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

For Public Hearing on Tuesday, December 10, 2019
at 2:00 p.m. in the Sunshine Center,
330 5th St North, St. Petersburg, FL 33701.

According to the Planning and Development Services Department records, no Commission members reside, or own property located within 2,000 feet of the subject property. All other possible conflicts should be declared upon announcement of the item.

City File: ZM-9
Lamplight Village

This is a privately-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 proposed amendment to the official zoning map of 6.14 acres from Neighborhood Mobile Home (NMH) to Neighborhood Suburban Multi-family -1 (NSM-1) located at the site of the Lamplight Village mobile home park.

APPLICANT INFORMATION

APPLICANT/ PROPERTY OWNER: BDG Lamplight Village, LLC
Carlos Yepes
6654 78th Avenue N
Pinellas Park, Florida 33781

STAFF CONTACT: Britton Wilson, AICP, Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One – 4th Street North
St. Petersburg, Florida 33711
Britton.Wilson@stpete.org
(727) 551-3542

REQUEST

The applicant is requesting an amendment to the official zoning map to change the zoning designation from Neighborhood Mobile Home (NMH) to Neighborhood Suburban Multi-family -1 (NSM-1) located at the site of the Lamplight Village mobile home park located at 8700 4th Street North. The subject area consists of 6.14 of the total 6.24-acre mobile home park, where the remaining 1/10th of an acre will retain its Corridor Commercial Suburban – 1 (CCS-1) zoning designation. As stated by the applicant, the purpose of this rezoning is to demolish the existing mobile home park to allow for a new multi-family residential development that conforms to current FEMA and building code regulations. The applicant has purchased all the mobile homes within the park and no residents remain. The proposed zoning of NSM-1 is consistent with the existing Future
Land Use Map designation of Residential Medium (RM), therefore there is no concurrent Future Land Use Map amendment associated with the requested rezoning.

### SITE DESCRIPTION

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<tr>
<th>Description</th>
<th>Details</th>
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<tr>
<td>Street Address:</td>
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<tr>
<td>Acreage:</td>
<td>6.14 (MOL) acres</td>
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<td>Neighborhood Suburban Mobile Home (NMH) – 8 mobile home spaces/acre</td>
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<td>Proposed Zoning:</td>
<td>Neighborhood Suburban Multi-family - 1 (NSM-1) – 15 dwelling units/acre plus an optional 6 workforce housing units/acre</td>
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<td>Future Land Use:</td>
<td>Residential Medium (RM) – 15 dwelling units/acre plus an optional 6 workforce housing units/acre</td>
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<td>Countywide Plan Map:</td>
<td>Residential Medium (RM) – 15 dwelling units/acre plus an optional 6 workforce housing units/acre</td>
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<td>Former Lamplight Village Mobile Home Park</td>
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<td>Surrounding Uses:</td>
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<td>South and West – Single-family residential</td>
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<td>East - Commercial</td>
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<td>Neighborhood Association:</td>
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<td>No associated neighborhood plan</td>
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### BACKGROUND

The subject property is the current location of the Lamplight Village mobile home park, which the Pinellas County Property Appraiser records indicate was originally developed in 1957, accommodating 112 mobile home units with onsite support facilities. The City’s Business Tax Office records reflect that the tax has been paid for FY2019, based on 112 mobile homes. The portion of the mobile home park used as support facilities and zoned Corridor Commercial Suburban – 1 (CCS-1) is excluded from the proposed rezoning.

The applicant has purchased all the mobile homes within the park and no residents remain, therefore the City may act on the requested rezoning, pursuant to Sec. 723.083, F.S., pertaining to mobile home park lot tenancies.

The applicant has submitted two other concurrent applications to be reviewed by the Development Review Commission (DRC) on Wednesday, December 4, 2019. The first application (Case No.19-33000019) is requesting the vacation of a section of a 16-foot-wide (2,032 square feet) alley on the northeastern side of the subject property. The second application (Case No. 19-32000019) is requesting a Special Exception (SE) and related Site Plan to construct an accessory surface parking lot on a portion (33,908 square feet) of the northeast section of the subject property in support of the abutting CCS-1 zoned property to the east, which is under common ownership and proposed for redevelopment with a new 6,570 square foot commercial building. Surface parking on a residential zoned lot is permitted as a Special Exception use within both the existing and proposed zoning districts.
The subject property is zoned Neighborhood Suburban Mobile Home (NMH) where the purpose of this district is to regulate the location and spacing of mobile homes in mobile home parks while allowing for the replacement of mobile homes as necessary. While mobile homes are a permitted use at eight mobile home space per acres, because there are more units than allowed under current zoning, the Lamplight Village mobile home park is classified as having a grandfathered use.

The proposed change in zoning is to Neighborhood Suburban Multi-family -1 (NSM-1), which is intended to allow medium-intensity suburban-style garden apartments. This district allows multifamily structures with building heights typically ranging between one and three stories. Additional density may be allowed when workforce housing is provided. Achieving maximum development potential will depend on market forces, such a minimum desirable unit size and development standards such as minimum lot size, parking requirements, height restrictions and building setbacks.

The subject property is located within the Coastal High Hazard Area (CHHA), defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (“SLOSH”) computerized storm surge model. The property is also located within Hurricane Evacuation Level A which is the first area to be evacuated when a storm threatens Pinellas County. The present Residential Medium land use designation and the requested NSM-1 zoning both allow up to 15 dwelling units per acre, therefore no increase in density is being requested in conformance with Comprehensive Plan Policy LU7.1, prohibiting increases in land use density.

The subject property is also located within a FEMA designated Special Flood Hazard Area (SFHA), formally known as the 100-year floodplain. The existing mobile home park does not comply with the minimum FEMA flood elevation standards for residential dwelling units. Specifically, the property is located in SFHA AE-9, which requires that the top of the lowest habitable floor be at or above 9-feet. In addition, the City Floodplain Ordinance requires two additional feet of freeboard, for a total elevation of 11-feet. The City’s land development regulations will require that the storm water design for the new development be based on the effects of a 100-year storm event, consistent with Objectives LU9, CM11 and C1, as well as Policies CM11.14, CM11.15 and C1.1.

The requested NSM-1 zoning provides an appropriate transition between the commercial zoning along the 4th Street corridor and the multifamily zoning to the north, and the single-family zoning to the west and south. It is anticipated that the residential multifamily redevelopment will demonstrate compatibility with the uses surrounding the subject property as part of the Site Plan review (Policies LU3.6 and LU3.8). New residential construction will also improve the City’s tax base (Policy LU3.5) while replacing structures that are vulnerable to storm events (Policy CM11.11).

The existing Future Land Use Map designation of Residential Medium (RM), allowing up to 15 dwelling units per acre, is consistent and appropriate for both the existing and proposed zoning designations and therefore will remain. The Countywide Plan Map designation is also Residential Medium (RM) allowing 15 dwelling units per acre and will also remain.
RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE OFFICIAL ZONING MAP

1. Compliance of the proposed use with the goals, objectives, policies and guidelines of the Comprehensive Plan;

The proposed change in zoning to allow for the redevelopment of the existing mobile home park to a multi-family residential development is applicable to the following Comprehensive Plan objectives and policies:

- **Policy LU 2.5:** 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.

- **Policy LU3.1(A)(4):** Residential Medium (RM) - Allowing medium density residential uses not to exceed 15 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 a floor area ratio of 0.5. 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 amendments that shall include such use and all contiguous like uses.

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

- **Policy 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.

- **Policy LU3.6:** Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

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

- **Policy LU3.8:** The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusion that detract from the long-term desirability on an area through appropriate land development.

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

- **Objective LU4(1):** Residential - the City shall provide opportunities for additional residential development where appropriate.

- **Policy LU7.1:** Requests for residential density increases within the Coastal High Hazard Zone shall not be approved.

- **Objective LU9:** The City shall continue to define and regulate nonconforming and grandfathered uses consistent with the requirements of Chapter 163, F.S. for the purpose of reducing or
eliminating land uses that are inconsistent with the character of the community including repetitive loss and other properties that do not comply with minimum FEMA flood elevation standards as targeted in Policies CM11.11 and CM11.12.

- **Objective CM11:** The City will reduce natural hazard impacts through compliance with FEMA regulations, participation in NFIP’s Community Rating System (CRS) and by targeting repetitive flood loss and vulnerable properties for mitigation.

- **Policy CM11.10:** The City shall maintain an inventory of repetitive loss properties and target hazard mitigation programs to these properties.

- **Policy CM11.11:** Through hazard mitigation programs and compliance with FEMA flood elevation requirements, at least five (5) previously noncompliant structures per year will be brought into conformance with FEMA flood elevation standards or flood proofed consistent with FEMA standards.

- **Policy CM11.14:** In order to reduce flood risk resulting from or associated with high-tide events, storm surge, flash floods, stormwater runoff and the impacts related to sea-level rise, the City shall continue to promote the use of the development and redevelopment principles, strategies and engineering solutions contained in the Florida Building Code and the Land Development Regulations.

- **Policy CM11.15:** Through implementation of the Land Development Regulations, the City will continue to be consistent with, and in some instances more stringent than, the flood-resistant construction requirements in the Florida Building Code and federal flood plain management regulations.

- **Objective C1:** The City of St. Petersburg shall attempt to reduce the potential for property damage and safety hazards caused by storm flooding through complying with or exceeding of minimum FEMA regulations.

- **Policy C1.1:** The City will actively enforce minimum building standards identified in the Florida Building Code and Land Development Regulations for construction within the 100-year flood plain.

2. **Whether the proposed amendment would adversely affect environmentally sensitive lands or properties which are documented as habitat for the listed species as defined by the conservation element of the Comprehensive Plan;**

   The subject property is an improved site, originally developed in 1957. 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.

3. **Whether the proposed changes would alter the population density pattern and thereby adversely affect residential dwelling units;**

   The proposed change will not significantly alter the City’s population. For analysis purposes, it is assumed that there are 112 occupied mobile homes on the subject property and that 92 multifamily units will be constructed with the option of a workforce housing density bonus for an additional 37 units totaling 129. Assuming an average occupancy of 1.59 people per mobile home, the population is estimated to be 178 people; and assuming that there are 1.74 people per multifamily unit, the buildout population is estimated to be 160 people with the potential for an additional 65 if the
workforce housing density bonus is opted for. Therefore, there is a potential estimated population decrease of 18 people or an increase of 47 people with the workforce housing bonus.

The potential number of school age persons will not significantly affect the Pinellas County School District. According to the most recent school district data, there is sufficient capacity. Also, approved residential site plans are shared with the Pinellas County School System for school facility planning purposes.

4. **Impact of the proposed amendment upon the adopted level of service (LOS) for public services and facilities including, but not limited to: water, sewer, sanitation, recreation and stormwater management and impact on LOS standards for traffic and mass transit.** The POD may require the applicant to prepare and present with the application whatever studies are necessary to determine what effects the amendment will have on the LOS;

The below LOS impact analysis concludes that the proposed rezoning from Neighborhood Mobile Home (NMH) to Neighborhood Suburban Multi-family – 1 (NSM-1) will not have a significant impact on the City’s adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation and stormwater management. As indicated in section three above, the proposed change is zoning will potentially support an additional 47 residents.

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 must comply with all laws and ordinances in effect at the time development permits are requested.

**POTABLE 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 1st of each year the anticipated water demand for the following year. TBW is contractually obligated to meet the City’s and other member government’s water supply needs. The City’s adopted LOS standard is 125 gallons per capita per day (gpcd), while the actual current usage equates to approximately 78 gpcd. The City’s overall potable water demand is approximately 28 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With approximately 41% available capacity systemwide, there is excess water capacity to serve the amendment area.

**SANITARY SEWER**

The subject property is served by the Northeast Water Reclamation Facility, which presently has an estimated excess average daily capacity of 8.46 million gallons per day (mgd). The estimate is based on permit capacity of 16 mgd and a calendar year 2018 daily average flow of 7.86 mgd. With approximately 53% available capacity, there is excess average daily capacity to serve the amendment area.

Following several major rain events in 2015-2016, the City increased its’ system-wide peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak flow capacity. The City is also in the process of system reliability improvements at its’ Water Reclamation Facilities (WRFs). Concurrent to this, the City has been aggressively conducting improvements to the gravity/collection system to decrease the inflow and infiltration (I&I) which would decrease the peak flow to the WRFs. The City remains committed to spending approximately $16 million a year in continued I&I reduction.

The City is also fully committed to completing the Integrated Water Resources Master Plan, which incorporates growth projections and outlines the required system and network improvements to maintain LOS.
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. The County currently receives and disposes of municipal solid waste 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. 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, which continues to extend the life span of Bridgeway Acres Sanitary Landfill. The landfill is expected to remain in use for approximately 8 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to serve the amendment area.

TRAFFIC
The subject property is located on 4th Street North, which is a six-lane, divided roadway that is classified as a minor arterial. The Florida Department of Transportation (FDOT) maintains 4th Street North. According to Forward Pinellas’s Draft 2019 Level of Service (LOS) Report, the average annual daily traffic on 4th Street between Gandy Boulevard and 62nd Avenue North was 34,333 in 2018. The FDOT describes roadway LOS as a quantitative stratification of quality of service for motorists. Roadway LOS is divided into six letter grades, “A” through “F,” with “A” having free flow conditions for motorists and “F” having heavy traffic congestion. The City eliminated the LOS standard of “D” for major roads in 2016, following the adoption of the Pinellas County Mobility Plan and elimination of City’s transportation concurrency policies and regulations. While the City no longer has a roadway LOS standard, the City does utilize roadway LOS data from the Forward Pinellas LOS Report to assess the potential impact of future land use changes, rezonings and land development projects on roadway operating conditions.

Another measure used in the LOS Report is the actual traffic volume divided by the traffic volume that is considered the roadway’s maximum capacity, as determined by the FDOT, which is referred to as the volume-to-capacity (V/C) ratio. Road segments that have a volume-to-capacity ratio of 0.9 or greater are considered heavily congested. The roadway LOS for 4th Street from Gandy Boulevard to 62nd Avenue North is “C” and the V/C ratio is 0.609. Consequently, this segment of 4th Street has a significant amount of excess roadway capacity.

The existing mobile home is licensed for 112 units. Under the proposed NSM-1 zoning, the property owner could develop 129 multi-family units (including the potential for a workforce housing density bonus). Based on trip generation studies in the Institute of Transportation Engineers’ (ITE) “Trip Generation Manual” (10th Edition), the existing mobile home park generates an estimated 52 trips in the p.m. peak hour of traffic. The potential trip generation from the proposed multi-family development varies based on the residential land use type selected from the Trip Generation Manual. A low-rise multi-family development (one to two stories) is projected to generate 77 p.m. peak hour trips. A mid-rise multi-family development is projected to generate 59 p.m. peak hour trips. There is sufficient capacity on 4th Street to accommodate the additional trips that are projected from either a low-rise or mid-rise multi-family development.

MASS TRANSIT
The Citywide LOS for mass transit will not be affected by the proposed amendment. The Pinellas Suncoast Transit Authority provides transit service along 4th Street in the immediate vicinity of the site. Routes 9, 58, and 100X directly serve the subject property. Route 9 has a 30-minute headway. Service is less frequent on Routes 58 and 100X. Route 100X is a regional route that connects...
downtown St. Petersburg, the Gateway area and downtown Tampa. Route 4 serves 4th Street south of 83rd Avenue North and has a 15-minute headway.

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 21.2 acres per 1,000 population. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

DRAINAGE
The level of service standard for drainage is implemented by the City through the review of drainage plans for new development and redevelopment. Prior to development of the subject property, site plan approval will be required. At that time, City Code and SWFWMD site requirements for stormwater management criteria will be implemented. The City’s land development regulations will require the storm water design for the redevelopment be based on the effects of a 100-year storm event, consistent with Objectives LU9, CM11 and C1, as well as Policies CM11.14, CM11.15 and C1.1.

The City is currently updating its’ Stormwater Master Plan as part of the Integrated Water Resources Master Plan. While this update is consistent with the SWFWMD guidelines, it is enhanced as it takes into consideration sea level rise to identify projects to maintain LOS and enhance water quality.

The City’s Stormwater Design Standards are being updated to incorporate Low Impact Design (LID) to reduce stormwater runoff and increase water quality. Likewise, the City recently updated its’ impervious service mapping throughout the City and will be working towards a credit-based stormwater rate system for commercial and residential properties who implement LID and rain harvesting elements.

5. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansions;

The subject property is over six acres in land area which is both appropriate and adequate for the anticipated multi-family residential use of the subject property. The site is also sufficient to accommodate the proposed accessory surface parking lot on a portion (33,908 square feet) of the northeast section of the subject property in support of the abutting CCS-1 zoned property to the east, which is proposed for redevelopment with a new 6,570 square foot commercial building.

6. The amount and availability of vacant land or land suitable for redevelopment for similar uses in the City or on contiguous properties;

The City has limited vacant land available for multi-family residential development. The redevelopment of an existing mobile home park into a multi-family residential development potentially supports the City’s housing initiative of increasing the available supply of multi-family residential units.

7. Whether the proposed change is consistent with the established land use pattern of the areas in reasonable proximity;

The requested change in zoning and anticipated multi-family development is consistent with the surrounding established land use pattern of multi-family housing to the north and provides a transitional buffer between the single-family residents to the west from the commercial uses to the east facing 4th Street North. Proposed developments of 60 units or greater require Site Plan approval.
by the Development Review Commission through a public hearing process. Site Plan review criteria include requirements to address compatibility with surrounding land uses.

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

   The purpose of the proposed rezoning to Neighborhood Suburban Multi-family-1 (NSM-1) is to allow for the redevelopment of the existing mobile home park into multi-family housing. The subject boundary is appropriate for both the mobile home park and the proposed multi-family housing.

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

   Not applicable.

10. **Whether the subject property is within the 100-year floodplain, hurricane evacuation level zone A or coastal high hazard areas as identified in the coastal management element of the Comprehensive Plan;**

    The subject property is located within the 100-year floodplain and Coastal High Hazard Area (CHHA). As the current site of a mobile home park, the proposal in effect will remove 112 storm-vulnerable structures not built to current FEMA building standards. The removal and replacement of vulnerable structures with structures built to current flood regulation standards support the City’s overall Community Rating System (CRS) program. The CRS program requires stricter development standards in flood prone areas resulting in reduced flood insurance premiums for all properties within FEMA designated Special Flood Hazard Areas.

11. **Other pertinent facts.**

    The Community Planning and Preservation Commission and City Council may bring up other pertinent information as necessary.

PUBLIC NOTICE

A sign was placed on the property and mail notices were sent to affected neighbors within 300 feet of the subject property, the Riviera Bay Civic Association, the Council of Neighborhood Associations (CONA), the Federation of Inner-City Community Organizations (FICO). The applicant demonstrated proof of mail noticing and sign posting on November 18, 2019, which is 21 days prior to the scheduled public hearing.

PUBLIC HEARING PROCESS

The proposed ordinance associated with the amendment to the Official Zoning Map requires one (1) public hearing before the Community Planning and Preservation Commission (CPPC) and one (1) public hearing before City Council.

SUMMARY

Based upon the analysis contained in this report, City staff finds the proposed amendment to the Official Zoning Map to be consistent with the Comprehensive Plan. Additionally, a change in zoning from Neighborhood Suburban Mobile Home (NMH) to Neighborhood Suburban Multi-family - 1 (NSM-1) is
consistent with the goals and objectives of the Community Rating System (CRS) program by replacing storm vulnerable structures with ones built to current FEMA and building code standards.

**RECOMMENDATION**

Staff recommends that the Community Planning and Preservation Commission, 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 amendment to the Official Zoning Map described herein.

**ATTACHMENTS**

1. Map Series
2. 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

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<tr>
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### NAME of APPLICANT (Property Owner):

BDG Lamplight Village, LLC & BDG 8700, LLC - Attn: Carlos A. Yepes, Mgr.

- Street Address: 6654 78th Avenue N.
- City, State, Zip: Pinellas Park, Florida 33781
- Telephone No: 727-536-8886
- Email Address: Carlos@bdgfl.com

### NAME of any others PERSONS (Having ownership interest in property):

Specify Interest Held: Christian A. Yepes - Additional Manager of BDG Lamplight Village, LLC & BDG 8700, LLC

Is such Interest Contingent or Absolute: Absolute

- Street Address: 6654 78th Avenue N.
- City, State, Zip: Pinellas Park, Florida 33781
- Telephone No: 727-536-8886
- Email Address: Christian@bdgfl.com

### NAME of AGENT OR REPRESENTATIVE:

Carlos A. Yepes or Christian A. Yepes

- Street Address: Same as above
- Telephone No: 727-536-8886
- Email Address: Same as above

### 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: [Signature]

Date: 11-6-19

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

UPDATED 08-23-2012
## NARRATIVE

### PROPERTY INFORMATION:

- **Street Address:** 420 87th Ave. N, 429 87th Ave. N., 644 87th Ave. N., 647 87th Ave. N. & a portion of 8700 4th St. N.
- **Parcel ID or Tract Number:** See attached Parcel List
- **Square Feet:** Approximately 267,458 SF to be rezoned - See Surveys attached as Exhibit C & C-1
- **Acreage:** Rezoning approximately 6.14+/- acres of the Overall Property which consists of approximately 8.818 acres

### Proposed Legal Description:

The legal description for the Overall Property is attached as Exhibit A (the "Overall Property"). The legal description of the property to be rezoned is attached hereto as Exhibit "B" (the "Rezoned Property").

### Is there any existing contract for sale on the subject property:

- **No**

### If so, list names of all parties to the contract:

- **No**

### Is contract conditional or absolute:

- **No**

### Are there any options to purchase on the subject property:

- **No**

### Is so, list the names of all parties to option:

- **No**

### 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:

Applicant is requesting to rezone approximately 6.14+/- acres of the Overall Property from NMH (Neighborhood Mobile Home) to NSM-1 (Residential Medium). Applicant intends to demolish the existing mobile home park known as Lamplight Village and redevelop a new multi-family development. The proposed development would be a compliment to the area and would support the workforce of the businesses in the community. Additionally, the proposed development would be constructed to compliment the aesthetics of the neighborhood and would be developed in accordance with the building requirements within the NSM-1 zoning.

Applicant has purchased the remaining mobile homes from the mobile home owners, and now owns all the mobile homes within the Park.

**UPDATED 08-23-2012**
November 14, 2019

Ms. Britton Wilson, AICP
City of St. Petersburg
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One 4th Street N.
St. Petersburg, Florida 33731

Re: Lamplight Village Mobile Home Park (the “Park”)
19-30-17-25434-012-0100 8624 4th Street N.
19-30-17-25434-012-0010 420 87th Ave N.
19-30-17-25434-011-0010 429 87th Ave N.
19-30-17-25434-013-0010 644 87th Ave N.
19-30-17-25434-010-0010 647 87th Ave N.

Dear Ms. Wilson:

This letter is written to confirm that all the leases with the residents in the Park have been terminated and all remaining residents have vacated. As of the date of this letter, no one is authorized to reside in the Park, and we will work diligently with local law enforcement to have any vagrants immediately removed.

We are in the process of having all utility services disconnected within the Park and will be working with our contractors to complete the necessary asbestos removal prior to demolition of the remaining units in the Park.

If you have any questions or concerns, please feel free to contact me at 727-536-8686.

Sincerely,

Carlos A. Yepes
Manager
Lots 1 to 12, Inclusive, Block 10; and Lots 1 to 12, inclusive, Block 13 (being all of Blocks 10 and 13); Lots 1 to 6 inclusive, the South 51.70 feet of the West 23.50 feet of Lot 9; Lot 7, less the North 75.30 feet of the East 25.80 feet thereof, Lot 8, less the North 75.30 feet thereof, all in Block 11; Lots 1 to 15, inclusive, Block 12, LESS a triangular portion of Lot 15 conveyed to the State of Florida for use of State Road Department by Clerk’s Instrument No. 711035A, of the Public Records of Pinellas County, Florida, described as follows: Commence at the Southeast corner of the Southwest 1/4 of Section 19, Township 30 South, Range 17 East; run thence North 0°12’00” West, 464.69 feet; thence South 89°52’30” West, 50.26 feet to the Point of Beginning; run thence South 00°18’16” East, 21.00 feet; thence North 56°04’06” West, 37.50 feet; thence North 89°52’30” East, 31.00 feet to the Point of Beginning, all in EL CENTRO, according to plat thereof recorded in Plat Book 14, Page 37, of the Public Records of Pinellas County, Florida.

TOGETHER WITH those parts of Lots 7, 8 & 9, Block 11, in El Centro Subdivision as recorded in Plat Book 14, Page 37 of the Public Records of Pinellas County, Florida. Being further described as follows:

1) The West 3.00 feet of the East 26.80 feet of the North 70.30 feet and the South 5.00 feet of the North 75.30 feet of Lot 7;

2) The South 5.00 feet of the North 75.30 feet of Lot 8;

3) The South 5.00 feet of the North 75.30 feet of the West 23.50 feet of Lot 9.

AND

TOGETHER WITH:

Lot 1, Block 1, El-Centro Savage Replat, according to the map or plat thereof, as recorded in Plat Book 75, Page(s) 32, of the Public Records of Pinellas County, Florida.
EXHIBIT “B”

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED

Lots 1 to 12, Inclusive, Block 10; and Lots 1 to 12, inclusive, Block 13 (being all of Blocks 10 and 13); Lots 1 to 6 inclusive, the South 51.70 feet of the West 23.50 feet of Lot 9; Lot 7, less the North 75.30 feet of the East 25.80 feet thereof, Lot 8, less the North 75.30 feet thereof, all in Block 11; Lots 1 to 9, inclusive, Block 12, all in EL CENTRO, according to plat thereof recorded in Plat Book 14, Page 37, of the Public Records of Pinellas County, Florida.

TOGETHER WITH those parts of Lots 7, 8 & 9, Block 11, in El Centro Subdivision as recorded in Plat Book 14, Page 37 of the Public Records of Pinellas County, Florida. Being further described as follows:

1) The West 3.00 feet of the East 26.80 feet of the North 70.30 feet and the South 5.00 feet of the North 75.30 feet of Lot 7;

2) The South 5.00 feet of the North 75.30 feet of Lot 8;

3) The South 5.00 feet of the North 75.30 feet of the West 23.50 feet of Lot 9.

AND

TOGETHER WITH

A portion of Lot 1, Block 1, El-Centro Savage Replat, according to the map or plat thereof, as recorded in Plat Book 75, Page(s) 32, of the Public Records of Pinellas County, Florida, being more particularly described as follows:

For a point of commencement, begin at the northwest corner of said Lot 1, Block 1, El-Centro Savage Replat; thence S 89°52′03″ E, a distance of 127.80 feet; thence S 00°06′57″ W, a distance of 126.99 feet to a point on the northerly right-of-way line of 87th Avenue North; thence along said northerly right-of-way line, N 89°52′03″ W, a distance of 30.49 feet; thence N 00°06′57″ E, a distance of 56.70 feet; thence N 89°52′03″ W, a distance of 97.30 feet; thence N 00°06′57″ E, a distance of 70.30 feet to the Point of Beginning.
No Observables Evidence of Earth Moving Work, Building Construction or Building Additions Within Recent Memory, No Evidence of Human Cemeteries or Burial Grounds on Site.

Zoning Information shown hereon was obtained by this Surveyor from the City of St. Petersburg Website. No Survey for any purpose without the express written consent of a registered Florida Engineer with a Sealed Stamp.

The property has direct access to 87th Avenue North and 84th Street North, Dedicated Public Streets or Highways.

See Sheets 2 and 3 for Boundary Information.

Property Area

Building Area

Parking Areas

Sewerage

Cemetery

American Surveying Inc.

ALTA/NSPS LAND TITLE SURVEY

ALTA SURVEY KEY

LOADING RAMPS

BIUEPRINTS

EXHIBIT C

Not Included
IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INSTRUMENTS SHOWN OR NOTED HEREON.

THIS SURVEY SHOWS ONLY DEDICATION, RESTRICTIONS AND EASEMENTS CONTAINED IN THE ABOVE-MENTIONED TITLE COMMITMENT SHOWN OR NOTED HEREON.

INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT AND PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS, WHICH MAY AFFECT THIS PROPERTY.

SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING, INC.

THE WORD "ENCROACHMENT" SHOWN ON THE FACE OF THE SURVEY OR NOTED IN THE SURVEYOR'S CERTIFICATION DOES NOT IMPLY IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SURVEYS, AND ENCROACHMENTS; ARE BASED SOLELY ON THE INFORMATION PROVIDED IN THE SURVEY.

THE ZONING INFORMATION SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR FROM THE CITY OF ST. PETERSBURG WEBSITE. NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

INFORMATION BOX

LEGAL DESCRIPTION

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL ELEVATION DATA.

OTHER MATTERS AS CONTAINED ON THE PLAT OF EL-CENTRO

DEVELOPMENT, COMMERCIAL PROPERTY

NO SIGNIFICANT RECLAMATION

30 TOTAL SPACES

26 REGULAR SPACES

2 HANDICAP SPACES

PORTION OF 8700 4TH STREET N. TO BE ZONED NSM-1
SPECIFIC PURPOSE SKETCH
DESCRIPTION SKETCH
(NOT A BOUNDARY SURVEY)

POINT OF BEGINNING
NORTHWEST CORNER OF
LOT 1, BLOCK 1
S 89°52'03" E 127.80'

A PORTION OF LOT 1, BLOCK 1
EL-CENTRO SAVAGE REPLAT
PLAT BOOK 75, PAGE 32

REMAINDER OF LOT 1, BLOCK 1
EL-CENTRO SAVAGE REPLAT
PLAT BOOK 75, PAGE 32
(NOT INCLUDED)

NORTHERLY RIGHT-OF-WAY LINE
87th AVENUE NORTH
60' PUBLIC R/W - ASPHALT PAVEMENT VARIES

SOUTHERLY RIGHT-OF-WAY LINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN COMPLIANCE WITH
THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN FLORIDA AS SET
FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT
TO FLORIDA STATUTE CHAPTER 472.027.

BELLEAIR DEVELOPMENT, LLC

PROJECT NO.: 01004616-19SL
DATE: 11/06/2019
OWN.: L.B. #7168
APRVD.: CN

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
PH. (813)234-0103 • FAX (813)234-0108

PROJECT NO.: DESCRIPTION
PROJECT NO.: DATE

SURVEYOR - JOHN W. STRACHAN • PROFESSIONAL SURVEYOR AND MAPPER #6312
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER OR ITS ELECTRONIC EQUIVALENT.

11/06/2019
LEGAL DESCRIPTION:

A PORTION OF LOT 1, BLOCK 1, EL-CENTRO SAVAGE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE(S) 32, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, EL-CENTRO SAVAGE REPLAT; THENCE S 89°52'03" E, A DISTANCE OF 127.80 FEET; THENCE S 00°06'57" W, A DISTANCE OF 126.99 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 87th AVENUE NORTH; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 89°52'03" W, A DISTANCE OF 30.49 FEET; THENCE N 00°06'57" E, A DISTANCE OF 56.70 FEET; THENCE N 89°52'03" W, A DISTANCE OF 97.30 FEET; THENCE N 00°06'57" E, A DISTANCE OF 70.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,712 SQUARE FEET OR 0.246 ACRES, MORE OR LESS
<table>
<thead>
<tr>
<th>PARCEL ID</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>19-30-17-25434-012-0010</td>
<td>420 87\textsuperscript{th} Ave N.</td>
</tr>
<tr>
<td>19-30-17-25434-011-0010</td>
<td>429 87\textsuperscript{th} Ave N.</td>
</tr>
<tr>
<td>19-30-17-25434-013-0010</td>
<td>644 87\textsuperscript{th} Ave N.</td>
</tr>
<tr>
<td>19-30-17-25434-010-0010</td>
<td>647 87\textsuperscript{th} Ave N.</td>
</tr>
<tr>
<td>19-30-17-25436-001-0010</td>
<td>8700 4\textsuperscript{th} Street N. (a portion described on the attached sketch &amp; legal)</td>
</tr>
</tbody>
</table>
WARRANTY DEED

THIS WARRANTY DEED dated April 15, 2016, by Stowell & Reynolds, LLP, a Florida limited liability partnership, hereinafter called the grantor, to BDG 8700, LLC, a Florida limited liability company, whose post office address is 6654 78th Ave, Pinellas Park, FL 33781, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in City of St. Petersburg, County of Pinellas, State of Florida, to wit:

Lot 1, Block 1, El-Centro Savage Replat, according to the map or plat thereof, as recorded in Plat Book 75, Page(s) 32, of the Public Records of Pinellas County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurteances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.
WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature
DELANEY OWENS

BY:
Bryan W. Reynolds, General Partner

Address:

Print Name
CATHERINE A. ANDERSON

State of
County of

The foregoing instrument was acknowledged before me this day of April 25, 2016, by Bryan W. Reynolds, as General Partner of Stowell & Reynolds, LLP, a Florida limited liability partnership, to me known to be the person(s) described in or who has/have produced

as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this day of April 25, 2016.

NOTARY PUBLIC
My Commission Expires:

Catherine A. Anderson

[Seal]

[Stamp]
This instrument was prepared by
and return to:
Kenneth E. Thornton, Esq.
Fisher & Sauls, P.A.
100 Second Avenue South, #701
St. Petersburg, FL 33701

Consideration: $3,400,000.00
Documentary Stamp Tax: $23,800.00

[Space Above This Line for Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 14th day of January, 2018, by LAMPLIGHT VILLAGE, L.C., a Florida limited liability company (the "Grantor"), whose address is: 552 Sandy Hook Road, Treasure Island, FL 33706, to BOG LAMPLIGHT VILLAGE, LLC, a Florida limited liability company (collectively the "Grantee"), whose address is 6654 78th Avenue North, Pinellas Park, FL 33781.

WITNESSETH

That Grantor, its successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and does hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee's successors and assigns forever, the following described parcel of real property located in Pinellas County, Florida, to-wit:

REAL PROPERTY DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF,

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that except with respect to ad valorem taxes for the year of closing and subsequent years, and all reservations, restrictions, limitations, declarations, easements, encumbrances, and all matters of public record without intending to re-impose any of same, the real property is free and clear of all claims, liens and encumbrances, and Grantor hereby fully warrants the title to the above-described real property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other.
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered effective as of the date and year first stated above.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

LAMPLIGHT VILLAGE, L.C.,
a Florida limited liability company

By: Shannon Massaro, as its Chief Operating Manager

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 26th day of January, 2018, by Shannon Massaro, as Chief Operating Manager of LAMPLIGHT VILLAGE, L.C., a Florida limited liability company, on behalf of the company.

Notary Public

Print or type name of Notary

(Seal)

ATTACHMENT:
Exhibit "A" - Legal Description
EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1 to 12, Inclusive, Block 10; and Lots 1 to 12, inclusive, Block 13 (being all of Blocks 10 and 13); Lots 1 to 6 inclusive, the South 51.70 feet of the West 23.50 feet of Lot 9; Lot 7, less the North 75.30 feet of the East 25.80 feet thereof, Lot 8, less the North 75.30 feet thereof, all in Block 11; Lots 1 to 15, inclusive, Block 12, LESS a triangular portion of Lot 15 conveyed to the State of Florida for use of State Road Department by Clerk's Instrument No. 711035A, of the Public Records of Pinellas County, Florida, described as follows: Commence at the Southeast corner of the Southwest 1/4 of Section 19, Township 30 South, Range 17 East; run thence North 0°12'00" West, 464.69 feet; thence South 89°52'30" West, 50.26 feet to the Point of Beginning; run thence South 00°18'16" East, 21.00 feet; thence North 56°04'06" West, 37.50 feet; thence North 89°52'30" East, 31.00 feet to the Point of Beginning, all in EL CENTRO, according to plat thereof recorded in Plat Book 14, Page 37, of the Public Records of Pinellas County, Florida.

TOGETHER WITH those parts of Lots 7, 8 & 9, Block 11, in El Centro Subdivision as recorded in Plat Book 14, Page 37 of the Public Records of Pinellas County, Florida. Being further described as follows:

1) The West 3.00 feet of the East 26.80 feet of the North 70.30 feet and the South 5.00 feet of the North 75.30 feet of Lot 7;

2) The South 5.00 feet of the North 75.30 feet of Lot 8;

3) The South 5.00 feet of the North 75.30 feet of the West 23.50 feet of Lot 9.
In accordance with LDR Section 16.70.040.1.F. “It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a permit requiring review and public hearing. The applicant, at his option, may elect to include neighborhood mediation as a preparatory step in the development process. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process.”

### APPLICANT REPORT

**Street Address:**

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

On October 24, 2019, Carlos Yepes of BDG Lamplight Village, LLC left a voicemail for Jennifer Joern of the Council of Neighborhood Associations and Kimberly Frazier-Leggett of Federation of Inner-City Community Organizations to discuss the proposed rezoning of the property from NMH to NSM-1. No phone number was available for Vicki Shuman of the Riviera Bay Civic Association. Ms. Shuman was notified by email at vickifour@yahoo.com

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

On October 24, 2019, Carlos Yepes emailed Vicki Shuman of Riviera Bay Civic Association at vickifour@yahoo.com with the Application for Rezoning along with the Exhibits, and sent letters including the Application and Exhibits to the following: Jennifer Joern - Council of Neighborhood Associations - P.O. Box 13693, St. Pete, FL 33773 and Kimberly Frazier-Leggett - Federation of Inner-City Community Organizations - 3301 24th Ave. S., St. Pete, FL 33712 and 2300 26th Street S., St. Pete, FL 33711, and sent an email to Ms. Joern at president@stpetecon.org. No email available for Ms. Leggett

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

2. Summary of concerns, issues, and problems expressed during the process

Carlos Yepes will follow up with all association members referenced above to address any concerns they may have.

3. Signature or affidavit of compliance - President or vice-president of any neighborhood associations

Check one: (_ ) Proposal supported

(_ ) Do not support the Proposal

(_ ) Unable to comment on the Proposal at this time

(_ ) Other comment(s):

<table>
<thead>
<tr>
<th>Association Name</th>
<th>President or Vice-President Signature</th>
</tr>
</thead>
</table>

If the president or vice president of the neighborhood association is unavailable or refuses to sign such certification, a statement as to the efforts to contact them and (in the event of unavailability or unwillingness to sign) why they were unable or unwilling to sign the certification:
October 23, 2019

VIA EMAIL
vickifour@yahoo.com

Ms. Vicki Shuman
Riviera Bay Civic Association
St. Petersburg, Florida

Re: Notice of Intent to Rezone a Portion of the Property Located at the Southwest Corner of 4th Street and 87th Avenue N. Known as Lamplight Village

Dear Ms. Shuman:

This letter is written to inform the Riviera Bay Civic Association of BDG Lamplight Village, LLC’s (the “Property Owner”) intent to rezone a portion of the property known as Lamplight Village Mobile Home Park which is zoned NMH (Neighborhood Mobile Home) to NSM-1 (Residential Medium) in order to redevelop the property for a new multi-family development.

We feel this development will greatly enhance the community and will support the workforce of the businesses in the area. The development will complement the aesthetics of the surrounding neighborhood and will be constructed in accordance with the building requirements within the NSM-1 zoning codes.

For your review, I have attached a copy of our Application along with the exhibits. If you have any questions concerning our Application, please feel free to contact me at 727-536-8686.

Sincerely,

Carlos A. Yepes
Manager

Attachments

cc: Britton Wilson (via email Britton.Wilson@stpete.org)
Cheryl Bergailo (via email Cheryl.Bergailo@stpete.org)
BDG LAMPLIGHT VILLAGE, LLC
6654-78th Avenue North
Pinellas Park, FL 33781
Phone: 727-536-8686
Fax: 727-536-4356

October 23, 2019

VIA US MAIL AND EMAIL
president@stpetecon.org

Ms. Jennifer Joern
Council of Neighborhood Associations
P. O. Box 13693
St. Petersburg, Florida 33733

Re: Notice of Intent to Rezone a Portion of the Property Located at the Southwest Corner of 4th Street and 87th Avenue N. Known as Lamplight Village

Dear Ms. Joern:

Pursuant to our telephone conversation, this letter is written to inform the Council of Neighborhood Associations of BDG Lamplight Village, LLC’s (the “Property Owner”) intent to rezone a portion of the property known as Lamplight Village Mobile Home Park which is zoned NMH (Neighborhood Mobile Home) to NSM-1 (Residential Medium) in order to redevelop the property for a new multi-family development.

We feel this development will greatly enhance the community and will support the workforce of the businesses in the area. The development will complement the aesthetics of the surrounding neighborhood and will be constructed in accordance with the building requirements within the NSM-1 zoning codes.

For your review, I have attached a copy of our Application along with the exhibits. If you have any questions concerning our Application, please feel free to contact me at 727-536-8686.

Sincerely,

Carlos A. Lopez
Manager

Attachments

cc: Britton Wilson (via email Britton.Wilson@stpete.org)
    Cheryl Bergailo (via email Cheryl.Bergailo@stpete.org)
October 23, 2019

VIA US MAIL

Ms. Kimberly Frazier-Leggett
Federation of Inner-City Community Organizations
3301 24th Avenue S.
St. Petersburg, Florida 33712

And To:

Federation of Inner-City Community Organizations
3301 24th Avenue S.
St. Petersburg, Florida 33712

Re: Notice of Intent to Rezone a Portion of the Property Located at the
Southwest Corner of 4th Street and 87th Avenue N. Known as Lamplight Village

Dear Ms. Leggett:

Pursuant to our telephone conversation, this letter is written to inform the Federation of
Inner-City Community Organizations of BDG Lamplight Village, LLC’s (the “Property
Owner”) intent to rezone a portion of the property known as Lamplight Village Mobile
Home Park which is zoned NMH (Neighborhood Mobile Home) to NSM-1 (Residential
Medium) in order to redevelop the property for a new multi-family development.

We feel this development will greatly enhance the community and will support the
workforce of the businesses in the area. The development will complement the aesthetics
of the surrounding neighborhood and will be constructed in accordance with the building
requirements within the NSM-1 zoning codes.

For your review, I have attached a copy of our Application along with the exhibits. If
you have any questions concerning our Application, please feel free to contact me at 727-
536-8686.

Sincerely,

Carlos S. Epes
Manager

Attachments

cc: Britton Wilson (via email Britton.Wilson@stpete.org)
    Cheryl Bergailo (via email Cheryl.Bergailo@stpete.org)