



Staff Report to the St. Petersburg Community Planning and Preservation Commission

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

For Public Hearing and Executive Action on November 7, 2017
at 2:00 p.m., in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

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

City File: FLUM-48

This is a private application requesting the following:

Amend the Future Land Use Map:

- From P (Preservation) to IL (Industrial Limited), or other less intensive use
- AC (Gateway Activity Center) remains unchanged
- TEC (Gateway Area Target Employment Center) remains unchanged

Amend the Official Zoning Map:

- From P (Preservation) to EC (Employment Center), or other less intensive use

The purpose of this application is to amend the plan designation and zoning category for an existing preservation area, known as "Preservation Site N-68". According to the applicant and supporting evidence, the subject property is of poor natural quality and no longer a pine flatwood as described in the original ecological survey.

CONTENTS

Applicant Information.....	Page 2
Site Description.....	Page 2
Zoning History.....	Page 3
Staff Analysis.....	Page 3
Relevant Considerations.....	Page 9
Attachments.....	Page 14

APPLICANT INFORMATION

APPLICANT: **Jabil Inc.**
10560 Roosevelt Boulevard North
St Petersburg Florida 33716-3718

PROPERTY OWNER: **City of St. Petersburg**
c/o Jabil Inc.
10560 Dr. Martin Lutheran King Jr. St. North
St. Petersburg, Florida 33716-3718

AGENT: **G. Jeffrey Churchill**
George F. Young, Inc.
299 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33731-0683

SITE DESCRIPTION

Street Address: 10900 Roosevelt Boulevard North

Parcel ID Number: (Portion of parcel) 13-30-16-78384-000-0040

General Description: Southwest of Roosevelt Boulevard North, just west of the intersection with Dr. Martin Luther King Jr. Street North. *(A general location map is attached.)*

Acreage: 0.33 acres

Zoning: P (Preservation)

Future Land Use: P (Preservation), Activity Center, Target Employment Center

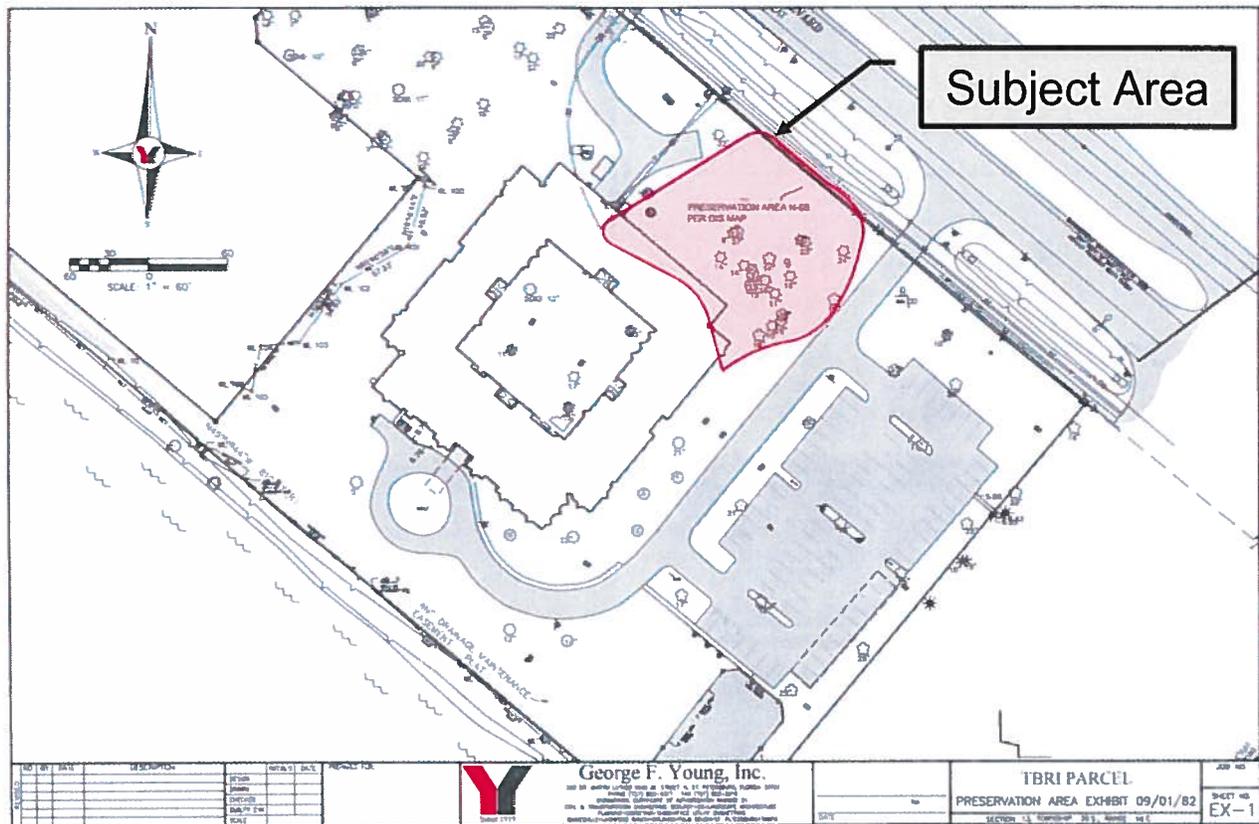
Countywide Plan Map: Activity Center

Preservation Site: Preservation Site N-68

Existing Use: Designated, preservation land embedded within larger parcel. The larger parcel is developed with an office building and an associated surface parking lot.

Surrounding Uses: Northwest: vacant, natural land; Southwest: water body; Northeast: Roosevelt Boulevard; Southeast: Jabil Headquarters

Neighborhood Assoc.: There is no neighborhood, condominium, or business association representing the subject area.



ZONING HISTORY

The present P (Preservation) zoning designation has been in place since September 2007, following the implementation of the City’s Vision 2020 Plan, the City-wide rezoning and update of the Land Development Regulations (LDRs). Prior to 2007, the subject area was designated IP-PRES (Industrial Parkway - Preservation).

Development Potential

The subject area is approximately 0.33 acres, or 14,375 sq. ft. in size:

- *Current Zoning.* Providing all other district regulations are met, preservation related alterations or improvements shall not exceed a floor-area-ratio (FAR) of 0.05 or 719 square feet.
- *Proposed Zoning.* Providing all other district regulations are met, the development potential of the subject area shall not exceed a FAR of 1.37 or 19,694 square feet. Furthermore, within the EC zoning designation, a 100 percent (%) intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) overlay on the Future Land Use Map. Thus, these select land use types are permitted up to a maximum FAR of 2.74 or 39,388 square feet.

STAFF ANALYSIS

The primary issues associated with this private application are consistency and compatibility of the requested designations with the established land use and zoning patterns; preservation lands; and provision of adequate public services and facilities.

Background

Starting in 1982, the Showa University, Research Institute for Biomedicine, applied to the City of St. Petersburg for approval of a one-story, 32,600 square foot research laboratory. The site plan data identified a 22,254 square foot preservation area, including a 7,010 square foot encroachment for alterations. The site plan - SPR 306-P - was approved on September 1, 1982.

The size of the preservation area was subsequently amended by an ecological survey performed in 1983. Specifically, the ecological survey established the preservation area as totaling 0.33 acres or 14,375 square feet, less than the 22,254 square feet originally recorded and slightly less than the 15,244 square feet approved by SPR 306-P.

Preservation Site N-68

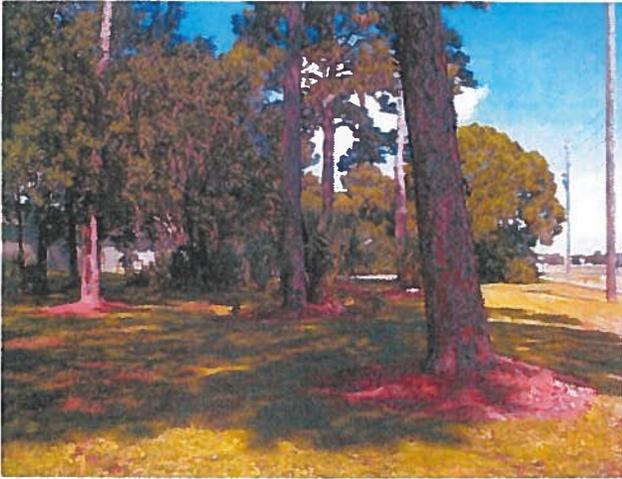
On February 25, 1983, an Ecological Survey of Preservation Site N-68 was performed and recorded by Donald Richardson, Plant Ecologist, University of South Florida ("USF"). *See attached.* The survey report generally describes the preservation area, includes an ecological description, evaluation, species list, and recommendations.

The ecological description identified the habitat of the subject area as an intermediate Pine Flatwoods, including an overstory, shrub layer, and groundcover. At the time of the survey, the *overstory* was comprised of slash pine, the *shrub layer* was comprised of five (5) different species, and the *ground cover* was comprised of nine (9) different species typical for this habitat type. Moreover, three (3) different invasive species were identified with Brazilian pepper seedlings and young shrubs posing the greatest threat to the areas ecological integrity.

The survey further noted that the presence of these invasive species and their impact on native pinewood components diminished the overall natural quality of the site stating, "...the overall natural quality of the site is poor."

Despite this assessment, the recommendations included retention of the preservation area and regeneration of the native under-story species. It is unclear from city records whether these improvements and maintenance were ever executed. The applicant has included with their application a series of historic, aerial photographs showing a reduction in vegetation on or before 2001. Since this date, the shrub layer and ground cover have become almost non-existent, replaced only by a scattering of Sabal palm seedlings and mowed St. Augustine turf.

Finally, preservation areas often include delineated wetlands, but that is not the case here. Since this preservation area does not include a wetland, there is no delineated wetland line nor does the Southwest Florida Water Management District ("SWFWMD") or the US Army Corps of Engineers ("ACOE") have jurisdiction over this request.



Looking northeast; photo provided by applicant.



Looking northwest; photo provided by applicant.



Looking east; photo provided by applicant.



Looking northwest; photo provided by applicant.

Preservation Zoning, City Code Section 16.20.160

To be designated a preservation district within the City of St. Petersburg, City Code Section 16.20.160 prescribes that a subject area shall demonstrate a minimum number of four (4) points and exhibit at least one (1) of the listed vegetation types, which are assigned through the table titled “Relative Significance of Environmental Factors.” Factors are broken down into four categories: vegetation, wildlife, soils, and whether there is a city-designated nature preserve.

Vegetation. According to the University of Florida: Institute of Food and Agricultural Services (“UF/IFAS”), Pine Flatwoods are characterized by an open overstory of pines, an extensive shrub layer, and a variable herbaceous layer. Pine Flatwoods are normally granted 1.0 point; however, the diminished ecological integrity of this habitat, which lacks a shrub layer and native herbaceous layer makes the continued assignment of 1.0 point tenuous. Since the designation requires exhibition of at least one (1) of the listed vegetation types, these conditions likely disqualify the subject area from consideration as a Pine Flatwood and therefore, a preservation district.

Wildlife. In this instance, there is a wood pole and platform for an osprey nest located at the northern corner of the preservation area. According to the FFWCC's list titled "Florida's Endangered and Threatened Species" and most recently updated in May 2017, the Osprey (*Pandion haliaetus*) in Pinellas County is not an endangered, threatened, or species of concern. The site does not qualify for 1.0 point.

Soils. The subject area is located within the 100-year floodplain, which qualifies it for 2.0 points. Generally, large preservation areas within the 100-year floodplain can have a significant positive impact on flood mitigation. In this instance, the disconnected and small size of the preservation area will do little to mitigate flood impact.

Tree Protection and Maintenance

According to a site survey performed by the applicant in May 2017, the subject area includes a cluster of slash pine (*Pinus elliottii*) measuring from 5- to 24-inches and oak trees (*Quercus et al*) measuring from 10- to 27-inches in diameter. This request for rezoning and future land use map amendment does not exempt the property owner from full compliance with City Code Section 16.40.060 regulating tree protection and maintenance.

Consistency and Compatibility

City staff has concluded that this request to amend the Official Zoning Map from P (Preservation) to EC (Employment Center) and Future Land Use Map from P (Preservation) to IL (Industrial Limited) is consistent with the City's Comprehensive Plan.

The requested designations are also consistent with:

- **Policy LU3.4** of the Comprehensive Plan, which states that *the Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.* The requested IL plan designation and EC zoning category are consistent with existing designations on the subject parcel and adjoining properties to the northwest, northeast, and southeast. A water body exists to the southwest.
- **Policy LU3.6** which states that *land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.* The established character of the surrounding area is dominated by manufacturing, office, and laboratories and research and development, and a minor arterial roadway.
- **Policy LU 3.7** which states that *land use planning decisions shall include a review to determine whether the existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.* Boundaries for the present Target Employment Center, Activity Center, and surrounding Industrial Limited (IL) plan designation and EC (Employment Center) zoning category are logically drawn.
- **Policy LU3.21**, which states that *the City shall continue to expand the acreage available for industrial development in appropriate locations, provided such expansion is supported by current and likely long-term market conditions.* Similarly, **Policy LU16.1** states that *development planning for the Gateway area shall include consideration of the promotion of industrial and office park development to diversify the City's economic base and generate employment.* In this instance, the ecological integrity of the preservation area, described in 1983 ecological survey as "poor", has

been further diminished with additional loss of the shrub layer and native groundcover. Given the current condition of the subject area, reclassification will help incentive the remaining balance of the subject parcel for new investment and target employment opportunities, while still offering protection of the overstory through the City's tree protection and maintenance requirements.

- **Policy LU25.2**, which states that *the City shall continue to enforce landscaping and tree preservation standards that increase shade and mitigate heat island effects*. The proposed map amendment does not by itself authorize the property owner or applicant to remove shade or install additional elements that increase the heat island effect. As noted earlier, tree trimming and removal is regulated separately through City Code Section 16.40.060.
- **Policy C6.1**, which states that *preservation sites identified on the Future Land Use map will be preserved to the maximum extent possible in their natural condition*. In this instance, the ecological integrity of the preservation area is diminished and lacking the native shrub layer and groundcover common to the Pine Flatwoods habitat. The existing tree canopy retains ecological value and will continue to be regulated through City Code Section 16.40.060.
- **Policy C10**, which states that *the City shall protect, to the maximum extent possible, all habitat, nesting areas, feeding grounds, and food sources of wildlife listed as endangered, threatened or a species of special concern by the U.S. Fish and Wildlife Service or Florida Fish and Wildlife Conservation Commission ("FFWCC")*. In this instance, there is a wood pole and platform for an osprey nest located at the northern corner of the preservation area. According to the FFWCC's list titled "Florida's Endangered and Threatened Species" and most recently updated in May 2017, the Osprey (*Pandion haliaetus*) in Pinellas County is not an endangered, threatened, or species of concern. The property owner and applicant have no plans to remove the wood pole and platform, and the existing tree canopy nearby will continue to be regulated through City Code Section 16.40.060.

LEVEL OF SERVICE (LOS) IMPACT

The Level of Service (LOS) impact section of this report concludes that the proposed rezoning will not alter the City's population or the population density pattern or have a negative effect upon the adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

SPECIAL NOTE ON CONCURRENCY

Level of Service impacts are addressed further in this report. Approval of the requested Plan change and rezoning does not guarantee that the subject property will meet the requirements of concurrency at the time development permits are requested. Upon application for site plan review or development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

RECOMMENDATION

Staff recommends **APPROVAL** on the basis that the request is consistent with the goals, objectives, and policies of the City's Comprehensive Plan:

Amend the Future Land Use Map:

- **From P (Preservation) to IL (Industrial Limited), or other less intensive use**
- AC (Gateway Activity Center) remains unchanged
- TEC (Gateway Area Target Employment Center) remains unchanged

Amend the Official Zoning Map:

- **From P (Preservation) to EC (Employment Center), or other less intensive use**

RELEVANT CONSIDERATIONS ON AMENDMENTS TO OFFICIAL ZONING MAP

a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.

The following objectives and policies from the Land Use Element and Transportation Element are applicable:

- LU2 The Future Land Use Plan shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.
- LU2.2 The City shall concentrate growth in the designated Activity Centers and prioritize infrastructure improvements to service demand in those areas.
- LU3.4 The Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.
- LU3.6 Land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.
- LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.
- LU3.21 The City shall continue to expand the acreage available for industrial development in appropriate locations provided such expansion is supported by current and likely long-term market conditions.
- LU16.1 Development planning for the Gateway shall include consideration of the following issues: 1. Promotion of industrial and office park development to diversify the City's economic base and generate employment...
- LU25.2 The City shall continue to enforce landscaping and tree preservation standards that increase shade and mitigate heat island effects.
- C6.1 Preservation sites identified on the Future Land Use map will be preserved to the maximum extent possible in their natural condition.
- C10 The City shall protect, to the maximum extent possible, all habitat, nesting areas, feeding grounds, and food sources of wildlife listed as endangered, threatened or a species of special concern by the U.S. Fish and Wildlife Service or Florida Fish and Wildlife Conservation Commission ("FFWCC").

- b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.**

In this instance, there is a wood pole and platform for an osprey nest located at the northern corner of the preservation area. According to the FFWCC's list titled "Florida's Endangered and Threatened Species" and most recently updated in May 2017, the Osprey (*Pandion haliaetus*) in Pinellas County is not an endangered, threatened, or species of concern. The property owner and applicant have no plans to remove the wood pole and platform, and the existing tree canopy nearby will continue to be regulated through City Code Section 16.40.060.

- c. Whether the proposed change would alter population or the population density pattern and thereby impact residential dwelling units.**

This small 0.33 acres will have no impact on the population or population density pattern of the immediate area. Residential units are prohibited within the EC (Employment Center) zoning category.

- d. Impact of the proposed amendment upon the following adopted levels of service (LOS) for public services and facilities including but not limited to: water, sewer, sanitation, traffic, mass transit, recreation, stormwater management. (This analysis does not include the development potential of the existing Preservation land, which is considered negligible.)**

The following analysis indicates that the proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Should the requested land use change and rezoning for the subject 5.1 acre site be approved, the City has sufficient capacity to serve the subject property.

WATER

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member government's water supply needs. The City's current potable water demand is 28.8 million gallons per day (mgd).

The City's adopted LOS standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 80 gallons per capita per day. Therefore, there is excess water capacity to serve the amendment area.

WASTEWATER

The subject property is served by the Northeast Water Reclamation Facility, which presently has excess average day capacity estimated to be 7.13 million gallons per day (MGD). The estimate is based on a permit capacity of 16 MGD and a calendar year 2016 daily average flow of 8.87 MGD. Therefore, there is excess average daily sanitary sewer capacity to serve the amendment area.

SOLID WASTE

All solid waste disposal is the responsibility of Pinellas County. The County currently receives and disposes of municipal solid waste, and construction and demolition debris, generated throughout Pinellas County. The Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill are the responsibility of Pinellas County Utilities, Department of Solid Waste Operations; however, they are operated and maintained under contract by two private companies. The Waste-to-Energy Plant continues to operate below its design capacity of incinerating 985,500 tons of solid waste per year. The continuation of successful recycling efforts and the efficient operation of the Waste-to-Energy Plant have helped to extend the life span of Bridgeway Acres. The landfill has approximately 30 years remaining, based on current grading and disposal plans. Thus, there is excess solid waste capacity to serve the amendment area.

TRAFFIC

Summary of traffic impact (p.m. peak hour trips):

Existing Preservation Plan Category	<u>0</u>
Requested Industrial Limited Plan Category	<u>0</u>
	<u>8</u> new p.m. peak hour trips

Existing Conditions

The subject property has access to Roosevelt Boulevard North, which is a six-lane, minor arterial that is maintained by the Florida Department of Transportation. Based on the Forward Pinellas 2016 Level of Service Report, the level of service (LOS) for Roosevelt Boulevard North from 4th Street to 16th Street is "C". This level of service is based on the 2015 average annual traffic (AADT) volume of 26,822. The volume-capacity ratio for this six-lane divided facility is 0.715, so there is spare capacity to accommodate new trips.

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

Policy T3.1 in the Transportation Element, which previously identified the LOS "D" standard for major roads in St. Petersburg, was revised to include policies that pertain to the implementation of the Pinellas County Mobility Management System. Transportation management plans, and in some cases traffic studies, are required for large development projects (51 new peak hour trips or

more) that impact deficient roads, which are defined countywide as major roads operating at peak hour LOS “E” and “F” and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years. The proposed rezoning is not located on a deficient road, so a transportation management plan or traffic study would not be required for a land development project on the subject property.

MASS TRANSIT

The Citywide LOS for mass transit will not be affected. PSTA’s Routes 4 and 58 provide service along Roosevelt Boulevard North, with service frequencies of 15 minutes and approximately 60 minutes, respectively.

RECREATION

The City's adopted LOS for recreation and open space is 9 acres per 1,000 population, the actual LOS City-wide is estimated to be 21.9 acres per 1,000 population. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT

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

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

This request is an evaluation of the current preservation status for the subject area.

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

This request is an evaluation of the current preservation status for the subject area.

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

The proposed IL plan designation and EC zoning category are the same as the remaining balance of the subject parcel, as well as adjoining properties to the northwest, northeast, and southeast. A water body exists to the southwest. The existing Gateway Activity Center and Gateway Area Target Employment Center overlays will remain unchanged.

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

The proposed IL plan designation and EC zoning category are the same as the remaining balance of the subject parcel, as well as adjoining properties to the northwest, northeast, and southeast. A water body exists to the southwest. The existing Gateway Activity Center and Gateway Area Target Employment Center overlays will remain unchanged.

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

Not applicable.

- j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.**

According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is located in the 100-year flood plain. Specifically, the property is located in Special Flood Hazard Area AE, Flood Zone 9-feet, which requires that the top of the lowest habitable floor be at or above 9- feet NAVD (North American Vertical Datum). The subject property is also located within the CHHA (Coastal High Hazard Area) and Hurricane Evacuation Level "A."

- k. Other pertinent facts. None.**



AERIAL

CITY FILE

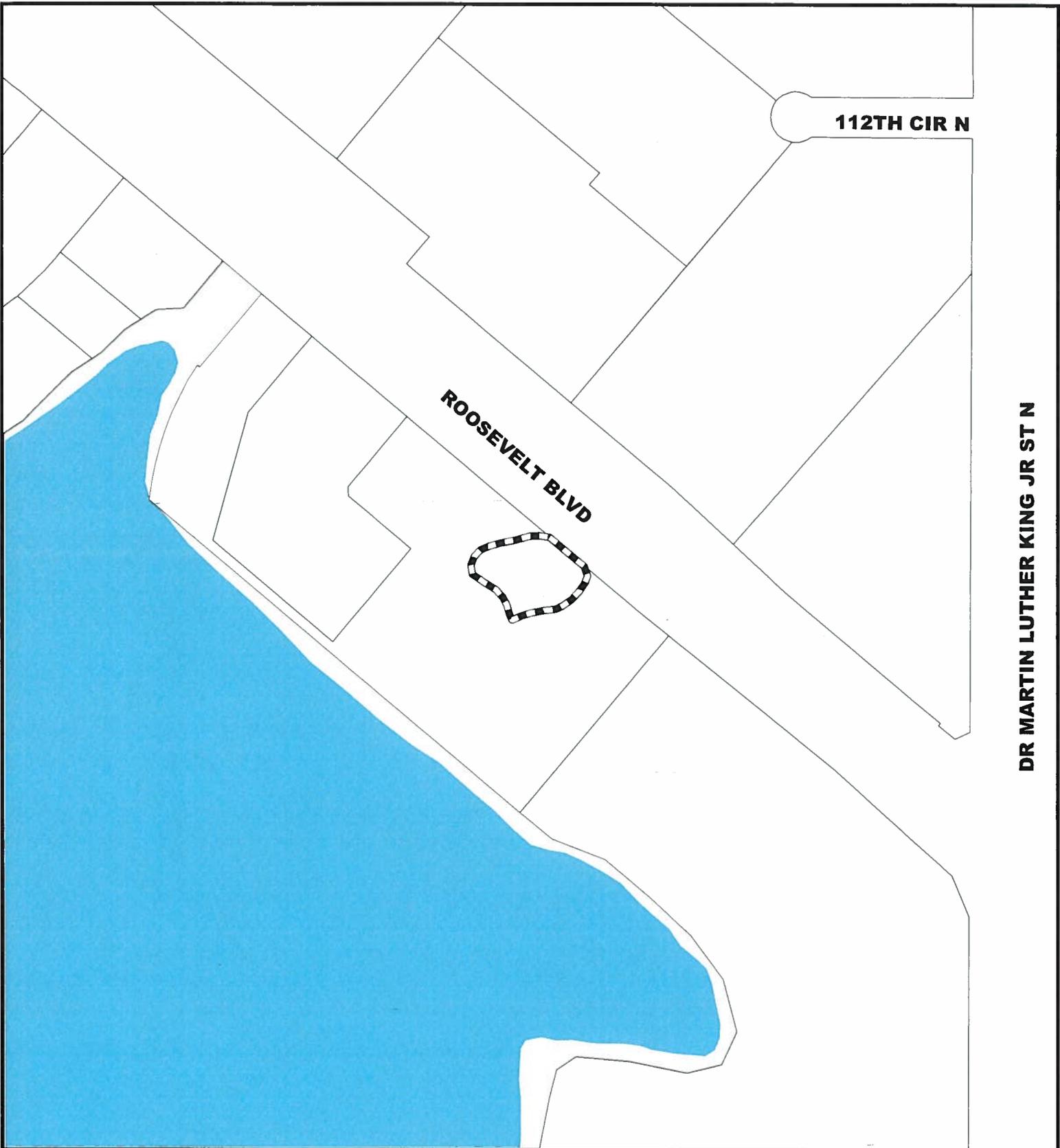
FLUM-48

SCALE: 1" = 250'



SUBJECT AREA





EXISTING SURROUNDING USES

CITY FILE

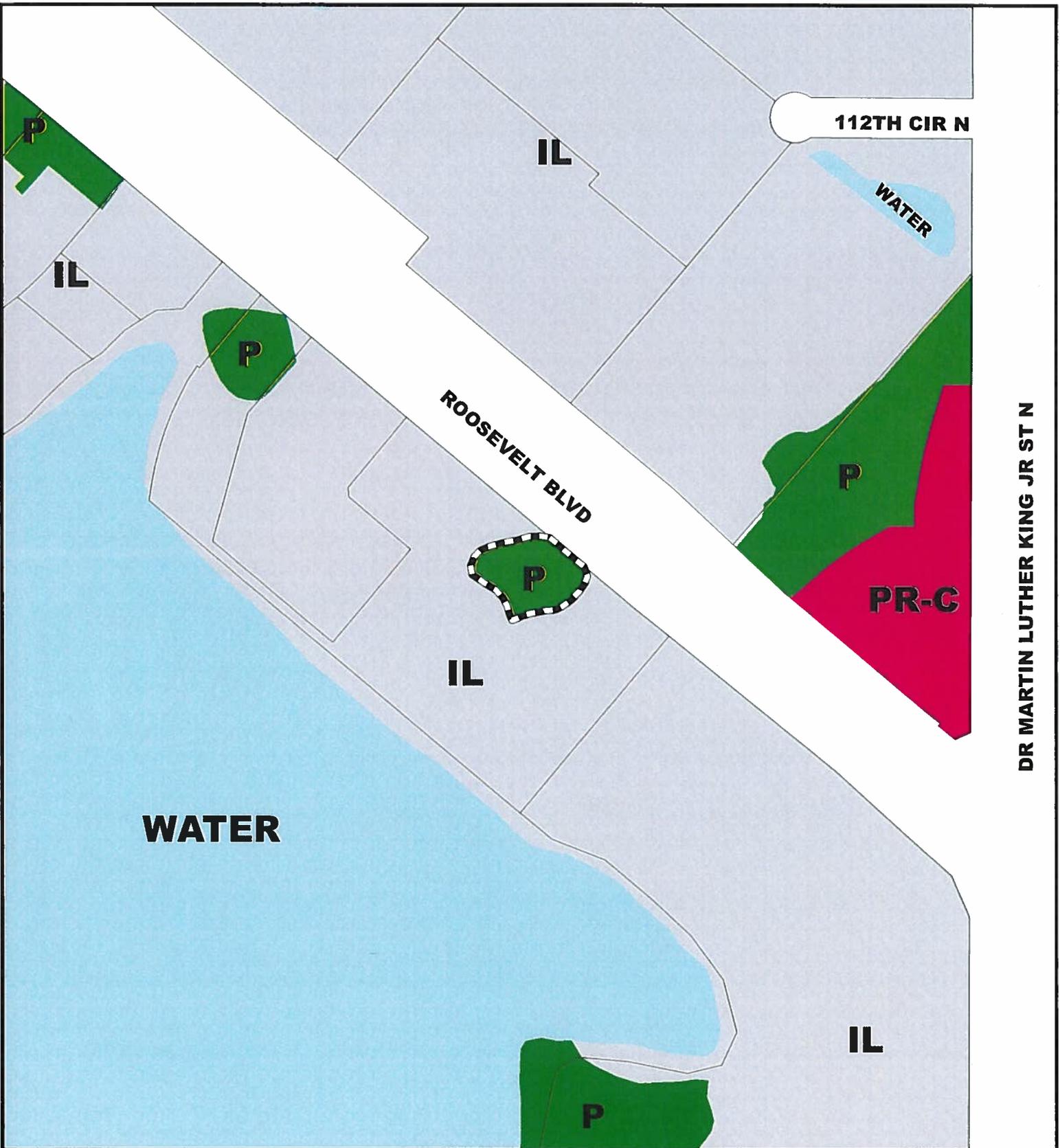
FLUM-48

SCALE: 1" = 250'



SUBJECT AREA





FUTURE LAND USE

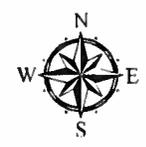
CITY FILE
FLUM-48
 SCALE: 1" = 250'

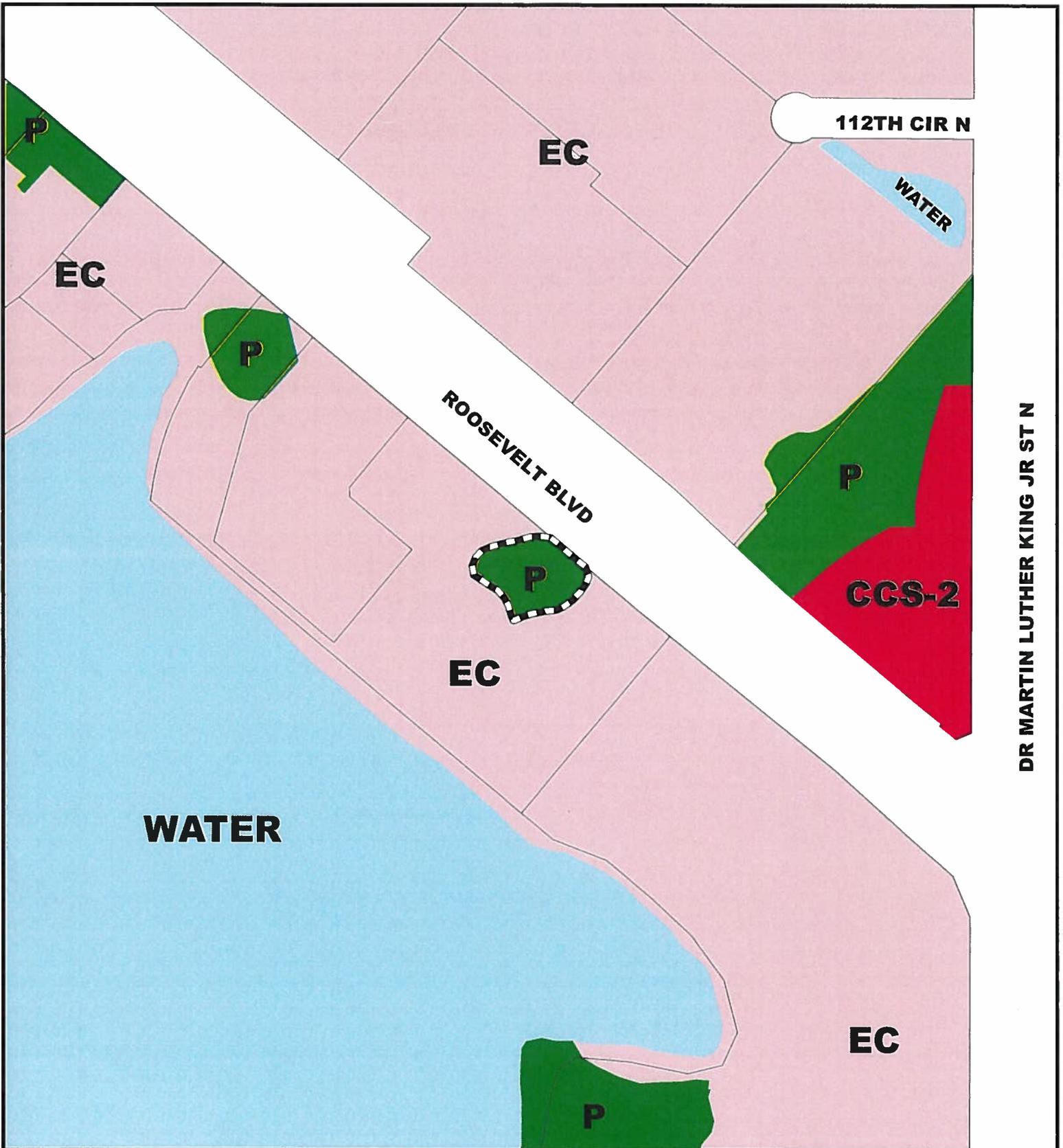
From: P
(Preservation)

To: IL
(Industrial Limited)

 **SUBJECT AREA**

Page 16





ZONING

CITY FILE

FLUM-48

SCALE: 1" = 250'

**From: P
(Preservation)**

**To: EC
(Employment Center)**



SUBJECT AREA



NO.	BY	DATE	DESCRIPTION

DESIGN	INITIALS	DATE

PREPARED FOR:

DESIGN	INITIALS	DATE



George F. Young, Inc.

 289 DR. MARTIN LUTHER KING, JR. STREET, N. ST. PETERSBURG, FLORIDA 33701

 PHONE (727) 822-4317 FAX (727) 822-2810

 ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21

 CIVIL & TRANSPORTATION ENGINEERING LEADERSHIP IN LANDSCAPE ARCHITECTURE

 GAINESVILLE • AVENUE BRANCH • ORLANDO • PALM BEACH ST. • PETERSBURG • TAMPA

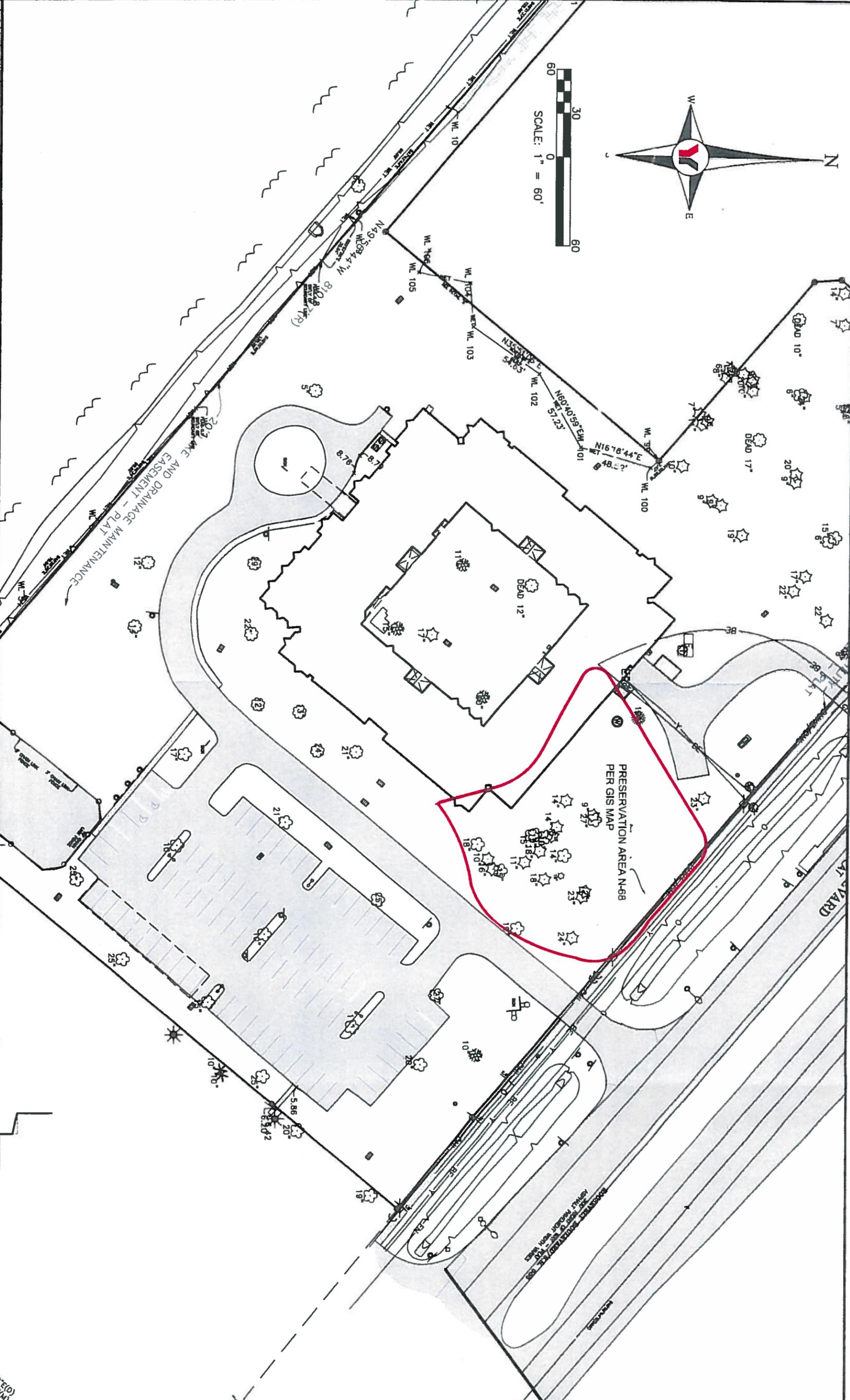
DATE	No.

TBRI PARCEL

PRESERVATION AREA EXHIBIT 09/01/82

 SECTION 13, TOWNSHIP 30 S., RANGE 18 E.

JOB NO.	SHEET NO.
	EX-1





NO.	BY	DATE	DESCRIPTION

DESIGN	INITIALS	DATE



George F. Young, Inc.
 289 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
 PHONE (727) 822-4317 FAX (727) 822-2819
 ENGINEERING CENTRICATE OF AUTHORIZATION NUMBER 21
 CIVIL & TRANSPORTATION ENGINEERING TECHNOLOGISTS/LANDSCAPE ARCHITECTURE
 PLANNING SURVEYING AND SITEWORK P.E. UTILITY ENGINEERING
 GAINESVILLE - WAREHOUSING - WACH - BRANDON - TAMPA - BUSH - ST. PETERSBURG - TAMPA

DATE	No.

TBRI PARCEL
PRESERVATION AREA EXHIBIT 02/14/94
 SECTION 13, TOWNSHIP 30S., RANGE 16E.

JOB NO.	SHEET NO.
	EX-2



NO.	BY	DATE	DESCRIPTION	DESIGN	CHECKED	QUALITY CHK	SCALE	INITIALS	DATE	PREPARED FOR:
REVIS										

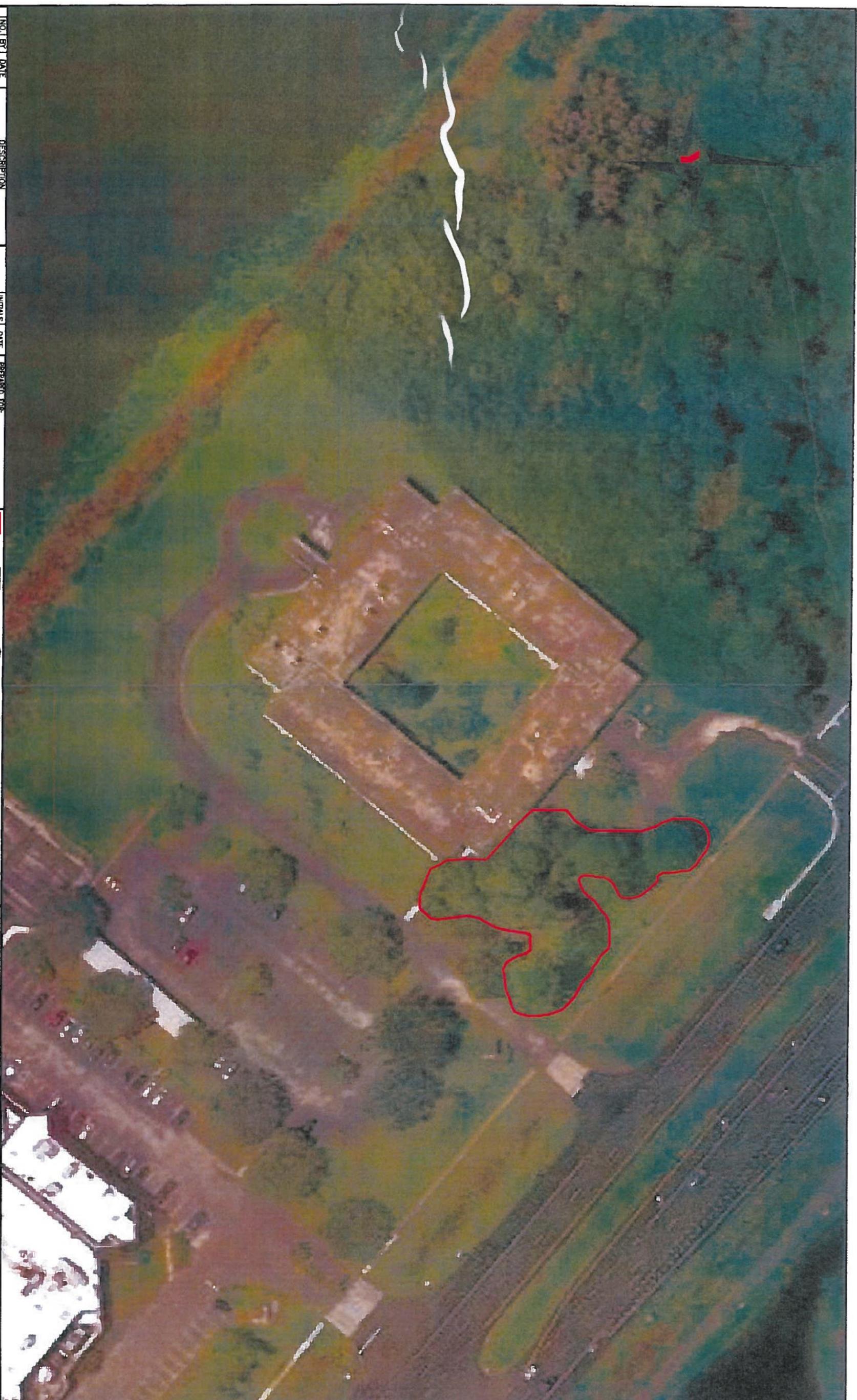


George F. Young, Inc.
 288 DR. MARTIN LUTHER KING, JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
 PHONE: (727) 622-4317 FAX: (727) 622-2818
 ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE
 CIVIL & TRANSPORTATION ENGINEERING, ENVIRONMENTAL ENGINEERING, SURVEYING
 PLANNING, SINKING, SUBSURFACE UTILITY ENGINEERING
 GAINESVILLE • FLORISSANT • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

DATE: _____
 No. _____

TBRI PARCEL
PRESERVATION AREA EXHIBIT 12/30/01
 SECTION 13, TOWNSHIP 30 S., RANGE 18 E.

JOB NO. _____
 SHEET NO. **EX-4**

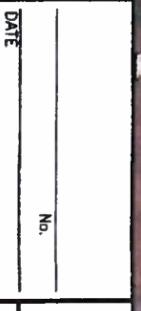


NO.	BY	DATE	DESCRIPTION

DESIGN	CHECKED	QUALITY CHK	SCALE

INITIALS	DATE

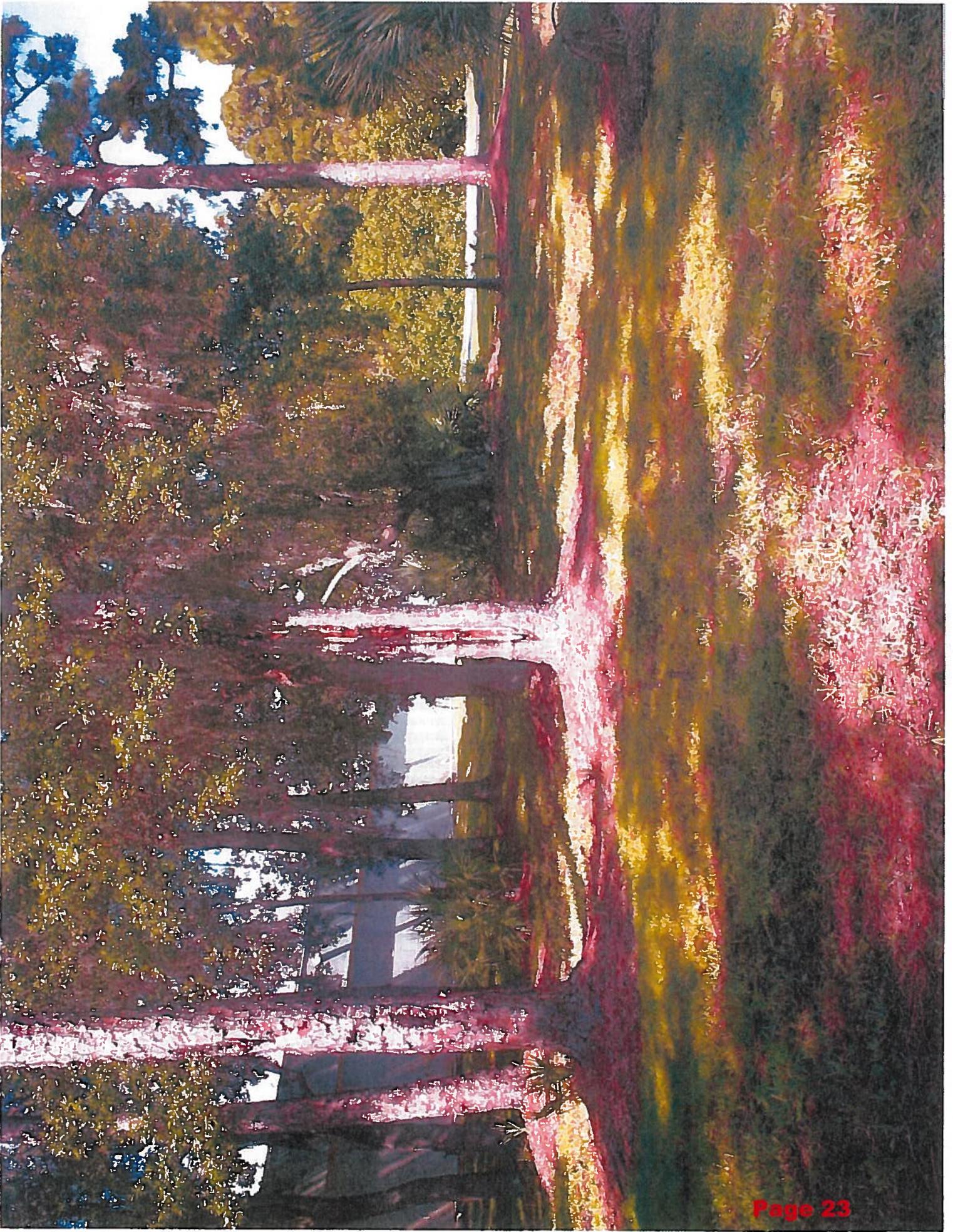
PREPARED FOR:

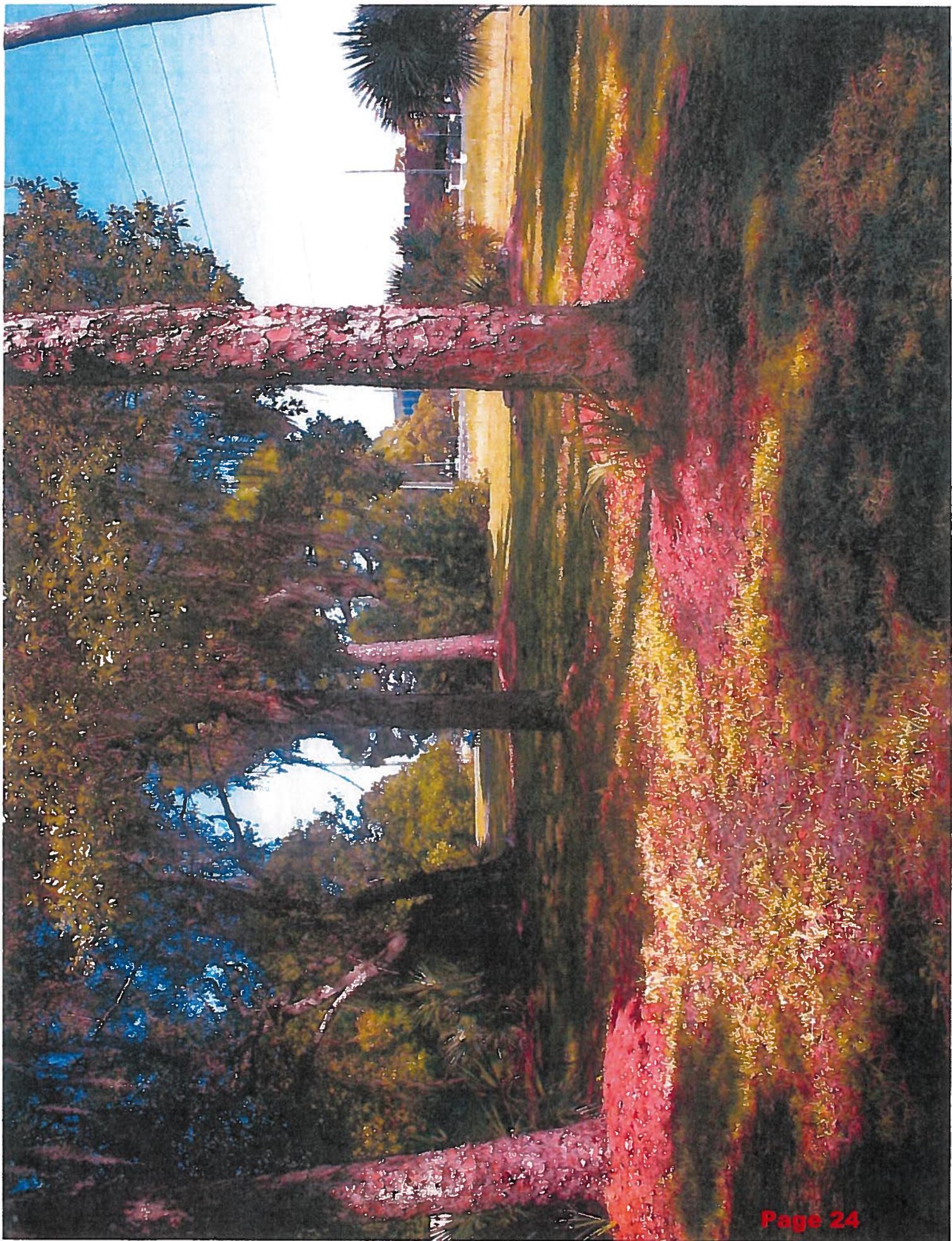


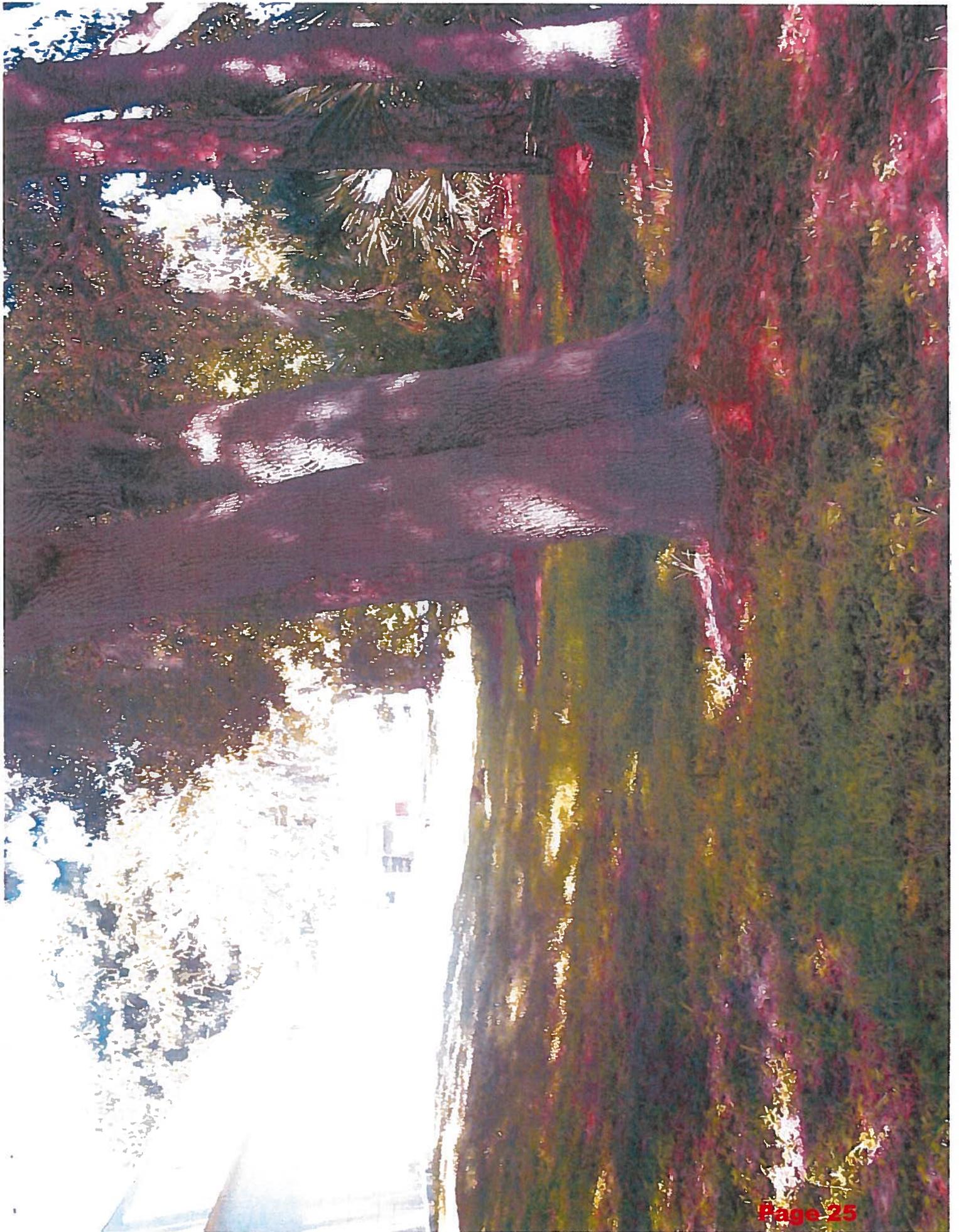
George F. Young, Inc.
 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
 PHONE: (727) 622-4317 FAX: (727) 622-2818
 ENGINEERING DIVISION NUMBER 21
 CIVIL & TRANSPORTATION DIVISIONS: ARCHITECTURE
 PLANNING SURVEYING SITEWORK LANDSCAPE ARCHITECTURE
 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

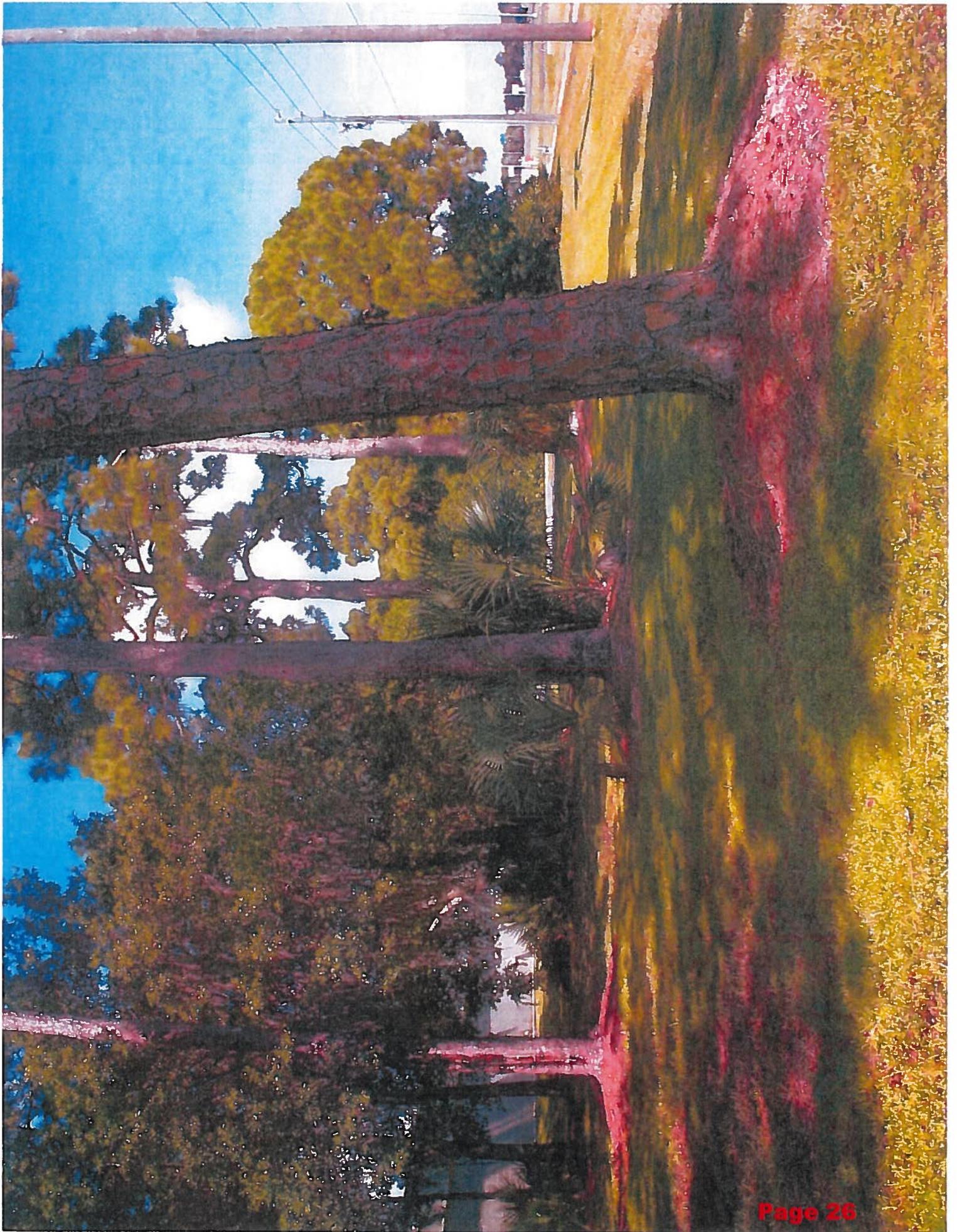
JOB NO.	SHEET NO.
	EX-5

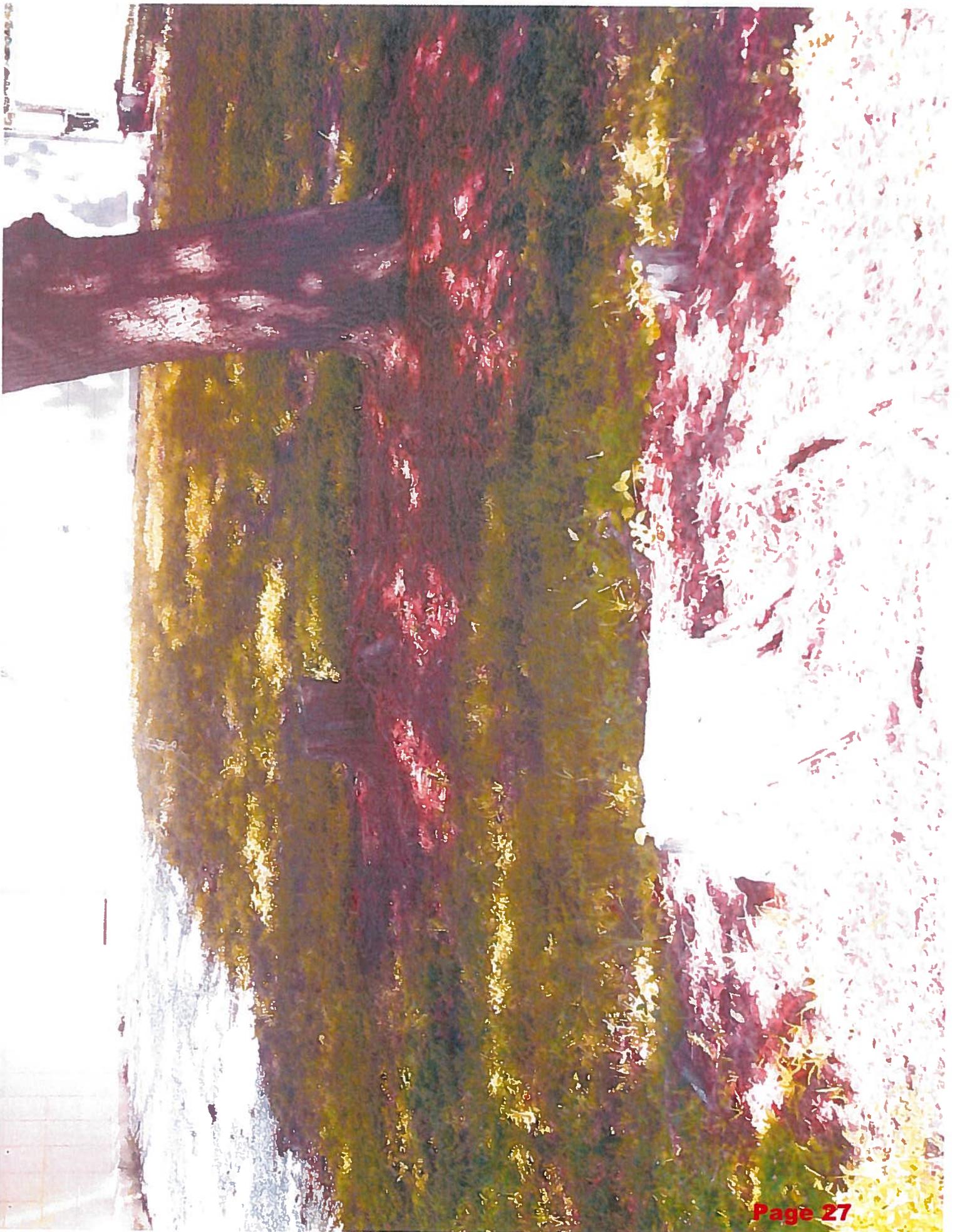
TBRI PARCEL
 PRESERVATION AREA EXHIBIT 09/14/17
 SECTION 13, TOWNSHIP 30 S., RANGE 18 E.

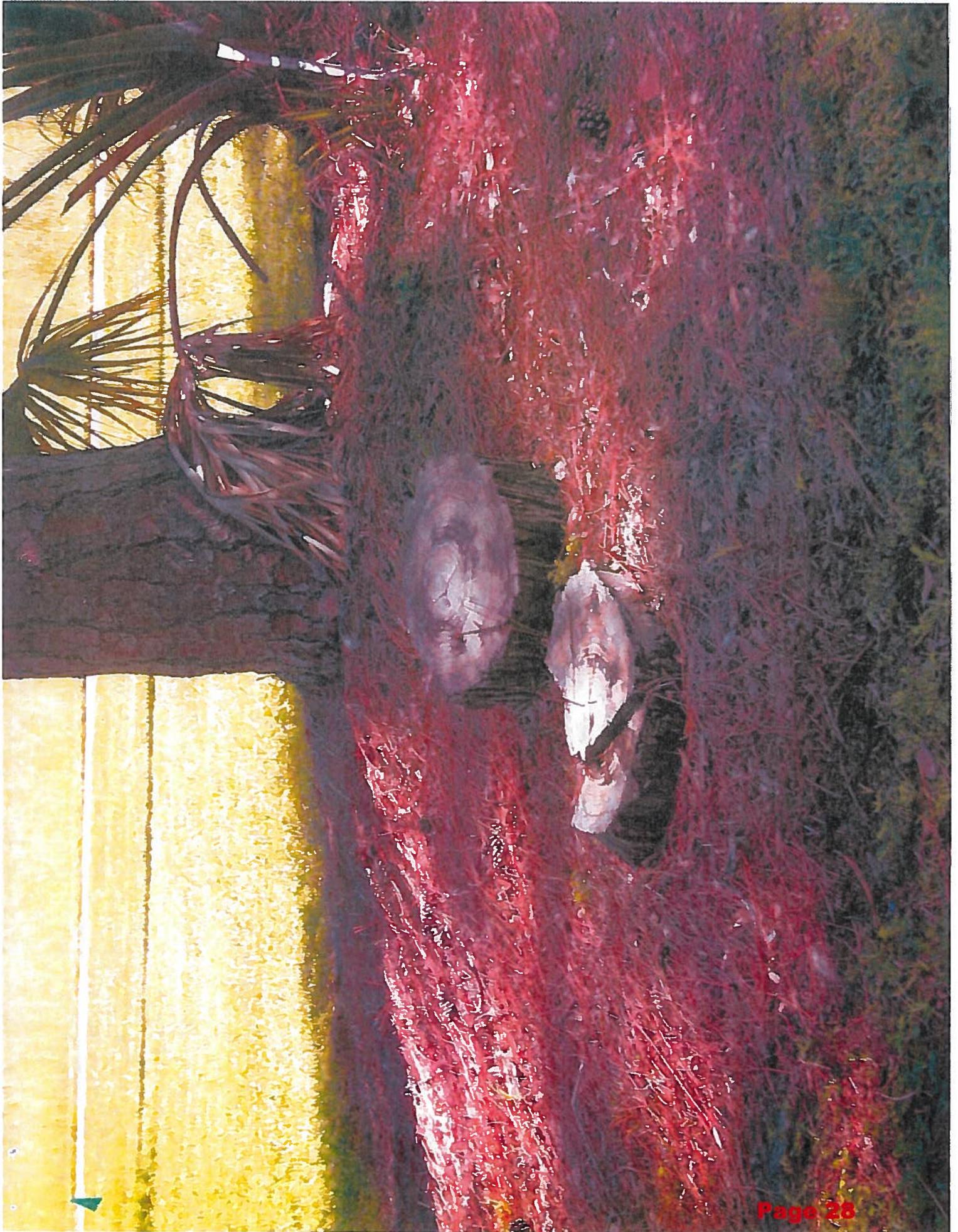














Ecological Survey of Preservation
Site N-68

February 25, 1983

by

Donald Richardson

Plant Ecologist

University of South Florida

Preservation Site N-68

The following report is a description of the existing vegetation with attendant recommendations for Preservation Site N-68, a parcel of land bordering the west side of Wisteria Street and the south side of Roosevelt Boulevard. The site is rectangular, about 200 feet along the east-west axis and 150 feet along the north-south axis. The total area is 0.33 acres.

ECOLOGICAL DESCRIPTION

The vegetation of Preservation Site N-68 is an intermediate Pine Flatwoods. The dominant overstory slash pines (Pinus elliotii) range in size from 5-14 inches dbh and extend upwards about 30 feet in height. Only 25 pines are present at this small site. The entire surrounding area has been cleared, which has allowed Brazilian pepper (Schinus terebinthifolius) to invade the margins. Two punk trees (Melaleuca quinquenervia) and a few Australian pines (Casuarina litorea) are also located on the margins. The litter layer ranges from 6-16 inches in depth with the deepest accumulations around the bases of the large slash pines.

The shrub layer is composed primarily of saw palmetto (Serenoa repens), beauty berry (Callicarpa americana) and a few pawpaw (Asimina reticulata) in sunny spots. Young Brazilian pepper plants do occur in the central portions of the site.

The ground cover is a mixture of typical Pine Flatwood and ruderal species. The most common include goldenrod (Euthamia minor; Solidago stricta), broomsedge grass (Andropogon virginicus), musky mint (Hyptis alata), beggars tick (Bidens alba), dogfennel (Eupatorium capillifolium), ragweed (Ambrosia artemisiifolia) and southern gaura (Gaura angustifolia). Most of the herbaceous species occur on the sunny margins or beneath canopy gaps. Wild grape (Vitis munsoniana) and saw briar (Smilax auriculata) are climbing in some of the pines.

EVALUATION

The vegetation of Preservation Site N-68 is an intermediate Pine Flatwoods that has burned periodically in the past but is now protected from fires. With the resultant closing canopy, succession has gradually moved species composition to favor more mesic hammock species. In addition, localized disturbance around the periphery has allowed several exotics and weeds to invade. Punk tree and Australian pine pose no immediate threat to the site because they occur only as isolated trees. However, Brazilian pepper seedlings and young shrubs are becoming increasingly common within and around the site. In this small site, establishment of Brazilian pepper will likely lead to the demise of the native pinewoods components. Thus, due to its small size and weediness, the overall natural quality of this site is poor. On the positive side, however, the site still has several characteristic Pine Flatwoods species so that proper management would allow it to retain its integrity as a pinewoods.

RECOMMENDATIONS

1. Even with its many drawbacks, it is my recommendation that Preservation Site N-68 be retained within the preservation plan of the city of St. Petersburg.
2. Any development should be located in the northwestern corner of the site, or at least in the northern quarter.
3. All exotics should be removed to allow regeneration of the native understory species.

SPECIES LIST

Scientific Name

Common Name

Trees

Casuarina litorea
Melaleuca quinquenervia
Pinus elliottii

Australian pine
Punk tree
Slash pine

Shrubs and Vines

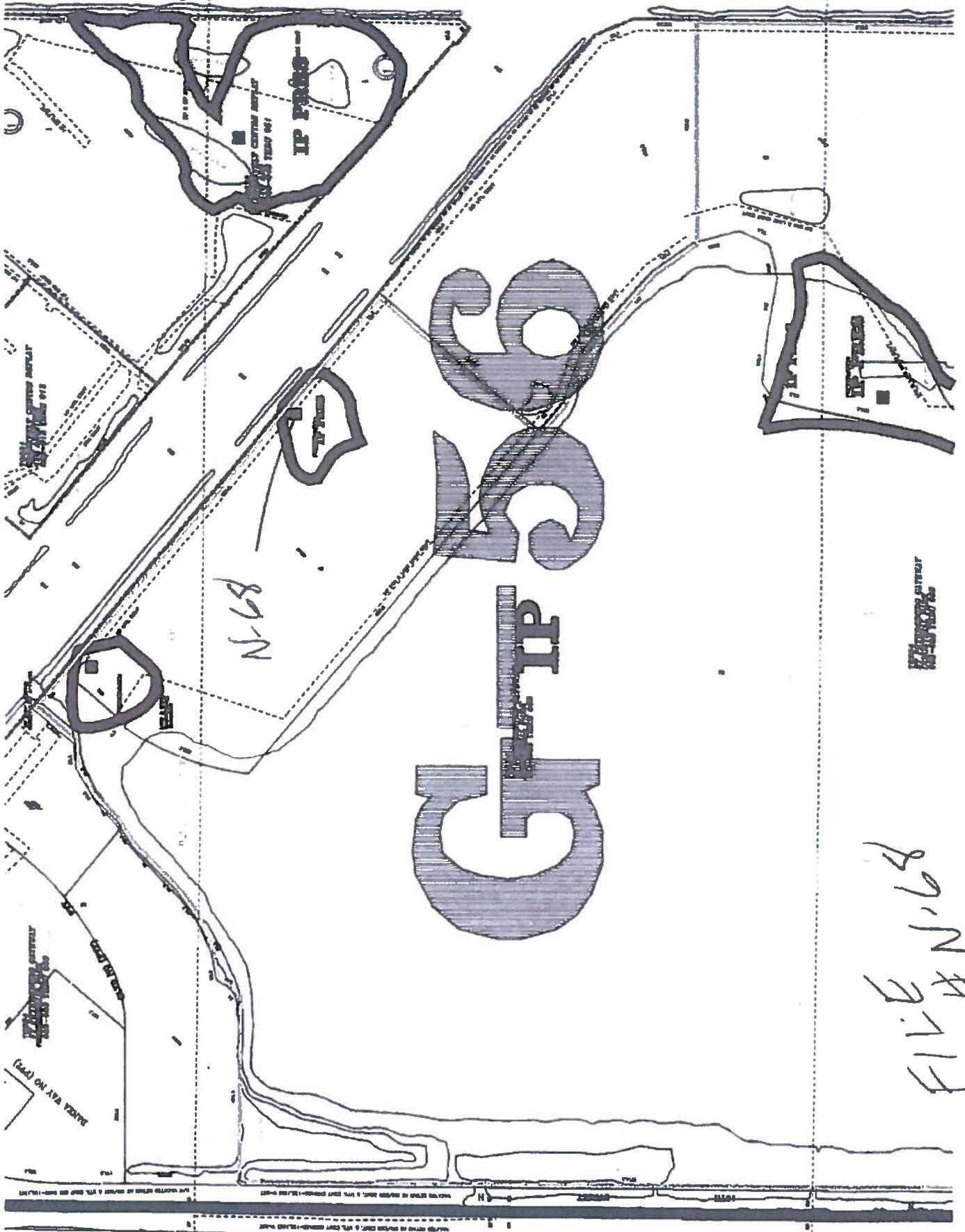
Asimina reticulata
Callicarpa americana
Serenoa repens
Smilax auriculata
Vitis munsoniana

Pawpaw
Beauty berry
Saw palmetto
Sawbriar
Wild grape

Herbs

Ambrosia artemisiifolia
Andropogon virginicus
Bidens alba
Crotalaria spectabilis
Eustachys petraea
Euthamia minor
Gaura angustifolia
Hyptis alata
Solidago stricta
Tillandsia recurvata
Tillandsia usneoides

Ragweed
Broomsedge grass
Beggars tick
Rattlebox
-
Goldenrod
Southern gaura
Musky mint
Goldenrod
Ball moss
Spanish moss



29 September 2017

Derek Kilborn
Manager
City of St. Petersburg
Municipal Services Building - 8th Floor
One Fourth Street North
St. Petersburg, FL 33701

Re: Jabil TBRI Parcel Preservation Area N-68
Request for change in Future Land Use and Zoning

Dear Derek,

Enclosed please find our request for change in the future land use and zoning for what has historically been known as Preservation area N-68. This area was designated as a preservation area historically, but no longer meets the criteria for Preservation areas in Section 16.20.160.4 St. Petersburg Code of Ordinances. It appears that area N-68 has not met these criteria since prior to 2001 more than 15 years ago.

In support of our request we have included:

- 1) Boundary survey with Legal description,
- 2) Completed application,
- 3) Exhibit 1 showing Preservation Site N-68 as designated prior to 1982,
- 4) Copy of 1982 Site Plan approval,
- 5) Original Ecological Survey of Preservation Site N-68,
- 6) Recent Ecological Assessment of Preservation Site N-68,
- 7) Exhibits 2 through 5 showing changes in N-68 over time,
- 8) Recent photographs of Site N-68, and
- 9) A check for \$2400.00 for processing.

We appreciate your assistance in processing our request. If we can provide any additional information that would help in your review please let us know.

Sincerely,

G. Jeffery Churchill
Principal Ecologist

Enc. – As listed above

Cc w/enc. – Chris Johnson, file 17018300SC, Allison Shaw





st.petersburg
www.stpete.org

FUTURE LAND USE PLAN CHANGE REZONING

Application No. _____

(To Be Assigned)

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

APPLICATION

Date of Submittal: 6 October 2017

Street Address: 10900 Roosevelt Blvd. N, St. Petersburg, FL 33716

Parcel ID or Tract Number: 13-30-16-78384-000-0040

Zoning Classification: *Present:* Preservation *Proposed:* Employ Center

Future Land Use Plan Category: *Present:* Preservation *Proposed:* Industrial Limb

NAME of APPLICANT (Property Owner): City of St. Petersburg, FL

Street Address: One Fourth Street North

City, State, Zip: St. Petersburg, FL 33701

Telephone No:

Email Address:

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

Specify Interest Held:

Is such Interest Contingent or Absolute:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

NAME of AGENT OR REPRESENTATIVE: G. Jeffery Churchill

Street Address: 299 Dr. Martin Luther King Jr. Blvd. North

City, State, Zip: St. Petersburg, FL 33701

Telephone No: 727-822-4317

Email Address:

churchill@eapermit.co



AUTHORIZATION

Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map \$ 2,400.00

Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map \$ 2,000.00

Rezoning only \$ 2,000.00

Cash or credit card or check made payable to the "City of St. Petersburg"

The UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with the application. Further, this application must be complete and accurate, before the public hearings can be advertised, with attached justification form completed and filed as part of this application.

Signature: _____

Date: _____

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



st.petersburg
www.stpete.org

FUTURE LAND USE PLAN CHANGE REZONING

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address: 10900 Roosevelt Blvd. North, St Petersburg, FL 33716

Parcel ID or Tract Number: 13-30-16-78384-000-0040

Square Feet:

Acreage:

Proposed Legal Description:

See Attached

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

If so, list names of all parties to the contract: City of St. Petersburg and Jabil Inc.

Is contract conditional or absolute:

Are there any options to purchase on the subject property:

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

REQUEST:

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

Area no longer meets the criteria in Section 16.20.160.4 to qualify as a Preservation area. See also the Ecological Assessment

Ecological Assessment Site N-68
5 October 2017

The TBRI site on the Jabil campus is the northwestern most parcel on the campus. It is located on Roosevelt Blvd. and includes an area that is currently shown on the Future Land Use Map as Preservation. It is also shown as Preservation on the zoning map. This Preservation area is located between the building and Roosevelt Blvd. and was originally shown on a site plan for the Showa University Research Institute for Biomedicine as 0.51 acres. It extended from the building location on that site plan into the Roosevelt Blvd. right of way.

In 1982 the Showa University Institute for Biomedicine applied for a site plan approval that proposed impacting 31.49% of this Preservation area. The actual site plan approval required that the applicant relocate a service drive further west on the site in order to reduce the impact to 25% of the Preservation area leaving 0.38 acres of Preservation area.

The City had an Ecological Survey of the Preservation area done in 1983 (Richardson 1983). This survey designated the area as Site N-68 and described it as pine flatwoods with an area of 0.33 acres. The Ecological Survey described the vegetation of the Preservation area in detail for the canopy, understory, and ground cover. It included a list of 19 species that occurred within the Preservation area. It also noted several exotic species and recommended their control in order to maintain the integrity of the pine flatwoods. It is unknown if any effort was made to remove the exotics including Australian pine, Brazilian pepper, and Melaleuca subsequent to the report.

At the time of the Ecological Survey Site N-68 was deemed to meet the criteria to qualify as a City Preservation area. Although the report noted that "due to its small size and weediness, the overall quality of the site is poor". Section 16.20.160.4 of the City code provides the criteria for designating a preservation area. The criteria includes two parts. First Section 16.20.160.4 lists native plant communities that must be present in order for an area to qualify as a Preservation area. Second, there are a number of environmental factors an area may have that are assigned point values. In order to qualify as Preservation area it must accumulate at least 4 points on environmental factors in addition to being one the native plant communities listed in Section 16.20.160.4.

We recently visited Site N-68 to see if it would qualify as a Preservation area utilizing the criteria of Section 16.20.160.4. Based on the soils and 100 year floodplain the environmental factors add up to 4 points. However, the site is no longer a pine flatwoods as described in the Ecological Survey in 1983. It lack an understory and the ground cover is mowed and maintained St. Augustine grass. Therefore Site N-68 no longer qualifies as a Preservation area under 16.20.160.4.

Using historical aerial photographs (see exhibits 1, 2, 3, 4, and 5) we research the history of the site back to the time of the site plan approval in 1982. The existing building was

constructed in the early 1980's after the site plan approval in 1982. The canopy of the Preservation area remained similar to the early 1980s until the aerial photographs from 2001 showed it reduced in extent. In the 2001 and subsequent aerials the open areas of the canopy do not appear to have an understory and look like open grassy areas.

Section 16.20.160.8 requires maintenance of Preservation areas by the property owner to maintain them in a "viable natural condition". We believe that there have been several different property owners since Preservation site N-68 ceased to meet criteria as a Preservation area under Section 16.20.160.4, likely prior to 2001. The current property owner was not responsible for the lack of maintenance that led to the degradation of the Preservation area.

Recent field review of Site N-68 indicates there is a scattered canopy that includes slash pine, laurel oaks, a single red maple, and carrot wood. The understory is non-existent except for one cluster of saw palmetto around the base of a laurel oak. A few scattered Sabal palm seedlings occur below the canopy. Ground cover is predominantly St. Augustine grass with scattered weedy species that is clearly mowed and maintained. It is likely that the Preservation area has been like this since 2001, when it appears this way in the aerial photographs.

Section 16.20.160.2 indicates that these regulations are intended to encourage preservation of lands in a natural state. Site N-68 is clearly no longer in a natural state. Its landscape position, adjacent to a major roadway and isolated from any other natural area, reduces the biological productivity, wildlife habitat value, and overall ecological value. In the 1983 Ecological Survey of Site N-68 (Richardson 1983) the area was deemed to be of poor natural quality. Changes that have occurred since that time have reduced the quality even more to the point where it no longer meets the criteria for Preservation Areas due to the fact that it is no longer a natural vegetative community. It is likely that Site N-68 has not met the criteria for preservation areas for more than 15 years.

Planning Department
Zoning and Subdivisions

Approval Date: September 1, 1982

STAFF REPORT SPR #306-P

Plat Sheet: G-56, 58

APPLICANT: Dr. Meihan Nonoyama, Showa University
Research Institute for Biomedicine
5180 113th Avenue North
Clearwater, FL 33520

REPRESENTATIVE: Mr. Isamu Abe
13024 Firth Court
Tampa, FL 33612

ARCHITECT OR ENGINEER: Rafael Garcia, Architect
4200 Alhambra Circle
Coral Gables, FL 33146

LOCATION: Proposed legal: Partial Replat of Toytown Section A,
Block 1, Lot 1, Gen: South side of Roosevelt Boulevard
North approximately 510 feet west of 9th Street North.

REQUEST: Requesting approval of a Site Plan for a one-story,
32,600 sq. ft. research/experimental/testing laboratory
on a 5.5 acre site zoned IP or IP Preservation.

SITE DATA:

Zone:	IP and IP Preservation	
Use:	Research/Experimental/Testing Laboratory	
Site Area:	219,973 sq. ft.	5.05 acres m.o.l.
Proposed Building Coverage:	32,600 sq. ft.	15 % of Site m.o.l.
Preservation Area:	22,254.9 sq. ft.	10.1 % of Site m.o.l.
Maximum Alteration of Preservation Area Allowed:	5,563.7 sq. ft.	25 % of Preservation Area
Alteration of Preservation Area by Proposed Development:	7,010 sq. ft.	31.49% of Preservation Area
Maximum Building Coverage:	87,989.2 sq. ft.	40 % of Site m.o.l.
Open Green Space:		
Existing:	219,973 sq. ft.	100 % of Site m.o.l.
Proposed:	132,900 sq. ft.	60 % of Site m.o.l.
Proposed Paving Coverage:	54,470 sq. ft.	25 % of Site m.o.l.
Parking Spaces:	Required: 82	Proposed: 85
Building Height:	Permitted: 50 ft.	Proposed: one-story

SITE PLAN REVIEW:

I. PROCEDURAL REQUIREMENTS: The applicant has met and complied with the procedural requirements of the Zoning Code Sections 64.23 and 64.337 for a permitted use with a gross floor area up to and including 50,000 sq. ft. on a lot.

II. DISCUSSION AND RECOMMENDATIONS:

The applicant proposes to construct a one-story 32,600 sq. ft. research/testing/experimental laboratory on a 5.05 acre site zoned IP and IP Preservation. The site is presently undeveloped and the applicant is in the process of replatting the property.

According to Section 64.09 Subsection 22(a): Development, alteration or improvement shall not exceed twenty-five percent of the preservation area, leaving the remaining area in its natural state. The proposed site plan indicates a 31.49 percent development of the preservation area.

Item 1. The applicant shall submit a revised site plan showing development of only twenty-five percent of the preservation area.

The land area is adequate and sufficient for the proposed use. Staff recommends APPROVAL of the Site Plan subject to the following:

Item 2. No building permits shall be issued prior to the recordation of the plat.

Item 3. A planting arrangement of grass, trees, and shrubs shall be placed and maintained in an attractive manner in those areas not devoted or set aside for buildings, drives, parking, loading or other such uses.

Item 4. Persons conducting businesses in this district shall prevent the escape from said district of all fumes, odors, smoke, vibrations, and loud, sharp or penetrating noises which are offensive or which constitute a nuisance to surrounding activities or homes near enough to be adversely affected by them or which interfere with the conduct of any other business within this district. See Performance Standards, Section 64.09, Subsec. 8.

Item 5. No trucks, automobiles, busses or other equipment or vehicles shall be parked within fifty feet or any street property line or residentially zoned property, and all parking areas and drives shall be hardsurfaced with concrete, asphalt, or some similar heavy-duty surfacing material as approved by the City.

Item 6. No waste material or refuse shall be dumped upon or permitted to remain upon any part of said property outside of buildings constructed thereon.

Item 7. No materials or supplies shall be stored or permitted to remain upon any part of the property outside of the buildings constructed thereon. Any finished or semifinished products stored on the property outside of the buildings shall be confined to the rear one-half of the property, and shall in no instance be placed on that side of a building adjacent to a street.

Item 8 Acceleration/deceleration lanes, as approved by the City Traffic Engineer, shall be provided on all entrances on major streets in connection with these developments. Such streets shall be determined by the Major Street Map contained within this chapter.

Item 9 Detailed plans and specifications of the proposed operation shall be submitted to the appropriate environmental agency for review and approval before any building permits are issued. Such review shall determine any adverse environmental conditions and what corrective action must be taken by the applicant to prohibit such conditions.

III. THE SITE PLAN HAS BEEN REVIEWED FOR THE FOLLOWING CRITERIA:

a. INGRESS AND EGRESS: AND

b. LOCATION AND RELATIONSHIP OF OFF-STREET PARKING, ETC.:

The Department of Traffic Engineering has reviewed the proposed Site Plan and minimum standards have been met.

Item 10 The applicant shall relocate the proposed service drive to the West side of the site thereby diminishing the alteration of the preservation area.

c. SUFFICIENCY OF SETBACKS, SCREENS, BUFFERS AND GENERAL AMENITIES:

Setbacks are sufficient.

If possible, provision for handling all freight should be on those sides of any buildings which do not face on any street. All such facilities shall be screened from the street.

d. DRAINAGE:

As per City Ordinance #331-F, storm water run-off should not exceed run-off in the undeveloped state.

Item 11: Submit drainage calculations to Engineering Department for approval.

e. AVAILABILITY AND COMPATIBILITY OF HOOK-IN LOCATIONS:

Water and sewer services are being extended by the City to serve this site.

Treatment plant is adequate.

f. SIGNS:

Item 12. Sign Plans shall be submitted to License and Inspections for approval.

g. ORIENTATION AND LOCATION OF BUILDINGS, RECREATIONAL FACILITIES AND OPEN SPACE:

The structure is proposed on the west portion of the site with a landscaped courtyard in the center.

h. PROXIMITY, RELATIONSHIP AND COMPATIBILITY OF EXISTING AND PROPOSED SURROUNDING LAND USE:

The proposed use is a research and testing laboratory. The surrounding land is vacant industrial property.

i. GENERAL AMENITIES:

The proposed structure and landscaped area are general amenities for the site.

j. TREATMENT AND LOCATION OF HANDLING OF SOLID WASTE DISPOSAL:

The Sanitation Department has approved the site for front end loader pickup. Adequate space for the container must be provided.

k. LANDSCAPING AND PRESERVATION OF NATURAL MAN-MADE FEATURES:

Item 13 Landscaping plans shall be approved by Urban Forester, License and Inspections and shall meet Ordinances 22-F and 131-F.

Item 14. Tree removal permits shall be obtained from License and Inspections prior to the removal of any trees.

cc: Dr. Meihan Nonoyama
Showa University
Research Institute of Biomedicine
5180 113th Avenue North
Clearwater, FL 33520

Isamu Abe
c/o Toda America Inc.
13024 Firth Court, Suite B-11
Tampa, FL 33612

Rafael Garcia, Architect
4200 Alhambra Circle
Coral Gables, FL 33146



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

For Public Hearing and Executive Action on November 7, 2017
at 2:00 p.m., in City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: FLUM-47-A

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

This is a private application requesting to amend the Future Land Use Map category from IG (Industrial General) to PR-MU (Planned Redevelopment – Mixed Use) and rezone from IT (Industrial Traditional) to CCT-1 (Commercial Corridor Traditional). The Countywide Plan Map category will also change from I (Industrial) to MMC (Multimodal Corridor). The purpose of this application is to rezone several underperforming and vacant parcels of industrial land to a commercial category that is better suited to the uses of the surrounding area, as well as permit the continued operation of the First Mr. Pilgrim Missionary Baptist Church.

CONTENTS:

Applicant Information.....	Page 2
Site Description.....	Page 2
Zoning History.....	Page 3
Site History.....	Page 3
Staff Analysis.....	Page 3
Relevant Considerations.....	Page 6
 Attachments	
<i>Attachment 1: Map Series</i>	Page 12
<i>Attachment 2: Public Comments</i>	Page 16
<i>Attachment 3: Pre-Application City Council Staff Report</i>	Page 17

APPLICANT INFORMATION:

APPLICANT / PROPERTY OWNER:

Parcels 23-31-16-17298-001-0150 and 23-31-16-17298-001-0160
David A Wilson
Daniel W McMillan
877 37th Avenue North
St. Petersburg, Florida 33704

Parcels 23-31-16-17298-001-0010 and 23-31-16-17298-001-0030
First Mt. Pilgrim Missionary Baptist Church
2700 5th Avenue South
St. Petersburg, Florida, 33712

APPLICANT'S REPRESENTATIVE(S):

Pamela Cichon
Rahdert Law P.L.L.C.
535 Central Ave.
St. Petersburg, FL 33701

SITE DESCRIPTION:

Parcel ID Numbers: 23-31-16-17298-001-0030, 23-31-16-17298-001-0010,
23-31-16-17298-001-0160, 23-31-16-17298-001-0150

General Description: East of 27th Street South and south of 5th Avenue South

Legal Description: Colonial Annex BLK A Lot 1; Colonial Annex BLK A, Lots 2&3;
Colonial Annex BLK A Lot 15; Colonial Annex BLK A, Lot 16

Acreage: 0.648 acres

Zoning, Existing: IT (Industrial Traditional)

Future Land Use: IG (Industrial General)

Countywide Plan Map: I (Industrial)

Existing Use: 23-31-16-17298-001-0150 is outdoor storage
23-31-16-17298-001-0160 is outdoor storage
23-31-16-17298-001-0010 is vacant land
23-31-16-17298-001-0030 is a house of worship (not permitted)

Surrounding Uses: North of 5th Ave North; commercial uses. East of 27th St S;
commercial uses. East of 28th St. S industrial uses.

Neighborhood Assoc.: Palmetto Park Neighborhood Association

ZONING HISTORY:

The present IT zoning designation has been in place since September 2007, following the implementation of the City's Vision 2020 Plan, the citywide rezoning and update of the land development regulations (LDRs). Prior to 2007 the existing properties were zoned IG (Industrial General.)

SITE HISTORY:

There are four parcels under consideration for rezoning. The two parcels to the west (lot 15 and 16 of the Colonial Annex Block) are owned by David Wilson and are vacant properties which have never been developed. Additionally, Mr. Wilson owns the parcel directly to the west which is currently zoned CCT-1. The two parcels to the east (lots 1, 2, and 3 of the Colonial Annex Block) have belonged to Mt. Pilgrim Missionary Baptist church since 1995. One of the properties is vacant industrial land, while the other property is a house of worship. This house of worship was never permitted by the city and has been operating as an illegal use.

STAFF ANALYSIS:

The primary issues related to the applicant's request are the following: 1) consistency of the requested designations with the established land use and zoning patterns; 3) loss of industrial land; 4) traffic impact; and 5) other level of service considerations.

CONSISTENCY AND COMPATIBILITY

The subject properties are located on 5th Avenue South, between 27th and 28th Streets South. This segment of corridor has a different zoning category on either side of the street. The parcels on the northern side of 5th Avenue South have a Future Land Use category of PR-MU, while the properties on the southern side of the block have a Future Land Use category of Industrial General. This rezoning will result in more logically drawn Land Use Plan boundaries by creating consistent zoning on both block faces, as well as lead to uniformity in potential building form and land uses. These changes are consistent with Policy LU3.6 which states that "*land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated*"

The average depth of the PR-MU properties in the area is 127 feet, however, Lot 1 is only 60 feet in depth. In order to create a more unified land use depth on the south side of 5th Avenue, staff is recommending that Lots 2 and 3 also be rezoned. This will change the house of worship from an illegal use to a permitted principal use, as well create a more unified transition zone from PR-MU to the IG land to the south. This is consistent with Policy LU3.4 of the Comprehensive Plan, which states that "*the Land Use Plan shall provide for compatible land use transition through an orderly land use arrangement, proper buffering, and the use of physical and natural separators.*"

Existing conditions, such as underutilized structures and vacant properties, show that the area is not conducive to industrial uses; therefore, the rezoning is consistent with Policy LU3.7 which states that *“land use planning decision shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to exiting conditions and expected future conditions”*

City staff believes that the applicant’s request is also consistent with Policy LU3.5, which states that *“the tax base will be maintained an improved by encouraging the appropriate use of properties based on the locational characteristics and the goals, objectives and policies with this Comprehensive Plan.”*

LOSS OF INDUSTRIAL LAND

The subject property presently has an IG (Industrial General) Future Land Use plan designation and IT (Industrial Traditional) zoning. The purpose and intent of the IT zoning district is to provide for areas where labor intensive light and heavy manufacturing can occur. Office, Retail, Uses, Commercial recreation, Commercial business Service and Personal/Office service is permitted as an accessory use which does not exceed 25% of the floor area. While the change to CCT-1 will lead to the loss of light and heavy manufacturing opportunities, the zoning change will lead to an expansion of the commercial uses already permitted as accessory, while allowing for additional commercial and residential uses currently not permitted.

While policies set forth in the Comprehensive Plan protect and support industrially-zoned land, in 2004 the City Council adopted Policy LU3.26 which is intended to allow greater flexibility in evaluating future land use plan amendments involving industrial land uses. It also provides clarity and guidance about when it is appropriate to designate property as industrial, and indicates when it is appropriate to remove an industrial land use designation. LU3.26a states that *“Plan amendment applications that propose changing underperforming industrially designated areas (Industrial General or Industrial Limited) to a non-industrial designation may be favorably considered if one or more of the following characteristics exist over an extended period of time: 1) vacant or underutilized land; 2) vacant or underutilized buildings; 3) poor quality job creation in terms of pay, employee density and spin-off or multiplier effects; and 4) chronic competitive disadvantages in terms of location, transportation infrastructure/accessibility and other market considerations.*

The request to rezone the subject property is consistent with the first criterion, because three of the 4 subject parcels have never been developed, even though they have been zoned industrial since at least 1977. The fourth parcel, containing the house of worship, has not functioned as industrial land since 1995. In addition, market considerations seem to favor commercial development in this area as there are a large number of vacant industrial parcels, and several grandfathered commercial business on industrial land.

TRAFFIC IMPACT

Roadway level of service (LOS) and traffic impacts are discussed in greater detail in the Impact Section of this report. To summarize, an amendment from Industrial General to Planned Redevelopment Mixed Use will likely result in a net increase of 12 p.m. peak hour trips; however, such an increase would not have an impact on roadway level of service.

City staff concludes that the traffic resulting from the proposed amendment will not significantly impact the surrounding roadway network, which is consistent with the following Comprehensive Plan policies:

- Policy LU3.18, which states that *all retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets or lowering the LOS below adopted standards, and with proper facilities for pedestrian convenience and safety.*
- Policy LU5.3, which states that *the Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.*
- Policy T1.3, which states that *the City shall review the impact of all rezoning proposals and requests to amend the FLUM on the City's transportation system. FLUM amendment requests that increase traffic generation potential shall demonstrate that transportation capacity is available to accommodate the additional demand.*

LEVEL OF SERVICE (LOS) IMPACT

The Level of Service (LOS) impact section of this report concludes that the proposed rezoning will not significantly alter the City's population or the population density pattern or have a negative effect upon the adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

SPECIAL NOTE ON CONCURRENCY:

Completion of this rezoning and Future Land Use Map amendment does not guarantee the right to develop on the subject property. Level of Service impacts are addressed further in this report, however, approval of this rezoning request does not guarantee that the subject property will meet the requirements of concurrency at the time development permits are requested. Upon application for site plan review, or development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. Additionally, The First Mt. Pilgrim Missionary Baptist Church on Lots 2 and 3 will still have to undergo a change of occupancy from warehouse to church, as well as a change of use to "house

of worship”. All property owners will have to comply with all laws and ordinances in effect at the time development permits are requested.

RECOMMENDATION:

City staff recommends **APPROVAL** of the applicant’s request to amend the Official Zoning Map designation from IT (Industrial Traditional) to CCT-1 (Corridor Commercial Traditional), The Future Land Use Map from IG (Industrial General) to PR-MU (Planned Redevelopment Mixed Use), and the Countywide Plan Map from I (Industrial) to MMC (Multimodal Corridor) on the basis that the proposal is consistent with prior development approvals and the goals, objectives and policies of the City’s Comprehensive Plan.

RELEVANT CONSIDERATIONS ON AMENDMENTS TO OFFICIAL ZONING MAP:

a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.

The following policies and objectives from the Comprehensive Plan are applicable:

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

- LU3.1. (F)(2) Planned Redevelopment –Mixed Use (MU) – allowing mixed use retail, office, service and medium density residential uses not to exceed a floor area ration of 1.25 and a net residential density of 24 dwelling units per acre.

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

- LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.

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

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

- LU3.17 Future expansion of commercial uses is encouraged when infilling into existing commercial areas band activity centers, or where a need can be clearly identified, and where otherwise consistent with the Comprehensive Plan.
- LU3.18 All retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets or lowering the LOS below adopted standards, and with proper facilities for pedestrian convenience and safety.
- LU3.26.a Plan amendment applications that propose changing underperforming industrially designated areas (Industrial General or Industrial Limited) to a non-industrial designation may be favorably considered if one or more of the following characteristics exist over an extended period of time: 1) vacant or underutilized land; 2) vacant or underutilized buildings; 3) poor quality job creation in terms of pay, employee density and spin-off or multiplier effects; and 4) chronic competitive disadvantages in terms of location, transportation infrastructure/accessibility and other market considerations.
- LU4(2) Commercial – the City shall provide opportunities for additional commercial development where appropriate.
- LU5.3 The Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.
- LU11.2 The need for redevelopment should be assessed based on the following factors; 1) building conditions, 2) socio/economic characteristics, 3) land to improvement value ratios, 4) non-conforming uses and 5) potential for private investment.
- LU18: Commercial development along the City's major corridors shall be limited to infilling and redevelopment of existing commercially designated frontages.
- T1.3 The City shall review the impact of all rezoning proposals and requests to amend the FLUM on the City's transportation system. FLUM amendment requests that increase traffic generation potential shall demonstrate that transportation capacity is available to accommodate the additional demand.

- b. **Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.**

The proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

- c. **Whether the proposed change would alter population or the population density pattern and thereby impact residential dwelling units and or public schools.**

The proposed change will not alter population or the population density pattern significantly and thereby will not impact residential dwelling units and/or public schools.

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

The following analysis indicates that the proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Should the requested land use change and rezoning for the subject 0.65 acres be approved, the City has sufficient capacity to serve the subject property.

WATER

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member government's water supply needs. The City's current potable water demand is 28.4 million gallons per day (mgd), with an overall potable water system capacity of 68 million gallons per day.

The City's adopted LOS standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 80 gallons per capita per day. Therefore, there is excess water capacity to serve the amendment area.

WASTEWATER

The proposed Future Land Use Map amendment could lead to an additional 15 units. Assuming 2.5 people per unit, and an indoor water use of 72 gpcd, this gives a total of $(15 \times 72 \times 2.5 = 2,700)$ 2700 gallons per day or 0.00270 MGD. The subject property is served by the Southwest Reclamation Facility, which presently has excess average daily

capacity estimated to be 0.22 million gallons per day (MGD). The estimate is based on a permit capacity of 20 MGD and a calendar year 2016 daily average flow of 19.78 MGD. Therefore, there is excess average daily sanitary sewer capacity to serve the amendment area.

SOLID WASTE

All solid waste disposal is the responsibility of Pinellas County. The County currently receives and disposes of municipal solid waste, and construction and demolition debris, generated throughout Pinellas County. The Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill are the responsibility of Pinellas County Utilities, Department of Solid Waste Operations; however, they are operated and maintained under contract by two private companies. The Waste-to-Energy Plant incinerated 496,151 tons of garbage in 2016, which is below its design capacity of incinerating 985,500 tons of solid waste per year. The continuation of successful recycling efforts and the efficient operation of the Waste-to-Energy Plant have helped to extend the life span of Bridgeway Acres. The landfill has approximately 86 years remaining, based on current grading and disposal plans. Thus, there is excess solid waste capacity to serve the amendment area.

TRAFFIC

Summary of traffic impact (p.m. peak hour trips):

Existing Industrial General Plan Category	15
Requested Planned Redevelopment Mixed-Use Plan Category	<u>27</u>
	12 new p.m. peak hour trips

Existing Conditions

The subject properties have access to 5th Avenue South, which is a four-lane collector maintained by the city. Due to the low number of p.m. trips being added to this roadway, transportation staff has indicated that there is spare capacity to accommodate new trips.

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

consistency with the countywide approach to managing transportation impacts associated with development or redevelopment projects.

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

MASS TRANSIT

The PSTA has one route on 4th Street North. Route 79 provides service from the Largo Transit center in the north, to Downtown Saint Petersburg in the south.

RECREATION

The City's adopted LOS for recreation and open space is 9 acres per 1,000 population, the actual LOS City-wide is estimated to be 28.9 acres per 1,000 population. If approved, there will be no impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT

Prior to any re/development within the subject area, site plan approval shall be required. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

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

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

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

There are 34 acres of vacant land within the CCT-1 Zoning category.

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

The proposed rezoning is consistent with the established land use pattern.

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

The proposed boundaries are logically drawn in relation to existing conditions.

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

The proposed amendment does not change from residential to non-residential.

- j. **Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.**

According to the FEMA Flood Insurance Rate Map (“FIRM”), the property is not located within the 100-year flood plain or the Coastal High Hazard Area (“CHHA”).

- k. **Other pertinent information.**

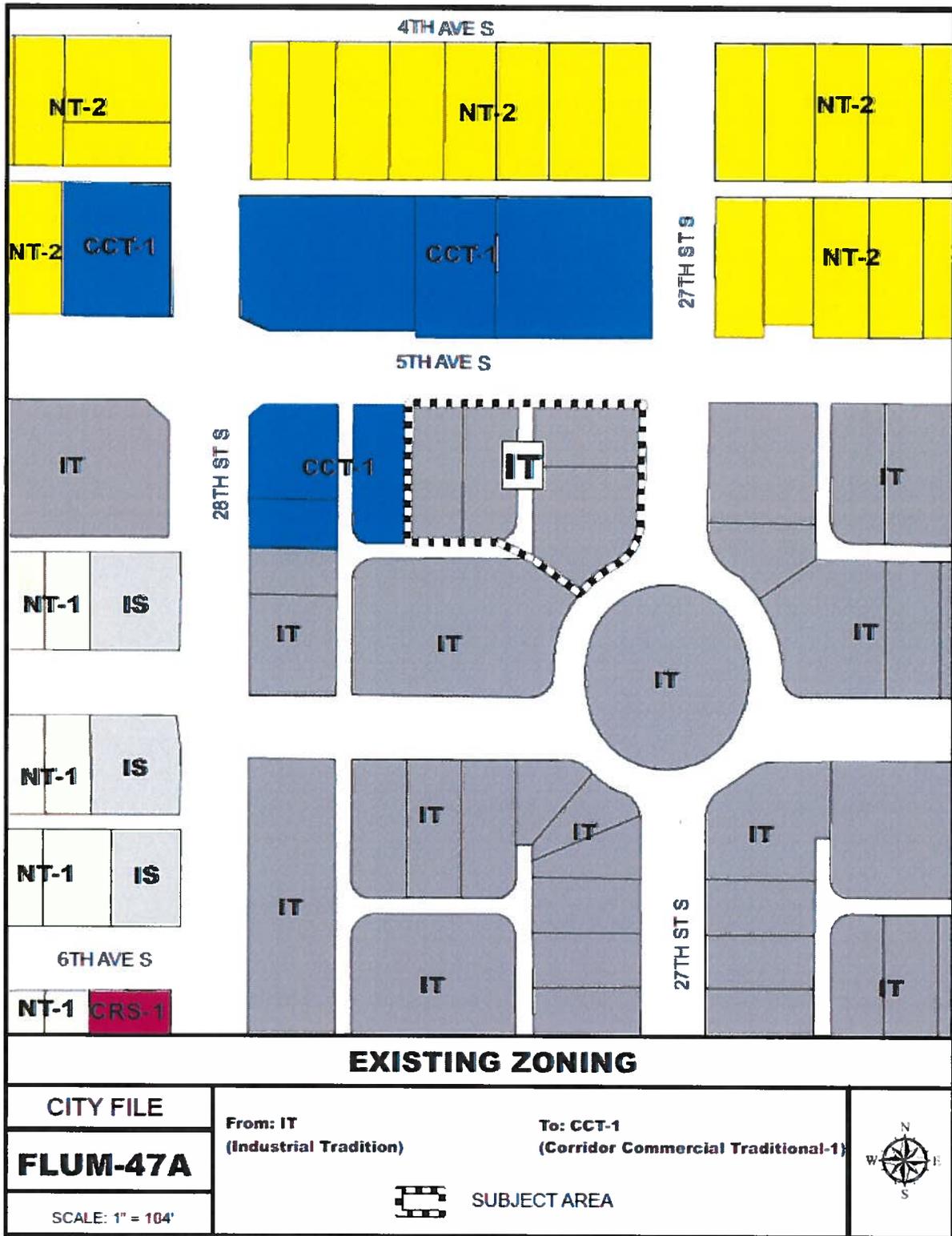
None.

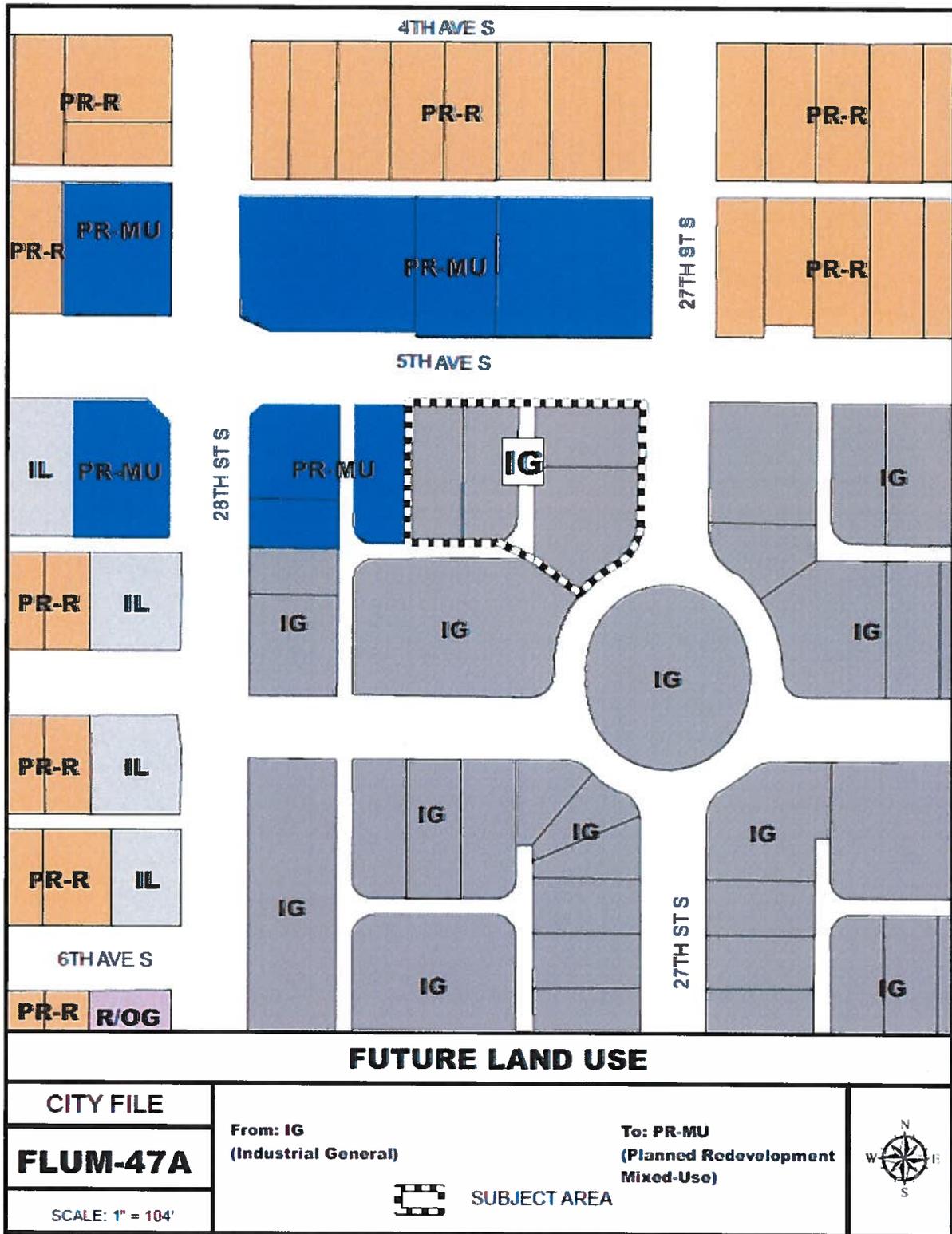
MAP SERIES

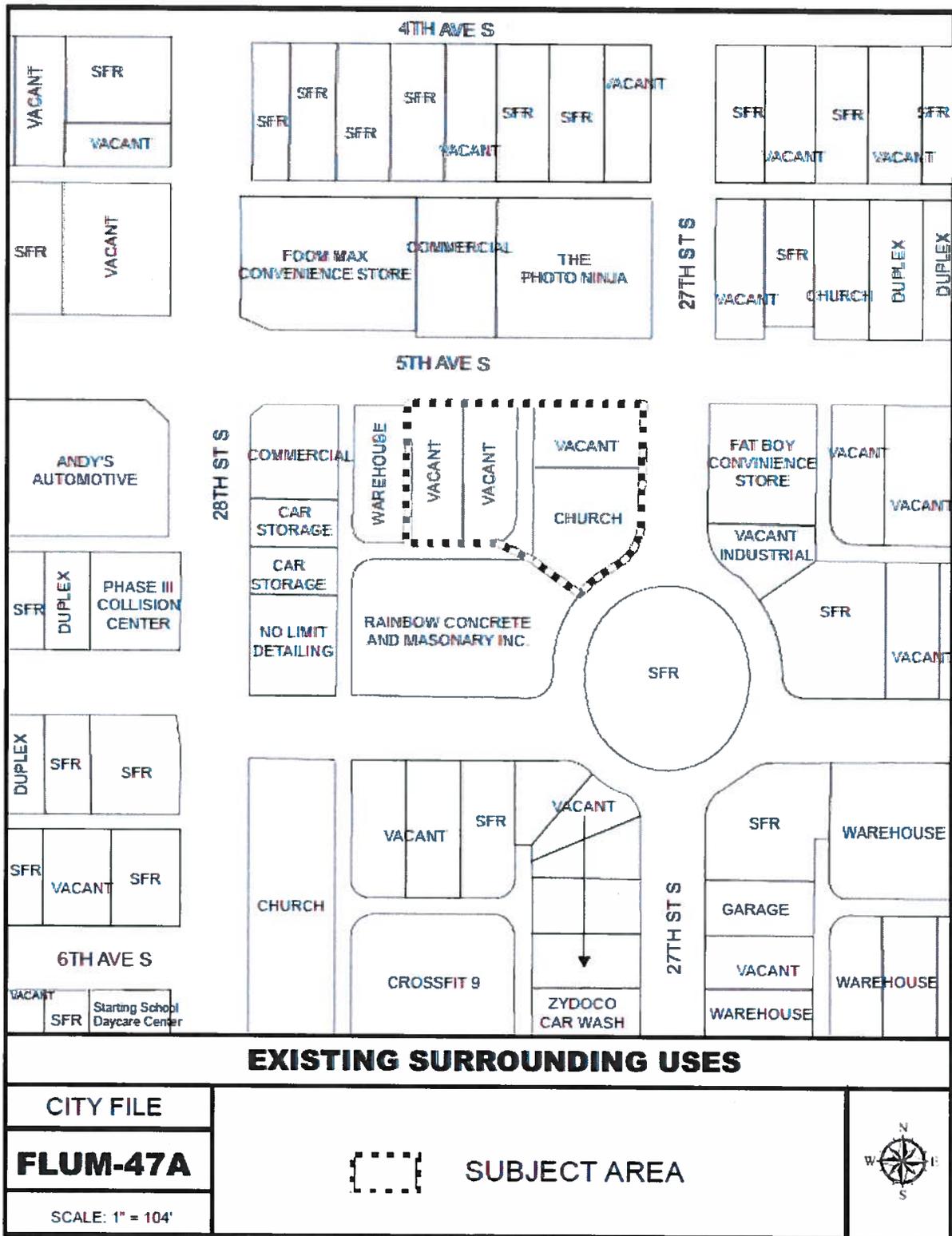


AERIAL

CITY FILE		
FLUM-47A	 SUBJECT AREA	
SCALE: 1" = 104'		







PUBLIC COMMENTS

City staff has received one phone call regarding the proposed amendment from residents in the area. They were seeking further clarification of the proposal and were not opposed to the rezoning.



Staff Report to the St. Petersburg City Council
 Prepared by the Planning & Economic Development Department,
 Urban Planning and Historic Preservation Division
 For Consideration on September 7, 2017

TO: The Honorable Darden Rice, Chair, and Members of City Council

FROM: Derek S. Kilborn, Manager, Urban Planning and Historic Preservation Division

SUBJECT: **Report:** Filed by Council Member Lisa Wheeler-Bowman on behalf of the First Mt. Pilgrim Missionary Baptist Church, 2700 5th Avenue South.

REQUEST: City-initiate a rezoning and future land use map amendment for the subject property

The City Council shall decide whether to city-initiate an application for the purpose of concluding a 22-year-old land use violation and specifically, a “house of worship” on property located at 2700 5th Avenue South. The following report was prepared as an introduction to the case history and explanation of possible next steps with City staff recommendations included.

CONTENTS

Subject Property.....	2
Background	2
Next Steps: Analysis	3
<i>Resolution 97-805</i>	3
<i>Boundary</i>	3
Next Steps: Summary of Options	4
Special Note	4
Attachments:	
<i>Resolution</i>	6
<i>Map Series</i>	7
<i>Property Card Interpretation</i>	10
<i>Request for Reconsideration</i>	27
<i>Appeal</i>	30

SUBJECT PROPERTY

The subject property is located at 2700 5th Avenue South. *See attached map.* The property is owned by the First Mt. Pilgrim Missionary Baptist Church and legally described as:

Lots 1, 2, and 3, Block A, COLONIAL ANNEX, according to the plat thereof, recorded in Plat Book 4, Page 65, Public Records of Pinellas County, Florida. (Parcel ID: 23-31-16-17298-001-0010 / 0030)

The property is currently zoned IT (Industrial Traditional), which allows various commercial and industrial uses as specified by Section 16.10.020.1 of the Land Development Regulations. A “house of worship” is not a permitted use. According to the City permitting records, a permit for a one story masonry and steel warehouse building (60’ X 40’ overall) was issued on November 15, 1983.

BACKGROUND

According to the Pinellas County Property Appraiser’s Office, ownership of the subject property was transferred to the “First Mt. Pilgrim Evangelical Missionary Baptist Church of St. Petersburg, Florida, Inc.” on June 26, 1995.

On September 11, 2007, the City’s Land Development Regulations went into effect changing the zoning category on the subject property from IG (Industrial General) to IT (Industrial Traditional). “churches” are now defined as a “house of worship” but otherwise remain a grandfathered use.

On June 19, 2017, a Property Card Interpretation (“PCI”) was issued by the City’s Development Review Services Division concluding that there have been no permits issued to change the use from “warehouse” to a “house of worship”. Therefore, the legal use of the property remains a “warehouse,” which is a conforming use. The record of the permitting actions is included in the PCI, which is attached.

- Upon receipt of the PCI determination, the property owner contacted City Council Member Lisa Wheeler-Bowman and attended several joint meetings with City staff. City Council Member Wheeler –Bowman added a new business item to the July 20, 2017, meeting agenda. During the meeting, City Council received a brief presentation by Derek Kilborn, Manager, Urban Planning and Historic Preservation Division (“UPHP”); the UPHP is responsible for processing rezoning and future land map amendments and text amendments to the City’s Land Development Regulations.
- On July 26, 2017, the property owner appealed the PCI determination and was originally scheduled for a public hearing with the City’s Development Review Commission on September 6, 2017. Rahdert Law, PLLC is representing the property owner.
- In the City’s attempt to achieve an amicable outcome, the City Attorney’s office and Planning and Economic Development Department convened a meeting with church representatives and their legal counsel on August 10, 2017, to discuss next steps. During the meeting, City staff recommended the applicant request a deferral of the appeal, without prejudice, during the pendency of a potential rezoning and future land use map amendment application as outlined below. On August 14, 2017, the applicant formally requested a deferral of the appeal in accordance with City staff’s recommendation.
- The PCI, the applicant’s request for reconsideration, and subsequent appeal are attached.

NEXT STEPS: ANALYSIS

The City Council must decide whether to proceed with a city-initiated application or take no action thereby leaving it to the discretion and cost of the property owner on how to proceed. This application would request a rezoning from the existing “IT (Industrial Traditional)” to “CCT-1 (Corridor Commercial Traditional)” and a future land use map amendment from the existing “IG (Industrial General)” to “PR-MU (Planned Redevelopment-Mixed Use)”.

Resolution 97-805

In order to city-initiate an application for rezoning and future land use map amendment, the City Council must first show compliance with Resolution 97-805. Pursuant to Resolution 97-805, one or more of the following criteria must be met to city-initiate amendments to the Official Zoning Map and Future Land Use Plan map:

- a. The proposed amendment supports an affordable housing project in an appropriate location;
- b. The proposed amendment furthers the economic development objectives of the City in an appropriate location;
- c. The proposed amendment is recommended in a neighborhood plan, redevelopment plan or other special area plan or study that has been approved by City Council;
- d. The proposed amendment provides additional incentives, appropriate to the specific location, to develop or redevelop City Council designated historic landmark properties or districts;
- e. The proposed amendment establishes future land use and zoning designations on property annexed by the City; and
- f. The proposed amendment amends future land use and zoning designations for a multi-property area where the current designation(s) are inappropriate based on current or expected future conditions.

City staff finds that criterion “f.” qualifies this request for City initiation, if the two (2) adjacent properties to the west are added to the application (explained below).

Boundary

For a rezoning and future land use map amendment request to be determined consistent with the city-initiation criteria and supported, the request shall include several platted lots to the west. See attached map. According to the Pinellas County Property Appraiser’s Office, both lots are owned by David Wilson and Daniel McMillan and legally described as:

Lots 15 and 16, Block A, COLONIAL ANNEX, according to the plat thereof, recorded in Plat Book 4, Page 65, Public Records of Pinellas County, Florida. (Parcel ID: 23-31-16-17298-001-0150 / 0160)

At the time of this writing, City staff has not been able to contact the registered owners of the adjacent properties.

NEXT STEPS: SUMMARY OF OPTIONS

Based on the city record and all other written evidence evaluated and presented herein, City Council has one of two courses of action:

1. **Resolution for a City-Initiated Rezoning / Future Land Use Map Amendment.**

Approving the Resolution will initiate the application process. The normally required fee for a private-initiated application and other associated costs will be waived. The application will be processed according to the following tentative schedule:

- 11-14-2017 – Community Planning and Preservation Commission
- 12-07-2017 – City Council, First Reading
- 12-14-2017 – City Council, Public hearing
- 01-__-2018 – Forward Pinellas
- 02-__-2018 – Countywide Planning Authority

2. **Private-Initiated Application for Rezoning / Future Land Use Map Amendment.**

The request for a city-initiated application to correct a land use violation that was formally cited on at least two (2) separate occasions over a 22-year timeline is somewhat unprecedented in the context of other city-initiated applications. Under Section 16.70.040, the current property owner may submit a private-initiated application for a rezoning and future land use map amendment. The owner will assume responsibility for all costs associated with the application.

SPECIAL NOTE:

This memorandum outlines the procedural options for correcting the land use violation. If a rezoning and future land use map amendment is initiated and approved, the applicant will still require approval for a change of occupancy and use:

1. **Change of Occupancy.** Pursuant to the Florida Building Code, the existing building is regulated as a warehouse. A change of occupancy will require an inspection and may require modification to the building to comply with building, fire and life safety standards for conversion of the building from a warehouse to public assembly space.
2. **Change of Use.** Presuming that a rezoning and future land use map amendment is initiated and approved, a “house of worship” is a permitted, principle use within the CCT-1 (Corridor Commercial Traditional) zoning category. The property owner will be required to submit a building permit application to demonstrate compliance with the Land Development Regulations related to a “house of worship”, which may include requirements for parking, landscaping, and drainage in accordance with City Code.

ATTACHMENTS:

- Resolution
- Map Series
- Property Card Interpretation
- Request for Reconsideration
- Appeal



CITY OF ST. PETERSBURG, FLORIDA
PLANNING & ECONOMIC DEVELOPMENT
DEPARTMENT, URBAN PLANNING & HISTORIC
PRESERVATION DIVISION

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS (COA) REQUEST

For Public Hearing and Executive Action on November 7, 2017 beginning at 2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, Robert Carter resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

Case No.:	17-90200039
Address:	2326 Andalusia Way NE
Legal Description:	GRANADA TERRACE ADD BLK 4, (GRANADA TERRACE HISTORIC DISTRICT) LOT 14
Parcel ID No.:	07-31-17-32562-004-0140
Local Landmark	Granada Terrace Historic District (HPC #88-02)
Owner(s):	Tamir Ellis & Brandon Blankenship
Request:	COA for rehabilitation & alterations to a single-family residence, including, but not limited to repair of structural foundation/wall framing/surfaces, replacement of non-historic windows/doors, addition & restoration of balconies, rear/side porch/balcony additions, & the addition of an accessible exterior elevator plus ramp at the rear yard



East elevation and frontal entry, 2326 Andalusia Way NE. Photo by Applicant, 2017.

PROJECT OVERVIEW

The subject property is a contributing property to the Granada Terrace Historic District listed in the St. Petersburg Register of Historic Places (HPC-88-02). It is located at the west boundary edge of the historic district, retaining single street frontage and three interior lot lines. As part of a local historic district, exterior alterations or additions to the building require a Certificate of Appropriateness (COA). The evaluation of alterations and additions are important in terms of compatibility with the date and style of historic architecture as it relates to design, scale, mass, and orientation, as well as, its historic appearance and relationship to the surrounding neighborhood and the individual site upon which it is constructed.

The Applicant is requesting a COA for certain alterations and additions to a single-family residence, including, but not limited to repair and selective replacement of structural foundation elements, repair of exterior wall surfaces, replacement of non-historic windows, window framing, and doors, replacement and addition of metal balconettes, addition of second-story rear and side porch/balconies, addition of an accessible exterior elevator structure plus ramp at the rear yard, and minor architectural additions.

Overall, the proposed alteration package is moderate and will noticeably alter the appearance of the residence from its frontal, south and rear elevations. The undertaking can be described in better detail according to six categories, beginning with the most intensive, as follows:

1) Porch/balcony additions with roofs. Two porch/balcony additions are proposed, one each at the south (left of frontal facade) and west (rear) elevations, one of which creates visual effects to the façade elevation (east), as well. The south elevation is perhaps where the most publicly visible undertaking would occur with the addition of an open, roofed balcony above the historic one-story wing. The addition would reveal similar dimensions of the existing wing at 9’7” x 13’3”. One-story wings with flat, tile-less roofs are common to the Mediterranean Revival and Spanish Eclectic architectural styles, though two-story wing forms are also found historically in the historic district. The proposed design reveals a compatible upward extension within the historic district, especially with its arched openings that reference similar designs there (see Appendix C). Metal railings and minimal ornamentation are also appropriate. While also found prominently in the historic district, it must be noted that the proposed hipped roof design for the new constructs is not found on the historic building and appears as a new design compared to the flat roofs that make up the building’s roof system, which is a flat type. The primary roof reveals a parapet with angles surround clad in pantiles, while the south wing reveals a simple flat roof without the surround (see graphic below). The existing garage apartment was designed with a later pyramidal hipped roof in 2003 also now clad in tile, most likely having an original flat, built-up roof system. The existing pantile surrounds of the residence that extend from the parapet walls of three of the four roof areas do tend to reference a hipped profile though, creating such an appearance from certain vantage points.



Existing (L) and proposed (R) representations of façade; yellow triangles reveal some areas of alterations and more conspicuous effects. Drawings (Sheet D-1) submitted by Applicant, 2017.

The proposed balconies certainly affect the appearance of the building. While not too heavy handed, there is a balance and amenable proportion of scale that is gained for their additions in regard to the overall building aesthetic that allows them to appear original; yet slight nuances also allow them to be differentiated from what is historic. For example, the openness of the balconies permit a sense of depth that brings the original wall planes of the residence in view, while also limiting any full sense of obscuring them. Additional transparency due to the openness provided by the arches, and the reference to, but not replicated design textures and non-replication of the small-scale detailing of the frontal façade are compatible. The proposed Doric columns with layered capitals are appropriately simple, and tend to receive the spandrels areas quite well and in a convincingly honest manner as real structure versus mere decoration (to the casual observer). Limited historic materials are destroyed due to the narrowness of the connections, and the fact that displacement of historic window sets already occurred in 2010-2011. A loss of some historic window openings, and the creation of new opening area are expected though.

The rear porch/balcony addition will replace an existing 2008, open, roofed porch construct with a hipped roof. It would be raised above the existing footprint of 12'9" x 9'7". The lower existing Doric columns placed appear to remain here, and the existing header framing the lower roof will also remain and retrofitted to accommodate the proposed second story balcony construct. The second-story balcony mimics the openness of the south balcony, but reduces the diameter of the columns beneath; it also adds a metal railing system that is intended to match appropriately with the overall wrought iron railing system (except at the accessible ramp). The arched header beneath the roof departs from the straightened header below, and is a good design component that breaks up repetition, while also affecting the apparent vertical rise of the proposed gable roof that caps the overall structure. The proposed version of what would be an upper hipped roof here appears to be a more appropriate design than the 2008 version, which appeared imbalanced, out of synch, and too heavily flared for the otherwise plain rear elevation wall.

2) Elevator addition. This two-story rear addition appears rather quietly in relation to the two-story porch/balcony combination at the rear, and the more conspicuous south balcony proposed, which is widely visible from public view. Referred to as an elevator shaft-way, it is an appropriate extension in that it bumps out of an existing wall offset, and minimizes the effect of the proposed rear porch/balcony construct as a well-fit rear elevation redesign. It is also capped by a hipped roof. This addition also appears as appropriate in that it is located inconspicuously to the rear, and successfully accommodates an accessibility challenge. A less likely alternatives would require an interior elevator, which is not well suited to these types of historic residences. The connection points for the vertical walls of the shaft-way here must be beaded or otherwise marked appropriately for differentiation (Condition #1).

The proposed 10-pane window sets and their openings are a concern in that they appear too large given the historic configurations. What seems mostly out-of-proportion is that they appear more as doors versus windows and that they extend for most of the height of each story. They must be minimized to achieve a more balanced appearance, appropriately recessed, and a sill or a referential mid-level tile inlay added. The absence of any windows here may also be a better design solution, though additional schemes should be evaluated between Staff and the Applicant before a final window program here is determined. The 10-pane window sets are a concern addressed elsewhere in this report. The proposed opaque glazing is also a concern, since windows were not historically glazed except in a very few instances where privacy was needed for small windows (Condition #2).

A pitched accessible ramp with railings made of black aluminum leads to the door of the proposed elevator shaft-way from the existing brick-paved walkway adjoining the driveway area. The design of the railing here is differentiated from the higher styling of the balcony railings, which is appropriate for such an appurtenance. This ramp is considered reversible, but the elevator shaft-way is not as much so.

3) Windows and doors. There are currently 41 individual windows and eight individual doors overall (27 openings affected). A pair of French doors or casements counts as two individual doors; a pair of side by side casements or double hung windows also counts as two individual windows. None of the existing windows sashes are considered historic with most being replaced by 2011 through an After-the-Fact COA.¹ Some historic window openings will be replaced with different types of openings. Several window sashes will be replaced with different window pane configurations. New door openings will replace some historic window openings. Where windows are to be replaced or added, the Applicant proposes a 10-pane configuration of casements and fixed sets. While this window program is likely closer to the historic window configuration, it is not likely accurate in that it is known several original windows were casements containing eight panes each. The smaller window sets may provide a better balance of glazing by using eight pane configurations with a mix of 10-pane sets. An additional analysis between Staff and the Applicant must be performed to determine the appropriate mix of panes (Condition #3).

For clarity, the proposed window schedule is easier to understand, as follows:

--*Frontal Façade (east)*: Replace seven 4/1 sashes with 10-pane, operating casement type.

--*Rear (west)*: The applicant proposes to remove six windows and one door at the rear elevation, while adding four new doors (two enlarged openings) and two new fixed windows at a proposed addition. Four windows that may or may not be historic are proposed to be replaced with 10-pane operating casements. Two historic window openings will be removed at the second-floor left side and replaced with paired, 15-pane French doors; five non-historic window openings will be removed, three of which will be replaced at the extension of the elevator structure, and two others at the first floor beneath the balcony that will be replaced with a pair of 15-pane French doors flanked by five-pane sidelights. Two upper and lower fixed, 10-pane windows will be added to the elevator structure along this elevation. Two upper openings with glass block, each flanking the chimney will be replaced with 10-pane operating casements. The two lower chimney flanking, 4/1 window sashes will also be replaced with 10-pane casements.

--*Side (south)*: The applicant proposes to remove four windows and add one new window and three doors, overall at these elevation walls. Two upper historic window openings currently centered with 4/1 sashes will be replaced with a pair of French doors with 10-panes each—these would be pleasantly framed by the proposed arcade. One lower 4/1 sash near the frontal façade corner, but facing south, will be replaced with a 10-pane operating casement. The one upper 4/1 double sash in the historic opening that is part of the rear offset wall, but facing south, along with a lower slider will be removed due to the elevator structure displacing the elevation wall here. Here, the upper relocation will consist of a fixed, opaque, 10-pane fixed window, and a new single, opaque, 10-pane door, the latter installed at the lower wall for elevator access.

--*Side (north)*: Three upper 4/1 double-sash windows will be replaced with 10-pane operating casements. The six lower 4/1 window sets from the 2010 replacement will remain.

¹ City of St. Petersburg. (2010). *Certificate of Appropriateness Staff Report: COA-10-90200035*. Urban Planning and Historic Preservation Division.

The net effect overall is for the permanent removal of 11 existing windows (south and rear) and one rear door, and the addition of three windows and seven new doors, with three of these windows representing a loss of known or likely historic openings. Fifteen existing, historic window openings with existing 4/1 or glass block configurations would be replaced with either 10-pane fixed or operating casement windows.

4) Architectural details. The Applicant proposes to add a chimney cap to the existing, historic chimney located in the rear. A detail of this cap is found in the plans included in Appendix E. Chimney caps are not unprecedented historically on Mediterranean Revival constructs. Research of high style 1920s chimney configurations reveals a multitude of design variations that include mini-gabled caps, some tiled and some not. The arched openings proposed by the applicant reference the historic arches of the residence, and convey the Mediterranean flair of the façade.

The proposed wrought iron balcony railings would restore a now missing decorative element of the original façade. The evidence of an earlier sleeping porch and its arched door sets at the façade that are now doors to drop-offs reveal the likelihood that several wrought iron railing sets adorned the original building. While there is what is likely a historically original wrought iron balconette grille existing at the right upper façade, it is in an advanced state of disrepair. The missing pieces that adorned other areas are no longer extant. There is a concern that the existing single railing grille found on the north extent of the second floor of the façade is historic fabric. It may be important to somehow incorporate this piece into the proposed alterations (Condition #4). A detail of the proposed replacement wrought iron railing is required to be submitted to Staff for approval before installation (Condition #4).

5) Exterior surface repairs. Limited areas of existing stucco material are damaged or aged and have begun to delaminate or spall, creating a condition of water penetration and ongoing deterioration. These areas are proposed to be excoriated and refinished with like materials and textures. New wall areas as part of the proposed additions will be textured to match the existing stucco, with slight differentiation at joints and connection points between old and new. This will require smoothed or roughed-in beads, texture changes, expansion joints, or other suitable effect (Condition #1).

Repainting is also proposed, for which a COA is not applicable or required. In both cases, the finished scope of work here is to match what is historic, resulting in an unnoticeable undertaking, except for a change in tones and coloration, and of course, differentiation where appropriate.

6) Foundation repair. The underlying support system reveals a brick and cement-based pier system, on top of which the floor joists rest. Several of the piers have subsided and/or broken down with age, causing instability of the overall structure, uneven floors and framing, and cracks in the walls and ceiling areas. The Applicant proposes to replace existing piers with a molded concrete pier system that will not be visible from public view. The discovery phase may reveal additional repair requirements which may change the current scope. Such changes should be deemed approvable by Staff as part of this COA if they result.

Historical Significance, Description

The subject property was determined in 1988 to be a contributing resource to the local Granada Terrace Historic District, and was similarly determined in 2003 to be a contributing resource to the North Shore Historic District listed in the National Register of Historic Places. It was also determined at that time (1993) to be eligible for individual listing because of its higher styling

and physical integrity. Constructed in 1926, the building reflected the thematic Spanish Eclectic, or Mediterranean Revival architectural styling that Granada Terrace was noted for, and for which the early subdivision requirements mandated.

Sanborn Maps of the subject property reveal a building that was originally constructed of terra cotta tile with a foundation elevated on a concrete block perimeter and pier system. The left (south), one-story wing appears to be intact from 1926, though later alterations appear at the rear entry as a roofed, open porch extension with cylindrical column supports. The surface elevations reveal a rough, Modern American texture exterior stucco². Textural variations suggest periodic repair and refinishing of certain stucco areas. While no alterations are proposed for the detached garage/apartment, an addition of a second-floor to it is also a later alteration and appears to have replaced the original flat roof with a pyramidal hipped standard, also clad in pantiles.

The asymmetrical massing of the building is emphasized by its frontal height and what appears aesthetically as an end tower to its right frontal facade elevation. Here, the building is made more distinctive by its protruding eight-inch wall bump-out that breaks up the large wall plane and frames the lower and upper openings with references to Mission curvature treatments as a character-defining element of the frontal mass geometric texture. The segregated upper flat parapet areas are incorporated with pitched roof surrounds clad with green pantiles creating a shallow eave that render the roof structure as a truncated or flattened hipped type. However, built-up flat roofs with parapet walls appear to compose the internal frame that is hidden from public view.

The runs of arched windows appear as flush arcades on two elevation wall planes of the façade, and relay a strong Mediterranean aesthetic. The original windows have been mostly replaced with vinyl clad products that reveal single and paired double-hung types of a 4/1 configuration. The arched windows at the south wing reveal three-pane fanlights for each of the three-windows at the east and west elevations, and for the set of four along the south elevation. Early photographs reveal that the original configuration was composed of two-pane wood fanlights above four-pane individual wood casements. Notwithstanding the later window alterations, these windows are distinctive in their appearance in how they are set within what appears as cookie dough “cut-outs” that resemble a form of abbreviated arcades along the elevation walls. Two casement pairs of 10-lights each are found at the upper façade level. All windows reveal a deep inset anchored by bold cement sills. No window or door trim is found, which is typical for the style. The rear and north window sets are fairly unremarkable, as is the frontal entry door. There are additional fixed sets here and there, and some openings at the rear reveal glass block, with one of these rear openings exhibiting an ill-conceived, post-modern, upside down U-configuration. The frontal entry does reveal a three-riser step system with low side cheeks above a first riser half-circle platform, which provides decorative suggestion to the otherwise plain entry. The wood front entry door is squared and appearing of a higher quality.

A single run of decorative metal railing provides suggestive Mediterranean stylistic detailing to the casement sets at the second-story right side, with the left side perhaps containing a balcony fixture that had been previously part of a larger ensemble that likely wrapped around to the south wall to favor the existing door that now leads to nowhere. A *tilted* cartouche adorns the frontal elevation above the balconette, and a row of separated individual tiles laid in diamond pattern are placed along each upper elevation wall except for the rear, which is blank. The rear elevation does include a bold, chimney with stucco finish that rises above the roofline, and a newer open, tile-roofed porch extension was added to the rear entry area at the left side. The rear detached garage is common for Granada Terrace, though single-story designs were the

² Sexton, R.W. (1927). *Spanish Influence on American Architecture and Decoration*. NY: Brentano's.

prominent patters for these accessory buildings in the 1920s. The swimming pool is a later construct to the residence.

The architect for the original building is unknown, though M.B. Welch appears to have been the building contractor. Welch, originally from Rochelle, Indiana, arriving in St. Petersburg in 1922, was a prominent builder during the 1920s and 1930s in the City specializing in Spanish bungalows and stucco materials. The cost of \$15,000 to construct the building in December 1925 when the permit was issued would calculate today to approximately \$209,000. Within a 10-month period by the end of 1925, Welch had reportedly constructed over 100 homes in the City, and had more carpenters on his staff than any other builder here. While he would transition into building apartment buildings, Welch had indicated during an interview in 1925 that “*Spanish type of architecture is the most suited*” for St. Petersburg, underscoring his preference for the style, and his obvious expertise at both building and repairing them.

Previous Alterations

Alterations are fairly documented. Though periodic roof maintenance occurred, the first major modification to the property was the construction of the swimming pool in 1996. The garage apartment and stair system were added in 2003, followed by the addition of the open rear porch in 2008. Though a type of green house was constructed in the rear yard in 1961, there does not appear to be anything like that still extant. In 2010, several original wood windows, including the eight-light, double fan-light casements formerly in the south wing, were replaced with the existing vinyl clad, single-hung, double sash configuration. Final City approval of this work was considered after-the-fact, since the property owner at the time failed to apply for a COA. The CPPC approved the existing window program pursuant to COA-10-90200035, since the original windows had been destroyed. These replacements do not match the original window design. It is unclear if the existing parapet roof surround is original to the building, or if a flat roof prevailed, though the existing configuration is likely a later construct.

REVIEW OF CERTIFICATE OF APPROPRIATENESS

The evaluations of alterations and new construction as part of the COA process are important in terms of ensuring compatibility with the historic character of local historic landmark buildings as it relates to design, scale, size, mass, and orientation, relating in part to its appearance and architectural styling. In reviewing COA applications, the CPPC shall consider the criteria below as part of their decision-making process. These criteria are based on the *St. Petersburg Design Guidelines for Historic Properties*, the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, and recognized standards of urban design, cultural landscape, and historic preservation review.

General Criteria for Granting Certificates of Appropriateness

- 1. The effect of the proposed work on the landmark or the property upon which such work is to be done.***

The guidance provided by U.S. Secretary of the Interior is intended to assist reviewers and decision-makers in considering how additions and alterations can be made compatible with local approved historic buildings, in part by recommending that:

A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building;

A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition;

The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building;

The proposed undertaking should result in the least amount of loss of historic materials and historic architectural features; and

The construction materials and the color of the new addition should be harmonious with the historic building materials.

The first three points above that include inconspicuousness, location, and size, consider how each additional element is architecturally compatible to the overall historic building. Under the first point, all three additions appear appropriate with regard to adding large design elements that stay within the Mediterranean Revival architectural style. While the common flat-roofed wing would include a new second floor space, the new mass would be altered to include an open second-story balcony with a hipped roof. Its arched wall articulation adds a new design element that does reference character-defining elements without replicating them. The hipped roof adds a new roof type that follows the roof profile and also does not replicate, but instead modernizes without straining for compatibility and stays within a comfortable differentiation.

The rear porch/balcony addition, as proposed, actually tends to relieve a later roofed projection that does not appear to harmonize with the simplicity of the rear elevation wall. In this case, the existing support columns appear too large, and the angles of the roof are a mismatch to the historic shape of the south wing. By removing the mid-elevation roof and adding a second-floor balcony with a hipped roof, the stately manner of the residence overall is better fitted, especially given the referencing of the upper support columns with the proposed south side second-floor balcony.

The elevator shaft-way addition creates a broader surface plane from which the proposed rear porch/balcony construct more appropriately fits, as well. This type of addition to a historic building is an important type of later construct that adds to available information and practice when evaluating alterations to historic buildings in that it attempts to accommodate accessibility provisions that were not commonly addressed during historic periods. While the vertical flow of the shaft-way would more appropriately extend the existing rear wall in light of the proposed balcony addition, it also adds more character to the rather humdrum wall plane that is so typical of Mediterranean Revival designs in less visible elevations such as the rear and interior sides. The added hipped roof here is difficult to assess, and perhaps should be flat, and it does seem to add an uncomfortable complexity to the roofline due to its lower height than the existing rear offset; however, this may be beneficial to differentiation and subservience of what is new. The proposed chimney cap is appropriately designed with early similar precedents common for the architectural style.

The second point from above regarding location is well considered, though there is an impact to the frontal, character-defining elevation in that a new mass is created on one side that affects the façade to a degree. However, this new mass is appropriately designed with an open character interjected with referential arched curvatures that reference, but do not copy what is historic. While the flatness of the existing wing is a character-defining feature of the original massing, it does not appear to be uncommon or misleading in allowing the second-floor space to be utilized. In fact, it is not far-fetched to think that many of these one-story wings may have served as bases for “additions in waiting” as families grew, or new

demands on living styles changed over time. The additions to the rear are often preferred according to recognized standards since they are less visible to the general public and from the street view. These rear areas, as are common to most architectural styles, tend to reflect less meaningful articulation of wall planes and fenestration, and are therefore ripe for adornment and increased use through added design elements that can extend into usable open space.

The third point regarding size is already considered above, though to reiterate, the newer masses are appropriately sized and appear subservient to the original massing that they relate directly to.

The last two points assess the impact to the physical materials of the historic building. Since most of the proposed undertaking involves additions to the side and rear elevations, no significant historic materials that are part of important character-defining masses or elements will be affected in highly visible areas. The replacement of non-historic windows is also a non-matter, and the proposed window replacements will lean more toward a restorative scope of work versus any reduction of what is historic, especially since casement configurations were more original to the building. It must be noted that the additions will cause a loss of historic wall stucco and framing as new openings are created to access the added habitable areas, and new connection points will likely damage smaller areas. However, according to the submitted plans, this loss of materials will only affect the size of the access and not entire wall areas. In this manner of understanding, the proposed addition adds to the existing building more than takes away from it. The proposed additions are not considered wholly reversible, though their elimination under a future proposal would result in the continuance of a major portion of the existing historic walls to which they would be connected, minus the removal of material for new openings.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

The proposed alterations are appropriate for the Mediterranean architectural styles and theme that defines the Granada Terrace Historic District. No character-defining features are destroyed to a significant degree, though multiple new structures may affect the flow and current main focal points of the overall building from the frontal elevation, and certainly from the rear and south. The subject property is located within the Neighborhood Traditional-3 (NT-3) zoning district. The minimum lot width for the district is 60 feet, and the minimum front yard setback is 23 feet for an open porch. The minimum lot area requirement for the district of 7,620 square feet with the subject parcel being approximately 8,350 square feet. The subject property is not located within a Special Flood Hazard Area.

The lot meets the size requirements, and all of the additions meet the required front, side and rear setbacks. For example, the south second-story balcony addition is over 30 feet from the front yard, requiring only 23 feet. Any new side vertical wall is well over eight feet where a 7.5-foot setback is required. The rear required setback of 10 feet for any new building wall appears to be met by a substantial distance of over 30 feet (Condition #5).

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials, and color of the landmark or property will be affected.*

The overall historic presentation of the building's style and form would still be recognizable. The south second-story addition does alter its apparent historic scale and massing, but the

new construction is differentiated enough to be considered appropriate. All appurtenant treatments will attempt to match historic textures and detailing.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his property.*

There is no evidence presented to indicate that denial of part of this COA will deprive the owner of reasonable beneficial use of the property. However, the inability of an owner to construct facilities that enable adequate accessibility due to physical constraints may represent a limitation of reasonable use.

5. *Whether the plans may be reasonably carried out by the Applicant.*

The proposed plans for multiple additions, window replacement, and structural repairs and replacements are reasonably designed and do not appear to present any major obstacles at this time for being carried out by the Applicant/Owner.

6. *Certificates of Appropriateness for non-contributing structures in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate the negative impacts.*

Not applicable.

Additional Guidelines for New Construction

1. *The height of the proposed building shall be visually compatible with contributing resources in the district.*

The proposed three additions are important to consider regarding height, with none of them proposed to exceed the maximum height of 24 feet to the beginning roofline. The proposed second-story balconies are designed at 18' (rear) and 20'6" (side) to the beginning roofline. The side addition reaches 22'6" at its peak and the rear slightly lower. Neither appear to extend above the existing roofline of the historic building and are therefore subordinate in their comparative heights. These relationships provide compatibility between old and new and dissuade overwhelming the historic planes, horizontal flows, and overall presence of the building. The proposed elevator shaft-way is also two stories high but lower in stature, reaching 18 feet to its beginning roof line, resulting in a peak roof height of 20'4" where it terminates into the existing wall plane. The rear elevation appears otherwise unremarkable and neither of the two rear additions cause an adverse effect to the historic character of the overall building.

2. *The relationship of the width to height of the frontal elevation shall be visually compatible with contributing resources in the district.*

The width to height is fairly appropriate since other properties in the historic district reveal similar broad frontal elevations. This is in contrast to the original one-story projection that the subject property and others reveal as original. However, the proposed addition does not create unnecessarily large blank walls, and successfully creates meaningful articulation and nuanced voids that relate directly to Mediterranean architectural precedents. The side wing offset from the primary vertical wall of the existing frontal elevation also aids in creating a more harmonious aesthetic.

3. The relationship of width of the windows to height of windows in a building shall be visually compatible with contributing resources in the district.

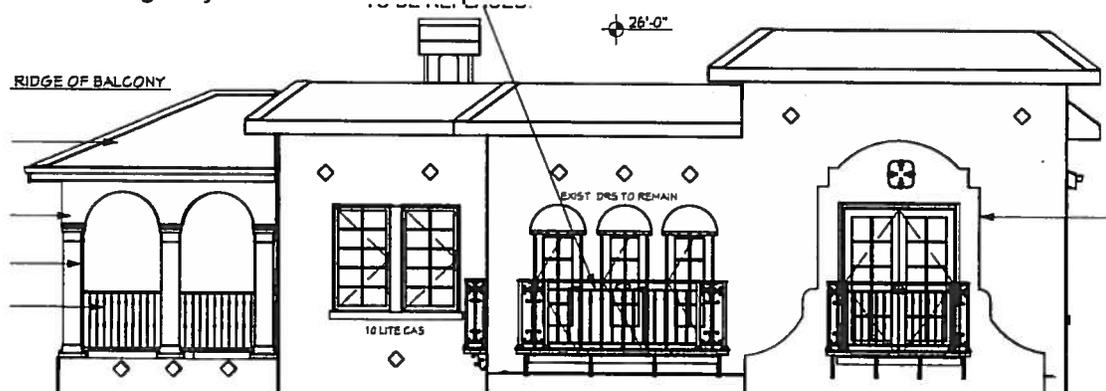
For most of the building, the existing non-historic windows approved by the CPPC in 2010 are proposed to be replaced with sashes that appear more as fixed and operational casements, rather than the double-hung type, and the majority of existing openings, including none at the façade, will not be altered so there is no significant adverse effect here. New windows and an entry door will be added to the proposed elevator shaft-way, and double doors will replace existing window sets at the rear and south balcony constructs.

The proposed sizes of the windows at the elevator shaft-way appear too large and tend to overwhelm the shaft itself and the adjacent architecture, creating an odd relationship not only to the historic, but also in a general architectural sense. The windows are proposed to be opaque, which is rarely a recommended treatment. In addition, there is an aesthetic imbalance when comparing their size with the rear entry door and other rear elevation openings. These windows should be redesigned to be smaller and sills added for a proper reference. A decorative tile may also be added at mid-level in order to reference the ornamental detail found elsewhere on the upper vertical wall runs (Condition #2).

4. The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front façade of a building shall be visually compatible with contributing resources in the district.

Along the frontal façade, as shown in the graphic below, the proposed second-story addition creates appropriate Mediterranean articulation and generous transparency, while also offering the reminiscent arched design featured on Mediterranean precedents. The addition and restoration of wrought iron detailing to the proposed south addition, as well as, to the existing frontal areas, brings the overall building more to life, especially since some of this detailing is being restored, and therefore reviving at least some aspects of historic accuracy to the building. The solid plane of the proposed hipped roof reduces the height aspect of the added story, while creating a successful differentiation between old and new.

It must be noted that design tendencies of early Mediterranean residences varied greatly, and many were produced based on whims and tastes of the builder and buyer. The notion of a high-style Mediterranean building is difficult to grasp due to the eclectic blending and vagaries of individual designs built among countless producers. As such, this type of architecture developed from local trends and movements in St. Petersburg during the 1920s carries with it tastes, technologies, and cultural influences from regions throughout the U.S., often resulting in new local adaptations and trends that steer away from what may be considered high styled Mediterranean precedents.



Upper story drawing detail (Sheet D-1) provided by Applicant, 2017.

5. *The relationship of buildings to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.*

All of the proposed additions meet the required setbacks for new construction in the NT-3 District. At the frontal facade, there would be no marked difference between what is proposed and how other buildings in the historic district relate to surrounding open space. In fact, as referenced above, several similar examples of broad, large plane frontal elevations exist in the historic district as contributing properties. Some historic properties tend to encroach onto adjacent property lines for unknown reasons. The building footprint does enlarge in the rear yard where the elevator shaft-way is proposed, however, the open space in the rear yard would remain plentiful and would not provide an adverse impact to the general public who do not have easily accessible views. Therefore, the relative compatibility of the proposed design for the additions renders the concern of open space between buildings to a lesser degree.

6. *The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible with contributing resources in the district.*

The frontal stoop and entry are not proposed to be altered. The restoration of a wrought iron balconette above the entry is recommended and appropriate, and replacement of the deteriorated wrought iron at the right side is also recommended. The applicant has proposed a period-appropriate type of wrought iron design, which is subject to a conditional Staff review.

7. *The relationship of the materials, texture, and color of the façade of a building shall be visually compatible with the predominant materials used in contributing resources in the district.*

The proposed additions and the new stucco walls will match the existing materials and textures of the historic building, which is a rough, Modern American type. While it is often recommended that differentiation between new and historic be readily available, this should not be required when aesthetics dictate otherwise. However, a smooth texture for new addition walls, or a smooth running bead should be incorporated at connection points of historic walls and new (Condition #1). The City does not regulate color scheme, which can be better evaluated as part of textural make-up and articulation of detail elements.

8. *The roof shape of a building shall be visually compatible with contributing resources in the district.*

The proposed hipped roof shapes are new to the building, which is currently designed with a flat, built-up roof with parapets and a surround clad in pantiles. This type of roof construct is found as a common element throughout the historic district. The ability of the proposed roofs to be harmonious with the existing flat roof system is found in how they terminate into building and do compete with the overall height of the historic peak rooflines. The tiled parapet surround that may or may not be historic, appears as a hipped roof from certain vantage points, so there is some conflation regarding the horizontal character of what is existing, and the roof lines that are proposed. Also, there is an outstanding sense of complexity in how the connection points would appear. While the early flat, non-clad roof of the original one-story wing was certainly appropriate, the recurrence of the flat roof for at least the two-story shaft-way addition would not appear to be inappropriate. This may be a question of balance and aesthetics. However, aesthetics in the historic district are greatly tempered and forgiving since several contributing buildings have varied roof forms that tend

to be conflated, yet complete their overall roof design above an asymmetrical massing that is considered contextually contributing.

- 8. Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building with contributing resources in the district.**

This criterion is not applicable since no relative peripheral enclosures are proposed to the site at this time.

- 10. The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.**

Except for the elevator shaft-way windows, which appear to be too large, the new balconies and their respective openings appear to be appropriately designed in that they are smaller in scale and emphasize entry points that serve available open space areas such as yards and balconies.

- 11. A building shall be visually compatible with contributing resources in the district in its directional character, whether this be vertical character, horizontal character or non-directional character.**

The proposed design allows the building's historic directional character to be extended in both its vertical and horizontal movements. All of the proposed design elements work well with existing elements such as the rear porch/balcony and its hipped roof peak appearing well balanced with the rise of the newly capped chimney. Certainly the horizontal flow of the proposed second-story balcony at the south elevation creates a more robust Mediterranean styling that tends to compete the overall façade, but it does not unnecessarily compete with the arched openings of the historic lower wing since one appears open in comparison to the other that is closed and formal. The proposed elevator shaft-way delivers a more balanced nuance to the rear entry area as it extends its associated vertical wall plane to a more proportional width that is currently awkward-looking given the size of the 2008 roofed porch, as compared to the more appropriate placement and suitability of the proposed two-story structure that, through improved design, ironically does not overwhelm or appear out of place (except for the proposed window set).

- 12. New construction shall not destroy historic materials that characterize the property. The new construction should be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

The proposed additions would not destroy a significant amount of historic material except for surface stucco and wall framing where new entries are created at more inconspicuous locations of the rear and south side. Areas where attachments occur at connection points will also be affected. The applicant proposes to match new textures with those that are historic except where differentiation is a required treatment (Condition #1). The front wrought iron balconette is proposed to be replaced with new material so it appears that this will have a diminishing effect on historic materials. While restoration of the full set of wrought iron detailing is proposed, the applicant should consider a useful placement of some or all of the existing railing (Condition #4).

- 13. New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Removal of any of the proposed additions would not be considered reversible, though in using existing wall structures, and limiting connection points to narrow vertical and horizontal widths and areas, the essential form and integrity of the existing historic building would not be adversely affected. Since the historic windows have already been replaced, there is no new effect to this historic fabric, except that three window openings at the rear, and two on the south side would be lost and new or larger openings created.

Additional Guidelines for Alterations

- 1. A property should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The property will continue to be used for its historic purpose as a single-family residence and garage/apartment. The scope of this project does not change the historic use.

- 2. The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.**

No significant historic materials, qualities, or character-defining features that are in full complement are proposed for removal. Inappropriate window sets will be replaced with pane configurations that tend to reference casement sets. This is more appropriate to the original design of the building. In adding and not subtracting historic elements, the form of the building would continue to be present, in spite of the new design creating a more squared up façade, whereas it currently reveals a stunted wing. However, preservation standards recognize the importance of allowing historic building expansion where the undertaking is compatible.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.**

No conjectural features are proposed to be added to historic planes of the building, or as architectural ornament. The new additions will be differentiated in a subtle manner through roof shapes and wall texturing to distinguish the old from the new (Condition #1).

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

Based on available documentation, some inappropriate changes have been made to the building that include an inappropriate rear porch with roof, removal of wrought iron balconette railings, and total window replacement. It is unknown if the existing parapet roof surround is original. The rear garage/apartment was converted to a two-story structure that is not historically significant. However, no major alterations are recognized to have become historically significant since the original 1920s construction of the building.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

Except for newly created entries, no significant amount of historic materials are affected, with minimal intrusion at attachment points of the proposed balconies.

6. ***Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***

Surface textures and differentiation beads shall be inspected by Staff prior to final permitting. The existing historic wrought iron balcony railing will be replaced with an in-kind wrought iron system to be approved by Staff (Condition #4).

7. ***Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***

The applicant shall ensure, as part of permitting, that protection of the historic materials will be properly conveyed to all subcontractors through notation on the permit application construction drawings (Condition #6).

Additional Guidelines for Window Replacement

Per City Code, property owners may replace windows provided that each replacement window meets the following criteria (Condition #3):

1. ***Impact resistance.*** The replacement window and glass shall be impact resistant.
2. ***Energy performance.*** The replacement window shall be Energy Star qualified for southern climate zones.
3. ***Depth in wall.*** The replacement window shall be setback into the wall the same distance as the historic window.
4. ***Frame size, shape and exterior trim.*** The replacement window shall be the same size and shape as the historic window and opening. Existing, exterior trim shall be retained, where practicable.
5. ***Configuration.*** The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building.
6. ***Proportions.*** The replacement window shall have the same visual qualities of the historic window, where commercially reasonable.
 - a. ***Mullions.*** Where provided, mullions shall have the same dimensions and profile of the historic mullions.
 - b. ***Muntins.*** Reproduced as simulated divided lights and affixed tight to the glass, muntins shall have the same dimensions (width and depth) and profile of the historic muntins.

c. Stiles. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.

d. Top, meeting and bottom rails, and blind stop. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.

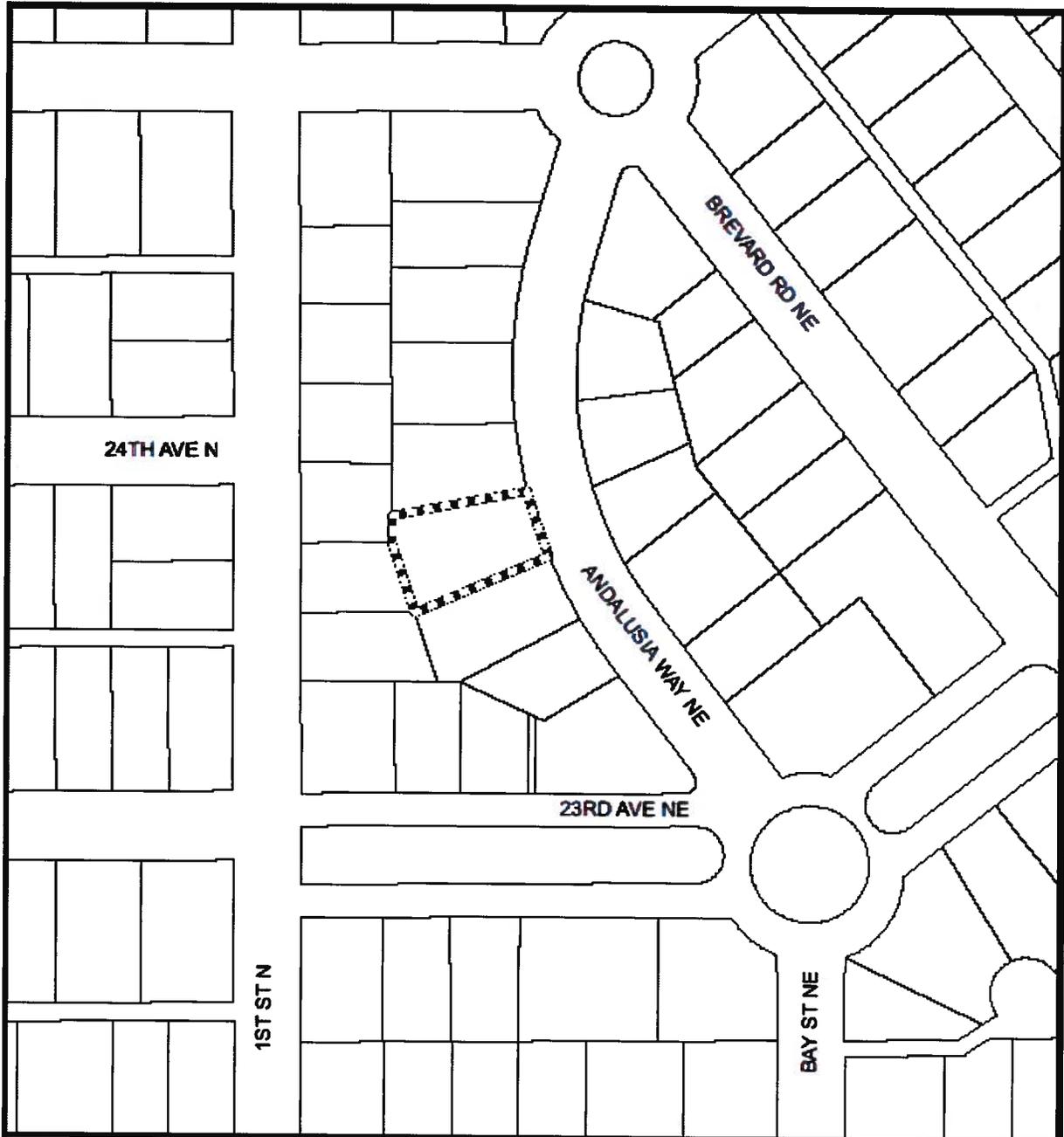
7. Finish. The finished surface and appearance shall match the historic window, where commercially reasonable.

RECOMMENDATION

COA 17-90200039: City staff recommends that the Community Planning and Preservation Commission **Approve with Conditions** the Certificate of Appropriateness request for the proposed additions and alterations to affect 2326 Andalusia Way NE, subject to the following Approval Conditions:

1. Method(s) of texture differentiation between historic and new walls shall be approved by Staff prior to building permit submittal.
2. A redesign of the window program at the elevator shaft-way walls shall be worked out between Staff and the Applicant prior to building permit submittal. This includes size, configuration, and opaqueness.
3. The overall proposed 10-pane windows shall be re-evaluated between Staff and the Applicant to determine historic appropriateness, and to reach a mutually agreeable design and configuration prior to building permit submittal.
4. The proposed wrought iron balcony railing profile shall be approved by Staff prior to building permit submittal. Staff and the Applicant shall produce a mutually agreeable disposition of the existing, historic metal grille.
5. All applicable codes and regulations apply. Any revisions pursuant to this Staff Report and these Approval Conditions, or architectural details not mutually agreed upon pursuant to these Approval Conditions, shall require a follow-up public hearing by the CPPC for review and approval.
6. A note shall be included on all subsequent plans and drawings regarding the historic status of the property, and the protection of the historic building and its elements during all construction activities.

Appendix A
Maps



Community Planning and Preservation Commission

2326 Andalusia Way NE

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

17-90200039



N

**SCALE:
1" = 125'**



Community Planning and Preservation Commission

2326 Andalusia Way NE

AREA TO BE APPROVED,

SHOWN IN 

CASE NUMBER

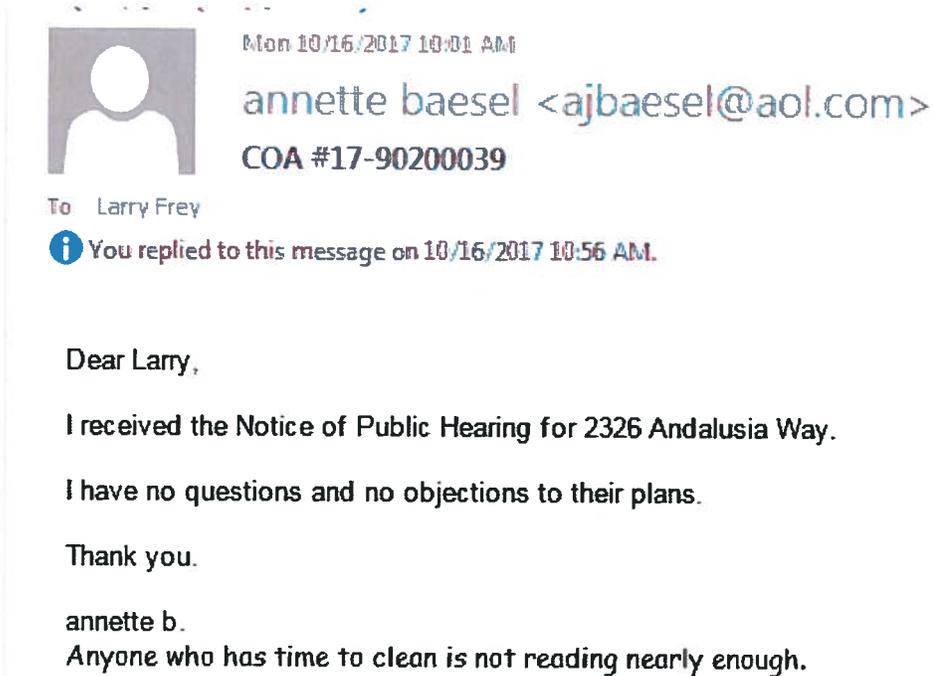
17-90200039



N
SCALE:
1" = 125'

Appendix B
Public Input

As of October 31, 2017, one e-mail of support has been received by the Urban Planning and Historic Preservation Office, and is included below.



Neighbor	reply	support
Richard & Judith Powell 2434 Andalusia Way NE jpowell427@gmail.com	no reply	
Alison A. Barlow 2424 Andalusia Way NE aabarlow@yahoo.com	no reply	
Smyth R. & Jayne S. Mulligan 2425 Andalusia Way NE srmulligan@aol.com	no reply	
Michael J. Peltier & Jim 2420 Andalusia Way NE mpeltier@tampabay.rr.com	17-Aug	yes
William M & Dorothy Richardson 2411 Andalusia Way NE WRichardson14@tampabay.rr.com	verbal	yes
Barry & Terea Kinney 2410 Andalusia Way NE KinneyBarry@cs.com	23-Sep	yes
Charlie & Linda McClusky 2401 Andalusia Way NE cjmcc@yahoo.com	16-Aug	yes
James D. Mulder 2400 Andalusia Way NE jdmulders@gmail.com	25-Aug	yes
Theresa P. Green 2339 Andalusia Way NE zephyrgr2@gmail.com	1-Sep	yes
Monte & Michele Rosenberger 2320 Andalusia Way NE mrosenberger@debartolodevelopment.com	25-Sep	yes
Nicholas P. Hiller 2312 Andalusia Way NE nphiller@gmail.com	28-Aug	yes
Lewis N. & Eleanor J. Estabrooks 2319 Andalusia Way NE	16-Aug	yes

elle21@tampabay.rr.com

William L. Broom
2311 Andalusia Way NE
billbroom@bellsouth.net

no reply

Jason Ghormley
2300 Andalusia Way NE
jasonghormley@gmail.com

16-Sep

yes

Appendix C Photographs

Photo 1: Looking easterly at frontal entry. Photo by Applicant, 2017.



Photo 2: Frontal view looking northwesterly. Photo by Applicant, 2017.



Photo 3: Oblique view looking southeasterly at north elevation. Photo by Applicant, 2017.



Photo 4: Rear elevation. Photo by Applicant, 2017.



Appendix D
COA Application



CERTIFICATE OF APPROPRIATENESS

Application No. 17-90200039

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Tamir M. Ellis and Brandon J. Blankenship

Street Address: 2326 Andalusia Way NE
 City, State, Zip: St Petersburg, FL 33704
 Telephone No: 352.262.1909
 Email Address: bromeliad@gmail.com

NAME of AGENT or REPRESENTATIVE: Jeremy Stephens

Street Address: 1385 Oakfield Dr
 City, State, Zip: Brandon, FL 33511
 Telephone No: 813-313-0045
 Email Address: Jeremy@bellevida.com

PROPERTY INFORMATION:

Street Address: 2326 Andalusia Way NE
 Parcel ID or Tract Number: Lot 14, Block 4, C. Perry Snell's Granada Terrace Addition to St Petersburg.
 General Location: As recorded in Plat book 6, page 45, Public Records of Pinellas County, Florida

Designation Number: APN#: 07-31-17-32562-004-0140

AUTHORIZATION

City staff and the designated Commission will visit the subject property during review of the requested COA. Any code violations on the property that are noted during the inspections will be referred to the city's Codes Compliance Assistance Department.

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES:** 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner / Agent: _____

Date: _____

20 September 2017



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 1 OF 2)

All applications must provide justification for the requested COA based on the criteria set forth in the Historic and Archaeological Preservation Overlay ([City Code Section 16.30.070](#)). These criteria are based upon the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties (available on-line at www.nps.gov/history/hps/tps/standards_guidelines.htm). Please type or print clearly. Illegible responses will not be accepted. Please use additional sheets of paper if necessary.

GENERAL INFORMATION

Property Address: 2326 Andalusia Way NE COA Case No: 17-90200039

- | Type of Request | Proposed Use |
|--|--|
| <input checked="" type="checkbox"/> Alteration of building/structure | <input type="checkbox"/> Single-family residence |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Multi-family residence |
| <input type="checkbox"/> Relocation | <input type="checkbox"/> Restaurant |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hotel/Motel |
| <input type="checkbox"/> Alteration of archaeological site | <input type="checkbox"/> Office |
| <input type="checkbox"/> Site Work | <input type="checkbox"/> Commercial |
| | <input type="checkbox"/> Other |

Estimated Cost of Work: \$175,000

WRITTEN DESCRIPTION OF PROPOSED WORK

Explain what changes will be made to the following architectural elements and how the changes will be accomplished. Please provide a detailed brochure or samples of new materials.

1. Structural System

The supporting piers under the building have decayed, causing the structure to subside and will need to be replaced. The building will be lifted until it is level using hydraulic jacks, so that reinforced cement piers can be poured to stabilize the structural integrity of the building.

2. Roof and Roofing System



CERTIFICATE OF APPROPRIATENESS

NARRATIVE (PAGE 2 OF 2)

3. Windows

Wood rot is present in a number of window frames. These will be replaced. Glass block added in three bathrooms (1980?) will be removed so that historically appropriate windows can be installed.

4. Doors

Doors from the original sleeping porch have decayed, perhaps beyond repair. We will attempt to restore them, but they may require a contemporary replacement.

5. Exterior siding

6. Decorative elements

A tiled finial will be added to the chimney.

7. Porches, Carriage Porch, Patio, Carport, and Steps

Juliet balconies will be restored to the front of the house. At one time, these surrounded the sleeping porch. Two additional balconies will be added.

8. Painting and/or Finishes

The house needs stucco repair and repainting. The color will not be changed.

9. Outbuildings

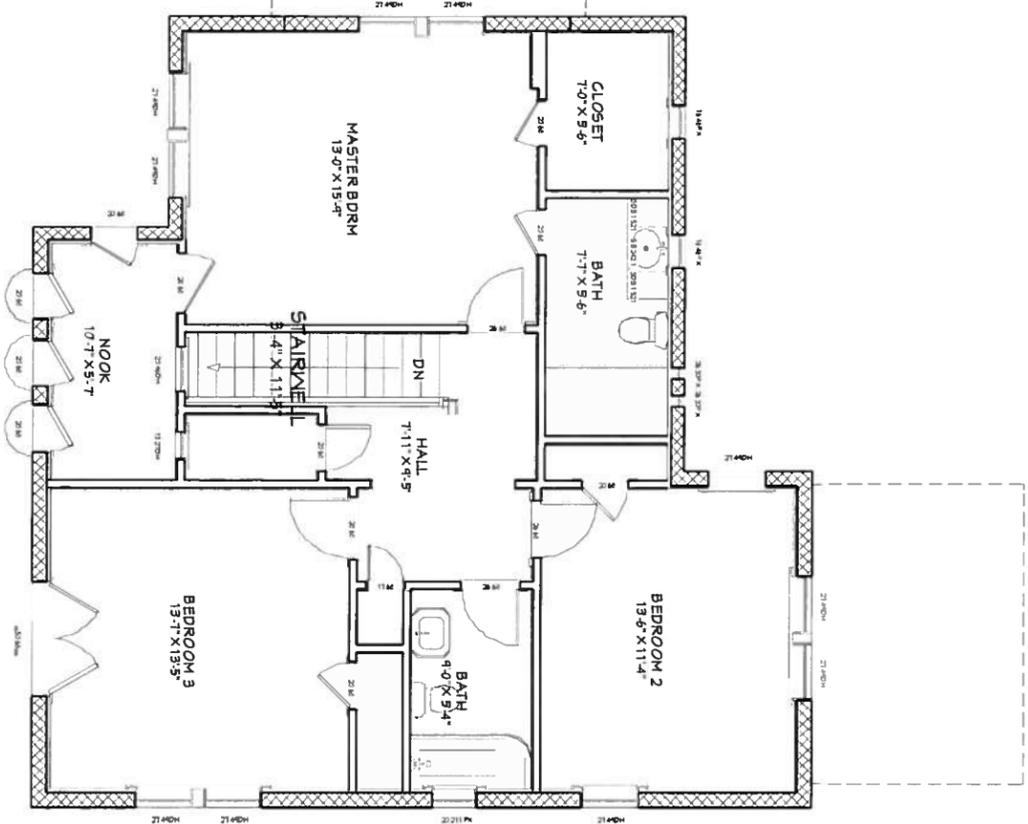
10. Landscaping, Parking, Sidewalk, Garden features

11. Other

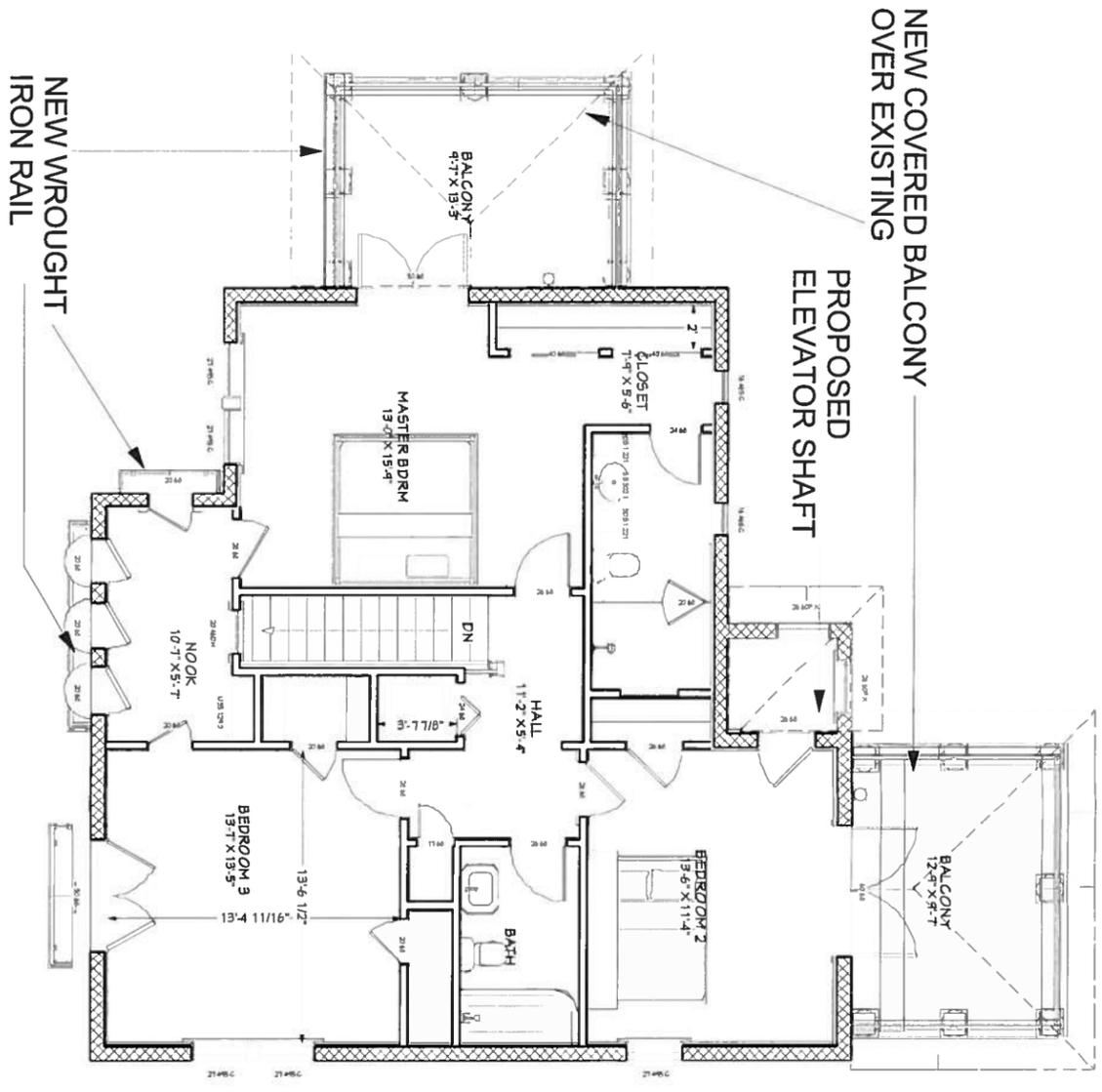
An ADA compliant elevator is anticipated for the rear of the building, to compensate for one of the owner's mobility issues. A physician's certificate of need will be supplied.

Appendix E
Plans and Drawings

(following)



EXISTING 2ND FLOOR



PROPOSED 2ND FLOOR

SHEET TITLE:
FLOOR PLANS

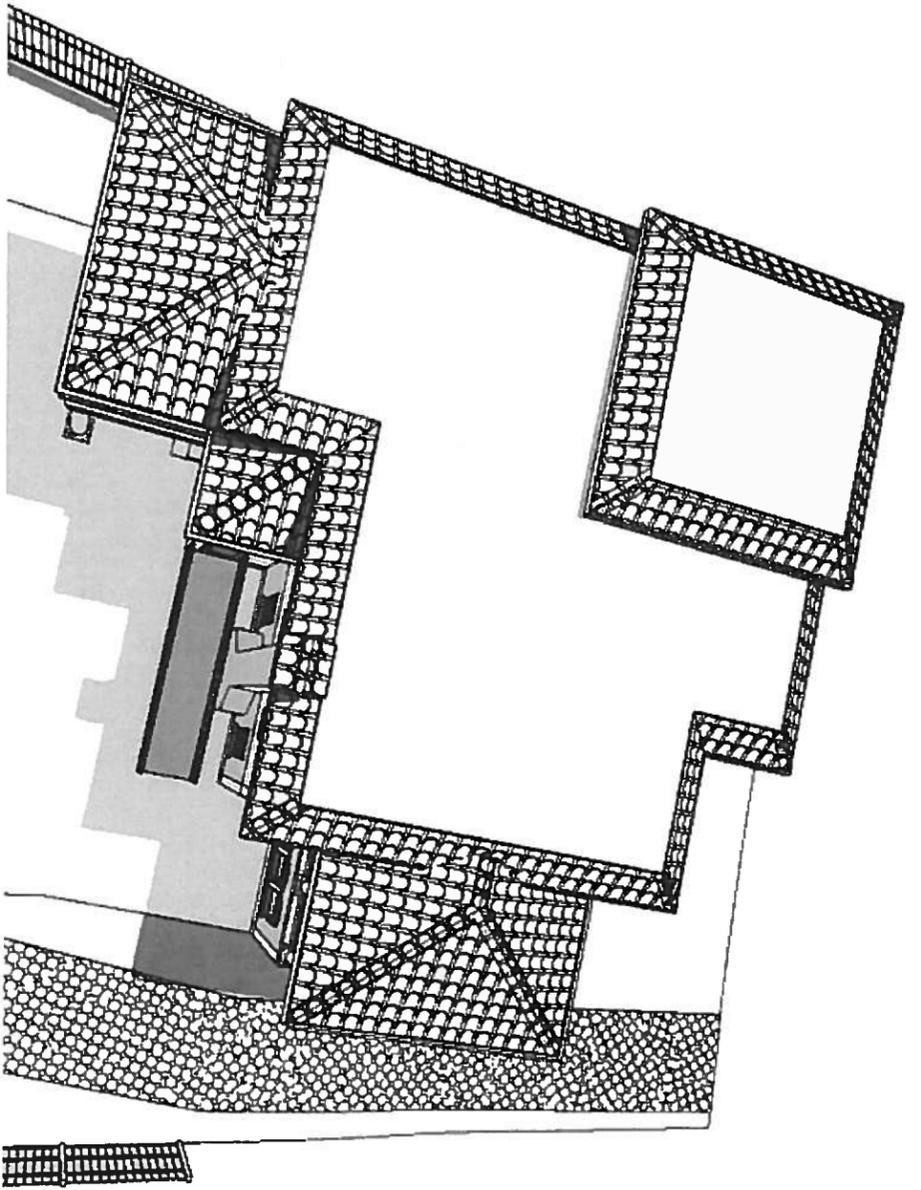
PROJECT DESCRIPTION:
TAMIR ELLIS
2326 ANDELUSIA WAY
ST. PETERSBURG FL

DRAWINGS PROVIDED BY:
JEREMY STEVENS
1385 OAKFIELD DR
BRANDON FL 33511
(813)313-0045

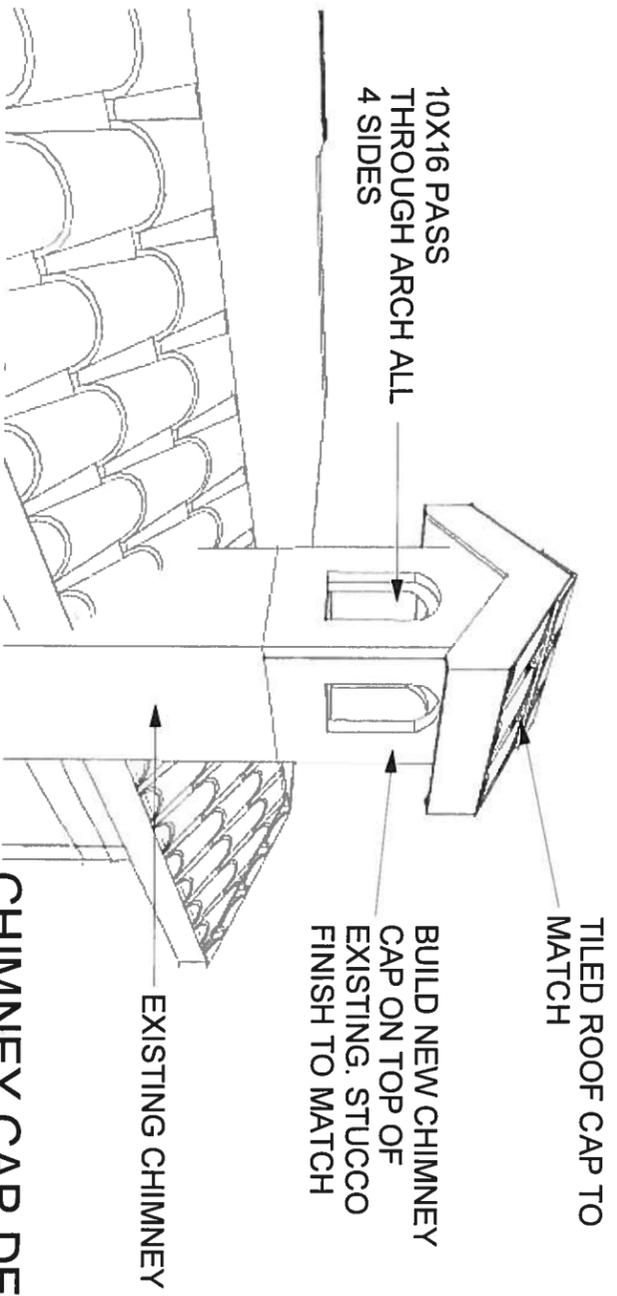
DATE:
10/23/2017

SCALE:
1/8"=1'-0"

SHEET:
D-2



ROOF OVERVIEW (NTS)



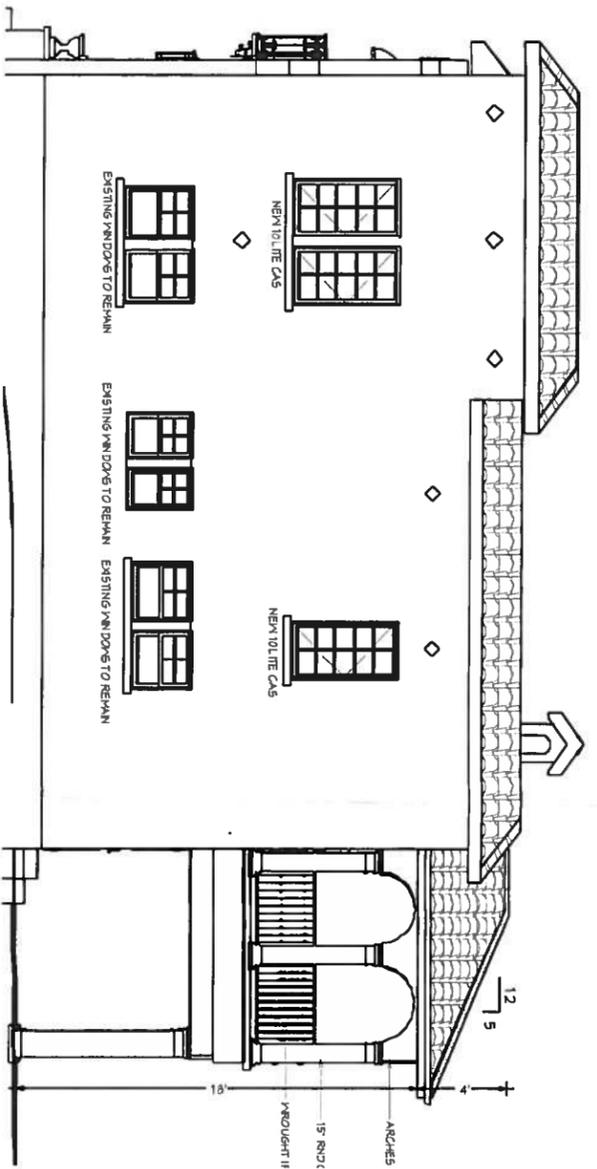
10X16 PASS
THROUGH ARCH ALL
4 SIDES

TILED ROOF CAP TO
MATCH

BUILD NEW CHIMNEY
CAP ON TOP OF
EXISTING. STUCCO
FINISH TO MATCH

EXISTING CHIMNEY

CHIMNEY CAP DETAIL (NTS)



RIGHT SIDE ELEVATION

SHEET TITLE:
ROOF OVERVIEW

PROJECT DESCRIPTION:
**TAMIR ELLIS
2326 ANDELUSIA WAY
ST. PETERSBURG FL**

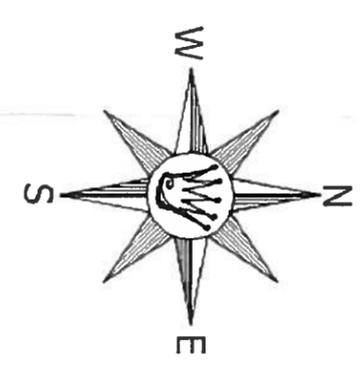
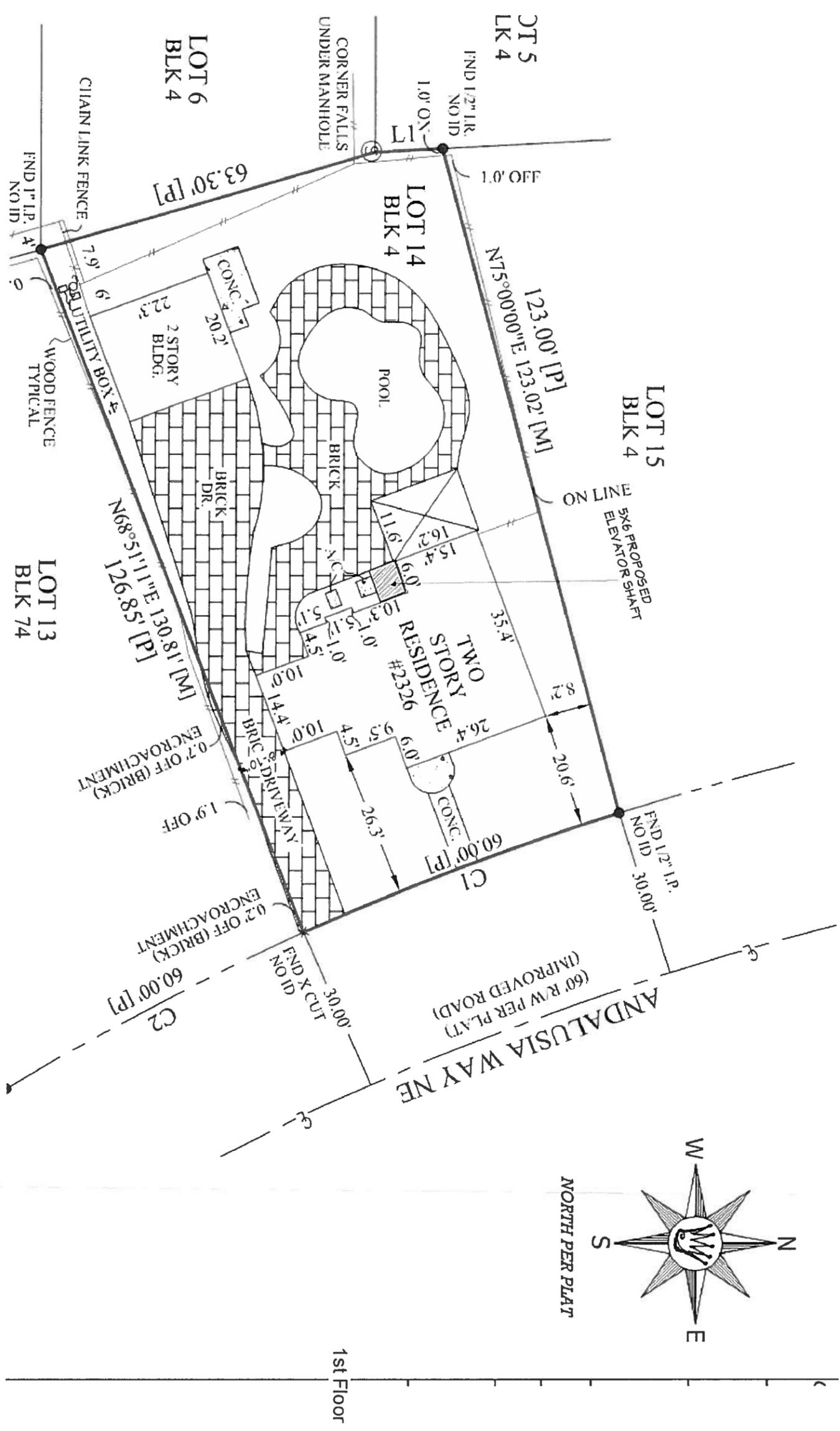
DRAWINGS PROVIDED BY:
**JEREMY STEVENS
1385 OAKFIELD DR
BRANDON FL 33511
(813)313-0045**

DATE:
10/23/2017

SCALE:
1/8" = 1'-0"

SHEET:

D-3



1st Floor

DRAWINGS PROVIDED BY: JEREMY STEVENS 1385 OAKFIELD DR BRANDON FL 33511 (813)313-0045	PROJECT DESCRIPTION: TAMIR ELLIS 2326 ANDELUSIA WAY ST. PETERSBURG FL	SHEET TITLE: SITE PLAN FOR 2326 ANDALUCIA WAY NE
		DATE: 10/23/2017
SCALE: 1"=20'		
SHEET: D-4		



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

For Public Hearing and Executive Action on November 7, 2017
at **2:00 p.m.**, in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File #LGCP-CIE-2017

Request

City Administration requests that the Comprehensive Plan be modified to implement legislative requirements of Chapter 163, Part II, Florida Statutes, related to the annual update of the Capital Improvements Element (CIE). Florida law continues to require that the CIE and the schedule of capital improvements, also referred to as the Capital Improvement Program (CIP), be reviewed on an annual basis and modified as necessary.

Changes to the growth management laws in 2011 resulted in the following changes to the CIE modification process from prior years:

1. The CIP is no longer required to be financially feasible. (Regardless of this change, the City's budget remains in balance and the CIP continues to be financially feasible as explained further in this report and as reflected in the CIP schedules.)
2. The annual CIE update is now considered a modification to the Comprehensive Plan and not an amendment, however, it is still adopted by ordinance. (Pursuant to the 2011 Community Planning Act, the City can modify its CIE faster as there is no longer state and regional agency review. The ordinance will continue to require public hearings by the Community Planning & Preservation Commission and City Council.)
3. Capital projects must be identified as either funded or unfunded and given a level of priority for funding. (All projects listed in the City's CIP are considered priority and are fully funded. There are no unfunded or partially funded projects in the City's budget.)

4. The statutory provisions for school concurrency were rescinded. At its September 7, 2011 meeting the Pinellas Schools Collaborative recommended that the County and municipalities work toward an updated Public Schools Interlocal Agreement to reflect the change. On July 26, 2012 the St. Petersburg City Council approved a new Public Schools Interlocal Agreement which rescinded school concurrency requirements while continuing the City's residential development reporting and school planning coordination responsibilities. On February 21, 2013 the St. Petersburg City Council approved modifications to the Comprehensive Plan which deleted provisions related to the implementation of school concurrency, including the requirement to adopt the Pinellas County School Board's Five Year Work Program by reference in the CIE Annual Update.

5. The statutory provisions for transportation concurrency were rescinded. In the absence of state imposed transportation concurrency management requirements, the Pinellas County Metropolitan Planning Organization (MPO) authorized a multi-jurisdictional task force to develop a countywide approach to manage the transportation impacts associated with development or redevelopment projects through local site plan review processes. The task force created the Pinellas County Mobility Plan, which was adopted by the MPO in September 2013, and called for the renaming the Transportation Impact Fee Ordinance the Multimodal Impact Fee Ordinance. On March 3, 2016 the St. Petersburg City Council approved amendments to the Future Land Use, Transportation, Capital Improvements and Intergovernmental Coordination elements of the Comprehensive Plan in order to ensure consistency with the countywide approach to managing transportation impacts associated with development or redevelopment projects. The City no longer has a LOS standard for major roads, but the vast majority of the City's major roads operate at the City's previous standard of "D," or better, based on the Forward Pinellas 2017 LOS Report. Four major road segments not on the Interstate system operate at LOS "E" or "F," which have a total length of 3.7 miles. The total distance of the City's major roadways not including the Interstate system is 211.8 miles. Consequently, only 1.8% of the major roads not on the Interstate system operate at a LOS "E" or "F". This is partly due to the street network's efficient grid pattern and history of providing extensive road capacity improvements citywide. The City will continue to work with the Florida Department of Transportation and Pinellas County to identify and fund cost feasible capacity improvements for motor vehicles on LOS "E" and "F" roadways that do not have a significantly negative impact on established residential and commercial developments, land use plans or multimodal initiatives. In terms of traffic impact review for land development projects, transportation management plans, and in some cases traffic studies, are required for large development projects (51 new peak hour trips or more) that impact deficient roads, which are defined countywide as major roads operating at peak hour LOS "E" and "F" and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years. Road segments that have a v/c ratio of 0.9 or greater and a LOS of "D" or better include 38th Avenue North from 34th Street to 49th Street, Gandy Boulevard from 4th Street to Dr. ML King Jr. Street, and Haines Road from Dr. ML King Jr. Street to I-275.

The attached proposed ordinance modifies the CIE and replaces the existing schedules with new five-year capital improvement schedules (Exhibits A through L) for FY 2018 through FY 2022. These twelve schedules itemize projects over \$250,000 which maintain or improve the City's adopted LOS (level of service) standards for the following public facilities: potable water, sanitary sewer, solid waste, drainage, and recreation and open space. Due to their importance in the future growth and development of the City, capital projects related to the City's transportation network are also included.

Concurrency

Concurrency means that the necessary public facilities and services to maintain the adopted LOS standards are available when the impacts of development occur. The schedules of capital improvements that are part of the CIE contain prioritized projects meant to ensure that adequate levels of service are maintained.

The City has adopted LOS standards for the following public facilities and services: potable water, sanitary sewer, solid waste, drainage, and recreation and open space. The City currently has excess public facility capacity for all applicable facilities, with the exception of portions of the drainage system and portions of the sanitary sewer system during extreme wet weather. The City's CIP projects generally fall under the category of "replacement" and "maintenance" rather than "new" facilities or even "expansion" of existing facilities, largely due to the built-out nature of St. Petersburg.

Potable Water

Under the existing interlocal agreement with Tampa Bay Water (TBW), the City's FY 2017 potable water demand was approximately 29.2 million gallons per day (mgd). With an overall potable water system capacity of 68 million gallons per day, there is more than adequate capacity to meet demand. While the City's adopted LOS standard for potable water use is 125 gallons per capita per day, it is estimated that the actual per capita demand is 80 gallons per capita per day. Due to the excess capacity in the water system, no additional capital expenditures are anticipated beyond those concerning replacement, maintenance and efficiency, energy conservation and modernization (see Exhibit G, Fund 4003).

Sanitary Sewer

The City's average flow rate for FY 2017 was 33.58 mgd, while the aggregated sanitary sewer system's annual average capacity for its three wastewater treatment facilities was 56 mgd, resulting in an estimated excess annual average capacity of 22.42 mgd. Following several major rain events in 2016, the Water Resources Department is currently adding peak wet-weather capacity and evaluating the need for additional annual average capacity. City staff anticipates that the results of this evaluation will be included in future reports for subsequent annual updates.

Sanitation/Solid Waste

Solid waste *collection* is the responsibility of the City, but all solid waste *disposal* is the responsibility of Pinellas County. The City and the County have the same designated level of service (LOS) of 1.3 tons per year per person, however, the county's LOS calculation does not

include recycling, which is handled at the local level. The growing success of the City of St. Petersburg's recycling program has led to an increase in the amount of recyclable materials being diverted from the county's facilities. Therefore, the County is receiving a lower tonnage for disposal, while the City is increasing its tonnage of collection. This has caused an increase in the level of service for the City when compared to that of the County. For 2016, the City's actual demand for solid waste service was approximately 1.3 tons per person per year, meeting the adopted LOS standard. The overall county demand for solid waste service was approximately 0.88 tons per person per year, less than the LOS standard. The County currently receives and disposes of municipal solid waste generated throughout Pinellas County. The Pinellas County Waste-to-Energy (WTE) facility and the Bridgeway Acres Sanitary Landfill are the responsibility of the Pinellas County Department of Solid Waste. The WTE facility incinerated 496,151 tons of garbage in 2016, which is below its capacity to burn 930,750 tons per year. The Bridgeway Acres landfill disposed of 423,455 tons of garbage, and has approximately 86 years remaining, based on current grading and disposal plans. There are no solid waste related projects listed in the capital improvement schedules.

Drainage/Stormwater

Prior to the development or redevelopment of any property in the City, site plan approval is required. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD (Southwest Florida Water Management District) stormwater management criteria. The City's existing Stormwater Management Master Plan (SMMP) contains detailed information on the 26 basins that comprise the stormwater management area. The SMMP includes 85 projects. It is estimated that the City will spend an average of \$6 million per year over a 20 year horizon to complete the projects. The plan is currently undergoing an update which is expected to be completed in 2021. SWFWMD grants are listed under funding resources in Exhibit H, Fund 4013, with the City match coming from "Penny for Pinellas" funds which are listed in Exhibit C, Fund 3027.

Recreation & Open Space

While the City has adopted a LOS standard of nine (9) acres of recreation and open space per 1,000 resident population, it enjoys an estimated 28.6 acres per 1,000. There are no recreation or cultural projects listed in the capital improvement schedules to address LOS deficiencies.

Financial Feasibility

While 2011 legislative changes no longer require the CIP to be financially feasible, the City continues to demonstrate a balanced program. Financial feasibility means that sufficient funding sources (revenues) are available for financing capital improvement projects (expenses) intended to achieve and maintain the adopted LOS standards. St. Petersburg accomplishes this by following fiscal policies that are codified in the City's Administrative Policies and Procedures:

1. General Fiscal Policy I.A.4. – "The city shall prepare and implement a Capital Improvement Program (CIP) consistent with State requirements, which shall schedule the funding and construction of projects for a five-year period, including a one-year CIP Budget. The CIP shall balance the needs for improved public facilities and infrastructure,

consistent with the city's Comprehensive Plan, within the fiscal capabilities and limitations of the city.”

2. General Fiscal Policy I.A.5. – “The city shall maintain its accounting records in accordance with Generally Accepted Accounting Principles (GAAP), applied to governmental units as promulgated by the Governmental Accounting Standards Board (GASB) and the Financial Accounting Standards Board (FASB). In addition, federal and state grant accounting standards will be met.”
3. Fiscal Policy for Capital Expenditures and Debt Financing, Policy IV.A.1.a. – “Revenue projections for the one-year Capital Improvement Program Budget and five-year Capital Improvement Program Plan shall be based on conservative assumptions of dedicated fees and taxes, future earnings and bond market conditions.”
4. Fiscal Policy for Capital Expenditures and Debt Financing, Policy IV.A.2.a. – “Capital projects shall be justified in relation to the applicable elements of the City's Comprehensive Plan.”

Capital Improvement Budget

Each year the City Council approves an operating budget and a capital improvement budget. The capital improvement budget is the first year of the five-year Capital Improvement Program (CIP). The Capital Improvements Element of the Comprehensive Plan includes the five-year CIP along with 12 exhibits which are fund summaries for the various capital improvement funds. The fund summaries provide detailed revenue sources and project expenditure amounts, by fund, for FY18 through FY22. All funds are balanced in all years.

Compliance with the Comprehensive Plan

Early in each calendar year, the Planning & Economic Development Department reviews the proposed capital improvement projects for the next fiscal year's budget. This ensures that projects comply with the requirements of the Comprehensive Plan objective and policies identified below.

The attached proposed ordinance and CIP schedules have been prepared to update the Capital Improvements Element of the Comprehensive Plan. The proposed CIP schedules do not commit the City to any financial expenditure beyond those itemized in the annual Capital Improvement Program (CIP) Budget. The following objective and policies from the Capital Improvements Element of the Comprehensive Plan are applicable to this annual update.

Policy CII.1:

Those projects exceeding \$250,000, identified in the other elements of the Comprehensive Plan as necessary to maintain or improve the adopted level of service standards and which are of relatively large scale and high costs, shall be included in the Capital Improvement Element.

Objective CI5:

To demonstrate the City's ability to provide for needed improvements identified in the other elements of the Comprehensive Plan, the City shall develop and adopt the capital improvement schedule, as part of the Comprehensive Plan. The Capital Improvement Schedule shall include: a schedule of projects; funding dates; all costs reasonably associated with the completion of the project; and demonstrate that the City has the necessary funding to provide public facility needs concurrent with or prior to previously issued Development Orders or future development.

Policy CI5.1:

Proposed capital improvement projects must be reviewed by the planning department based on the following:

- A. General consistency with the Comprehensive Plan - projects found inconsistent with the Comprehensive Plan shall not be approved until appropriate revisions are made to the project and/or the Comprehensive Plan to achieve consistency.
- B. Evaluation of projects regarding the following eight areas of consideration from the State Comprehensive Planning Regulations:
 - 1. Elimination of Public Hazards;
 - 2. Elimination of Existing Capacity Deficits;
 - 3. Local Budget Impact;
 - 4. Locational Needs Based on Projected Growth Patterns (Activity Centers);
 - 5. Accommodation of New Development and Redevelopment Service Demands;
 - 6. Correction or replacement of obsolete or worn-out facilities;
 - 7. Financial Feasibility; and
 - 8. Plans of State Agencies and Water Management Districts that provide public facilities within the Local Government's jurisdiction.

The planning department shall advise the Department of Budget and Management of its findings regarding these eight areas of consideration to assist said Department with the ranking and prioritization of capital improvement projects.

Population Projections Methods and Data:

The Functional Population for 2016 was calculated using a combination of different sources to arrive at the most accurate population estimate. The base population number came from the Bureau of Economic and Business Research's (BEBR) 2016 population estimate of 259,906 for the City of St. Petersburg. Since BEBR does not include seasonal and tourist populations, the Southwest Florida Water Management District's 2016 seasonal and tourist population of 12,692 was combined with the permanent population data. Finally, an additional 2,290 individuals were

added based off of 1,329 residential permits for the 2016 calendar year. This process led to the total of 274,888 for 2016.

Recommended Action

Staff recommends that the Community Planning & Preservation Commission, in its capacity as the City's Local Planning Agency, recommend to City Council **APPROVAL** of the attached ordinance modifying the Capital Improvements Element based on consistency with the Comprehensive Plan and compliance with statutory requirements.

Attachments: Proposed Ordinance and Exhibits A through L (CIP Schedules)

Exhibit Fund Summary

- A General Capital Improvement Fund (3001)
- B Bicycle/Pedestrian Safety Improvements Fund (3004)
- C Citywide Infrastructure Fund (3027)
- D Recreation and Culture Capital Fund (3029)
- E Multimodal Impact Fees Capital Improvement Fund (3071)
- F Downtown Parking Improvement Fund (3073)
- G Water Resources Capital Projects Fund (4003)
- H Stormwater Drainage Capital Fund (4013)
- I Airport Capital Projects Fund (4033)
- J Marina Capital Improvement Fund (4043)
- K Port Capital Improvement Fund (4093).
- L FDOT District Seven's Adopted Five-Year Work Program
(Exhibit L lists projects for which the City has no funding responsibility)

Section 2. Severability. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is deemed unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provision of this ordinance.

Section 3. Effective date. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth (5th) business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing of such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

REVIEWED AND APPROVED AS TO
FORM AND CORRECTNESS:

City File: LGCP-CIE-2017

City Attorney/Designee

Date

Planning & Economic Development Dept.

Date

General Capital Improvement Fund (3001)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
Beginning Fund Balance	7,847,670	-	-	-	-	-	7,847,670
Bond Proceeds/TIF	60,000,000	-	-	-	-	-	60,000,000
Earnings on Investments	582,810	50,000	50,000	50,000	50,000	50,000	832,810
GR Central Ave Bus Rapid Transit Corrido	909,990	-	-	-	-	-	909,990
GR EPA- Brownfields Assessment Grant	400,000	-	-	-	-	-	400,000
GR FDOA- Agr Ed Boyd Hill	500,000	-	-	-	-	-	500,000
GR FDOS- Archaeological Parks	35,510	-	-	-	-	-	35,510
GR FDOS- Cultural Affairs Div Mahaffey	1,500,000	-	-	-	-	-	1,500,000
GR FDOT- District 7 LS Imps HLRMOA	3,911,150	-	-	-	-	-	3,911,150
GR FDOT- Intermodal Facility Study	94,700	-	-	-	-	-	94,700
GR FEMA- USDHS AFG FY14	392,000	-	-	-	-	-	392,000
GR LWCF- Lake Mag Park Imps	136,000	-	-	-	-	-	136,000
Transfer Art in Public Places Fund	38,000	-	-	-	-	-	38,000
Transfer Debt Service Fund Banc of Ameri	2,180,903	-	-	-	-	-	2,180,903
Transfer Debt Service Fund TD Bank	46,872,450	-	-	-	-	-	46,872,450
Transfer Downtown Redevelopment	673,000	200,000	200,000	200,000	200,000	200,000	1,673,000
Transfer Equipment Replacement Fund	-	400,000	-	-	-	-	400,000
Transfer General Fund	2,200,000	-	-	-	-	-	2,200,000
Transfer General Fund Public Safety	250,000	-	625,000	375,000	375,000	375,000	2,000,000
Transfer Intown West	1,000,000	-	-	-	-	-	1,000,000
Transfer Municipal Office Buildings	2,740,000	2,025,000	-	-	1,100,000	162,500	6,027,500
Transfer Neighborhood & Citywide Infrastrn	700,000	-	-	-	-	-	700,000
Transfer Preservation Reserve	970,000	-	-	-	-	-	970,000
Transfer S St. Petersburg Redevelopment	1,637,362	-	-	-	-	-	1,637,362
Total Resources	135,571,545	2,675,000	875,000	625,000	1,725,000	787,500	142,259,045
City Facilities							
Fleet Shop Equipment Lifts		400,000	-	-	-	-	400,000
M.O.B. Repairs & Improvements FY18		2,025,000	-	-	-	-	2,025,000
M.O.B. Repairs & improvements FY21		-	-	-	1,100,000	-	1,100,000
Downtown/Intown Parking/Streetscape							
Intown Streetscape		200,000	200,000	200,000	200,000	200,000	1,000,000
Projects not in CIE							
Prior Year Funding	134,901,884	-	5,000	10,000	97,500	198,750	311,250
Total Requirements	134,901,884	2,625,000	205,000	210,000	1,397,500	398,750	139,738,134
Assigned for Police Equipment							
Assigned for SCBA/Bunker Gear Fire	579,000	-	375,000	125,000	125,000	125,000	1,329,000
Unappropriated Balance	90,661	140,661	185,661	225,661	178,161	191,911	191,911

Notes

GR = Grant Funding

Bicycle/Pedestrian Safety Improvements (3004)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
Beginning Fund Balance	297,590	-	-	-	-	-	297,590
GR Bayway Trail North Phase II	106,710	-	-	-	-	-	106,710
GR Bicycle Facility 30 Ave N MLK to 58 St	2,672,000	-	-	-	-	-	2,672,000
GR Bicycle Lanes Priority Projects Phase I	894,000	-	-	-	-	-	894,000
GR FDOT 38th/40th Ave Median	56,000	-	-	-	-	-	56,000
GR FDOT LAP HSIP Downtown Bulbouts	-	1,127,583	-	-	-	-	1,127,583
GR FDOT LAP Ped Crosswalk Enhancem	797,000	-	-	-	-	-	797,000
GR FDOT LAP Sexton Elementary	-	308,341	-	-	-	-	308,341
GR FDOT LAP TI Trail	1,217,000	-	-	-	-	-	1,217,000
GR FDOT LAP TI Trail Phase II	-	69,962	-	-	-	-	69,962
GR FDOT LAP Walter Fuller Park Trail	24,000	-	-	-	-	-	24,000
GR Pinellas Trail Extension Landscaping	342,000	-	-	-	-	-	342,000
Total Resources	6,406,300	1,505,886	-	-	-	-	7,912,186
Transportation & Parking Management							
HSIP - Downtown Bulbouts		1,127,583	-	-	-	-	1,127,583
Sidewalk - Sexton Elementary		308,341	-	-	-	-	308,341
Projects not in CIE	-	69,962	-	-	-	-	69,962
Prior Year Funding	6,223,040	-	-	-	-	-	6,223,040
Total Requirements	6,223,040	1,505,886	-	-	-	-	7,728,926
Unappropriated Balance	183,260	183,260	183,260	183,260	183,260	183,260	183,260

Notes

GR = Grant Funding

Citywide Infrastructure (3027)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
Beginning Fund Balance	20,921,000	-	-	-	-	-	20,921,000
Earnings on Investments	693,000	350,000	350,000	100,000	-	-	1,493,000
Local Option Sales Surtax	19,442,000	11,866,000	12,070,000	2,710,000	-	-	46,088,000
Miscellaneous/Other	11,000	-	-	-	-	-	11,000
PC Interlocal Agreement Sidewalks	1,700,000	-	-	-	-	-	1,700,000
PC Interlocal Agreement West Central	4,300,000	-	-	-	-	-	4,300,000
Total Resources	47,067,000	12,216,000	12,420,000	2,810,000	-	-	74,513,000
Bridge Recon/Replacement - Penny							
157117 MLK South Over Booker Creek		-	1,000,000	-	-	-	1,000,000
157184 Bayou Grande, N of Tanglewood		300,000	1,600,000	-	-	-	1,900,000
157186 Venetian Blvd W of Shore Acres		-	200,000	325,000	-	-	525,000
157235 11th Av/S Over Booker Creek		-	1,675,000	-	-	-	1,675,000
Bridge Recon/Load Testing		750,000	750,000	188,000	-	-	1,688,000
Neighborhoods							
Deuces Live/Warehouse Arts District		500,000	-	-	-	-	500,000
Innovation District Improvements		500,000	-	-	-	-	500,000
Railway Crossing Improvements							
9 A/N at 19th Street (RRX)		50,000	255,000	-	-	-	305,000
Stormwater Management Projects							
Drainage Line Rehab/Replacement		700,000	700,000	175,000	-	-	1,575,000
Stormwater Vaults		300,000	-	75,000	-	-	375,000
Street & Road Improvements							
Alley Reconstruction - Brick		300,000	150,000	75,000	-	-	525,000
Alley Reconstruction - Unpaved		300,000	150,000	75,000	-	-	525,000
Curb Replacement/Ramps		500,000	500,000	188,000	-	-	1,188,000
Sidewalk Reconstruction		750,000	600,000	188,000	-	-	1,538,000
Street and Road Improvements		4,000,000	4,000,000	1,000,000	-	-	9,000,000
Transportation & Parking Management							
Complete Streets		450,000	450,000	113,000	-	-	1,013,000
Neighborhood Transportation Management		100,000	100,000	33,000	-	-	233,000
Sidewalk Expansion Program		200,000	350,000	125,000	-	-	675,000
Wayfair Signage - Sign Replacement		150,000	150,000	50,000	-	-	350,000
Undefined/Other - Penny							
Seawall Renovations & Replacement		800,000	400,000	200,000	-	-	1,400,000
Inflation Contingency	-	500,000	710,125	566,800	-	-	1,776,925
Prior Year Funding	46,221,916	-	-	-	-	-	46,221,916
Total Requirements	46,221,916	11,150,000	13,740,125	3,376,800	-	-	74,488,841
Unappropriated Balance	845,084	1,911,084	590,959	24,159	24,159	24,159	24,159

Notes

- 1) Projects shown in the plan for years 2018-2020 may be moved on a year-to-year basis to balance this fund. Decisions to move projects will be based on the status of previously scheduled projects and project priorities.
- 2) In FY16, as provided for in an interlocal agreement with Pinellas County (PC), \$1.7 million was programmed as a resource from Pinellas County and is being used to fund the installation of missing sidewalk segments along county roads within the city.
- 3) In FY17, as provided for in an interlocal agreement with Pinellas County (PC), \$4.3 million was programmed as a resource from Pinellas County and is being used to provide for Central Avenue improvements between Park Street and 58th Street.

Recreation & Culture Capital (3029)

Resources / Requirements	Appropriated	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	CIP
	To Date	Adopted	Estimate	Estimate	Estimate	Estimate	Total
Beginning Fund Balance	6,690,220	-	-	-	-	-	6,690,220
Earnings on Investments	205,590	125,000	135,000	80,000	-	-	545,590
Local Option Sales Surtax	13,431,590	8,086,000	8,619,000	2,209,000	-	-	32,345,590
Transfer City Facilities Fund	20,000	-	-	-	-	-	20,000
Total Resources	20,347,400	8,211,000	8,754,000	2,289,000	-	-	39,601,400
Athletic Facilities							
Athletic Complex Restrooms/Concession		415,000	-	-	-	-	415,000
Athletic Facilities Improvements FY18		200,000	200,000	200,000	-	-	600,000
Athletic Field Lighting Improvements		-	250,000	-	-	-	250,000
Outdoor Court Facility Improvement		285,000	-	-	-	-	285,000
City Facilities							
Coliseum - Improvements		150,000	100,000	33,000	-	-	283,000
Coliseum N & E Window Replacements		280,000	-	-	-	-	280,000
Coliseum Painting and Waterproofing		-	250,000	-	-	-	250,000
Cultural Facilities Improvements							
Mahaffey Theater Improvements		500,000	500,000	198,000	-	-	1,198,000
Libraries							
General Library Improvements		200,000	200,000	50,000	-	-	450,000
North Community Roof Replacement		350,000	-	-	-	-	350,000
Parks & Open Space - Penny							
Lake Maggiore/Boyd Hill		1,000,000	-	-	-	-	1,000,000
Park Facilities Improvements		250,000	250,000	185,000	-	-	685,000
Parking Lot Improvements		125,000	125,000	-	-	-	250,000
Parks Lighting Improvements		125,000	125,000	-	-	-	250,000
Play Equipment Replacement		450,000	450,000	450,000	-	-	1,350,000
Restoration to Fountains/Plaques/Statues		150,000	125,000	-	-	-	275,000
Pool Improvements							
Northwest Aquatic Complex Phase II		200,000	1,600,000	-	-	-	1,800,000
Swimming Pool Improvements		350,000	350,000	300,000	-	-	1,000,000
Recreation/Community Centers							
Recreation Center Improvements		200,000	200,000	150,000	-	-	550,000
Sunken Gardens							
Sunken Gardens Entrance Bld Refurbishment		-	250,000	-	-	-	250,000
Sunken Gardens Park Improvements		250,000	200,000	66,000	-	-	516,000
Projects not in CIE	-	1,030,000	857,125	245,663	-	-	2,132,788
Prior Year Funding	18,325,870	-	-	-	-	-	18,325,870
Total Requirements	18,325,870	6,510,000	6,032,125	1,877,663	-	-	32,745,658
Assignment Shore Acres Rec Center	1,939,490	1,582,000	1,632,000	1,231,000	-	-	6,384,490
Unappropriated Balance	82,040	201,040	1,290,915	471,253	471,253	471,253	471,253

Notes

- 1) Projects shown in the plan for years 2018-2020 may be moved on a year-to-year basis to balance this fund. Decisions to move projects will be based on the status of previously scheduled projects and project priorities.
- 2) Assignments for the Shore Acres Recreation Center include: \$240K in FY15, \$283K in FY16, \$1.414 million in FY17 and \$4.445 million in FY18-20. In FY16, \$267K was appropriated for the Shore Acres Park Expansion program and in FY17, \$150K was appropriated for the Shore Acres Recreation Design. The grand total for the Shore Acres Recreation Center Project is \$6.799 million.

Multimodal Impact Fees Capital Improvement (3071)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
Beginning Fund Balance	13,964,000	-	-	-	-	-	13,964,000
Earnings on Investments	405,000	185,000	185,000	185,000	185,000	185,000	1,330,000
GATISAF Multimodal Impact Fees	551,000	100,000	100,000	100,000	100,000	100,000	1,051,000
Miscellaneous/Other	74,000	-	-	-	-	-	74,000
Transfer District 10	2,000	-	-	-	-	-	2,000
Transfer District 11	556,000	598,000	350,000	350,000	350,000	350,000	2,554,000
Transfer Intown (District 11)	191,000	94,000	650,000	350,000	350,000	350,000	1,985,000
Total Resources	15,743,000	977,000	1,285,000	985,000	985,000	985,000	20,960,000
Traffic Circulation - TIF & GATISAF							
Bike Share FY-18		50,000	50,000	50,000	50,000	50,000	250,000
City Trails - Multi-use Trails FY-18		400,000	400,000	400,000	350,000	350,000	1,900,000
Downtown Intersection & Pedestrian Facili		250,000	250,000	-	-	-	500,000
Sidewalk Expansion Program FY-18		200,000	75,000	50,000	50,000	25,000	400,000
Traffic Safety Program FY-18		225,000	150,000	150,000	125,000	125,000	775,000
Transportation & Parking Management							
Complete Streets		450,000	300,000	300,000	275,000	275,000	1,600,000
Projects not in CIE	-	-	30,625	47,500	63,750	82,500	224,375
Prior Year Funding	13,245,000	-	-	-	-	-	13,245,000
Total Requirements	13,245,000	1,575,000	1,255,625	997,500	913,750	907,500	18,894,375
Unappropriated Balance	2,498,000	1,900,000	1,929,375	1,916,875	1,988,125	2,065,625	2,065,625

Downtown Parking Improvement (3073)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
Beginning Fund Balance	1,422,000	-	-	-	-	-	1,422,000
Earnings on Investments	21,000	-	-	-	-	-	21,000
Transfer Parking Fund	1,744,000	400,000	400,000	400,000	400,000	400,000	3,744,000
Total Resources	3,187,000	400,000	400,000	400,000	400,000	400,000	5,187,000
Transportation & Parking Management							
MSC Garage: 24-Hr Access		500,000	-	-	-	-	500,000
New Meter Technology		200,000	200,000	200,000	200,000	200,000	1,000,000
New Meters Downtown		200,000	200,000	200,000	200,000	200,000	1,000,000
Projects not in CIE	-	60,000	10,000	20,000	30,000	40,000	160,000
Prior Year Funding	2,520,000	-	-	-	-	-	2,520,000
Total Requirements	2,520,000	960,000	410,000	420,000	430,000	440,000	5,180,000
Unappropriated Balance	667,000	107,000	97,000	77,000	47,000	7,000	7,000

Water Resource Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
Beginning Fund Balance	48,060,000	-	-	-	-	-	48,060,000
Advance Economic Stability Fund	3,800,000	-	-	-	-	-	3,800,000
Advance Water Resources Operating Fund	3,800,000	-	-	-	-	-	3,800,000
Bond Proceeds	78,550,000	-	-	-	-	-	78,550,000
Connection Fees/Meter Sales Reclaimed	117,000	75,000	75,000	75,000	50,000	50,000	442,000
Connection Fees/Meter Sales Sewer	1,653,000	800,000	800,000	800,000	800,000	800,000	5,653,000
Connection Fees/Meter Sales Water	842,000	700,000	700,000	750,000	750,000	750,000	4,492,000
Department of Energy Biosolids Grant	518,000	-	-	-	-	-	518,000
Earnings on Investments	603,000	262,000	320,000	348,000	357,000	368,000	2,258,000
Future Borrowings	-	120,000,000	113,775,000	87,925,000	53,950,000	57,950,000	433,600,000
JPA Bighthouse TV Bridge Utilities	326,000	-	-	-	-	-	326,000
JPA Verizon TV Bridge Utilities	326,000	-	-	-	-	-	326,000
Miscellaneous/Other	26,000	-	-	-	-	-	26,000
Reclaimed Water Assessments	34,000	15,000	15,000	15,000	15,000	15,000	109,000
SRF Funding	49,884,000	-	-	-	-	-	49,884,000
Tampa Bay Estuary RESTORE Grant	-	-	271,000	-	-	-	271,000
Transfer WR Operating Fund	11,500,000	7,500,000	8,500,000	9,500,000	10,500,000	11,500,000	59,000,000
Total Resources	200,039,000	129,352,000	124,456,000	99,413,000	66,422,000	71,433,000	691,115,000
Computerized Systems							
ASM Computer Hardware/Software		100,000	100,000	100,000	100,000	100,000	500,000
ASM SCADA Connection Upgrade		50,000	1,500,000	-	-	-	1,550,000
Environmental Compliance							
LAB HVAC Upgrades		-	300,000	-	-	-	300,000
Lift Station Improvements							
LST #10, 14, 37, 38 Rehab/Replace		-	-	-	225,000	1,500,000	1,725,000
LST #2, 12, 29, 55 Rehab/Replace		-	-	225,000	1,500,000	-	1,725,000
LST #21, 22, 34, 57, 66 Rehab/Replace		-	-	-	300,000	300,000	600,000
LST #23, 24, 79, 80 Rehab/Replace		-	-	300,000	300,000	-	600,000
LST #3, 9, 57, 60 Rehab/Replace		-	100,000	1,200,000	-	-	1,300,000
LST #42 Jim Walter Rehab		100,000	1,000,000	-	-	-	1,100,000
LST #87 Childs Park Master		-	-	2,200,000	-	-	2,200,000
LST Flow Meters		200,000	200,000	-	-	-	400,000
LST Landscape & Fence Replacement		-	-	250,000	-	-	250,000
LST SCADA Expansion		500,000	500,000	-	-	-	1,000,000
Reclaimed Water System Improvements							
REC Main/Valve Replace/Flushing Appurt		100,000	125,000	150,000	175,000	200,000	750,000
REC NE PCCP Replacement Phase 4		-	510,000	7,900,000	-	-	8,410,000
REC NW PCCP Replace 2 A/N 5 A/S		-	-	-	400,000	6,000,000	6,400,000
REC NW PCCP Replace NWWRF 2 Ave		-	-	610,000	9,400,000	-	10,010,000
REC Service Taps & Backflows		75,000	75,000	75,000	50,000	50,000	325,000
Sanitary Sewer Collection System							
SAN #87 Childs Park FM		-	-	5,500,000	-	-	5,500,000
SAN Annual Manhole Rehab Program		750,000	750,000	750,000	750,000	750,000	3,750,000
SAN Annual Pipe CIPP Lining Program		2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	12,500,000
SAN Annual Pipe Repair & Replacement		3,200,000	3,200,000	3,200,000	3,200,000	3,200,000	16,000,000
SAN Flow Control LST #12		3,000,000	-	-	-	-	3,000,000
SAN Flow Monitoring Devices		500,000	-	125,000	125,000	125,000	875,000
SAN I & I Removal		12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	60,000,000
SAN Manhole Ring/Cover Replacements		150,000	150,000	150,000	150,000	150,000	750,000
SAN Pasadena FM Replace Phase III		400,000	6,200,000	-	-	-	6,600,000

Water Resource Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
SAN PC San Martin Blvd Bridge Replace		-	-	80,000	700,000	-	780,000
Undefined/Other - Enterprises							
Repayment of FY17 Advances		7,600,000	-	-	-	-	7,600,000
Water Distribution System Improvements							
DIS 36" and 48" TM Aerial Painting		350,000	-	-	-	-	350,000
DIS Backflow Prevention/Meter Replace		1,325,000	1,370,000	1,415,000	1,460,000	1,505,000	7,075,000
DIS Downtown Main Replacement		2,500,000	2,000,000	2,000,000	2,000,000	2,000,000	10,500,000
DIS New Water Main Extensions		50,000	50,000	50,000	50,000	50,000	250,000
DIS PC Park Street (Starkey Rd)		-	20,000	2,930,000	-	-	2,950,000
DIS PC San Martin Blvd Bridge Replace		-	50,000	300,000	-	-	350,000
DIS Potable Main/Valve Replace/Aqueous		3,500,000	3,500,000	3,500,000	3,500,000	3,500,000	17,500,000
DIS Potable Water Main Relocation		150,000	150,000	100,000	100,000	100,000	600,000
DIS Replace 48" WTM Lake Tarpon Canal		200,000	1,500,000	-	-	-	1,700,000
DIS Service Taps, Meters & Backflows		650,000	650,000	700,000	700,000	700,000	3,400,000
DIS Unidirectional Flow		1,000,000	1,000,000	1,000,000	-	-	3,000,000
Water Reclamation Facilities Improvements							
NE #1 Clarifier Rehab		-	800,000	-	-	-	800,000
NE #2 Clarifier Rehab		-	800,000	-	-	-	800,000
NE #5 Clarifier Rebuild		1,100,000	-	-	-	-	1,100,000
NE 3D Scan Survey		-	-	-	600,000	-	600,000
NE Actuator and Valve Replacement		200,000	200,000	200,000	200,000	200,000	1,000,000
NE Aeration Basin 1 & 2 Diffused Air		800,000	-	-	-	-	800,000
NE Aeration Basin 3 & 4 Diffused Air		800,000	-	-	-	-	800,000
NE Backwash Pump Upgrade		-	-	700,000	-	-	700,000
NE Clarifier 5 Pumping Station Rehab		-	-	-	700,000	-	700,000
NE Clarifiers 3 & 4 PS Rehab WAS/RAS		-	-	250,000	2,500,000	-	2,750,000
NE Curbing & Paving		-	-	250,000	-	-	250,000
NE Distribution Pump Station Replace		200,000	2,000,000	-	-	-	2,200,000
NE Electrical Power Distribution Imps		500,000	5,000,000	-	-	-	5,500,000
NE Filter Pump Station		-	-	800,000	-	-	800,000
NE Filter Valve & Piping Replacement		250,000	250,000	250,000	250,000	250,000	1,250,000
NE Headworks Rehab Phase II		-	850,000	-	-	-	850,000
NE Injection Well Acidizations		-	-	-	600,000	-	600,000
NE Inplant Lift Station Rehab		-	-	-	-	600,000	600,000
NE Maintenance Shop Replacement		-	150,000	1,500,000	-	-	1,650,000
NE New Plant Pump Station Upgrade		-	-	-	200,000	2,000,000	2,200,000
NE Old Influent Pump Station Upgrades		200,000	2,000,000	-	-	-	2,200,000
NE Old Plant Transfer Station Rehab		600,000	-	-	-	-	600,000
NE Operations & Lab Building Replace		-	250,000	2,500,000	-	-	2,750,000
NE Pipe Repairs/Lining/Replace		500,000	500,000	500,000	500,000	500,000	2,500,000
NE Plant Lighting Upgrade		-	-	300,000	-	-	300,000
NE Process Control Instruments		300,000	-	-	-	-	300,000
NE Recoating Filter Backwash Tank		-	-	-	-	600,000	600,000
NE SCADA Phase 2		500,000	-	-	-	-	500,000
NE Secondary Grit Removal System		50,000	500,000	-	-	-	550,000
NE Upgrade/Add Additional Effluent Filter		300,000	2,700,000	-	-	-	3,000,000
NW 2 (5 MG Reject Storage Tanks)		500,000	10,000,000	-	-	-	10,500,000
NW 3D Scan Survey		-	-	-	400,000	-	400,000
NW Actuator and Valve Replacement		200,000	200,000	200,000	200,000	200,000	1,000,000
NW Clarifier #1 Rehab		-	-	-	75,000	750,000	825,000
NW Clarifier #4 Rehab		-	75,000	750,000	-	-	825,000

Water Resource Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
NW Clarifier Splitter Box Rehab		-	-	-	175,000	1,750,000	1,925,000
NW Digester #1 Lid Rehab		150,000	1,500,000	-	-	-	1,650,000
NW Digester #2 Lid Rehabs		-	150,000	1,500,000	-	-	1,650,000
NW Distribution Pumps		400,000	200,000	-	-	-	600,000
NW Distribution Motor Replacement		1,500,000	-	-	-	-	1,500,000
NW Filter Upgrade		40,000	400,000	-	-	-	440,000
NW Grit System Rehab		-	-	-	650,000	-	650,000
NW Headworks Fine Screen/Odor Control		650,000	6,500,000	-	-	-	7,150,000
NW Influent Coarse Screen/Odor Control		6,820,000	-	-	-	-	6,820,000
NW Injection Well Acidizations		450,000	-	-	-	-	450,000
NW Injection Well Piping		16,095,000	-	-	-	-	16,095,000
NW Intermediate Pump Replacement		1,500,000	-	-	-	-	1,500,000
NW Maintenance Shop Replacement		-	150,000	1,500,000	-	-	1,650,000
NW New Blower Replacement		-	-	400,000	400,000	-	800,000
NW Old Influent Pump Station Replacement		900,000	-	9,000,000	-	-	9,900,000
NW Operations & Lab Building Replace		-	250,000	2,500,000	-	-	2,750,000
NW Pipe Repairs/Line/Replace		500,000	500,000	500,000	500,000	500,000	2,500,000
NW SCADA Upgrade		500,000	-	-	-	-	500,000
SW 3D Scan Survey		-	-	-	600,000	-	600,000
SW Add Headworks (60 mgd) Phase II		-	6,100,000	-	-	-	6,100,000
SW Additional Effluent Pumps		2,900,000	-	-	-	-	2,900,000
SW Clarifier Rehab		-	-	500,000	-	-	500,000
SW CNG Fueling Facility		-	6,000,000	-	-	-	6,000,000
SW East Aeration Basin Rehab		-	-	-	250,000	-	250,000
SW Existing Media Filter Rehabilitation		2,000,000	-	-	-	-	2,000,000
SW Filter discharge valves		-	-	-	-	250,000	250,000
SW Grit Removal Rehab		-	-	-	-	400,000	400,000
SW Increased CCC Capacity & Pumping		8,000,000	-	-	-	-	8,000,000
SW Injection Well Acidizations		-	600,000	-	-	-	600,000
SW Injection Well Piping		15,095,000	20,000,000	-	-	-	35,095,000
SW New Bar Screen		-	-	-	-	1,000,000	1,000,000
SW New Clarifier #4		6,000,000	-	-	-	-	6,000,000
SW New Injection Well		3,000,000	-	-	-	-	3,000,000
SW Operations & Lab Building Replace		-	300,000	5,000,000	-	-	5,300,000
SW Paving & Curb Replacements		-	200,000	200,000	-	-	400,000
SW Replace Aeration Blowers		150,000	150,000	-	-	-	300,000
SW Replace Return Pumps & Equipment		150,000	150,000	-	-	-	300,000
SW Waste Sludge Pump Replacement		500,000	-	-	-	-	500,000
SW Waste Sludge Pump Replacements		-	-	-	-	250,000	250,000
SW West Aeration Basin Rehab		-	-	250,000	-	-	250,000
WRF Master Plan		3,000,000	-	-	-	-	3,000,000
WRF Pollution Prevention (P2) Projects		810,000	-	-	-	-	810,000
Water Resources Building Improvements							
FAC Chilled Water Supply/Return Lines		220,000	-	-	-	-	220,000
FAC CHP Gen/150 Ton Absorption Chiller		-	350,000	-	-	-	350,000
FAC Equip Center & LS Shop Building		-	75,000	750,000	-	-	825,000
FAC PV Parking Structure/Battery Storage		-	-	-	-	750,000	750,000
FAC Repave/Restripe ADM Complex		-	-	250,000	-	-	250,000
Water Treatment/Supply							
COS 36" Transmission Main to 42"		-	-	5,000,000	10,000,000	10,000,000	25,000,000
COS Basin Security Covers		-	-	300,000	700,000	-	1,000,000

Water Resource Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
COS Filter Media Evaluation/Renewal		-	-	21,000	525,000	-	546,000
COS Header Valves		200,000	4,500,000	-	-	-	4,700,000
COS Lime Sludge Lagoon Clean/Drain Pit		-	100,000	3,000,000	-	-	3,100,000
COS McMullen Booth Interties PWC-SOP		-	-	100,000	1,900,000	-	2,000,000
COS SCADA/Consol		4,000,000	-	-	-	-	4,000,000
COS Storage Tank - Plant Water		-	300,000	5,700,000	-	-	6,000,000
COS Switchgear 4160 FVD/Pumps		300,000	6,000,000	-	-	-	6,300,000
COS WTP Optimization		3,000,000	-	-	-	-	3,000,000
OBE GS Tank Mixers-CL2-Ammonia		250,000	-	-	-	-	250,000
OBE Replace Existing Tanks		-	-	-	100,000	10,000,000	10,100,000
WAS GS Tank Mixers-CL2-Ammonia		250,000	-	-	-	-	250,000
WAS Terrace Tanks 1 & 4 Spot Painting		350,000	-	-	-	-	350,000
Projects not in CIE	-	1,365,000	4,213,700	5,450,850	4,682,000	6,774,400	22,485,950
Prior Year Funding	198,600,154	-	-	-	-	-	198,600,154
Total Requirements	198,600,154	128,995,000	124,463,700	99,431,850	66,392,000	71,504,400	689,387,104
Unappropriated Balance	1,438,846	1,795,846	1,788,146	1,769,269	1,799,296	1,727,896	1,727,896

Stormwater Drainage Capital (4013)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
Beginning Fund Balance	5,285,440	-	-	-	-	-	5,285,440
Contributions from Developers	35,080	10,000	10,000	10,000	10,000	10,000	85,080
Earnings on Investments	169,930	87,000	87,000	87,000	87,000	87,000	604,930
GR PC/Gandy Blvd. & Oak S/NE SDI	360,000	-	-	-	-	-	360,000
GR SWFWMD 34th A/NE to Poplar S	85,000	-	-	-	-	-	85,000
GR SWFWMD 4th St & 14th A/N	800,000	-	-	-	-	-	800,000
GR SWFWMD 8th A/S to 44th S/S	2,635,000	-	-	-	-	-	2,635,000
GR SWFWMD 94th A/N at Tinney Creek	56,140	-	-	-	-	-	56,140
GR SWFWMD Snell Isle Blvd and Rafael	1,650,400	-	-	-	-	-	1,650,400
Transfer Stormwater Utility Fund	4,660,000	2,750,000	1,050,000	1,050,000	1,050,000	1,050,000	11,610,000
Total Resources	15,736,990	2,847,000	1,147,000	1,147,000	1,147,000	1,147,000	23,171,990
Lift Station Improvements							
Stormwater Lift Stations		160,000	160,000	-	-	-	320,000
Storm Drainage Improvements - Enterprises							
Infrastructure and Neighborhood Resilienc		1,000,000	-	-	-	-	1,000,000
Master Plan Update		1,500,000	-	-	-	-	1,500,000
Minor Storm Drainage FY18		500,000	250,000	250,000	250,000	250,000	1,500,000
Stormwater Management Projects							
Drainage Line Rehab/Replacement		550,000	800,000	800,000	800,000	800,000	3,750,000
Projects not in CIE	-	-	30,250	52,500	78,750	105,000	266,500
Prior Year Funding	14,740,982	-	-	-	-	-	14,740,982
Total Requirements	14,740,982	3,710,000	1,240,250	1,102,500	1,128,750	1,155,000	23,077,482
Unappropriated Balance	996,008	133,008	39,758	84,258	102,508	94,508	94,508

Notes

GR = Grant Funding

Airport Capital Projects (4033)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
Beginning Fund Balance	172,310	-	-	-	-	-	172,310
GR FAA Airport Airfield Improvements	-	-	150,000	-	-	-	150,000
GR FAA Design PAPIs/REILS Runway	-	-	-	18,000	-	-	18,000
GR FAA Design Runway 18/36	-	-	-	225,000	-	-	225,000
GR FAA Master Plan Update	-	315,000	-	-	-	-	315,000
GR FAA PAPI's/REILs Runway 18/36	-	-	-	-	90,000	-	90,000
GR FAA Rehab Airfield Vault	-	-	-	-	-	540,000	540,000
GR FAA Runway 18/36 Rehab	-	-	-	-	4,050,000	-	4,050,000
GR FAA Runway 7/25 TW 1 Stub	2,360,130	-	-	-	-	-	2,360,130
GR FAA Taxiway "C" Rehab Design	293,000	-	-	-	-	-	293,000
GR FDOT Airport Runway 18/36	-	-	-	-	360,000	-	360,000
GR FDOT Design PAPIs/REILS Runway 18/36	-	-	-	2,000	-	-	2,000
GR FDOT Design Runway 18/36	-	-	-	20,000	-	-	20,000
GR FDOT Hangar #1 Rehab	226,780	-	-	-	-	-	226,780
GR FDOT Master Plan Update	-	28,000	-	-	-	-	28,000
GR FDOT PAPI's/REILs Runway 18/36	-	-	-	-	8,000	-	8,000
GR FDOT Rehab Airfield Vault	-	-	-	-	-	12,000	12,000
GR FDOT Runway 7/25 Extension Study	40,000	-	-	-	-	-	40,000
GR FDOT Runway 7/25 TW 1 Stub Conn.	199,740	-	-	-	-	-	199,740
GR FDOT SW Hangar Redevelopment	4,481,020	-	-	-	-	-	4,481,020
GR FDOT Taxiway "C" Rehab	350,000	-	-	-	-	-	350,000
GR FDOT Terminal Hangar	810,440	-	-	-	-	-	810,440
Transfer Airport Operating	228,000	181,000	125,000	125,000	125,000	125,000	909,000
Total Resources	9,161,420	524,000	275,000	390,000	4,633,000	677,000	15,660,420
Airport Improvements - Enterprises							
Airport Master Plan Update	-	350,000	-	-	-	-	350,000
Design Runway 18/36 Rehab	-	-	-	250,000	-	-	250,000
Rehab Airfield Vault	-	-	-	-	-	600,000	600,000
Runway 18/36 Rehab	-	-	-	-	4,500,000	-	4,500,000
Projects not in CIE	-	-	170,150	34,550	445,000	60,000	709,700
Prior Year Funding	9,065,957	-	-	-	-	-	9,065,957
Total Requirements	9,065,957	350,000	170,150	284,550	4,945,000	660,000	15,475,657
Unappropriated Balance	95,463	269,463	374,313	479,763	167,763	184,763	184,763

Notes

GR = Grant Funding

Marina Capital Improvement (4043)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
Beginning Fund Balance	1,371,630	-	-	-	-	-	1,371,630
Bond Proceeds Series 2017A	2,500,000	-	-	-	-	-	2,500,000
Earnings on Investments	51,700	27,000	27,000	27,000	27,000	27,000	186,700
Future Borrowings	-	-	19,000,000	-	-	-	19,000,000
GR FDEP Florida Clean Vessel Act	85,575	-	-	-	-	-	85,575
Transfer Marina Operating	990,000	579,000	400,000	400,000	400,000	400,000	3,169,000
Total Resources	4,998,905	606,000	19,427,000	427,000	427,000	427,000	26,312,905
Marina Improvements							
Marina Facility Improvements		100,000	500,000	-	600,000	-	1,200,000
Marina Piling Replacement		165,000	-	165,000	-	165,000	495,000
Marina Rebuild Central Yacht Basin		200,000	19,000,000	-	-	-	19,200,000
Projects not in CIE	-	-	487,500	8,250	45,000	16,500	557,250
Prior Year Funding	3,945,504	-	-	-	-	-	3,945,504
Total Requirements	3,945,504	465,000	19,987,500	173,250	645,000	181,500	25,397,754
Unappropriated Balance	1,053,401	1,194,401	633,901	887,651	669,651	915,151	915,151

Notes

GR = Grant Funding

Port Capital Improvement (4093)

Resources / Requirements	Appropriated To Date	FY 2018 Adopted	FY 2019 Estimate	FY 2020 Estimate	FY 2021 Estimate	FY 2022 Estimate	CIP Total
Beginning Fund Balance	182,000	-	-	-	-	-	182,000
Earnings on Investments	12,720	-	-	-	-	-	12,720
GR FSTED Port Repair & Reno	68,040	-	-	-	-	-	68,040
GR FSTED Port Wharf Renovations	50,000	-	-	-	-	-	50,000
Total Resources	312,760	-	-	-	-	-	312,760
Projects not in CIE	241,079	-	-	-	-	-	241,079
Total Requirements	241,079	-	-	-	-	-	241,079
Unappropriated Balance	71,681	71,681	71,681	71,681	71,681	71,681	71,681

Notes

GR = Grant Funding

**FDOT District Seven's Adopted Five-Year Work Program
Fiscal Years 2017/18 to 2021/22
Road Capacity Projects in the City of St. Petersburg**

Project No.	Roadway	From	To	Project Description	Project Phases	2016 LOS
1	Gateway Express	US 19 (SR 55)	E. of 28 th St.	New Road Construction	Note 1	Note 2
2	I-275 Interstate Express Lanes	S. of Gandy Blvd.	N. of 4 th St.	New Road Construction	Note 4	F/C

Project No.	2018		2019		2020		2021		2022		Total 2018-2022	Revenue Sources
1	\$6,159,699	\$5,000,000	\$5,000,000	\$10,420,000	\$1,000,000	\$1,000,000	0	\$22,579,699	Note 3			
2	\$486,871	\$2,521,722	\$8,970,613	\$20,721,812	\$23,211,404	\$55,912,422	Note 5					

Notes:

1. Project phases include preliminary engineering, railroad & utilities, environmental, and design build.
2. Existing level of service (LOS) data is not available because the Gateway Express will be a new road.
3. Federal, state and local funding will be used to construct the Gateway Express.
4. Project phases include preliminary engineering, environmental, and design build.
5. Federal and state funding will be used to construct the express lanes on I-275.