



Citizen Advisory Committee
South St. Petersburg Community Redevelopment Area

December 5, 2017
5:00 p.m. CR 100 of City Hall
175 5th Street North, St. Petersburg, Florida

- I. Citizen Advisory Committee Introductions**
- II. City Staff Introductions**
- III. Approval of October 3, 2017, CAC Meeting Minutes (Vote)**
- IV. Requested Letter of Support for Forward Pinellas Complete Street Application (Vote)**
 - A. Letter of Support
 - B. Backup Information (December 2016 Application)
- V. Update on South St. Petersburg CRA FY2017 Grant Programs (Informational)**
- VI. Enoch Davis Urban Agriculture Project RFP (Input/Informational)**
- VII. Project Updates (Informational)**
 - A. St. Petersburg Commerce Park
 - B. Manhattan Casino
 - C. Tangerine Plaza
 - D. Deuces Live/Warehouse Arts District Planning Effort
 - E. 22nd Street South/I-275 Underpass Project
 - F. U.S. EPA Brownfields Assessment Grant
- VIII. Discussion on Proposed 2018 Amendments to the Community Redevelopment Act**
 - A. House Bill 2018-17C1
 - B. Senate Bill 2018-432
- IX. Preliminary Discussion on South St. Petersburg CRA FY2018 Budget**
- X. Public Comment and Correspondence (3 minutes per speaker)**
- XI. Correspondence Received from CAC Members (Informational)**
- XII. New Business**
- XIII. Next Meeting – February 6, 2018**
- XIV. 2018 Regular Meeting Schedule – February 6th, April 3rd, June 5th, August 7th, October 2nd, and December 4th.**
- XV. Adjourn**



**CITY OF ST. PETERSBURG
CITIZEN ADVISORY COMMITTEE (CAC)
SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA
PUBLIC MEETING**

**Room 100
City Hall**

**October 3, 2017
Tuesday, 5:00 p.m.**

MINUTES

Members Present:

Dr. Ricardo Davis, Chair
Deborah Figgs-Sanders, Vice-Chair
April Harley
Linda Marcelli
Arthur O'Hara
Alizza Punzalan-Randle
Angela Wilson

Members Absent:

Corey Givens, Jr.
Coy LaSister

Staff Present:

Alan DeLisle, Sr. Administrator, City Development Administration
Dave Goodwin, Director, Planning & Economic Development
Brian Caper, Economic Development Analyst, Economic Development
Claude Williams, SBE Economic Development Coordinator, Greenhouse
Sara Hughart, Economic Development Analyst, Economic Development
Anthony Chan, Economic Development Specialist, Economic Development
Robyn Keefe, Planner II, Urban Planning & Historic Preservation
Michael Dema, Assistant City Attorney
Karl Nurse, Council Member

The meeting was called to order at 5:00 p.m., a quorum was present.

I. Citizens Advisory Committee Introductions

Introductions were made by each Committee Member.

II. City Staff Introductions

Introductions by each City Staff member were made.

III. Approval of August 1, 2017, CAC Meeting Minutes (Vote)

The August 1, 2017 minutes were approved by a consensus vote.

IV. Update on South St. Petersburg CRA FY2017 Grant Programs (Informational)

Anthony Chan gave an update on the following based on the information provided to the Committee Members prior to the meeting:

- A. City Council Approved Grant Award List – 32 approved applications
- B. September 21, 2017, Report to City Council – 67 grant applications were received for two commercial grant matching programs: 40 for the commercial site improvement, 27 for commercial building interior & tenant improvement grant, 14 for both the commercial site and commercial building interior & tenant improvement grants for the same property; and one application received for approximately \$15,000 through the multifamily residential property improvement grant. Nine applications had previously applied and were awarded funding in 2016 for the same property but for different improvement projects. The applications were reviewed by the South St. Petersburg CRA Grant Review Committee comprised of three City Council Members from Districts 5, 6, and 7 (CM Karl Nurse, CM Steve Kornell, and CM Lisa Wheeler-Bowman) and four members from the CAC (Dr. Rick Davis, Linda Marcelli, Deborah Figgs-Sanders, and Angela Wilson). Approximately 20 applications were eliminated at the August 11th Evaluation meeting as well as recommendations were made to City Council on the TIF funded Commercial Revitalization Program applications with the following rank of order: (1) WePa Restaurant, (2) Boyd Construction, (3) Octopus mixed-use project, and (4) SunDaze Hotel. A budget amendment recommended by the Committee was approved by City Council resulting in fully or partially funding all grant applications that scored 50 points or higher

Vice-Chair Figgs-Sanders asked to have the following included in the minutes: The GRC's recommendations along with the correction regarding the grants; somewhere in the records it was indicated that the recommendations and process criteria were preset prior to the members of GRC meeting and presented the information; and during the Administration's presentation it was not stated that all of the grant requests were approved unanimously by the GRC.

- C. Link to [2017 South St. Petersburg CRA Grant Applications](http://www.stpete.org/citydepartments/southside_cra.php)
http://www.stpete.org/citydepartments/southside_cra.php

V. Enoch Davis Urban Agriculture Project (Informational)

Robyn Keefe gave an overview of the Enoch Davis Urban Agricultural Project. An Enoch Davis garden survey had gone out in August in the utility bills and during the month citizens could pick up and drop off surveys at recreation centers located in South St. Petersburg or go on-line to complete and submit; a subcommittee was formed comprised of internal stakeholders across department and offices within the City as well as partners from USF-Pinellas Extension; TASCOS helped by going door-to-door in neighborhoods surrounding Enoch Davis within a ½ mile radius which was a huge success with 35 teens participating collecting over 100 surveys. 72% of those who took the survey indicated that they would like to directly participate in the garden activities and 34% would like to volunteer at least two hours a week at the garden. Capital costs are expected to be around \$25,000 for fencing, electricity, and on-site structures. An annual operating subsidy from the City is expected for the first few years to get the garden operating and to have a manager on-site. The RFP for an Agriculture Operator will be released probably late November or early December with the selection expected in late January or early February, 2018. Phase 1 of the Environmental Assessment of the site has been completed

and Phase 2 with the more in-depth analysis will be going forward by the end of the month using the City's Brownfield Grant Program. Ms. Keefe answered questions from the Committee Members.

VI. Project Updates (Informational)

- A. St. Petersburg Commerce Park – Update by Dave Goodwin: Two developers gave an update to City Council on September 21st; both are progressing nicely with their development plans; expecting the actual building permit application in the very near future. The St. Pete Commerce Park LLC, which was going to begin on the industrial development before the mixed use, is amending their agreement with the City tying the two developments together in order to help them with the project financing. The workforce development team is in place; they have met with staff and the developers getting a better understanding of what are the future employment needs will be and types of programs in order to align the two. Staff feels very good about their progress.
- B. Manhattan Casino – Update by Alan DeLisle: City Council received a report about the selection process outlining the different criteria used by the Mayor regarding his selection. He then give an overview of the background leading up to the decision. They are now in the process of working on the operating agreement and, once finalized, will be taken to City Council for their consideration.
- C. Tangerine Plaza – Update by Alan DeLisle: Background information was first provided; the City owns the property but Walmart controls the now vacant building until the end of the lease in 2026; Sembler continues to be the property site manager; looking at possible exterior site improvements and working on related budget; discussions ongoing with the community, staff and various people about the property's future. The 22nd Street Master Plan between Deuces Live and the Warehouse Arts District now has a marketing plan in place related to the Tangerine Plaza site. There is some interest in the site with discussions currently underway between Sembler and the interested party(ies) being careful on how to proceed keeping in mind the current obligation with Walmart until 2026. Questions from the Committee Members were answered.
- D. Deuces Live/Warehouse Arts District Planning Effort – Update by Brian Caper: Part 1 (issues & opportunity analysis) is complete and Part 2 (preliminary designs action plan) is effectively underway; two public meetings will be held with the first on Wednesday (10/11) to talk about the starter plans and the second meeting on Thursday (12/7) to present the final plan to the community; a flyer (copies provided) was sent to approximately 400 addresses in the planning area and all information is posted on the website at www.deuceswarehouseartsjointplan.org. Questions from the Committee Members were answered.
- E. 22nd Street South/I-275 Underpass Project – Update by Brian Caper: The landscaping has been completed with additional landscaping to be added with additional funds found by Engineering; sidewalks will be completed next week; the artwork is being done as part of the Shines Mural Festival October 5 – 14; the entire project is on schedule to be completed by the end of the month.

VII. Update on Florida House Bill Amending the Community Redevelopment Act

An update on the Florida House Bill Amending the Community Redevelopment Act was given by Brian Caper based on the information provided to the Committee Members prior to the meeting. The HB was filed September 18th and is currently sitting with the Government Accountability Committee and is very similar to what was submitted last year; essentially states that the only things that can be done through a CRA program are related to expenses of redevelopment planning, surveys, financial analysis, acquisition of property within the redevelopment area, clearance and site preparation within the redevelopment area, repayment of principal and interest, any incidental expenses connected with the sale of the property, development of affordable housing,

and development of community policing innovations. It also allows for general streetscaping improvements. City staff will follow this very closely. Questions by Committee Members were answered.

VIII. Public Comment and Correspondence (3 minutes per speaker)

The following people commented about the Manhattan Casino opposing the process and the Mayor's selection:

Doretha Faye Watson, 2410 3rd Ave S and founder of DAB Community Services with the primary objective of identifying programs and initiatives that benefit the community.

Gloria Campbell, 833 22nd St S and representing MCLC.

Dick Pierce, 939 Beach Dr NE

Frank Wells, 14 21st St N

Alan DeLisle explained the criteria and process that had taken place leading up to the Mayor's decision. A discussion took and questions were answered.

IX. Correspondence Received from CAC Members (Informational)

No correspondence received.

X. New Business

No new business.

XI. Next Meeting

December 5, 2017

XII. Draft 2018 Meeting Schedule

February 6th, April 3rd, June 5th, August 7th, October 2nd, and December 4th. All meetings to be held at 5:00 p.m. in Room 100 located at City Hall.

XIII. Adjourn

With no further items to come before the Committee, the meeting was adjourned at 6:30 p.m.



SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA
CITIZEN ADVISORY COMMITTEE

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842

December 8, 2017

Ms. Chelsea Favero, AICP
Planning Manager
Forward Pinellas
310 Court Street
Clearwater, FL 33756

Subject: Support by the South St. Petersburg Citizen Advisory Committee for the City of St. Petersburg's Complete Streets Concept Planning and Design Application

Dear Ms. Favero,

On behalf of South St. Petersburg Community Redevelopment Area (CRA) Citizen's Advisory Committee, I would like to indicate our strong support for the City of St. Petersburg's Complete Streets Concept Planning and Design Application for the South St. Petersburg East-West Transportation Network Action Plan. The proposed Action Plan will identify a suite of safety and operational improvements to improve the environment for non-motorized transportation options thereby providing a Complete Streets grid that is more conducive to improved public health and quality of life. Furthermore, it will develop improvements to further the goals established CRA Redevelopment Plan related to the revitalization of commercial corridors which are intended to grow existing businesses and attract new ones, while also providing access to jobs for residents within the CRA.

With support from the Forward Pinellas Board, this Action Plan effort can begin at a time that aligns with the final stages of the City's forthcoming Complete Streets Implementation Plan. A key element of that effort will be the identification of modal priority for specific segments of the City's street network, and a corresponding tool box of improvements appropriate to each modal priority and context. Where the Complete Streets Implementation Plan will address citywide needs and issues, this Action Plan will delve deeper into the identified study area within the South St. Petersburg CRA, providing preliminary design elements with specificity that can be advanced into a capital program for implementation.

By providing South St. Petersburg residents with a network of Complete Streets, our residents will have greater transportation options for work, school, medical and shopping trips that are essential to the economy growth and to socioeconomic mobility that is a desired outcome of the South St. Petersburg Community Redevelopment Plan. We look forward to the support of Forward Pinellas for this much-desired action plan in South St. Petersburg.

Sincerely,

Dr. Ricardo Davis, Chair
South St. Petersburg Citizen Advisory Committee

Forward Pinellas Complete Streets Program Call for Projects Opportunities 2017

Evaluation Criteria and Schedule:

Evaluation Criteria:

- Local support
- Project serves as redevelopment catalyst
- Project serves multiple modes
- Project overcomes barriers for traditionally underserved
- Projects that work toward SPOTlight Emphasis Areas will likely be received more favorably
 - Vision for US19 (34th Street)
 - Enhancing Beach Access
 - Gateway Area

Schedule for Grant/Funding for Projects:

- Application Evaluation Process and Schedule:
 - Presented to Forward Pinellas Committee(s) in January/February with recommended project(s) for each category developed
 - Presented to Forward Pinellas Board in March for approval of recommended project(s)
- Concept Planning Funding – available in FY18
- Construction Project Funding – FDOT FY19/20 - 2023/24 Work Program

Schedule/Key Dates for Grant Application Production:

- Letters/Resolutions of Support – 11/14 – 12/14
- Applications due to Forward Pinellas – 12/15

Proposed Concept Planning Application (up to \$100k in available funding available in FY18):

- 18th Ave S/22nd Ave S/26th Ave S, network approach for all three streets from 4th Street to the Skyway/Clam Bayou Trail
 - Study would use findings from the City's Complete Streets Implementation Plan to identify primary functionalities and modal priorities for each roadway, likely -
 - 18th Ave S – commercial traffic
 - 22nd Ave S – freight and through traffic to I-275, though transit service and pedestrian safety will likely need to be emphasized
 - 26th Ave S – recreational/active transportation/bicycle traffic
 - Appropriate corresponding crossings between these corridors need to be identified
 - Estimated cost of the study varies based on how intensive we'd like to study the corridor, though is likely \$120k and ask from Forward Pinellas is \$60k with the difference borne with City Complete Streets FY17 funds. The study would advance findings from Complete Streets Implementation Plan to preliminary design with typical section drawings that could then be carried into detail design. Also utilizes information from County's proposed study on 22nd Avenue S from 34th Street to 49th Street that's planned for early 2018.
 - Recommended resolutions/letters of support –
 - St. Petersburg City Council – Dec 14 meeting
 - South St. Petersburg CRA CAC – Dec 5 meeting
 - City Complete Streets Committee – Nov 14 meeting
 - AARP – pending contact with Complete Streets Committee member
 - Pinellas County Urban League/Young Professionals – Nov 30 meeting



City of St. Petersburg

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Telephone: 727-893-7171

December 16, 2016

Ms. Chelsea Favero, AICP
Principal Planner
Forward Pinellas
310 Court Street
Clearwater, FL 33756

Subject: City of St. Petersburg's Applications for Forward Pinellas Complete Streets Program

Dear Ms. Favero,

The City of St Petersburg is pleased to submit the attached application for the South St. Petersburg East-West Transportation Network Action Plan for consideration with the Forward Pinellas Complete Streets Program. The proposed Action Plan will follow-on the initial findings from the City's Complete Streets Implementation Plan to be developed in early 2017, and will identify a suite of safety and operational improvements to improve the environment for non-motorized transportation options thereby providing a Complete Streets grid that is more conducive to improved public health and quality of life.

Furthermore, it will develop improvements to further the goals established South St. Petersburg Community Redevelopment Area (CRA) Plan related to the revitalization of commercial corridors which are intended to grow existing businesses and attract new ones, while also providing access to jobs for residents within the CRA.

Thank you for the opportunity to apply for funding that will allow the City of St. Petersburg to meet the transportation safety needs of our city's residents. We look forward to the support of Forward Pinellas for this much-desired action plan in South St. Petersburg.

Sincerely,

Evan Mory, Director
Transportation & Parking Management

South St. Petersburg East-West Transportation Network Action Plan

Forward Pinellas Complete Streets Program
Concept Planning and Design Application
December 15, 2016

1. Provide the name and contact information for the agency point of contact for this application.

Name: Lucas Cruse, Bicycle Pedestrian Coordinator
Postal Address: One 4th Street North, 8th Floor, St. Petersburg, FL 33701
Email Address: Lucas.Cruse@stpete.org
Phone: 727-892-5274

2. Describe the project location. Include specific information on the project limits, jurisdiction of roadway and abutting properties, land use characteristics of abutting properties and any unique characteristics of the roadway (serves local/regional travel, serves a major activity center, part of a community redevelopment agency, etc.).

Implementation of the improvements developed under this project will be a catalyst for transformative change for the study area. That change starts with presenting viable transportation options when people step outside their homes and businesses. The needs of motorists are already well-served in the study area. To that end, this action plan seeks to identify spot improvements and amenities that make walking, bicycling, and accessing bus stops equally safe, comfortable, and convenient options.

This project study area covers the southern half of the South St. Petersburg Community Redevelopment Area, and seeks to further the community goals established in the CRA Redevelopment Plan. As noted in the Redevelopment Plan, “traffic circulation within the South St. Petersburg CRA is facilitated by a series of arterials and collectors that, for the most part, make for efficient travel in the north-south and east-west direction. *The lone exception to this is east-west travel between 15th Avenue South and 5th Avenue South, which is blocked by Interstate 275.*”

Most of St. Petersburg has a grid of closely-spaced streets that allows countless alternative route options to get from Point A to Point B. However, that characteristic street grid breaks down in this study area. Looking more closely at the issue introduced in the CRA Redevelopment Plan, the only streets that provide a continuous east-west path through the CRA to the south of 5th Avenue S are the three primary corridors of 18th, 22nd, and 26th Avenues S. The result is that all through traffic, including transit and bicyclists, must also use these three corridors at some point to traverse the study area.

There is then no way across I-275 between 26th Avenue S and 38th Avenue S. In between these obstructed sections, three roadways cross I-275 in relatively close proximity, each with a different character and land use. Each of these three primary corridors also has its own unique mobility challenges, and this action plan attempts to address them simultaneously by applying a network analysis approach to a study area that covers these three east-west corridors and the surrounding street grid. In contrast to the east-west travel challenges, the grid is maintained in the north-south direction through the study area, allowing for numerous route options for all modes via a choice of local, collector, and arterial roadways. These roadways are addressed in greater detail later in this application.

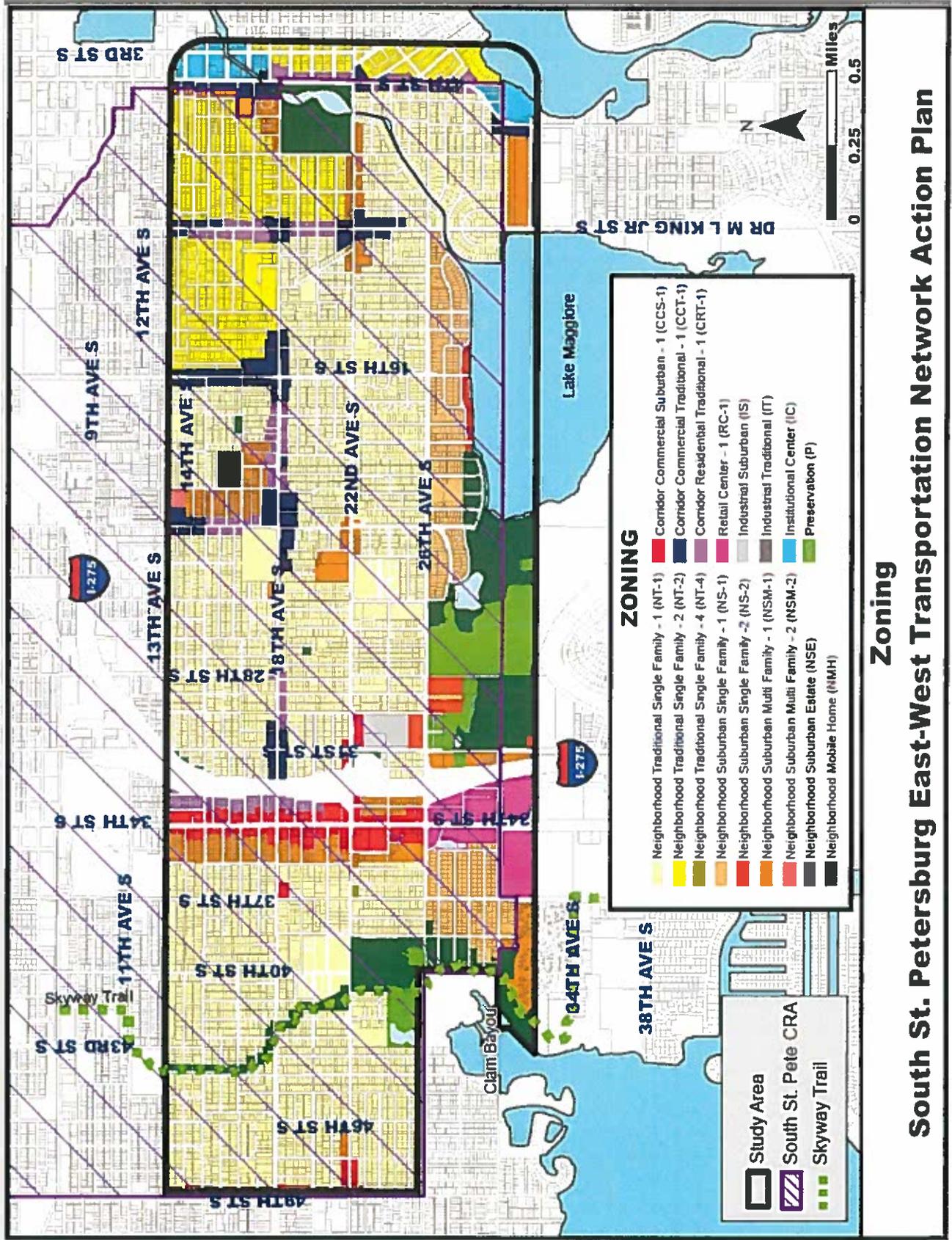
22nd Avenue S is a minor arterial roadway that is zoned residential with a matching future land use. The roadway carried roughly 20,000 motor vehicles per day to the west of I-275 in 2015 and 10,000 to the east. The roadway is the fastest route across the study area with an undivided four-lane configuration and limited traffic signals.

18th Avenue S is a collector roadway. The street has multiple characters with the area west of 37th Street being almost exclusively residential. The section from 37th Street to Dr. M.L. King Jr. Street is four lanes undivided and zoned commercial with a future land use designation of Planned Redevelopment Mixed-Use. This section of the street serves as the home for the majority of neighborhood-serving businesses in the study area, has seen the most commercial investment, and also has the greatest opportunity for transformation. 18th Avenue S to the east of 16th Street is mostly 2 lanes undivided with surrounding land use that is mostly residential.

26th Avenue S – is a collector roadway that is zoned residential with a matching future land use. The street is currently an undivided two lanes with regular stop signs and sporadic median islands for traffic calming. The street provides the best existing east-west bicycling option through the study area connecting to the Skyway Trail on the west end, yet experiences high motor vehicle operating speeds and difficult crossings at Salt Creek and I-275.

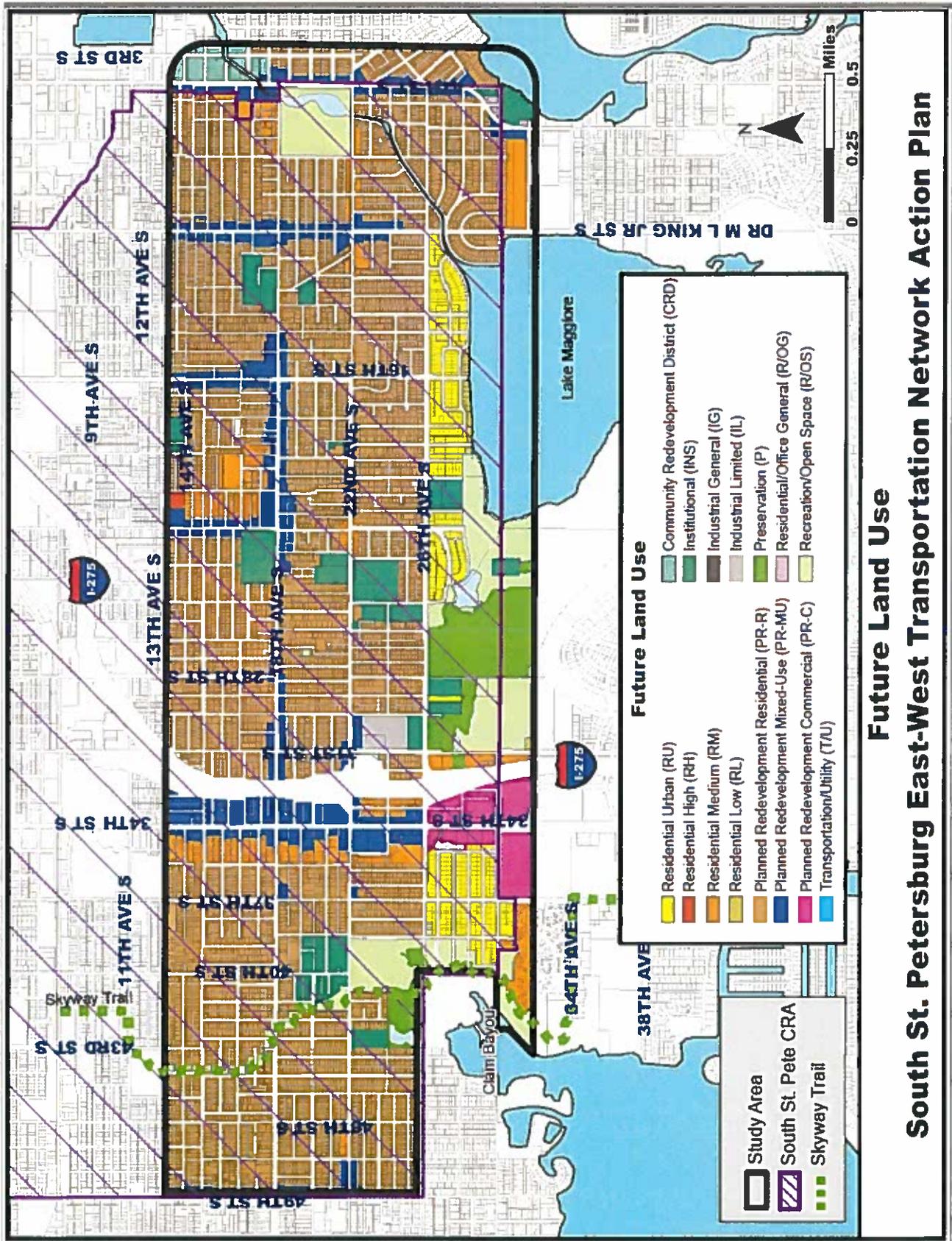
Notably, access to and from Interstate 275 is split between two of the three primary study corridors. 22nd Avenue S is the location of southbound exit and northbound entrance ramps for I-275. 26th Avenue S is the locations of northbound exit and southbound entrance ramps to I-275.

For context of the area surrounding the project, the current zoning and future land use categories for the study area are shown on the following pages.



South St. Petersburg East-West Transportation Network Action Plan

Zoning



Future Land Use
South St. Petersburg East-West Transportation Network Action Plan

3. Describe in detail the existing conditions of the project location, including the following, as applicable:

a. Sidewalks along the corridor (e.g., gaps exist on both sides of the corridor, 100% coverage on both sides of the corridor, sidewalks along one side of corridor, etc.)

Sidewalks are provided generally along both sides of all three study corridors, with a few gaps along one side of isolated segments. The County has programmed \$400,000 in FY17 to fill a portion of the gaps along 22nd Avenue S between 49th Street and 34th Street.

Sidewalks are generally provided along at least one side of the residential streets that fill in the grid connecting the study focus corridors. However, these streets also provide a generally acceptable environment featuring on-street parking, low traffic volumes, and frequent traffic calming to encourage slower speeds and improve conditions for both pedestrians and cyclists.

b. Bicycle facilities along the corridor (e.g., bike lanes, adjacent multiuse trail, etc.)

No continuous dedicated bicycling facilities exist along the three study area east-west corridors, other than a few segments of disjointed bike lane along 26th Avenue S between 31st Street and 12 Street.

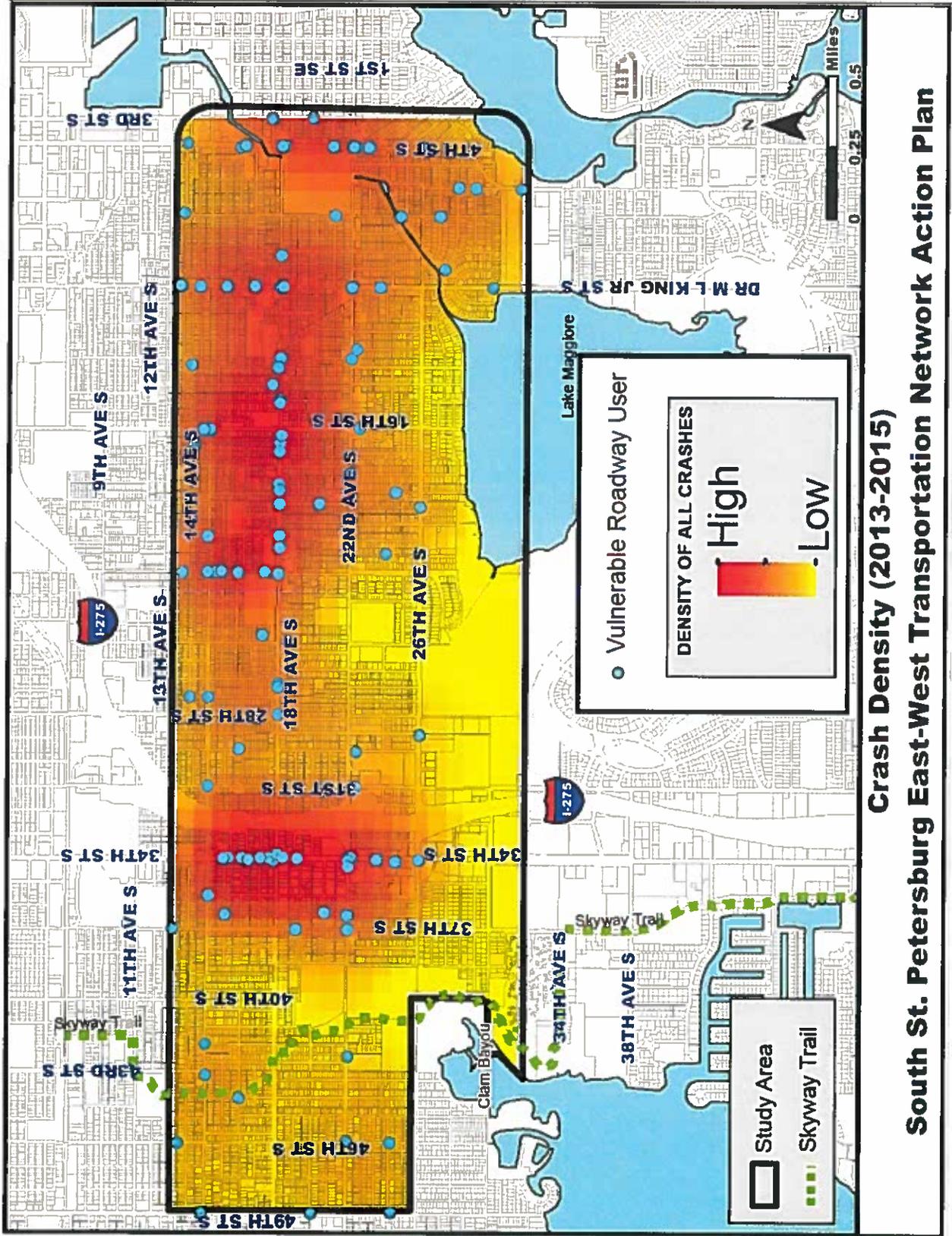
At least two Coast Bike Share hubs will be operational in the study area by the end of January 2017, and determining the locations of future hubs will be completed in coordination with the routes and facilities developed in this study.

c. Sidewalks and/or bicycle facilities along an intersecting roadway segment that truncate at the project limits

In contrast to and supporting the need for the east-west focus of the proposed Action Plan, numerous bicycle facilities and routes exist along the many redundant north-south streets that cross the study area. Bike lanes are present on multiple sections of the north south collectors such as 16th Street, 22nd Street, 28th Street, 31st Street, and 37th Street. However, the existing bike lanes are minimally sized and often dropped at intersections for the provision of turn lanes.

Bookending the study area is the Skyway Trail on the west and the South Bay Bike Route on the east. On the west end, the Skyway Trail is generally a 12' wide asphalt path that connects the Pinellas Trail to Clam Bayou, the Skyway Marina District, the Bayway Trail, and the Skyway fishing pier. On the east end, the South Bay Bike Route connects downtown to Pinellas Point via a combination of bike lanes and signed routes that is very popular with recreational cycling groups, seeing among the highest volumes of bicyclists in the City. The east end also connects to Lake Maggiore, Salt Creek, and inlets of Tampa Bay.

d. Documented safety concerns along the corridor (e.g. high crash rate, high number of crashes involving vulnerable users, etc.). Forward Pinellas is available to provide assistance in compiling this data to support your application



The addition of routes and connections for people to walk, bike, and access transit will improve safety by reducing the conflict points with motor vehicles. Addressing the speeds of motor vehicles will also lead to safety benefits for all.

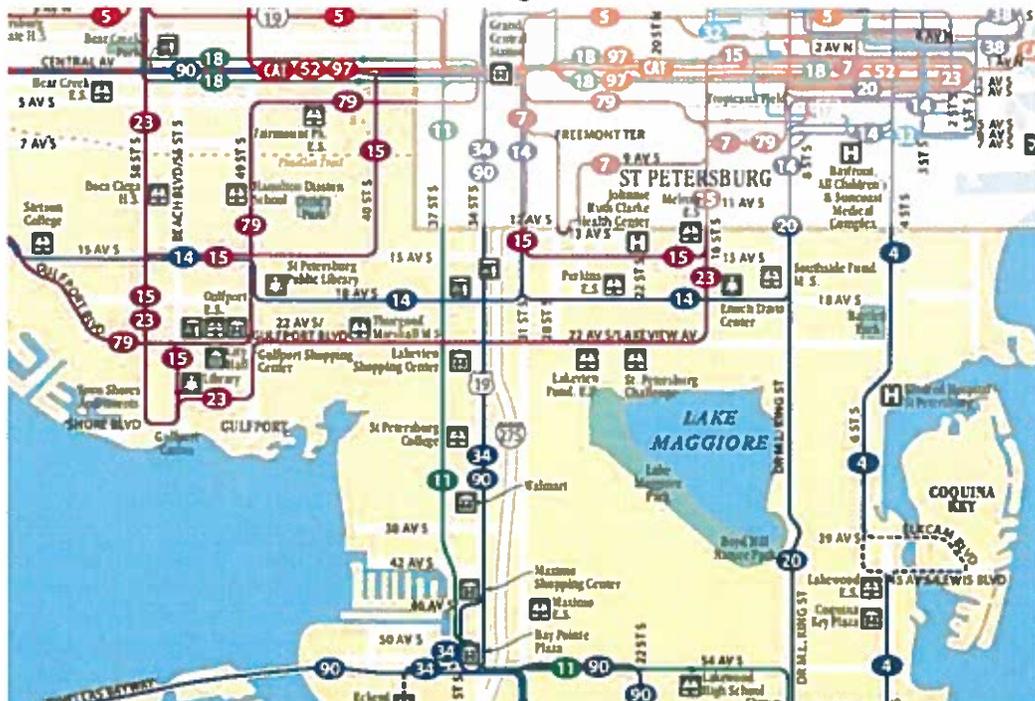
e. Existing and proposed transit service along the corridor, including frequency of service

Multiple transit routes traverse the study area with two primary multimodal corridors along 34th Street and 4th Street. Notably, routes 34 (15-30 minute headways) and 4 (15 minute headways) are among the highest frequency and ridership of the entire PSTA system.

Two PSTA routes traverse the study area with 30-minute headways along the focus corridors. PSTA route 14 travels along 18th Avenue S between 49th Street and Dr. M.L. King Jr. Street with a diversion north to the Grand Central Station along 31st Street, ultimately connecting Pasadena to downtown St. Petersburg. PSTA route 23 travels along 22nd Avenue S from 49th Street to 16th Street, where it then continues north into downtown St. Petersburg.

PSTA route 15 also travels along 15th Avenue S in the study area with 60-minute headways between 31st Street and 16th Street, but is required to detour back north to Grand Central Station to get across I-275 before returning to 15th Avenue S to the west.

Two additional north-south routes traverse the study area. PSTA route 20 connects Pinellas Point to downtown St. Petersburg with 60-minute headways via 9th Street before continuing on to the Tyrone area. PSTA route 90 provides very limited commuter service from the Bayway and Pasadena to Grand Central Station along 34th Street.

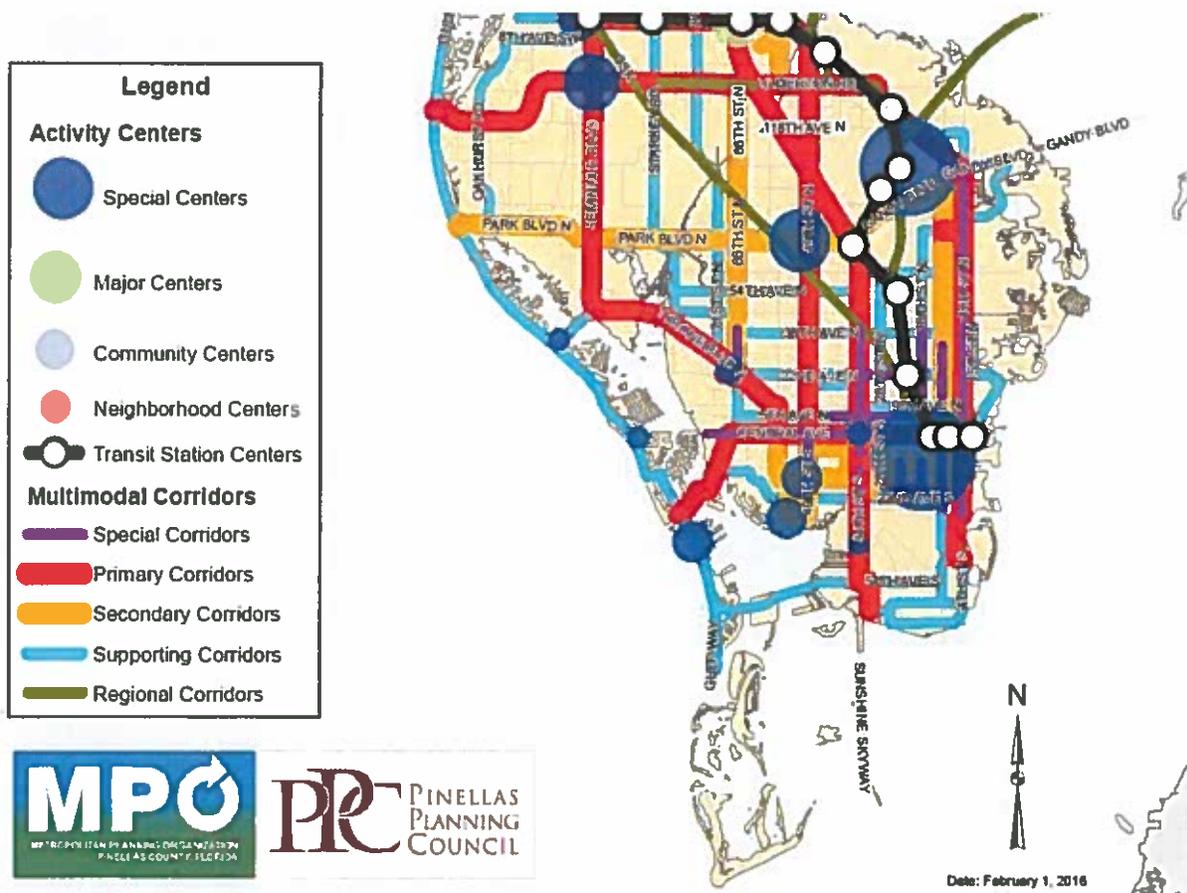


f. Access/connections to Activity Center(s) or Multimodal Corridor(s), as designated on the PPC Transit Oriented Vision Map

Most of the study area is covered by a Special Activity Center on the Transit Oriented Vision Map. 22nd Avenue S is identified as a supporting multimodal corridor. The east-west connectivity that the study area roadways provide are critical links connecting between the primary multimodal corridors of 4th Street to the east and 34th Street to the west. Further, 34th Street to the west is one of three countywide Forward Pinellas SPOTlight Emphasis Areas focused on a "Vision for US19". Dr. M.L. King Jr. Street, 16th Street, and 22nd Street are north-south cross streets through the study area that are also designated as special multimodal corridors ready for redevelopment.

The Transit Oriented Vision Map section covering the study area is excerpted below, reflecting the above description.

(see link: http://forwardpinellas.org/wp-content/uploads/2016/06/Vision_Map_21000_scale.pdf)

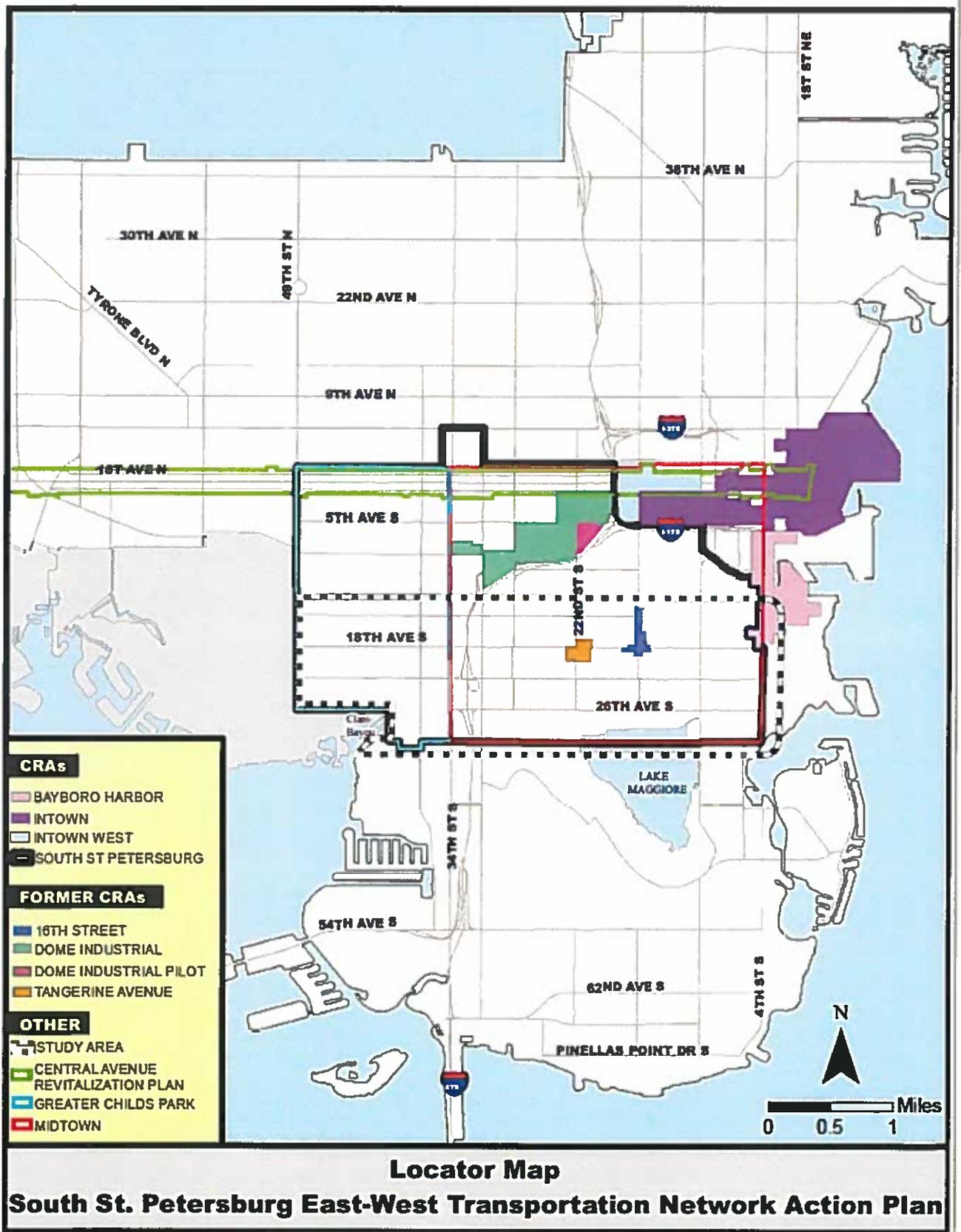


g. Is the project within an adopted Community Revitalization Area (CRA)?

The project study area is focused on the southern half of the South St. Petersburg Community Redevelopment Area, and aims specifically to make progress towards the goals outlined in that CRA Redevelopment Plan. It directly builds upon the work done under several past redevelopment areas and plans within this study area including: 16th Street South Revitalization Plan (1983), Tangerine Avenue (2003), Midtown Strategic Planning Initiative (2002), and the Greater Childs Park Strategic Planning Initiative (2007). It also is influenced by work completed for the surrounding areas including: Dome Industrial Park (2007) and the many neighborhood plans.

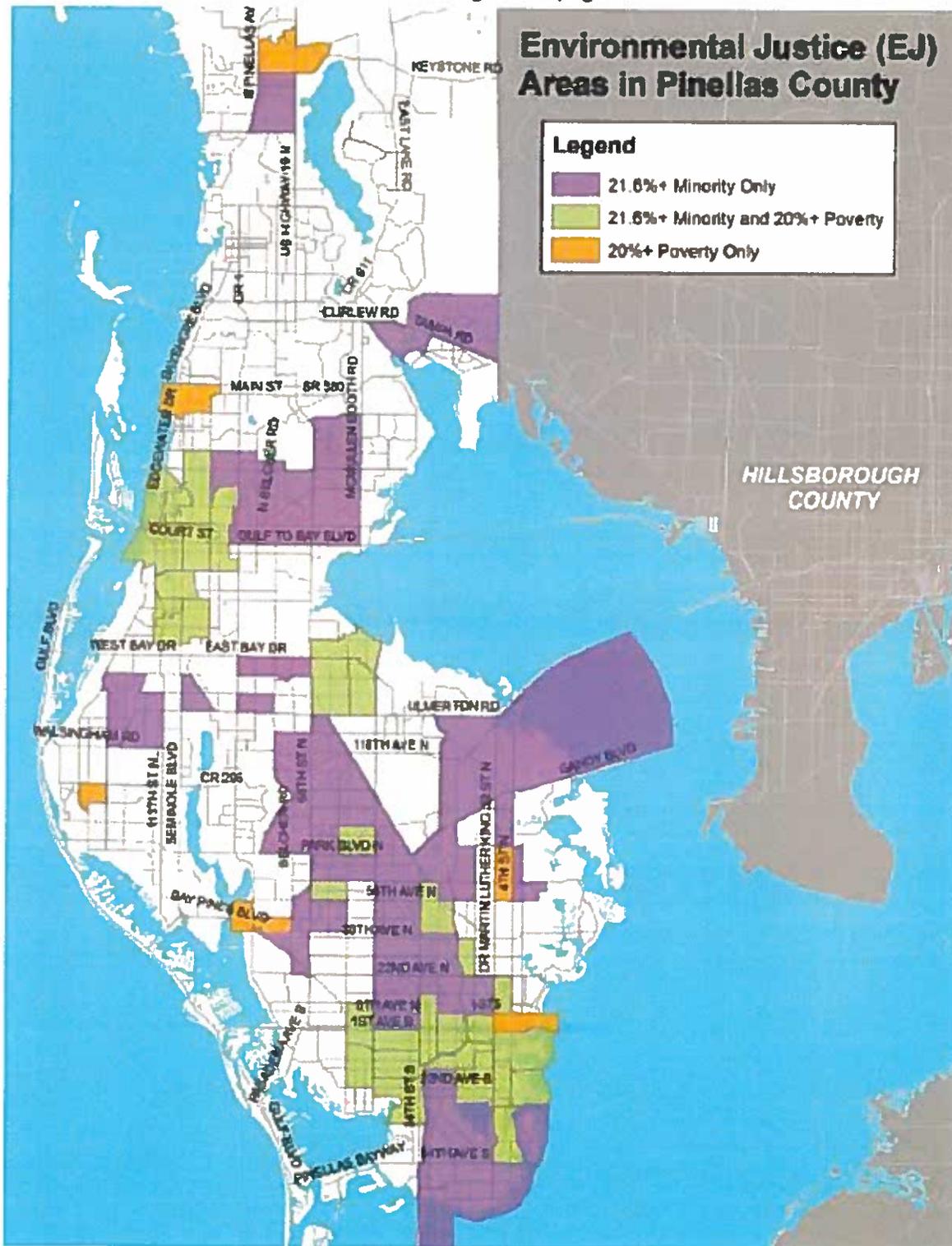
a. Does the project corridor have street lighting? Will the project add/enhance street lighting along the corridor?

Yes, the project study area has street lighting. However, this action plan will review the existing lights to identify locations that need to be repaired or have the current lighting enhanced. In particular, the action plan will look at pedestrian scaled lighting that would be supportive of streetscape enhancements to be considered for 18th Avenue S. It will also specifically address lighting for identified crossing locations as well as the I-275 underpasses.



h. Is the project corridor within a low income, disadvantaged or Environmental Justice area?

The majority of the study area is comprised of both minority and poverty Environmental Justice areas, as noted in the below extracted image from page 4-52 of the 2040 Pinellas LRTP.



<http://forwardpinellas.org/wp-content/uploads/2016/11/2040-LRTP.pdf>

4. Provide a detailed cost estimate and documentation of the local match being provided by the applicant.

A detailed scope of the network Action Plan has not been developed, but given experience with similar efforts it is anticipated that the cost to develop the plan will be approximately \$150,000. The City would request that one third of those costs, approximately \$50,000, be covered by the Forward Pinellas Complete Streets Program. Remaining costs are anticipated to be borne by local funds that include the City of St. Petersburg's Complete Streets FY17 appropriation (Transportation Impact Fee funds). The City would also make a request to Pinellas County to assist in the local contribution as 22nd Avenue S is a County roadway. However, if the County is unable to participate, the City would cover the entire amount.

5. If applying for design funding, has a concept plan been completed? If so, please provide documentation.

Building upon the citywide efforts in the forthcoming Complete Streets Implementation Plan, this action plan will complete the necessary data analysis and preliminary design for the resulting improvements within the targeted study area.

Additionally, the County is already studying 22nd Avenue S to the west of 34th Street in ways that could inform and support this project.

6. If applying for design funding, describe how the project will serve multiple travel modes, including walking, bicycling and transit use.

This project will be a catalyst for transformative change. The needs of motorists are already well-served in the study area. To that end, this action plan seeks to identify spot improvements and amenities that create transformative transportation options by making walking, bicycling, and accessing bus stops equally safe, comfortable, and convenient options.

With the goal of readily-actionable improvements, the action plan will focus on identifying and prioritizing infrastructure within existing right of way. Improvements that would require right of way may be identified in the action plan, but will need additional study outside the limits of this project.

7. If applying for design funding, describe any barriers to connecting low income communities with activity centers that exist along the project limits, and how the proposed project will address them.

The study area corridors are characterized by low traffic congestion resulting in high motor vehicle speeds. The speeding traffic presents difficulty for pedestrians to cross and no comfortable or continuous routes for bicyclists. With the added consideration of low motor vehicle ownership rates and high poverty, residents are essentially cut off from using the most economical means of transportation. Correspondingly, the primary objective of this Action Plan

is to identify a suite of safety and operational improvements that will improve the environment for non-motorized transportation options by moderating motor vehicle speeds while also maintaining the necessary roadway capacity.

This Action Plan effort is anticipated to begin in the final stages of the City's forthcoming Complete Streets Implementation Plan. A key element of that effort will be the identification of modal priority for specific segments of the City's street network, and a corresponding tool box of improvements appropriate to each modal priority and context. Where the Complete Streets Implementation Plan will address citywide needs and issues, this Action Plan will delve deeper into the identified study area and develop specific improvements to further the goals established by both Complete Streets and the CRA Redevelopment Plan.

The data collection and analysis completed as a basis for the action plan will include multimodal traffic counts, analysis, and speed study. The resulting recommendations may include modifications or enhancements such as: signal cycle lengths and coordination, signal phasing and amenities for non-motorized users, and traffic calming. Working within the constraints of existing right of way, the action plan may also consider the application of corridor-level modifications such as road diets and intersection traffic control such as roundabouts or raised intersections where signals may not be necessary for traffic or desirable for non-motorized roadway users.

In coordination with the traffic analysis results, the Action Plan will also include network connectivity analysis to identify the best existing and potential bicycle routes and pedestrian crossing location improvements. An additional factor to be considered will be pedestrian comfort including sidewalk widths, crossing distances, overhanging vegetation, driveway conflicts, and the buffer provided between the pathway and the curb. A key element of the network connectivity analysis will be the identification of needed access pathways or stop amenities for PSTA bus stops.

8. If applying for design funding, describe how the project will address access management.

Overall, this Action Plan will identify steps to create a connected network of routes, and streetscapes that are more supportive of the desired mixed-use environment, particularly for the neighborhood-serving commercial properties along 18th Avenue S. The toolbox for the improvements will include but not be limited to providing additional non-motorized connections that continue to restrict motor vehicle access, consolidating commercial driveways, remove parking from retail frontages, and the improvement of sidewalks across driveways.

9. Describe the local planning requirements that make the area surrounding the project corridor supportive of multimodal transportation improvements. For example, does the local land use plan encourage mixed use development? Does the local

land development code require buildings to be located adjacent to the ROW line or enable reduced surface parking? Does the local plan facilitate connectivity of local road, bicycle and/or pedestrian networks? Please refer to the Planning and Urban Design Principles in the Forward Pinellas Countywide Plan for more examples of desired local planning requirements (see link below).

(<http://www.pinellasplanningcouncil.org/cwp/CWPstrategies.pdf>).

St. Petersburg is defined by the established urban grid of streets, which provides multiple route and mode options for getting around. This specific study area already features many of the urban form elements identified in the planning and urban design principles as enumerated in Land Use Component Goal 16 of The Countywide Plan Strategies (2015). Specifically, this Action Plan will identify Connectivity and Public Realm Enhancements for the study area. This effort builds upon the existing CRA Redevelopment Plan efforts, and identifies actions to remedy the study area's transportation network shortcomings and encourage transformative change towards the goals clearly defined for the CRA.

10. It is expected that these projects will move forward for implementation/construction. Provide a project schedule to highlight the anticipated timeline for completion of the concept planning/design project. Please include a proposed timeline for the ultimate implementation/construction of the project.

The anticipated initiation of this Action Plan is fall 2017, which coincides with completion of the forthcoming citywide Complete Streets Implementation Plan and also the availability of this program's funds. Approximately 6 months will be required for completion of the envisioned Action Plan scope as defined in this application.

Following completion of the Action Plan by early-2018, the remaining timeline for completion includes 3 months for final design. A detailed timeframe for construction will be developed upon completion of the Action Plan and identification of construction funding availability.

South St. Petersburg East-West Transportation Network Action Plan

Support for Application

- 1. St. Petersburg City Council Resolution 2016-595
(Council material and indication of unanimous approval)**
- 2. City of St. Petersburg Complete Streets Committee**
- 3. South St. Petersburg CRA Citizens Advisory Committee**
- 4. Pinellas County Urban League**
- 5. AARP Florida**

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

December 15, 2016
3:00 PM

2016-560 thru 2016-613

A. Meeting Called to Order and Roll Call.

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

B. Approval of Agenda with Additions and Deletions.

A motion was moved and approved by Councilmember Rice with a second by Councilmember Montanari. Roll Call. Ayes. Kennedy. Montanari. Kornell. Rice. Wheeler-Bowman. Foster. Naves. None. Absent. Gerdes. Nurse. (Deleting CB-14, E-2)

C. Consent Agenda (see attached)

A motion was moved and approved by Councilmember Kornell with a second by Councilmember Wheeler-Bowman. Roll Call. Ayes. Kennedy. Montanari. Kornell. Rice. Wheeler-Bowman. Foster. Naves. None. Absent. Gerdes. Nurse.

Open Forum

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

Setting January 5, 2017 as the public hearing date for the following proposed Ordinance(s):

1088-V

1. Ordinance approving a vacation of a 16-foot wide L shaped alley located at the southeast corner of 4th Street North and 41st Avenue North. (City File 15-33000015)

A motion was moved and approved by Councilmember Rice with a second by Councilmember Kornell. Roll Call. Ayes. Kennedy. Montanari. Kornell. Nurse. Rice. Wheeler-Bowman. Foster. Naves. None. Absent. Gerdes.

253-H

2. An Ordinance of the City of St. Petersburg, Florida amending Chapter 17, Article IV of the City Code relating to local business taxes; creating a definition of employee; reorganizing sections to clarify intent; reorganizing the tax schedule to enhance readability and more closely align with categories and classifications of the equity study; and correcting scribes' errors.

A motion was moved and approved by Councilmember Gerdes with a second by Councilmember Rice. Roll Call. Ayes. Gerdes. Kennedy. Montanari. Kornell. Nurse. Rice. Wheeler-Bowman. Foster. Naves. None. Absent. None.

E. Reports

R and F

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

A motion was moved and approved by Councilmember Kennedy with a second by Councilmember Kornell. Roll Call. Ayes. Gerdes. Kennedy. Montanari. Kornell. Nurse. Rice. Wheeler-Bowman. Foster. Naves. None. Absent. None. (Defer until January 5, 2017)

2. Tampa Bay Regional Planning Council - (Oral) (Vice Chair Rice) [DELETED]

the Local Law Enforcement State Trust Fund (1601) to the Police Department, Local Law Enforcement State Trust (140-2857) to fully fund the awards.

- 2016-590 28. Authorizing the Mayor or his designee to accept the Foundation for a Healthy St. Pete-Community Resource Bus grant in the amount of \$130,000 from the State of Florida Department of Health and to execute a grant agreement along with all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of \$130,000 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Administrative Services Bureau (140-1385), Department of Health Grant (TBD).
29. ~~A resolution declaring the 32nd Annual MLK-Dream Big Parade to be held on January 16, 2017 to be a special event within the meaning of Section 16.70.030.1.5.-c.-1. of the St. Petersburg City Code; delineating boundaries and time period within which the declaration is to be effective; suspending pushcart vending permits issued for locations on the right-of-way pursuant to Section 16.70.030.1.5. of the St. Petersburg City Code within the delineated boundaries during the time period.~~ [MOVED TO REPORTS AS E-17]
- 2016-591 30. Confirmation of reappointment of Rick Nale as a regular member to the City Beautiful Commission to serve a three-year term ending December 31, 2019 to the City Beautiful Commission.
- 2016-592 31. Confirming the reappointment of Mary Wyatt Allen to the Health Facilities Authority.
- 2016-593 32. Confirming the reappointment of Mary Hilton Cross to the Health Facilities Authority.
- 2016-594 33. Authorizing the Mayor or his designee to accept an Assistance Funding Purchase Order (“Order”) from the Florida Fish and Wildlife Conservation Commission (“FFWCC”) Gopher Tortoise Habitat Management Program for a Gopher Tortoise Habitat Management Plan Phase V Project at Boyd Hill Nature Preserve at a maximum reimbursement amount of \$15,000; and to execute all other documents necessary to effectuate the Order; approving a supplemental appropriation in the amount of \$15,000 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional revenues, to the Parks & Recreation Boyd Hill Nature Trail (1902389) Gopher Tortoise Habitat Management Plan Phase V Project (TBD).
- 2016-595 34. A Resolution expressing support for the two Complete Streets projects submitted on behalf of the City of St. Petersburg to Forward Pinellas for consideration within the Forward Pinellas Complete Streets Program.
- 2016-596 35. Approving the minutes of the November 3, November 10, and November 21, 2016 City Council meetings.

Resolution No. ____

A RESOLUTION EXPRESSING SUPPORT FOR THE TWO COMPLETE STREETS PROJECTS SUBMITTED ON BEHALF OF THE CITY OF ST. PETERSBURG TO FORWARD PINELLAS FOR FUNDING CONSIDERATION WITHIN THE FORWARD PINELLAS COMPLETE STREETS PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is working to implement a Complete Streets Program where streets are designed and operated to promote safety and accessibility for all users of the transportation network, including pedestrians, bicyclists, transit riders, motorists, commercial and emergency vehicles, and people of all ages and physical and economic abilities; and

WHEREAS, this City Council has previously stated an intent that all appropriate sources of funding, including city, county, state and federal sources, be drawn upon to implement the City's Complete Streets Program; and

WHEREAS, Pinellas County's Land Use and Transportation planning agency, Forward Pinellas, has developed a Complete Streets Program that is intended to support local governments by "creating an incentive program to encourage the implementation of Complete Streets projects that help to reinforce desired land use and redevelopment activities that meet criteria identified in the adopted Countywide Land Use Plan"; and

WHEREAS, Forward Pinellas has recently issued a Call for Applications to solicit projects for funding consideration in two categories, which are Concept Planning and Design, and Construction; and

WHEREAS, the City has identified two outstanding candidate projects, one in each stated funding category, for consideration within the Forward Pinellas Complete Streets Program that meet or exceed the minimum application criteria and represent the City's best opportunity to be awarded funds from the Forward Pinellas Complete Streets Program; and

WHEREAS, the candidate project for the Concept Planning and Design category is the South St. Petersburg East-West Transportation Network Action Plan which is intended to review the southern half of the South St.

Petersburg Community Redevelopment Area (CRA) in a network analysis of 18th, 22nd, and 26th Avenues South in order to further the community goals established in the CRA Redevelopment Plan; and

WHEREAS, the candidate project for the Construction category is the Skyway Marina District Enhanced Sidewalk Improvement Project which is intended to provide high-quality, widened and buffered sidewalks along both sides of 34th Street South between 30th Avenue and 54th Avenue South in order to further the community goals established in the Skyway Marina District Plan; and

WHEREAS, both of these projects have been endorsed by the City's Complete Streets Committee and relevant local community groups to move forward as the City's candidate projects for the Forward Pinellas Complete Streets Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg that this Council hereby affirms its support of the two Complete Streets projects submitted on behalf of the City of St. Petersburg to Forward Pinellas for funding consideration within the Forward Pinellas Complete Streets Program.

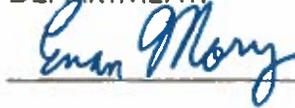
This resolution shall become effective immediately upon its adoption.

LEGAL:



00300093

DEPARTMENT:





MEMORANDUM

To: Forward Pinellas Board Members

From: Cheryl N. Stacks, P.E. *CNS*
St. Petersburg Complete Streets Committee Chairperson

Date: November 16, 2016

Subject: Support for the two Complete Streets projects submitted on behalf of the City of St. Petersburg to Forward Pinellas for consideration within the Forward Pinellas Complete Streets Program

At its meeting on November 15, 2016, the City of St. Petersburg's Complete Streets Committee voted unanimously to indicate support for the City of St. Petersburg's two applications for funding within the Forward Pinellas Complete Streets Program; our committee member that represents the Forward Pinellas staff recused himself from the vote.

The Committee is excited by the opportunities presented in these two candidate projects that align well with the City's forthcoming Complete Streets Implementation Plan. The City's Concept Planning and Design Application is the South St. Petersburg East-West Transportation Network Action Plan which will identify a suite of safety and operational improvements to improve the environment for non-motorized transportation options thereby providing a Complete Streets grid that is more conducive to improved public health and quality of life. Furthermore, it will develop improvements to further the goals established CRA Redevelopment Plan related to the revitalization of commercial corridors which are intended to grow existing businesses and attract new ones, while also providing access to jobs for residents within the CRA. The City's Construction Application is the Skyway Marina District – 34th Street Sidewalk Improvements that includes widened and buffered sidewalks along 34th Street South in the Skyway Marina District from 30th Avenue South to 54th Avenue South. It complements current City investments to improve transit and pedestrian conditions along this roadway and can be aligned with the future resurfacing of this roadway by FDOT.

With support from the Forward Pinellas Board, these two candidate projects can be advanced more quickly than if they were to be completed solely by local funds. By providing our residents and visitors with timely implementation of a Complete Streets network, the City can, and would welcome the opportunity to, serve as a model to Pinellas County for an inclusive transportation system that accommodates all roadway users.



December 12, 2016

Ms. Chelsea Favero, AICP
Principal Planner
Forward Pinellas
310 Court Street
Clearwater, FL 33756

Subject: Support for the City of St. Petersburg's Complete Streets Concept Planning and Design Application - South St. Petersburg East-West Transportation Network Action Plan

Dear Ms. Favero,

On behalf of South St. Petersburg Community Redevelopment Area (CRA) Citizens Advisory Committee, I would like to indicate our strong support for the City of St. Petersburg's Complete Streets Concept Planning and Design Application for the South St. Petersburg East-West Transportation Network Action Plan. The proposed Action Plan will identify a suite of safety and operational improvements to improve the environment for non-motorized transportation options thereby providing a Complete Streets grid that is more conducive to improved public health and quality of life. Furthermore, it will develop improvements to further the goals established CRA Redevelopment Plan related to the revitalization of commercial corridors that are intended to grow existing businesses and attract new ones, while also providing access to jobs for residents within the CRA.

With support from the Forward Pinellas Board, this Action Plan effort can begin at a time that aligns with the final stages of the City's forthcoming Complete Streets Implementation Plan. A key element of that effort will be the identification of modal priority for specific segments of the City's street network, and a corresponding tool box of improvements appropriate to each modal priority and context. Where the Complete Streets Implementation Plan will address citywide needs and issues, this Action Plan will delve deeper into the identified study area within the South St. Petersburg CRA, providing preliminary design elements with specificity that can be advanced into a capital program for implementation.

By providing South St. Petersburg residents with a network of Complete Streets, our residents will have greater transportation options for work, school, medical and shopping trips that are essential to the economic growth and socioeconomic mobility desired by the South St. Petersburg Community Redevelopment Plan. We look forward to the support of Forward Pinellas for this much-desired action plan in South St. Petersburg.

Sincerely,

Ms. Theresa Jones, Vice Chairperson
Citizen Advisory Committee for the South St. Petersburg CRA



Pinellas County Urban League, Inc.

Building for Equal Opportunity

OFFICERS

CHAIRPERSON
DR. FRANK A. BIAFORA
UNIVERSITY OF SOUTH FLORIDA
ST. PETERSBURG

FIRST VICE-CHAIRPERSON
ERIK C. SMITH
VALPAK

SECOND VICE-CHAIRPERSON
LINDA MARCELLI
LUCKY'S REAL TOMATOES

SECRETARY
JACKIE BARON
ABILITY

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JC PROFESSIONAL SERVICES

TREASURER
GRANT McMILLON, MBA
MORNEAU SHEPELL

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ST. PETERSBURG COLLEGE

AUDRE A. GREEN
GENERAL DYNAMICS ORDNANCE &
TACTICAL SYSTEMS

DR. WILLIAM D. LAW, JR.
ST. PETERSBURG COLLEGE

MELANIE LENZ
TAMPA BAY RAYS

KAREN E. LONG
BAYFRONT HEALTH ST. PETERSBURG

MAJOR MATTHEW MCKINNEY
ST. PETERSBURG POLICE DEPARTMENT

ALVIN C. NESMITH
TAMPA BAY TIMES

BETTYE J. NEWSOME
SYLVIA'S QUEEN OF SOUL FOOD RESTAURANT

DIA NICHOLS, FACHE
NORTHSIDE HOSPITAL

LESLEY RICHARDSON
HOOTERS MANAGEMENT CORPORATION

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REV. DR. MANUEL L. SYKES
BETHEL COMMUNITY BAPTIST CHURCH

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WAL-MART STORES, INC.

PRESIDENT EMERITUS
JAMES O. SIMMONS

COUNSEL TO THE BOARD
JOHN R. RICHARDSON
GOODIS THOMPSON & MILLER

December 15, 2016

Ms. Chelsea Favero, AICP
Principal Planner
Forward Pinellas
310 Court Street
Clearwater, FL 33756

Subject: Support for the City of St. Petersburg's Complete Streets Concept Planning and Design Application - South St. Petersburg East-West Transportation Network Action Plan

Dear Ms. Favero:

On behalf of the Pinellas County Urban League, I would like to indicate our strong support for the City of St. Petersburg's Complete Streets Concept Planning and Design Application for the South St. Petersburg East-West Transportation Network Action Plan. The proposed Action Plan will identify a suite of safety and operational improvements to improve the environment for non-motorized transportation options by moderating motor vehicle speeds while also maintaining the necessary roadway capacity.

The Urban League is a 501(c)(3) organization that serves African Americans and other disenfranchised members of the community to achieve social and economic equality. The League serves over 15,000 low-income residents in the areas of youth education, crime prevention, employment, health services, weatherization and home energy assistance annually. Our focus is help *Empower Communities* and *Change Lives*.

With support from the Forward Pinellas Board, this Action Plan effort can begin at a time that aligns with the final stages of the City's forthcoming Complete Streets Implementation Plan. A key element of that effort will be the identification of modal priority for specific segments of the City's street network, and a corresponding tool box of improvements appropriate to each modal priority and context. Where the Complete Streets Implementation Plan will address citywide needs and issues, this Action Plan will delve deeper into the identified study area within the South St. Petersburg Community Redevelopment Area (CRA) and develop specific improvements to further the goals established by both Complete Streets and the CRA Redevelopment Plan.

By providing South St. Petersburg residents with a network of Complete Streets, it enables greater transportation options for work, school, medical and shopping trips that are essential to our economy and to providing Ladders of Opportunity with true socioeconomic mobility. We look forward to the support of Forward Pinellas for this much-desired action plan in South St. Petersburg.

Sincerely,

Rev. Watson L. Haynes, II
President & CEO

333 – 31st Street North
St. Petersburg, FL 33713

Phone: (727) 327-2081
Fax: (727) 321-8349

Web Site: www.pcul.org
E-Mail: info@pcul.org

SUPPORTED BY:



WLH:lza

AFFILIATED WITH THE NATIONAL URBAN LEAGUE, INC.



December 15, 2016

400 Carillon Parkway, #100 | St. Petersburg, FL 33716
1-866-595-7678 | Fax: 727-369-5191 | TTY: 1-877-434-7598
aarp.org/fl | flaarp@aarp.org | twitter: @AARPFL | facebook.com/aarpfl

Ms. Chelsea Favero, AICP
Principal Planner
Forward Pinellas
310 Court Street
Clearwater, FL 33756

Subject: Support for the City of St. Petersburg's Complete Streets Concept Planning and Design Application - South St. Petersburg East-West Transportation Network Action Plan

Dear Ms. Favero,

As a non-profit, non-partisan social welfare membership organization, AARP enhances the quality of life for all as we age. One way that AARP is driving social change is by working with communities to adopt an "age-friendly" mindset to make their city a great place for people of all ages. In 2016, the City of St. Petersburg was designated as a member of the World Health Organization/AARP Age Friendly Network of Communities.

Part of that effort is to address transportation needs, which includes work such as complete streets. If this application is approved, we look forward to collaborating with the City of St. Petersburg on their Complete Streets Concept Planning and Design Application for the South St. Petersburg East-West Transportation Network Action Plan.

By providing South St. Petersburg residents with a network of Complete Streets, it enables greater transportation options. Walkable and bikeable communities allow residents to access work, medical needs, parks, and shopping. All of these are essential to our economy and to residents' well-being. We look forward to the support of Forward Pinellas for this much-desired action plan in South St. Petersburg.

We believe that South St. Petersburg, like other communities in Pinellas, would benefit from complete streets. This initiative will help residents of all ages engage with their community. AARP Florida welcomes every effort by Pinellas County cities to become more age-friendly and support the City of St. Petersburg in this application.

Sincerely,

A handwritten signature in black ink that reads "Laura Cantwell".

Laura Cantwell
AARP Florida
Associate State Director of Advocacy and Outreach

South St. Petersburg CRA Grant Program/Process Changes

Staff Recommendations

I. Process Changes

1. Establish hard application deadline with no request for clarifying information or other material. Staff will process and make recommendation to Grant Review Committee on eligibility or completeness of application. Applicants sign waiver when submitting, stating they acknowledge if application is incomplete they may be deemed ineligible.
2. Identify mandatory information that must be provided in order to clear the hurdle of designation as a “Substantially Incomplete Application” (project description, summary budget, photos, drawings, estimates.)
3. Require that all potential applicants attend a mandatory workshop about the CRA grant application process, where they will be given specific information about the process, resources, other applicable classes, and the opportunity for one-on one counseling at the Greenhouse.
4. Create interactive map immediately after application deadline and post publicly after applications have been scored and copied.
5. Provide applications and scoring sheet to Grant Review Committee in electronic format (Drop Box or some City developed program) to save assembly time and money.
6. Create readable/writeable PDFs for webpage with mandatory spaces to be filled. This will include detailed project description spaces with attachment sheets. (Create option for applications to be submitted electronically?)
7. Develop prototypes of ideal applications in terms of information submitted, layouts, project description, summary budgets, ways to present photos, etc.
8. Create small-grant award program (up to \$5,000) with funding carved out of Business Development. Applications would be awarded funding based on participating in Greenhouse programs. (The scoring system would not apply.) This could be included with the Family Day Care Program approach, whose certification process would be through SPC. Reduced match, say 25%.
9. Make code changes before January 1st for a January kickoff for the CRA Grant Workshop program. CAC makes recommendation at its December 5th meeting with CC later in December.

10. Reduce or eliminate bonus awards as they will be coming out of the following year's budget.
11. Clarify that SBE contractor and Grow Smarter bonus is only awarded if the contractor 1) provides the estimate for the application; 2) completes the work; and 3) is available only for the property. (Bonus is only applied to one grant, not both, in the event of two apps submitted per property.)
12. Bonus point criteria is included with application and must be turned in with application to qualify.
13. Eliminate Bonus points or Bonus Award, retain one not both.
14. \$35 refundable application fee (checks are returned if applicants are not funded) goes toward background check.

II. Notification/Marketing

1. Set GRC meeting before launch of program so that all notifications will include prospective end date.
2. Hold a staff training event with Economic Development, Housing and Greenhouse Staff to provide information about the upcoming cycle.
3. Work with Main Street Organizations and other business associations to ensure that they are promoting the grant opportunities. Explore providing workshops for each of the Main Street programs in the CRA.
4. Workshops – biweekly or monthly, online video of presentation – teach application requirements and the grant scoring criteria
5. Marketing collateral – utility bill inserts, door hangers, application folders for site visits
6. Increase social media presence with assistance of Marketing.
7. Fliers for the CRA Churches, Recreation Centers and Libraries.

III. Changes to Scoring System

1. Mandatory attendance at workshops in 2018 in person on CRA grant process and application. Otherwise, application will be deemed ineligible.

2. Award points for building permit values on the same block/face for permits \$10,000 and up. (These permits represented nearly 25 percent of all permits with assigned monetary values \$1 and above in 2016). Maybe \$20,000 minimum threshold.
3. Award points (10) for first-time grant applicants.
4. Make prior-round grant awardees who have not completed their work are ineligible to apply. Define time-frame in which work must be completed to qualify.
5. Reduce points from 15 to 10 for owner occupied businesses.
6. Reduce points from 10 to 5 for being in business the last two years.
7. Reduce to 20 points the importance of the corridor
8. Reduce to 10 points maximum for prior capital investment
9. Deduct points for projects on secondary structures, i.e., those in rear. Alternatively, put a budget cap.
10. Negative points (maybe 20 to 30) for properties that have already received CRA funding – neither prohibit nor privilege.
11. Identify for points specific interior improvements – HVAC replacement, electrical, re-roofing, plumbing, insulation, window replacements – get Building input on products for energy efficiency improvements. Work in sustainability objectives
12. Identify for points specific exterior improvements – re-stucco, wood replacement on siding, energy efficient windows, solar panels. Work in sustainability objectives
13. Mandate that bonus awards for designated historic landmarks must go toward work on the landmark structure, not on site or noncontributing buildings.

IV. Eligible Improvements

1. Eliminate or cap the % of budget devoted to landscaping, fencing and parking
2. Better define “Equipment” to include equipment that is fixed in location
3. Require zoning or building permit approval for every application, otherwise project is ineligible.

4. Should roof replacements be considered under both the CSI and CBTI grant programs to streamline apps?
5. Allow applications to both the interior and exterior program, but cap the total award at ~\$30,000 if the applicant is awarded funding from both. Alternatively, talk to County staff about agreeing to fund both the interior and exterior programs.
6. Clarify that demolition of whole structures is not eligible. These are renovation grants and selective demolition is okay to further the renovation project

V. Revisions to Commercial Revitalization Program

1. More emphasis on job creation as a minimum threshold for review.



**REQUEST FOR PROPOSAL
FOR AN
URBAN GARDEN AT THE ENOCH DAVIS RECREATION CENTER
ON PROPERTY
OWNED BY
THE CITY OF ST. PETERSBURG**

Issue Date
January 10, 2018

Due Date
March 8, 2018
1:00 P.M. Local Time

**REQUEST FOR PROPOSAL
FOR AN
URBAN GARDEN**

The City of St. Petersburg ("**City**") invites interested parties (collectively, "**Responder**") to submit a proposal to license the use of City-owned, unimproved land, which is approximately 35,863 SF (0.82 acres) in size and located in the 1600 block of 12th Street South, St. Petersburg, Florida 33705 ("**Property**"),-as hereinafter defined. The location of the Property is illustrated in Exhibit A of this Request for Proposal ("**RFP**").

While the intent of this Request for Proposal ("RFP") is to license the use of land adjacent to the Enoch Davis Center property for the purpose of a pilot demonstration garden, community partners have expressed interest in utilizing the City ranking process to consider proposals for other identified sites in Pinellas County. Please indicate in your application if you would like to also be considered for these opportunities.

Check here if:

- I/our organization would like to be considered for other urban gardening partnerships within the City of St. Petersburg.
- I/our organization would like our proposal ranked with other urban gardening applicants and made available to non-City of St. Petersburg partners operating in Pinellas County looking to partner with urban farmers and/or organizations (see Exhibit F for a description of a current opportunity).

SECTION 1: BACKGROUND

TO BE COMPLETED LATER Add information/background on how this project came to be etc.

SECTION 2: INTENT

The City, by this RFP, sets forth its intent to consider proposals for the licensed use of the Property for the purpose of operating a Demonstration Garden ("**Intent**") involving one or more of the urban garden models described in Section 3. Given that the location of the property is within the South St. Petersburg CRA and in an area underserved by healthy produce retailers, it is the intent of the City to award the site to one or more organizations demonstrating through their application materials a clear social purpose or benefit to the community, including but not limited to increased food access, job training opportunities, social capacity building, educational programs, and provision of youth programs

SECTION 3: URBAN GARDEN MODELS

The success of urban gardening on these leased properties will be dependent on the ability of an individual or team of individuals to organize, operate and manage a 0.83 acre MOL garden site, including potential sales and marketing to St. Petersburg residents. Partnerships between individuals or organizations with different expertise is encouraged in order to create a viable

proposal and/or to provide community benefits. In the process of developing the pilot urban gardening project, the following urban gardening models have been discussed with community members. They are included within the RFP to assist respondents in clearly describing the composition of the garden, how it will operate and the decision-making structure of the garden. For the Enoch Davis Garden property, it is permissible to have a mix of two different models on-site (for example, a collective community garden and a market garden, each in separate areas of the property) or one hybrid model involving components of each of the models listed below. Please note the community survey results on page [insert page number] when choosing a model.

- **Community Garden with Individual Plots:** Members rent individual plots in the garden that they are responsible for managing.
- **Communal Gardening Model:** Members collectively garden together, with participants taking home produce in proportion with their work contribution.
- **Market Garden Model:** A Market Garden operates as a business. Produce is grown on-site and sold at affordable prices to residents, local restaurants, and/or food retailers.
- **Incubator/Educational Garden Model:** A working garden in which educational programs are integral to the garden mission. Future gardeners can partake in educational programs and are trained in all aspects of the garden business management (in the instance of a Market Garden), including market analysis, business plan writing, marketing, branding, operations, etc.

SECTION 4: PREMISES DESCRIPTION

The 0.83-acre Enoch Davis Urban Garden Property is City-owned, unimproved land, located approximately at 1628 – 12th Street South, St. Petersburg, Florida 33705, as illustrated below. The property is located northwest of the City’s Enoch Davis Center, a 18,000 square foot multi-service center located adjacent to the James Weldon Johnson Branch Library. The facility houses space for human service agencies, two meeting rooms, two multi-purpose halls, a computer lab, snack bar, and many other amenities. The operator of this site will have access to designated areas on the Enoch Davis Center property for the purpose of onsite produce sales and use of a refrigerator inside the facility for perishables. The James Weldon Johnson Library currently hosts a small seed library and has expressed an interest in developing a collection of gardening books and hosting garden programs in support of the Enoch Davis Urban Garden project. Parking for the garden is available via the Enoch Davis Center parking lot.

In summer 2017, the City contracted with Environmental Consulting and Technology (ECT) to conduct a Phase I environmental survey of the Property. ECT found that the lots have been vacant since 2000, but residential dwellings occupied the six lots comprising the Property since at least 1923. ECT concluded that there is a “possibility that heating oil tanks were used at the residences” that could potentially have leaked and impacted the soil and that “given the future use of the Site, an exposure pathway may be created between workers in the garden and potentially impact soils.” Due to the possibility that the soil may have been impacted via the historic use of heating oil tanks on any of the 6 lots in question, ECT recommended that a round of soil sampling be

performed. Additionally, no documentation was found indicating the proper removal of the heating oil tanks. In the event that these tanks were underground storage tanks, BFA recommended that a ground penetrating radar be performed on the Site.

In December 2017, ECT performed a Phase II environmental study and provided the following findings:.....



SECTION 5: ZONING REGULATIONS

Community Garden uses are allowed in any zoning district by annual permit (\$100 initial/\$50 renewal) and shall comply with the development standards of the zoning district, the general development standards, and other applicable City Code. As such, the use of the Property as a Community Garden will be subject to certain regulations ("**Regulations**"), including but not limited to those set forth in Exhibit B to this RFP.

The current zoning of the Enoch Davis Center garden site is NT-2 (Neighborhood Traditional). While onsite sales are not allowed in neighborhood zoning districts, outside produce sales from a tent that is set-up and removed daily will be allowed on specified areas of Enoch Davis Recreation Center parking lot. The areas are identified as "Produce Vending Sites" on the above site map. No zoning permit will be required. No onsite sales will be allowed on City parkland.

More information can be found on the City's website:

http://www.stpete.org/planning_zoning/land_development.php.

Responders are encouraged to visit the Zoning Counter, located on the first floor of the Municipal Services Center at One Fourth Street North, for assistance with developing the proposed site plan in accordance with regulations. For questions or to schedule an appointment, please contact Development Review Services at DevRev@StPete.org or 727-893-7471.

SECTION 6: UTILITIES AND INFRASTRUCTURE

The Property is unimproved and does not have access to utilities. The City will extend utilities and provide infrastructure necessary to irrigate the garden. In addition, the City will extend electricity to the site and pay for the installation of lighting fixtures, fencing, storage structures and other appropriate infrastructure in accordance with the site plan submitted by the awardee.

The City of St. Petersburg will offer an operating subsidy to the awardee for the three years following the award of the Enoch Davis Urban Garden plot. While not the sole criteria involved in selection, the Committee will give added weight to proposals that require the least subsidy to operate, all other factors being equal.

The selected Responder will be responsible for the payment of all applicable recurring operational costs for desired utilities, including but not limited to water, sewerage, electric, garbage and trash collection, if any, associated with the its use of the Property.

SECTION 7: COMMUNITY INPUT

A concerted effort has been made by the City to secure neighborhood resident input into the proposed garden project. A Public Information Meeting was held at the Enoch Davis Center on April 17, 2017. Notice was sent out to urban agriculture and Community Redevelopment Area (CRA) stakeholders. Direct invitation was distributed to residents in the immediate vicinity of the site by door hanger.

From August 1, 2017, to August 31st, residents citywide received information about taking the Enoch Davis Garden Survey in their utility bill, by advertisement in the Weekly Challenger and on the City of St. Petersburg website. The survey was designed by an interdepartmental team involving Planning and Economic Development, Parks and Recreation, and the Office of Sustainability, as well as external partners from the University of Florida IFAS Extension Family Nutrition Program. Residents were asked to pick up/drop off the surveys at various South St. Petersburg City recreation centers or fill out a form online. On August 22nd, 24th, and 26th,

neighborhood teens from the City's TASC0 program canvassed neighborhood residents within a half mile radius of the proposed garden site. Over one hundred surveys were collected through door-to-door canvassing, with 285 surveys collected total. Of these collected surveys, 160 were filled out by residents representing households in the South St. Petersburg CRA.

Detailed survey results are provided within this RFP (see Exhibit E). The preferred proposal will incorporate these results into business plan, garden design, and mission. Contact information provided by residents through these surveys will be given to the selected applicant once contracts are finalized.

SECTION 8: PROPOSAL REQUIREMENTS

Proposals **MUST** contain the following:

- 8.1. A detailed description of the concept and how the Property will be used to accomplish the Intent of this RFP;
- 8.2. License term of not more than five (5) years;
- 8.3. Resume' of previous experience identifying not less than three (3) years of experience directly related to the Intent of this RFP. Fully demonstrate the Responder's direct experience in operating an entity that fulfills the Intent including the quality and quantity of similar projects by the Responder.
- 8.4. A complete description of the Responder's team including names, addresses, individual resumes' of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved;
- 8.5. A complete description of the Responder's entity (corporation, partnership, etc.) and identification of all parties, including disclosure of all persons or entities having a beneficial interest in the proposal;
- 8.6. A site plan and rendering of the anticipated concept and required improvements and equipment ("**Improvements**");
- 8.7. A food safety plan. See the following link which provides important information <https://producesafetyalliance.cornell.edu/resources/farm-food-safety-plan-writing-resources>).
- 8.8. A sustainability plan. How will you keep the project running 5, 10 or 20 years into the future? Economic, environmental and social sustainability factors should be considered.
- 8.9. Estimated cost of Improvements and proof of financial capability;
- 8.10. Schedule for the commencement and completion of construction of Improvements;
- 8.11. A primary contact name and information including phone, fax, and email;
- 8.12. Affirmative statements of the following:
 - 8.12.1. The Property will not be subject to any tenant created liens;

8.13. A signed Proposal Form, attached as Exhibit D to this RFP

SECTION 9: PREFERRED PROPOSAL

The preferred proposal should:

- 9.1. Specify an initial license term not to exceed three (3) years. The City will allow for an option for two successive three year renewals;
- 9.2. Include a plan for community participation and engagement in garden operations. How will community residents and those abutting the property (directly adjacent or in close proximity) be involved in the decision-making of the garden and its activities?
- 9.3. Include a plan for providing key community benefits and outcomes sought by the community, which will be a part of garden operations and activities. A list of possible community benefits is listed below; however, applicants are not limited to this list. The applicants will be evaluated on the number and quality of benefits proposed. Potential community benefits include:
 - Make a portion of produce available to local residents at an affordable price.
 - Provide garden operations and business-related education, job training and internships to local residents, especially youth (age 25 and under).
 - Make available a portion of produce to surrounding schools.
 - Donate a percentage of produce to local food pantries.
 - Make available a portion of produce to local businesses.
- 9.4 Includes letters of support from abutting property owners and residents, neighborhood residents, elected officials, and/or local community organizations.
- 9.5 A breakdown of expected upfront capital costs to prepare the garden site to include (fencing, electricity, lighting, irrigation systems, sheds for tools and other storage needs.
- 9.6 Detailed annual costs expected to operate the site. These should include caretaker salary, maintenance, water and electricity, fertilizer and pest control.

SECTION 10: FEES AND TAXES

The selected Responder will be responsible for the payment of all applicable fees and taxes, if any, levied on the Property or its contents, which shall include but not be limited to applicable income tax, real property tax, personal property tax, sales tax and stormwater fees.

SECTION 11: PROPOSAL PACKAGE

Please submit one (1) bound original of the Proposal and one (1) electronic copy on a USB drive, in PDF format.

SECTION 12: DELIVERY

Proposals should be marked "**ENOCH DAVIS URBAN GARDEN PROPOSAL**" and delivered:

- 12.1. By hand, courier, FEDEX or otherwise to the City of St. Petersburg Municipal Services Center, 9th Floor, Real Estate & Property Management, One Fourth Street North, St. Petersburg, Florida; or
- 12.2. By United States Postal Service ("USPS") mail to City of St. Petersburg, Real Estate & Property Management, P.O. Box 2842, St. Petersburg, Florida 33731-2842.

SECTION 13: DEADLINE March 8, 2018, 1:00 P.M. LOCAL TIME

Proposals received after the specified time and date will not be considered. The City will not be responsible for failure of the USPS, private courier, or any other delivery means to deliver a proposal to the appointed place at the specified time in order to be considered.

SECTION 14: SCHEDULE

Issue/Advertise Request For Proposal on	January 10, 2018
Pre-Application Conference	January 24, 2018
City of St. Petersburg	
Conference Room 800	
8th Floor	
Municipal Services Center	
One 4th Street North	
St. Petersburg, FL 33701	
Last day for questions	February 9, 2018
Proposals due by 1:00 P.M. Local Time	March 8, 2018

SECTION 15: SELECTION

All qualified proposals that are determined to be in the public interest for uses in accordance with the Intent of this RFP, will be presented to the Enoch Davis Urban Garden Selection Committee for review and recommendation to the City Council of the City of St. Petersburg, which will have final approval. The Selection Committee will be appointed by Administration.

Proposals, which satisfy the minimum threshold requirements, will be evaluated and ranked according to the following evaluation criteria, with each criterion having equal weight, from excellent, good, fair, or poor. The City's Selection Committee shall then assign a composite rating for each proposal evaluated; the eligible and responsive proposal with the highest composite rating will be considered the most advantageous proposal for the site.

EXPERIENCE OF THE OPERATOR

- Applicants that provide evidence of their ability to successfully manage and develop an agricultural property for a period of five years or more, which is consistent with or similar to the applicants' development concept, will be eligible to be ranked as Excellent.
- Applicants that provide evidence of their ability to successfully manage and develop an agricultural property for a period of three to four years, which is consistent with or similar to the applicants' development concept, will be eligible to be ranked as Good.

- Applicants that provide evidence of their ability to successfully manage and develop an agricultural property for a period of one to two years, which is consistent with or similar to the applicants' development concept, will be eligible to be ranked as Fair.
- Applicants that do not provide evidence of their ability to successfully manage and develop an agricultural property, which is consistent with or similar to the applicants' development concept, will be eligible to be ranked as Poor.

FINANCIAL CAPACITY

- Applicants that provide documentation of secured funding sources, available cash on hand or a commitment letter from a lending or funding institution sufficient to finance the total development costs proposed are eligible to be ranked as Excellent.
- Applicants that provide a pre-approval letter from a lending or funding institution are eligible to be ranked as Good.
- Applicants that provide a letter of interest are eligible to be ranked as Fair.
- Applicants that do not provide evidence of financial capacity sufficient to finance the total development costs proposed are eligible to be ranked Poor.

SITE PLANNING AND DESIGN

- Applicants that provide completed and detailed site planning, design and development documentation will be eligible to be ranked as Excellent. This documentation should include a plan illustrating the garden
- Applicants that provide site planning, design and development documentation will be eligible to be ranked as Good.
- Applicants that provide site planning, design and development documentation lacking some detail will be eligible to be ranked as Fair.
- Applicants that provide incomplete site planning, design and development documentation will be eligible to be ranked as Poor.

MANAGEMENT AND BUSINESS PLAN

- Applicants that provide a detailed business plan complete with a monthly/annual budget that identifies the monthly and annual costs expected to be incurred on the garden property and the sources of revenue, that considers payment of costs, maintenance of the garden, educational programming, food safety, pest management, garden oversight/management, and produce yield and revenue will be eligible to be ranked as Excellent.
- Applicants that provide a complete, but less detailed, business plan, that considers payment of costs, maintenance, educational programming, food safety, pest management, garden oversight/management, and produce yield and revenue will be eligible to be ranked as Good.

- Applicants that provide a business plan lacking some details, as listed above, that demonstrates a limited understanding of the business and development process will be eligible to be ranked as Fair.
- Applicants that provide a business plan that does not demonstrate an understanding of the business and development process will be eligible to be ranked as Poor.

APPROACH TO COMMUNITY ENGAGEMENT

- Applicants who are community members and have established a Board of Directors comprised of community members and/or abutters, as well as experts in urban agriculture, shall be eligible to be ranked as Excellent.
- Applicants who are community members and have established a Community Advisory Board comprised of community members and/or abutters, as well as experts in urban agriculture, shall be eligible to be ranked as Good.
- Applicants who are community members that have not established a Board of Directors nor Community Advisory Board comprised of community members and/or abutters, shall be eligible to be ranked as Fair.
- Applicants who are not community members and have not established a community advisory board or a Board of Directors comprised of community members and/or abutters, shall be eligible to be ranked as Poor.

COMMUNITY BENEFITS

- Applicants that provide three or more community benefits, including two of the top three listed in Section 9.3, shall be eligible to be ranked as Excellent.
- Applicants that provide two community benefits, including one of the top three listed in Section 9.3, will be eligible to be ranked as Good.
- Applicants that provide one community benefit will be eligible to be ranked as Fair.
- Applicants that do not provide community benefits will be eligible to be ranked as Poor.

COMMUNITY SUPPORT

- Applicants that provide letters of support from abutters to the lease property, neighborhood residents, at least two letters from elected officials and/or Community Advisory Committee members, and at least two letters from local community organizations will be eligible to be ranked as Excellent.
- Applicants that provide letters of support from neighborhood residents, at least one letter of support from an elected official and/or Community Advisory Committee member, and at least one letter of support from a local community organization will be eligible to be ranked as Good.
- Applicants that provide letters of support from at least one local community organization will be eligible to be ranked as Fair.
- Applicants that do not provide letters of support will be eligible to be ranked as Poor.

COMMUNITY INPUT

- Applicants that substantially incorporate survey results into their proposal and provide a detailed plan for engaging those that provided contact information, will be eligible to be ranked as Excellent.
- Applicants that incorporate survey results into their proposal and provide a plan for engaging those that provided contact information, will be eligible to be ranked as Good.
- Applicants that somewhat incorporate survey results into their proposal OR provide a plan for engaging those that provided contact information, will be eligible to be ranked as Fair.
- Applicants that do not incorporate survey results into their proposal or have a plan for engaging those that provided contact information will be eligible to be ranked as Poor.

BONUS CRITERIA

Additional weight will be given to proposals that:

- Require the least amount of operating subsidy from the City.
- Demonstrate a sustainability mindset in management of the property.
- Are particularly creative or innovative in concept and/or design.

SECTION 16: AWARD WITHOUT DISCUSSION

The City may accept a proposal without discussion if, in its sole discretion, it is determined to be in the public interest for the intended use.

SECTION 17: LICENSE AGREEMENT

Subsequent to the selection for any City-owned properties, a finalized license agreement between the City and the Responder must be approved by the City Council of the City of St. Petersburg, substantially in the same form as demonstrated in Exhibit C of this RFP.

SECTION 18: INQUIRIES AND QUESTIONS

All inquiries, questions, requests for interpretation, correction, or clarification **must be submitted in writing**, either by e-mail or by facsimile to the City Contact, as hereinafter defined, and shall arrive not later than noon, February 9, 2018. All responses from the City shall be in writing, either by email, or facsimile.

SECTION 19: CITY CONTACT

Rick D. Smith, Community Redevelopment Coordinator

Robyn Keefe, Planner II

City of St. Petersburg, Planning and Economic Development Department

Phone: 727-893-7100 / Fax: 727-892-5465

Email: rick.smith@stpete.org or robyn.keefe@stpete.org (Note: Email is subject to public records law) *Additional information/copies of this RFP may be downloaded from www.stpete.org/realestate*

SECTION 20: CITY RESERVATIONS

The City reserves the right to:

- 20.1. Modify, waive, or otherwise vary the terms and conditions of this RFP at any time, including but not limited to, the date schedule and proposal requirements;
- 20.2. Waive irregularities in the proposals;
- 20.3. Reject or refuse any or all proposals;
- 20.4. Cancel and withdraw this RFP at any time;
- 20.5. Negotiate with any or all Responders in order to obtain terms most beneficial to the City;
- 20.6. Accept the proposal which, in its sole and absolute discretion, best serves the interest of the City.

SECTION 21: DISCLOSURE

Information regarding the described properties is believed to be reliable; however, interested parties should rely on their own experts for counsel.

SECTION 22: PUBLIC RECORDS

All proposals submitted to the City are subject to public disclosure pursuant to Chapter 119, Florida Statutes. An exception may be made for "trade secrets". Additional information regarding the "trade secrets" requirement are available upon written request.

SECTION 23: COLLUSION

More than one proposal from the same Responder under the same or different names will not be considered. Reasonable grounds for believing that a Responder is submitting more than one proposal will cause the rejection of all proposals in which the Responder is involved. Those proposals will be rejected if there is reason for believing that collusion exists among Responders, and no participant in such collusion will be considered in any future RFP's.

SECTION 24: PUBLIC ENTITY CRIMES

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

SECTION 25: OUTSTANDING OBLIGATIONS TO THE CITY

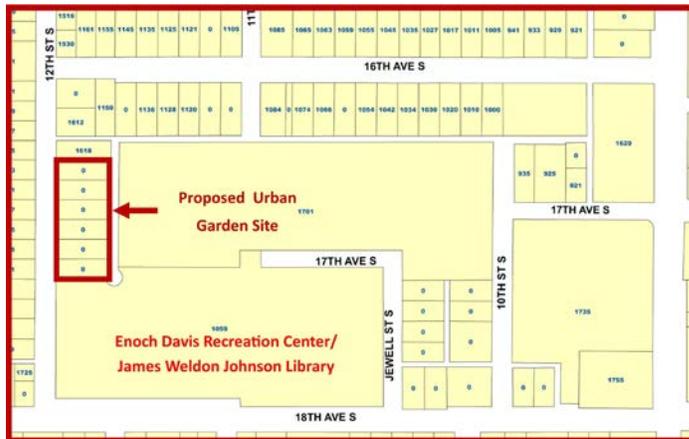
City shall not accept a proposal from any person, entity or principal of an entity that currently has any outstanding indebtedness to City or unresolved claims with or by City, unless the indebtedness or unresolved claims have been satisfied prior to the submission of a proposal.

SECTION 26: LOBBYING

Responders are prohibited from lobbying City of St. Petersburg employees, advisory committees, or elected officials regarding requests for proposals, requests for qualifications, bids or contracts, or during the pendency of any bid protest, by the bidder/proposer/protestor or any member of the bidder/proposer/protestor staff, an agent or employee of the bidder/proposer/protestor, or any person employed by any legal entity affiliated with or representing an organization that is responding to the request for proposal, request for qualification, bid or contract, or has a pending bid protest is strictly prohibited until either an award is formal or any protest is formally resolved by the City; provided, however, nothing herein shall prohibit a prospective bidder/proposer from contacting the Real Estate or the Planning and Economic Departments to address situations such as clarification and/or questions related to the procurement process or about questions related to zoning or building code requirements. For purposes of this provision, lobbying activities shall include but not be limited to, influencing or attempting to influence action or non-action in connection with any request for proposal, request for qualification, bid or contract through direct or indirect oral or written communication or an attempt to obtain goodwill of person and/or entities specified in this provision. Such actions may cause any request for proposal, request for qualification, bid or contract to be rejected or disqualified from consideration.

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EXHIBIT A
PROPERTY LOCATION



Legally Described As: Lots 2 through 7, Block 9, Revised Map of Hollywood Addition, according to the map or plat thereof as recorded in Plat Book 7, page 18, of the public records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

Parcel Id Numbers: 25-31-16-40734-009-0020, 25-31-16-40734-009-0030, 25-31-16-40734-009-0040, 25-31-16-40734-009-0050, 25-31-16-40734-009-0060, 25-31-16-40734-009-0070

Approximate Address: 1628 - 12th Street South

EXHIBIT B
ZONING REGULATIONS

1. Section 16.50.085. - Community Gardens
2. Section 16.70.030.1.13. - Community Garden Permit
3. Annual Community Garden Application
4. Community Garden Checklist

DRAFT

**EXHIBIT C
LICENSE AGREEMENT**

DRAFT

**EXHIBIT D
PROPOSAL FORM**

**REQUEST FOR PROPOSAL
FOR A
COMMUNITY GARDEN**

Issue Date

January 10, 2018

The undersigned certifies that the enclosed proposal is being submitted and is subject to the terms and conditions as outlined in the Request for Proposal as issued by the City of St. Petersburg on January 10, 2018.

Name of Company/Organization: _____

Authorized Signature of Company/Organization: _____

Printed name: _____

E-mail address: _____

Phone: _____

Fax: _____

Date: _____

EXHIBIT E
ENOCH DAVIS GARDEN SURVEY RESULTS

DRAFT

EXHIBIT F
NORTH ST. PETERSBURG COMMUNITY FARM SITE

This opportunity is offered by a community partner and is not land owned by the City of St. Petersburg. Please indicate at the beginning of this RFP (page #2) if you are interested in being considered for this opportunity.

(Undisclosed Location near 54th Ave North & I-275)

Description: Non-profit organization helping at risk youth and a neighborhood community association seek a partner to build and manage a future urban farm. Funds available for start-up infrastructure, including but not limited to, irrigation and additional fencing (perimeter is already fenced). The youth in the program and interested neighbors would have the ability to volunteer and to apply for a limited number of garden plots. About 30% of the site would be designated to create teaching and recreation space paid for by outside grants already obtained. The remaining land would be cultivated and managed by the farm proprietor or entity.

There is over 25,000 square feet of growing space (see figure below).

[Insert graphic]

1 A bill to be entitled
2 An act relating to community redevelopment agencies;
3 amending s. 112.3142, F.S.; specifying ethics training
4 requirements for community redevelopment agency
5 commissioners; amending s. 163.356, F.S.; requiring a
6 county or municipality, by resolution, to petition the
7 Legislature to create a new community redevelopment
8 agency; establishing procedures for appointing members
9 of the board of the community redevelopment agency;
10 providing reporting requirements; deleting provisions
11 requiring certain annual reports; amending s. 163.367,
12 F.S.; requiring ethics training for community
13 redevelopment agency commissioners; amending s.
14 163.370, F.S.; establishing procurement procedures;
15 creating s. 163.371, F.S.; providing annual reporting
16 requirements; requiring publication of notices of
17 reports; requiring reports to be available for
18 inspection in designated places; requiring a community
19 redevelopment agency to post annual reports and
20 boundary maps on its website; creating s. 163.3755,
21 F.S.; providing termination dates for certain
22 community redevelopment agencies; requiring the
23 creation of new community redevelopment agencies to
24 occur by special act after a date certain; providing a
25 phase-out period for existing community redevelopment

26 agencies under specified circumstances; creating s.
27 163.3756, F.S.; providing legislative findings;
28 requiring the Department of Economic Opportunity to
29 declare inactive community redevelopment agencies that
30 have reported no financial activity for a specified
31 number of years; providing hearing procedures;
32 authorizing certain financial activity by a community
33 redevelopment agency that is declared inactive;
34 requiring the Department of Economic Opportunity to
35 maintain a website identifying all inactive community
36 redevelopment agencies; amending s. 163.387, F.S.;
37 specifying the level of tax increment financing that
38 the governing body may establish for funding the
39 redevelopment trust fund; revising requirements for
40 the expenditure of redevelopment trust fund proceeds;
41 revising requirements for the annual budget of a
42 community redevelopment agency; requiring municipal
43 community redevelopment agencies to provide annual
44 budget to county commission; specifying allowed
45 expenditures from the annual budget; revising
46 requirements for use of moneys in the redevelopment
47 trust fund for specific redevelopment projects;
48 revising requirements for the annual audit; requiring
49 the audit to be included with the financial report of
50 the county or municipality that created the community

51 redevelopment agency; amending s. 218.32, F.S.;

52 requiring county and municipal governments to submit

53 community redevelopment agency annual audit reports as

54 part of an annual report; revising criteria for

55 finding that a county or municipality failed to file a

56 report; requiring the Department of Financial Services

57 to provide to the Department of Economic Opportunity a

58 list of community redevelopment agencies with no

59 revenues, no expenditures, and no debts; providing an

60 effective date.

61

62 Be It Enacted by the Legislature of the State of Florida:

63

64 Section 1. Subsection (2) of section 112.3142, Florida

65 Statutes, is amended to read:

66 112.3142 Ethics training for specified constitutional

67 officers and elected municipal officers.—

68 (2) (a) All constitutional officers must complete 4 hours

69 of ethics training each calendar year which addresses, at a

70 minimum, s. 8, Art. II of the State Constitution, the Code of

71 Ethics for Public Officers and Employees, and the public records

72 and public meetings laws of this state. This requirement may be

73 satisfied by completion of a continuing legal education class or

74 other continuing professional education class, seminar, or

75 presentation if the required subjects are covered.

76 (b) Beginning January 1, 2015, all elected municipal
77 officers must complete 4 hours of ethics training each calendar
78 year which addresses, at a minimum, s. 8, Art. II of the State
79 Constitution, the Code of Ethics for Public Officers and
80 Employees, and the public records and public meetings laws of
81 this state. This requirement may be satisfied by completion of a
82 continuing legal education class or other continuing
83 professional education class, seminar, or presentation if the
84 required subjects are covered.

85 (c) Beginning October 1, 2018, each commissioner of a
86 community redevelopment agency under part III of chapter 163
87 must complete 4 hours of ethics training each calendar year
88 which addresses, at a minimum, s. 8, Art. II of the State
89 Constitution, the Code of Ethics for Public Officers and
90 Employees, and the public records and public meetings laws of
91 this state. This requirement may be satisfied by completion of a
92 continuing legal education class or other continuing
93 professional education class, seminar, or presentation if the
94 required subjects are covered.

95 (d)~~(e)~~ The commission shall adopt rules establishing
96 minimum course content for the portion of an ethics training
97 class which addresses s. 8, Art. II of the State Constitution
98 and the Code of Ethics for Public Officers and Employees.

99 (e)~~(d)~~ The Legislature intends that a constitutional
100 officer or elected municipal officer who is required to complete

101 ethics training pursuant to this section receive the required
 102 training as close as possible to the date that he or she assumes
 103 office. A constitutional officer or elected municipal officer
 104 assuming a new office or new term of office on or before March
 105 31 must complete the annual training on or before December 31 of
 106 the year in which the term of office began. A constitutional
 107 officer or elected municipal officer assuming a new office or
 108 new term of office after March 31 is not required to complete
 109 ethics training for the calendar year in which the term of
 110 office began.

111 Section 2. Subsections (1), (2), and (3) of section
 112 163.356, Florida Statutes, are amended to read:

113 163.356 Creation of community redevelopment agency.-

114 (1) Upon a finding of necessity as set forth in s.
 115 163.355, and upon a further finding that there is a need for a
 116 community redevelopment agency to function in the county or
 117 municipality to carry out the community redevelopment purposes
 118 of this part, any county or municipality may, by resolution,
 119 petition the Legislature to create a public body corporate and
 120 politic to be known as a "community redevelopment agency." A 
 121 ~~charter county having a population less than or equal to 1.6~~
 122 ~~million may create, by a vote of at least a majority plus one of~~
 123 ~~the entire governing body of the charter county, more than one~~
 124 ~~community redevelopment agency.~~ Each such agency shall be
 125 constituted as a public instrumentality, and the exercise by a

126 community redevelopment agency of the powers conferred by this
127 part shall be deemed and held to be the performance of an
128 essential public function. Community redevelopment agencies of a
129 county have the power to function within the corporate limits of
130 a municipality only as, if, and when the governing body of the
131 municipality has by resolution concurred in the community
132 redevelopment plan or plans proposed by the governing body of
133 the county.

134 (2) As of the creation date of a community redevelopment
135 agency, the governing ~~When the governing body adopts a~~
136 ~~resolution declaring the need for a community redevelopment~~
137 ~~agency, that~~ body shall, by ordinance, appoint a board of
138 commissioners of the community redevelopment agency, which shall
139 consist of not fewer than five or more than nine commissioners.
140 The terms of office of the commissioners shall be for 4 years,
141 except that three of the members first appointed shall be
142 designated to serve terms of 1, 2, and 3 years, respectively,
143 from the date of their appointments, and all other members shall
144 be designated to serve for terms of 4 years from the date of
145 their appointments. A vacancy occurring during a term shall be
146 filled for the unexpired term. As provided in an interlocal
147 agreement between the governing body that created the agency and
148 one or more taxing authorities, one or more members of the board
149 of commissioners of the agency may be representatives of a
150 taxing authority, including members of that taxing authority's

151 governing body, whose membership on the board of commissioners
152 of the agency would be considered an additional duty of office
153 as a member of the taxing authority governing body.

154 (3) (a) A commissioner shall receive no compensation for
155 services, but is entitled to the necessary expenses, including
156 travel expenses, incurred in the discharge of duties. Each
157 commissioner shall hold office until his or her successor has
158 been appointed and has qualified. A certificate of the
159 appointment or reappointment of any commissioner shall be filed
160 with the clerk of the county or municipality, and such
161 certificate is conclusive evidence of the due and proper
162 appointment of such commissioner.

163 (b) The powers of a community redevelopment agency shall
164 be exercised by the commissioners thereof. A majority of the
165 commissioners constitutes a quorum for the purpose of conducting
166 business and exercising the powers of the agency and for all
167 other purposes. Action may be taken by the agency upon a vote of
168 a majority of the commissioners present, unless in any case the
169 bylaws require a larger number. Any person may be appointed as
170 commissioner if he or she resides or is engaged in business,
171 which means owning a business, practicing a profession, or
172 performing a service for compensation, or serving as an officer
173 or director of a corporation or other business entity so
174 engaged, within the area of operation of the agency, which shall
175 be coterminous with the area of operation of the county or

176 municipality, and is otherwise eligible for such appointment
 177 under this part.

178 (c) The governing body of the county or municipality shall
 179 designate a chair and vice chair from among the commissioners.
 180 An agency may employ an executive director, technical experts,
 181 and such other agents and employees, permanent and temporary, as
 182 it requires, and determine their qualifications, duties, and
 183 compensation. For such legal service as it requires, an agency
 184 may employ or retain its own counsel and legal staff.

185 (d) An agency authorized to transact business and exercise
 186 powers under this part shall file with the governing body the
 187 report required under s. 163.371(1), ~~on or before March 31 of~~
 188 ~~each year, a report of its activities for the preceding fiscal~~
 189 ~~year, which report shall include a complete financial statement~~
 190 ~~setting forth its assets, liabilities, income, and operating~~
 191 ~~expenses as of the end of such fiscal year. At the time of~~
 192 ~~filing the report, the agency shall publish in a newspaper of~~
 193 ~~general circulation in the community a notice to the effect that~~
 194 ~~such report has been filed with the county or municipality and~~
 195 ~~that the report is available for inspection during business~~
 196 ~~hours in the office of the clerk of the city or county~~
 197 ~~commission and in the office of the agency.~~

198 (e) ~~(d)~~ At any time after the creation of a community
 199 redevelopment agency, the governing body of the county or
 200 municipality may appropriate to the agency such amounts as the

201 governing body deems necessary for the administrative expenses
 202 and overhead of the agency, including the development and
 203 implementation of community policing innovations.

204 Section 3. Subsection (1) of section 163.367, Florida
 205 Statutes, is amended to read:

206 163.367 Public officials, commissioners, and employees
 207 subject to code of ethics.—

208 (1) (a) The officers, commissioners, and employees of a
 209 community redevelopment agency created by, or designated
 210 pursuant to, s. 163.356 or s. 163.357 are ~~shall be~~ subject to
 211 the provisions and requirements of part III of chapter 112.

212 (b) Commissioners of a community redevelopment agency must
 213 comply with the ethics training requirements in s. 112.3142.

214 Section 4. Subsection (5) is added to section 163.370,
 215 Florida Statutes, to read:

216 163.370 Powers; counties and municipalities; community
 217 redevelopment agencies.—

218 (5) A community redevelopment agency shall procure all
 219 commodities and services using the same purchasing processes and
 220 requirements that apply to the county or municipality that
 221 created the community redevelopment agency.

222 Section 5. Section 163.371, Florida Statutes, is created
 223 to read:

224 163.371 Reporting requirements.—

225 (1) Beginning March 31, 2019, and no later than March 31

226 of each year thereafter, a community redevelopment agency shall
227 file an annual report with the county or municipality that
228 created the agency and post the report on the agency's website.
229 At the time the report is filed and posted on the website, the
230 agency shall also publish in a newspaper of general circulation
231 in the community a notice that such report has been filed with
232 the county or municipality and that the report is available for
233 inspection during business hours in the office of the clerk of
234 the city or county commission, in the office of the agency, and
235 on the website of the agency. The report must include the
236 following information:

237 (a) The most recent audit report for the community
238 redevelopment agency prepared pursuant to s. 163.387(8).

239 (b) The performance data for each plan authorized,
240 administered, or overseen by the community redevelopment agency
241 as of December 31 of the year being reported, including the:

242 1. Total number of projects started, total number of
243 projects completed, and estimated project cost for each project.

244 2. Total expenditures from the redevelopment trust fund.

245 3. Assessed real property values of property located
246 within the boundaries of the community redevelopment agency as
247 of the day the agency was created.

248 4. Total assessed real property values of property within
249 the boundaries of the community redevelopment agency as of
250 January 1 of the year being reported.

251 5. Earliest data available as of the date the agency was
252 created, providing total commercial property vacancy rates
253 within the community redevelopment agency.

254 6. Total commercial property vacancy rates within the
255 boundaries of the community redevelopment agency.

256 7. Assessed real property values for redeveloped
257 properties within the boundaries of the community redevelopment
258 agency as of January 1 of the year being reported.

259 8. Earliest data available as of the day the agency was
260 created, providing total housing vacancy rates within the
261 boundaries of the community redevelopment agency.

262 9. Total housing vacancy rates within the boundaries of
263 the community redevelopment agency.

264 10. Total number of code enforcement violations within the
265 boundaries of the community redevelopment agency.

266 11. Total amount expended for affordable housing for low
267 and middle income residents, if the community redevelopment
268 agency has affordable housing as part of its community
269 redevelopment plan.

270 12. Name of the sponsor or donor and total amount
271 sponsored or donated for sponsorships and donations that were
272 made to the community redevelopment agency.

273 13. Ratio of redevelopment funds to private funds expended
274 within the boundaries of the community redevelopment agency.

275 (2) By January 1, 2019, each community redevelopment

276 agency shall post on its website digital maps that depict the
277 geographic boundaries and total acreage of the community
278 redevelopment agency. If any change is made to the boundaries or
279 total acreage, the agency shall post updated map files on its
280 website within 60 days after the date such change takes effect.

281 Section 6. Section 163.3755, Florida Statutes, is created
282 to read:

283 163.3755 Termination of community redevelopment agencies;
284 prohibition on future creation.-

285 (1) A community redevelopment agency in existence on
286 October 1, 2018, shall terminate on the expiration date provided
287 in the agency's charter on October 1, 2018, or on September 30,
288 2038, whichever is earlier, unless the governing body of the
289 county or municipality that created the community redevelopment
290 agency approves its continued existence by a super majority
291 (majority plus one) vote of the members of the governing body.

292 (2) (a) If the governing body of the county or municipality
293 that created the community redevelopment agency does not approve
294 its continued existence by a super majority (majority plus one)
295 vote of the governing body members, a community redevelopment
296 agency with outstanding bonds as of October 1, 2018, that do not
297 mature until after the earlier of the termination date of the
298 agency or September 30, 2038, remains in existence until the
299 date the bonds mature.

300 (b) A community redevelopment agency operating under this

301 subsection on or after September 30, 2038, may not extend the
 302 maturity date of any outstanding bonds.

303 (c) The county or municipality that created the community
 304 redevelopment agency must issue a new finding of necessity
 305 limited to timely meeting the remaining bond obligations of the
 306 community redevelopment agency.

307 (3) On or after October 1, 2018, a community redevelopment
 308 agency may be created only by special act of the Legislature. A
 309 community redevelopment agency in existence before October 1,
 310 2018, may continue to operate as provided in this part.

311 Section 7. Section 163.3756, Florida Statutes, is created
 312 to read:

313 163.3756 Inactive community redevelopment agencies.-

314 (1) The Legislature finds that a number of community
 315 redevelopment agencies continue to exist but report no revenues,
 316 no expenditures, and no outstanding debt in their annual reports
 317 to the Department of Financial Services pursuant to s. 218.32.

318 (2) (a) A community redevelopment agency that has reported
 319 no revenues, no expenditures, and no debt under s. 218.32 or s.
 320 189.016(9), for 3 consecutive fiscal years beginning on October
 321 1, 2015, shall be declared inactive by the Department of
 322 Economic Opportunity. The department shall notify the agency of
 323 the declaration of inactive status under this subsection. If the
 324 agency has no board members or no agent, the notice of inactive
 325 status must be delivered to the governing board or commission of

326 the county or municipality that created the agency.

327 (b) The governing board of a community redevelopment
328 agency declared inactive under this subsection may seek to
329 invalidate the declaration by initiating proceedings under s.
330 189.062(5) within 30 days after the date of the receipt of the
331 notice from the department.

332 (3) A community redevelopment agency declared inactive
333 under this section is authorized only to expend funds from the
334 redevelopment trust fund as necessary to service outstanding
335 bond debt. The agency may not expend other funds without an
336 ordinance of the governing body of the local government that
337 created the agency consenting to the expenditure of funds.

338 (4) The provisions of s. 189.062(2) and (4) do not apply
339 to a community redevelopment agency that has been declared
340 inactive under this section.

341 (5) The provisions of this section are cumulative to the
342 provisions of s. 189.062. To the extent the provisions of this
343 section conflict with the provisions of s. 189.062, this section
344 prevails.

345 (6) The Department of Economic Opportunity shall maintain
346 on its website a separate list of community redevelopment
347 agencies declared inactive under this section.

348 Section 8. Paragraph (a) of subsection (1), subsection
349 (6), paragraph (d) of subsection (7), and subsection (8) of
350 section 163.387, Florida Statutes, are amended to read:

351 163.387 Redevelopment trust fund.—

352 (1) (a) After approval of a community redevelopment plan,

353 there may be established for each community redevelopment agency

354 created under s. 163.356 a redevelopment trust fund. Funds

355 allocated to and deposited into this fund shall be used by the

356 agency to finance or refinance any community redevelopment it

357 undertakes pursuant to the approved community redevelopment

358 plan. No community redevelopment agency may receive or spend any

359 increment revenues pursuant to this section unless and until the

360 governing body has, by ordinance, created the trust fund and

361 provided for the funding of the redevelopment trust fund until

362 the time certain set forth in the community redevelopment plan

363 as required by s. 163.362(10). Such ordinance may be adopted

364 only after the governing body has approved a community

365 redevelopment plan. The annual funding of the redevelopment

366 trust fund shall be in an amount not less than that increment in

367 the income, proceeds, revenues, and funds of each taxing

368 authority derived from or held in connection with the

369 undertaking and carrying out of community redevelopment under

370 this part. Such increment shall be determined annually and shall

371 be that amount equal to 95 percent of the difference between:

372 1. The amount of ad valorem taxes levied each year by each

373 taxing authority, exclusive of any amount from any debt service

374 millage, on taxable real property contained within the

375 geographic boundaries of a community redevelopment area; and

376 2. The amount of ad valorem taxes which would have been
 377 produced by the rate upon which the tax is levied each year by
 378 or for each taxing authority, exclusive of any debt service
 379 millage, upon the total of the assessed value of the taxable
 380 real property in the community redevelopment area as shown upon
 381 the most recent assessment roll used in connection with the
 382 taxation of such property by each taxing authority prior to the
 383 effective date of the ordinance providing for the funding of the
 384 trust fund.

385
 386 However, the governing body ~~of any county as defined in s.~~
 387 ~~125.011(1)~~ may, in the ordinance providing for the funding of a
 388 trust fund established with respect to any community
 389 redevelopment area ~~created on or after July 1, 1994~~, determine
 390 that the amount to be funded by each taxing authority annually
 391 shall be less than 95 percent of the difference between
 392 subparagraphs 1. and 2., but in no event shall such amount be
 393 less than 50 percent of such difference.

394 (6) Beginning October 1, 2018, moneys in the redevelopment
 395 trust fund may be expended ~~from time to time~~ for undertakings of
 396 a community redevelopment agency as described in the community
 397 redevelopment plan only pursuant to an annual budget adopted by
 398 the board of commissioners of the community redevelopment agency
 399 and only for the following purposes, including, but not limited
 400 to:



401 (a) Except as provided in this subsection, a community
 402 redevelopment agency shall comply with the requirements of s.
 403 189.016.

404 (b) A community redevelopment agency created by a
 405 municipality shall submit its operating budget to the board of
 406 county commissioners for the county in which the agency is
 407 located within 10 days after the date such budget is adopted and
 408 submit amendments of its operating budget to the board of county
 409 commissioners within 10 days after the date the amended budget
 410 is adopted. ~~Administrative and overhead expenses necessary or~~
 411 ~~incidental to the implementation of a community redevelopment~~
 412 ~~plan adopted by the agency.~~

413 (c) The annual budget of a community redevelopment agency
 414 may provide for payment of the following expenses:

415 1. Administrative and overhead expenses directly or
 416 indirectly necessary to implement a community redevelopment plan
 417 adopted by the agency.

418 2.~~(b)~~ Expenses of redevelopment planning, surveys, and
 419 financial analysis, including the reimbursement of the governing
 420 body or the community redevelopment agency for such expenses
 421 incurred before the redevelopment plan was approved and adopted.

422 3.~~(e)~~ The acquisition of real property in the
 423 redevelopment area.

424 4.~~(d)~~ The clearance and preparation of any redevelopment
 425 area for redevelopment and relocation of site occupants within

426 or outside the community redevelopment area as provided in s.
 427 163.370.

428 ~~5.(e)~~ The repayment of principal and interest or any
 429 redemption premium for loans, advances, bonds, bond anticipation
 430 notes, and any other form of indebtedness.

431 ~~6.(f)~~ All expenses incidental to or connected with the
 432 issuance, sale, redemption, retirement, or purchase of bonds,
 433 bond anticipation notes, or other form of indebtedness,
 434 including funding of any reserve, redemption, or other fund or
 435 account provided for in the ordinance or resolution authorizing
 436 such bonds, notes, or other form of indebtedness.

437 ~~7.(g)~~ The development of affordable housing within the
 438 community redevelopment area.

439 ~~8.(h)~~ The development of community policing innovations.

440 9. Expenses that are necessary to exercise the powers
 441 granted under s. 163.370, as delegated under s. 163.358.

442 (7) On the last day of the fiscal year of the community
 443 redevelopment agency, any money which remains in the trust fund
 444 after the payment of expenses pursuant to subsection (6) for
 445 such year shall be:

446 (d) Appropriated to a specific redevelopment project
 447 pursuant to an approved community redevelopment plan. The funds
 448 appropriated for such project may not be changed unless the
 449 project is amended, redesigned, or delayed, in which case the
 450 funds must be reappropriated pursuant to the next annual budget

451 adopted by the board of commissioners of the community
 452 redevelopment agency ~~which project will be completed within 3~~
 453 ~~years from the date of such appropriation.~~

454 (8) (a) Each community redevelopment agency with revenues
 455 or a total of expenditures and expenses in excess of \$100,000,
 456 as reported on the trust fund financial statements, shall
 457 provide for a financial ~~an~~ audit ~~of the trust fund~~ each fiscal
 458 year and a report of such audit shall ~~to~~ be prepared by an
 459 independent certified public accountant or firm. Each financial
 460 audit provided pursuant to this subsection shall be conducted in
 461 accordance with rules for audits adopted by the Auditor General
 462 which are in effect as of the last day of the community
 463 redevelopment agency's fiscal year being audited.

464 (b) The audit ~~Such~~ report shall:

465 1. Describe the amount and source of deposits into, and
 466 the amount and purpose of withdrawals from, the trust fund
 467 during the ~~such~~ fiscal year and the amount of principal and
 468 interest paid during such year on any indebtedness to which
 469 increment revenues are pledged and the remaining amount of such
 470 indebtedness.

471 2. Include a complete financial statement identifying the
 472 assets, liabilities, income, and operating expenses of the
 473 community redevelopment agency as of the end of such fiscal
 474 year.

475 3. Include a finding by the auditor determining whether

476 the community redevelopment agency complied with the
477 requirements of subsections (6) and (7).

478 (c) The audit report for the community redevelopment
479 agency shall be included with the annual financial report
480 submitted by the county or municipality that created the agency
481 to the Department of Financial Services as provided in s.
482 218.32, regardless of whether the agency reports separately
483 under s. 218.32.

484 (d) The agency shall provide ~~by registered mail~~ a copy of
485 the audit report to each taxing authority.

486 Section 9. Subsection (4) is added to section 218.32,
487 Florida Statutes, to read:

488 218.32 Annual financial reports; local governmental
489 entities.—

490 (4) (a) A local governmental entity that does not include
491 with its annual financial report submitted to the department the
492 audit report required by s. 163.387(8) for each community
493 redevelopment agency created by the reporting entity, or as a
494 result of a petition by a reporting entity pursuant to s.
495 163.356(1), shall be deemed to have failed to submit an annual
496 financial report. The department shall report such failure to
497 the Legislative Auditing Committee and the Special District
498 Accountability Program of the Department of Economic
499 Opportunity.

500 (b) By November 1 of each year, the department must

501 provide the Special District Accountability Program with a list
502 of each community redevelopment agency reporting no revenues, no
503 expenditures, and no debt for the community redevelopment
504 agency's previous fiscal year.

505 Section 10. This act shall take effect October 1, 2018.

By Senator Lee

20-00595-18

2018432__

1 A bill to be entitled
2 An act relating to community redevelopment agencies;
3 creating s. 112.327, F.S.; defining terms; prohibiting
4 a person from lobbying a community redevelopment
5 agency until he or she has registered as a lobbyist
6 with that agency; providing registration requirements;
7 requiring an agency to make lobbyist registrations
8 available to the public; requiring a database of
9 currently registered lobbyists and principals to be
10 available on certain websites; requiring a lobbyist to
11 send a written statement to the agency canceling the
12 registration for a principal that he or she no longer
13 represents; authorizing an agency to remove the name
14 of a lobbyist from the list of registered lobbyists
15 under certain circumstances; authorizing an agency to
16 establish an annual lobbyist registration fee, not to
17 exceed a specified amount; requiring an agency to be
18 diligent in ascertaining whether persons required to
19 register have complied, subject to certain
20 requirements; requiring the Commission on Ethics to
21 investigate a lobbyist or principal under certain
22 circumstances, subject to certain requirements;
23 requiring the commission to provide the Governor with
24 a report of its findings and recommendations in such
25 investigations; authorizing the Governor to enforce
26 the commission's findings and recommendations;
27 authorizing community redevelopment agencies to adopt
28 rules to govern the registration of lobbyists;
29 amending s. 112.3142, F.S.; requiring ethics training

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30 for community redevelopment agency commissioners;
31 specifying requirements for such training; amending s.
32 163.340, F.S.; revising the definition of the term
33 "blighted area"; amending s. 163.356, F.S.; revising
34 reporting requirements; deleting provisions requiring
35 certain annual reports; amending s. 163.357, F.S.;

36 requiring, rather than authorizing, a governing body
37 that consists of five members to appoint two
38 additional persons to act as members of the community
39 redevelopment agency; providing requirements for the
40 additional members; amending s. 163.367, F.S.;

41 requiring ethics training for community redevelopment
42 agency commissioners; amending s. 163.370, F.S.;

43 revising the list of projects that are prohibited from
44 being financed by increment revenues; requiring
45 community redevelopment agencies to follow certain
46 procurement procedures; creating s. 163.371, F.S.;

47 providing annual reporting requirements; requiring a
48 community redevelopment agency to publish annual
49 reports and boundary maps on its website; creating s.
50 163.3756, F.S.; providing legislative findings;

51 requiring the Department of Economic Opportunity to
52 declare inactive community redevelopment agencies that
53 have reported no financial activity for a specified
54 number of years; providing hearing procedures;

55 authorizing certain financial activity by a community
56 redevelopment agency that is declared inactive;

57 providing for application; requiring the department to
58 maintain a website identifying all inactive community

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59 redevelopment agencies; amending s. 163.387, F.S.;

60 effective on a specified date, revising requirements

61 for the use of redevelopment trust fund proceeds;

62 limiting allowed expenditures; revising requirements

63 for the annual budget of a community redevelopment

64 agency; requiring municipal community redevelopment

65 agencies to provide an annual budget to the county

66 commission; revising requirements for use of moneys in

67 the redevelopment trust fund for specific

68 redevelopment projects; revising requirements for the

69 annual audit; requiring the audit to be included with

70 the financial report of the county or municipality

71 that created the community redevelopment agency;

72 amending s. 218.32, F.S.; revising criteria for

73 finding that a county or municipality failed to file a

74 report; requiring the Department of Financial Services

75 to provide a report to the Department of Economic

76 Opportunity concerning community redevelopment

77 agencies reporting no revenues, expenditures, or

78 debts; amending s. 163.524, F.S.; conforming a cross-

79 reference; making technical changes; providing an

80 effective date.

81

82 Be It Enacted by the Legislature of the State of Florida:

83

84 Section 1. Section 112.327, Florida Statutes, is created to

85 read:

86 112.327 Lobbying before community redevelopment agencies;

87 registration and reporting.-

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88 (1) As used in this section, the term:

89 (a) "Agency" or "community redevelopment agency" means a
90 public agency created by, or designated pursuant to, s. 163.356
91 or s. 163.357 and operating under the authority of part III of
92 chapter 163.

93 (b) "Lobby" means to seek to influence an agency with
94 respect to a decision of the agency in an area of policy or
95 procurement or to attempt to obtain the goodwill of an agency
96 official or employee on behalf of another person. The term shall
97 be interpreted and applied consistently with the rules of the
98 commission implementing s. 112.3215.

99 (c) "Lobbyist" has the same meaning as provided in s.
100 112.3215.

101 (d) "Principal" has the same meaning as provided in s.
102 112.3215.

103 (2) A person may not lobby an agency until he or she has
104 registered as a lobbyist with that agency. Such registration
105 shall be due upon the person initially being retained to lobby
106 and is renewable on a calendar-year basis thereafter. Upon
107 registration, the person shall provide a statement, signed by
108 the principal or principal's representative, stating that the
109 registrant is authorized to represent the principal. The
110 principal shall also identify and designate its main business on
111 the statement authorizing that lobbyist pursuant to a
112 classification system approved by the agency. Any changes to the
113 information required by this section must be disclosed within 15
114 days by filing a new registration form. An agency may create its
115 own lobbyist registration forms or may accept a completed
116 legislative branch or executive branch lobbyist registration

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117 form. In completing the form required by the agency, the
118 registrant must disclose, under oath, the following:

119 (a) His or her name and business address.

120 (b) The name and business address of each principal
121 represented.

122 (c) The existence of any direct or indirect business
123 association, partnership, or financial relationship with any
124 officer or employee of an agency with which he or she lobbies or
125 intends to lobby.

126 (3) An agency shall make lobbyist registrations available
127 to the public. If an agency maintains a website, a database of
128 currently registered lobbyists and principals must be available
129 on that website. If the agency does not maintain a website, the
130 database of currently registered lobbyists and principals must
131 be available on the website of the county or municipality that
132 created the agency.

133 (4) A lobbyist shall promptly send a written statement to
134 the agency canceling the registration for a principal upon
135 termination of the lobbyist's representation of that principal.
136 An agency may remove the name of a lobbyist from the list of
137 registered lobbyists if the principal notifies the agency that a
138 person is no longer authorized to represent that principal.

139 (5) An agency may establish an annual lobbyist registration
140 fee, not to exceed \$40, for each principal represented. The
141 agency may use registration fees only for the purpose of
142 administering this section.

143 (6) An agency shall be diligent in ascertaining whether
144 persons required to register under this section have complied.
145 An agency may not knowingly authorize an unregistered person to

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146 lobby the agency.

147 (7) Upon receipt of a sworn complaint alleging that a
148 lobbyist or principal has failed to register with an agency or
149 has knowingly submitted false information in a report or
150 registration required under this section, the commission shall
151 investigate a lobbyist or principal pursuant to the procedures
152 established under s. 112.324. The commission shall provide the
153 Governor with a report of its findings and recommendations in
154 any investigation conducted pursuant to this subsection. The
155 Governor may enforce the commission's findings and
156 recommendations.

157 (8) Community redevelopment agencies may adopt rules to
158 govern the registration of lobbyists, including the adoption of
159 forms and the establishment of the lobbyist registration fee.

160 Section 2. Subsection (2) of section 112.3142, Florida
161 Statutes, is amended to read:

162 112.3142 Ethics training for specified constitutional
163 officers and elected municipal officers.—

164 (2) (a) All constitutional officers must complete 4 hours of
165 ethics training each calendar year which addresses, at a
166 minimum, s. 8, Art. II of the State Constitution, the Code of
167 Ethics for Public Officers and Employees, and the public records
168 and public meetings laws of this state. This requirement may be
169 satisfied by completion of a continuing legal education class or
170 other continuing professional education class, seminar, or
171 presentation if the required subjects are covered.

172 (b) ~~Beginning January 1, 2015,~~ All elected municipal
173 officers must complete 4 hours of ethics training each calendar
174 year which addresses, at a minimum, s. 8, Art. II of the State

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175 Constitution, the Code of Ethics for Public Officers and
176 Employees, and the public records and public meetings laws of
177 this state. This requirement may be satisfied by completion of a
178 continuing legal education class or other continuing
179 professional education class, seminar, or presentation if the
180 required subjects are covered.

181 (c) Beginning October 1, 2018, each commissioner of a
182 community redevelopment agency under part III of chapter 163
183 must complete 4 hours of ethics training each calendar year
184 which addresses, at a minimum, s. 8, Art. II of the State
185 Constitution, the Code of Ethics for Public Officers and
186 Employees, and the public records and public meetings laws of
187 this state. This requirement may be satisfied by completion of a
188 continuing legal education class or other continuing
189 professional education class, seminar, or presentation if the
190 required subject material is covered by such class.

191 (d) The commission shall adopt rules establishing minimum
192 course content for the portion of an ethics training class which
193 addresses s. 8, Art. II of the State Constitution and the Code
194 of Ethics for Public Officers and Employees.

195 (e) ~~(d)~~ The Legislature intends that a constitutional
196 officer or elected municipal officer who is required to complete
197 ethics training pursuant to this section receive the required
198 training as close as possible to the date that he or she assumes
199 office. A constitutional officer or elected municipal officer
200 assuming a new office or new term of office on or before March
201 31 must complete the annual training on or before December 31 of
202 the year in which the term of office began. A constitutional
203 officer or elected municipal officer assuming a new office or

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204 new term of office after March 31 is not required to complete
205 ethics training for the calendar year in which the term of
206 office began.

207 Section 3. Subsection (8) of section 163.340, Florida
208 Statutes, is amended to read:

209 163.340 Definitions.—The following terms, wherever used or
210 referred to in this part, have the following meanings:

211 (8) "Blighted area" means an area in which there are a
212 substantial number of deteriorated or deteriorating structures;
213 in which conditions, as indicated by government-maintained
214 statistics or other studies, endanger life or property or are
215 leading to economic distress; and in which two or more of the
216 following factors are present:

217 (a) Predominance of defective or inadequate street layout,
218 parking facilities, roadways, bridges, or public transportation
219 facilities.

220 (b) Aggregate assessed values of real property in the area
221 for ad valorem tax purposes have failed to show any appreciable
222 increase over the 5 years before ~~prior to~~ the finding of such
223 conditions.

224 (c) Faulty lot layout in relation to size, adequacy,
225 accessibility, or usefulness.

226 (d) Unsanitary or unsafe conditions.

227 (e) Deterioration of site or other improvements.

228 (f) Inadequate and outdated building density patterns.

229 (g) Falling lease rates per square foot of office,
230 commercial, or industrial space compared to the remainder of the
231 county or municipality.

232 (h) Tax or special assessment delinquency exceeding the

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233 fair value of the land.

234 (i) Residential and commercial vacancy rates higher in the
235 area than in the remainder of the county or municipality.

236 (j) Incidence of crime in the area higher than in the
237 remainder of the county or municipality.

238 (k) Fire and emergency medical service calls to the area
239 proportionately higher than in the remainder of the county or
240 municipality.

241 (l) A greater number of violations of the Florida Building
242 Code in the area than the number of violations recorded in the
243 remainder of the county or municipality.

244 (m) Diversity of ownership or defective or unusual
245 conditions of title which prevent the free alienability of land
246 within the deteriorated or hazardous area.

247 (n) Governmentally owned property with adverse
248 environmental conditions caused by a public or private entity.

249 (o) A substantial number or percentage of properties
250 damaged by sinkhole activity which have not been adequately
251 repaired or stabilized.

252 (p) Rates of unemployment higher in the area than in the
253 remainder of the county or municipality.

254 (q) Rates of poverty higher in the area than in the
255 remainder of the county or municipality.



256 (r) Rates of foreclosure higher in the area than in the
257 remainder of the county or municipality.

258 (s) Rates of infant mortality higher in the area than in
259 the remainder of the county or municipality.

260
261 ~~However, the term "blighted area" also means any area in which~~

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262 ~~at least one of the factors identified in paragraphs (a) through~~
263 ~~(e) is present and all taxing authorities subject to s.~~
264 ~~163.387(2) (a) agree, either by interlocal agreement with the~~
265 ~~agency or by resolution, that the area is blighted. Such~~
266 ~~agreement or resolution must be limited to a determination that~~
267 ~~the area is blighted. For purposes of qualifying for the tax~~
268 ~~credits authorized in chapter 220, the term "blighted area"~~
269 ~~means an area as defined in this subsection.~~

270 Section 4. Paragraphs (c) and (d) of subsection (3) of
271 section 163.356, Florida Statutes, are amended to read:

272 163.356 Creation of community redevelopment agency.—

273 (3) (c) The governing body of the county or municipality
274 shall designate a chair and vice chair from among the
275 commissioners. An agency may employ an executive director,
276 technical experts, and such other agents and employees,
277 permanent and temporary, as it requires, and determine their
278 qualifications, duties, and compensation. For such legal service
279 as it requires, an agency may employ or retain its own counsel
280 and legal staff.

281 (d) An agency authorized to transact business and exercise
282 powers under this part shall file with the governing body the
283 report required pursuant to s. 163.371(1), ~~on or before March 31~~
284 ~~of each year, a report of its activities for the preceding~~
285 ~~fiscal year, which report shall include a complete financial~~
286 ~~statement setting forth its assets, liabilities, income, and~~
287 ~~operating expenses as of the end of such fiscal year. At the~~
288 ~~time of filing the report, the agency shall publish in a~~
289 ~~newspaper of general circulation in the community a notice to~~
290 ~~the effect that such report has been filed with the county or~~

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291 ~~municipality and that the report is available for inspection~~
292 ~~during business hours in the office of the clerk of the city or~~
293 ~~county commission and in the office of the agency.~~

294 (e)~~(d)~~ At any time after the creation of a community
295 redevelopment agency, the governing body of the county or
296 municipality may appropriate to the agency such amounts as the
297 governing body deems necessary for the administrative expenses
298 and overhead of the agency, including the development and
299 implementation of community policing innovations.

300 Section 5. Paragraph (c) of subsection (1) of section
301 163.357, Florida Statutes, is amended to read:

302 163.357 Governing body as the community redevelopment
303 agency.—

304 (1)

305 (c) A governing body that ~~which~~ consists of five members
306 shall ~~may~~ appoint two additional persons to act as members of
307 the community redevelopment agency. These members may not be
308 elected officials. The two additional members must have
309 expertise in at least one of the following areas: architecture,
310 finance, construction, land use, affordable housing,
311 sustainability, or other educational or professional experience
312 in the area of community redevelopment. The terms of office of
313 the additional members shall be for 4 years, except that the
314 first person appointed shall initially serve a term of 2 years.
315 Persons appointed under this section are subject to all
316 provisions of this part relating to appointed members of a
317 community redevelopment agency.

318 Section 6. Subsection (1) of section 163.367, Florida
319 Statutes, is amended to read:

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320 163.367 Public officials, commissioners, and employees
321 subject to code of ethics.-

322 (1) (a) The officers, commissioners, and employees of a
323 community redevelopment agency created by, or designated
324 pursuant to, s. 163.356 or s. 163.357 are ~~shall be~~ subject to
325 ~~the provisions and requirements of part III of chapter 112.~~

326 (b) Commissioners of a community redevelopment agency must
327 comply with the ethics training requirements in s. 112.3142.

328 Section 7. Paragraphs (d), (e), and (f) are added to
329 subsection (3) of section 163.370, Florida Statutes, and
330 subsection (5) is added to that section, to read:

331 163.370 Powers; counties and municipalities; community
332 redevelopment agencies.-

333 (3) The following projects may not be paid for or financed
334 by increment revenues:

335 (d) Community redevelopment agency activities related to
336 festivals or street parties designed to promote tourism.

337 (e) Grants to entities that promote tourism.

338 (f) Grants to nonprofit entities providing socially 
339 beneficial programs.

340 (5) A community redevelopment agency shall procure all
341 commodities and services under the same purchasing processes and
342 requirements that apply to the county or municipality that
343 created the agency.

344 Section 8. Section 163.371, Florida Statutes, is created to
345 read:

346 163.371 Reporting requirements.-

347 (1) Beginning March 31, 2019, and no later than March 31 of
348 each year thereafter, a community redevelopment agency shall

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349 file an annual report with the county or municipality that
350 created the agency and publish the information on the agency's
351 website. The report must include the following information:

352 (a) A complete audit report of the redevelopment trust fund
353 pursuant to s. 163.387(8).

354 (b) The performance data for each plan authorized,
355 administered, or overseen by the community redevelopment agency
356 as of December 31 of the year being reported, including the:

357 1. Total number of projects started and completed and the
358 estimated cost for each project.

359 2. Total expenditures from the redevelopment trust fund.

360 3. Original assessed real property values within the
361 community redevelopment agency's area of authority as of the day
362 the agency was created.

363 4. Total assessed real property values of property within
364 the boundaries of the community redevelopment agency as of
365 January 1 of the year being reported.

366 5. Total amount expended for affordable housing for low-
367 income and middle-income residents.

368 (c) A summary indicating if and to what extent the
369 community redevelopment agency has achieved the goals set out in
370 its community redevelopment plan.

371 (2) By January 1, 2019, each community redevelopment agency
372 shall publish on its website digital maps that depict the
373 geographic boundaries and total acreage of the community
374 redevelopment agency. If any change is made to the boundaries or
375 total acreage, the agency shall post updated map files on its
376 website within 60 days after the date such change takes effect.

377 Section 9. Section 163.3756, Florida Statutes, is created

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378 to read:

379 163.3756 Inactive community redevelopment agencies.-

380 (1) The Legislature finds that a number of community
381 redevelopment agencies continue to exist but report no revenues,
382 no expenditures, and no outstanding debt in their annual report
383 to the Department of Financial Services pursuant to s. 218.32.

384 (2) (a) A community redevelopment agency that has reported
385 no revenues, expenditures, or debt under s. 218.32 or s.
386 189.016(9) for 3 consecutive fiscal years calculated from no
387 earlier than October 1, 2015, shall be declared inactive by the
388 Department of Economic Opportunity, which shall notify the
389 agency of the declaration of inactive status under this
390 subsection. If the agency has no board members and no agent, the
391 notice of inactive status must be delivered to the governing
392 board or commission of the county or municipality which created
393 the agency.

394 (b) The governing board of a community redevelopment agency
395 declared inactive under this subsection may seek to invalidate
396 the declaration by initiating proceedings under s. 189.062(5)
397 within 30 days after the date of the receipt of the notice from
398 the Department of Economic Opportunity.

399 (3) A community redevelopment agency declared inactive
400 under this section is authorized to expend funds only from the
401 redevelopment trust fund as necessary to service outstanding
402 bond debt. The agency may not expend other funds without an
403 ordinance of the governing body of the local government which
404 created the agency consenting to the expenditure of funds.

405 (4) The provisions of s. 189.062(2) and (4) do not apply to
406 a community redevelopment agency that has been declared inactive

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407 under this section.

408 (5) The provisions of this section are cumulative to the
409 provisions of s. 189.062. To the extent the provisions of this
410 section conflict with the provisions of s. 189.062, this section
411 prevails.

412 (6) The Department of Economic Opportunity shall maintain
413 on its website a separate list of community redevelopment
414 agencies declared inactive under this section.

415 Section 10. Subsections (6) and (8) of section 163.387,
416 Florida Statutes, are amended to read:

417 163.387 Redevelopment trust fund.—

418 (6) Effective October 1, 2018, moneys in the redevelopment
419 trust fund may be expended ~~from time to time~~ for undertakings of
420 a community redevelopment agency as described in the community
421 redevelopment plan ~~only pursuant to an annual budget adopted by~~
422 the board of commissioners of the community redevelopment agency
423 and only for the following purposes stated in this subsection.7
424 including, but not limited to:

425 (a) Except as provided in this subsection, a community
426 redevelopment agency shall comply with the requirements of s.
427 189.016.

428 (b) A community redevelopment agency created by a
429 municipality shall submit its annual budget to the board of
430 county commissioners for the county in which the agency is
431 located within 10 days after the adoption of such budget and
432 submit amendments of its annual budget to the board of county
433 commissioners within 10 days after the date the amended budget
434 is adopted ~~Administrative and overhead expenses necessary or~~
435 incidental to the implementation of a community redevelopment

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436 ~~plan adopted by the agency.~~

437 (c) The annual budget of a community redevelopment agency
438 may provide for payment of the following expenses:

439 1. Administrative and overhead expenses directly or
440 indirectly necessary to implement a community redevelopment plan
441 adopted by the agency. However, administrative and overhead
442 expenses may not exceed 18 percent of the total annual budget of
443 the community redevelopment agency.

444 2. ~~(b)~~ Expenses of redevelopment planning, surveys, and
445 financial analysis, including the reimbursement of the governing
446 body or the community redevelopment agency for such expenses
447 incurred before the redevelopment plan was approved and adopted.

448 3. ~~(e)~~ The acquisition of real property in the redevelopment
449 area.

450 4. ~~(d)~~ The clearance and preparation of any redevelopment
451 area for redevelopment and relocation of site occupants within
452 or outside the community redevelopment area as provided in s.
453 163.370.

454 5. ~~(e)~~ The repayment of principal and interest or any
455 redemption premium for loans, advances, bonds, bond anticipation
456 notes, and any other form of indebtedness.

457 6. ~~(f)~~ All expenses incidental to or connected with the
458 issuance, sale, redemption, retirement, or purchase of bonds,
459 bond anticipation notes, or other form of indebtedness,
460 including funding of any reserve, redemption, or other fund or
461 account provided for in the ordinance or resolution authorizing
462 such bonds, notes, or other form of indebtedness.

463 7. ~~(g)~~ The development of affordable housing within the
464 community redevelopment area.

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465 ~~8.(h)~~ The development of community policing innovations.

466 9. Infrastructure improvement, building construction, and
467 building renovation, including improvements, construction, and
468 renovation related to parking lots, parking garages, and
469 neighborhood parks.

470 10. Grants and loans to businesses for facade improvements,
471 signage, sprinkler system upgrades, and other structural
472 improvements.

473 (8) (a) Each community redevelopment agency with revenues or
474 a total of expenditures and expenses in excess of \$100,000, as
475 reported on the trust fund financial statements, shall provide
476 for a financial ~~an~~ audit ~~of the trust fund~~ each fiscal year and
477 a report of such audit shall ~~to~~ be prepared by an independent
478 certified public accountant or firm. Each financial audit
479 provided pursuant to this subsection must be conducted in
480 accordance with rules for audits adopted by the Auditor General
481 which are in effect as of the last day of the community
482 redevelopment agency's fiscal year being audited.

483 (b) The audit ~~Such~~ report shall:

484 1. Describe the amount and source of deposits into, and the
485 amount and purpose of withdrawals from, the trust fund during
486 such fiscal year and the amount of principal and interest paid
487 during such year on any indebtedness to which increment revenues
488 are pledged and the remaining amount of such indebtedness.

489 2. Include a complete financial statement identifying the
490 assets, liabilities, income, and operating expenses of the
491 community redevelopment agency as of the end of such fiscal
492 year.

493 3. Include a finding by the auditor determining whether the

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494 community redevelopment agency complies with the requirements of
495 subsection (7).

496 (c) The audit report for the community redevelopment agency
497 shall be included with the annual financial report submitted by
498 the county or municipality that created the agency to the
499 Department of Financial Services as provided in s. 218.32,
500 regardless of whether the agency reports separately under s.
501 218.32.

502 (d) The agency shall provide ~~by registered mail~~ a copy of
503 the audit report to each taxing authority.

504 Section 11. Subsection (3) of section 218.32, Florida
505 Statutes, is amended to read:

506 218.32 Annual financial reports; local governmental
507 entities.—

508 (3)(a) The department shall notify the President of the
509 Senate and the Speaker of the House of Representatives of any
510 municipality that has not reported any financial activity for
511 the last 4 fiscal years. Such notice must be sufficient to
512 initiate dissolution procedures as described in s.
513 165.051(1)(a). Any special law authorizing the incorporation or
514 creation of the municipality must be included within the
515 notification.

516 (b) Failure of a county or municipality to include in its
517 annual report to the department the full audit required by s.
518 163.387(8) for each community redevelopment agency created by
519 that county or municipality constitutes a failure to report
520 under this section.

521 (c) By November 1 of each year, the department must provide
522 the Special District Accountability Program of the Department of

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523 Economic Opportunity with a list of each community redevelopment
524 agency reporting no revenues, expenditures, or debt for the
525 community redevelopment agency's previous fiscal year.

526 Section 12. Subsection (3) of section 163.524, Florida
527 Statutes, is amended to read:

528 163.524 Neighborhood Preservation and Enhancement Program;
529 participation; creation of Neighborhood Preservation and
530 Enhancement Districts; creation of Neighborhood Councils and
531 Neighborhood Enhancement Plans.—

532 (3) After the boundaries and size of the Neighborhood
533 Preservation and Enhancement District have been defined, the
534 local government shall pass an ordinance authorizing the
535 creation of the Neighborhood Preservation and Enhancement
536 District. The ordinance shall contain a finding that the
537 boundaries of the Neighborhood Preservation and Enhancement
538 District comply with s. 163.340(7) or (8) (a)-(s) ~~(8) (a)-(e)~~ or
539 do not contain properties that are protected by deed
540 restrictions. Such ordinance may be amended or repealed in the
541 same manner as other local ordinances.

542 Section 13. This act shall take effect July 1, 2018.

South St. Petersburg CRA Budget History and Draft Budget Scenarios

South St. Petersburg CRA Budget Category

<u>Description</u>	<u>TIF Revenue</u>	<u>Business Development</u>	<u>Workforce Development</u>	<u>Housing and Neighborhoods</u>
FY2016 CRA Budget				
FY2016 TIF Revenue	\$468,163			
% Approved Budget Allocation		50%	10%	40%
\$ Approved Budget Allocation		\$230,845	\$43,579	\$184,028
Actual/Projected Expenditures		\$381,562	\$50,000	\$18,760
<small>(totals reflects 8/2016 budget amendments but not a budgeted surplus of \$17,841)</small>				
FY2017 CRA Budget				
FY2017 TIF Revenue	\$1,219,201			
% Approved Budget Allocation		40%	50%	10%
\$ Approved Budget Allocation		\$487,680	\$609,601	\$121,920
Actual/Projected Expenditures		\$595,009	\$609,601	\$14,592
<small>(reflects 9/2017 budget amendments)</small>				
FY2018 Draft CRA Budget Scenarios				
FY2018 TIF Revenue	\$2,100,973			
			<u>Repeat FY2017 Allocation %</u>	
% Approved Budget Allocation		40%	50%	10%
\$ Approved Budget Allocation		\$840,389	\$1,050,487	\$210,097
			<u>Workforce and Education Focus</u>	
% Approved Budget Allocation		20%	60%	20%
\$ Approved Budget Allocation		\$420,195	\$1,260,584	\$420,195
			<u>Housing Focus</u>	
% Approved Budget Allocation		20%	20%	60%
\$ Approved Budget Allocation		\$420,195	\$420,195	\$1,260,584