 70, Engine 71</td>
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<td>South Pasadena</td>
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<td>Engine 19</td>
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<td>Safety Harbor</td>
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<td>Engine 27, Engine 28</td>
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<td>Pinellas Park</td>
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<td>Engine 94, Engine 95, Engine 96</td>
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<td>Oldsmar</td>
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<td>Clearwater</td>
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<td>Engine 51</td>
<td>Engine 51</td>
<td>Squad 42</td>
<td>Engine 23</td>
</tr>
</tbody>
</table>

**Contractor Funded Units:**
- Authority Funded Units
- Contractor Funded Units

**Exhibit A**

ALFRA Growth Management Agreement
Emergency Medical Services