

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

**December 2, 2021
9:00 AM**

Welcome to the City of St. Petersburg City Council meeting. The public may address City Council in person.

The public must attend the meeting in person to speak during public hearings or quasi-judicial hearings. If you are a person with a disability who needs an accommodation in order to participate in this meeting or have any questions, please contact the City Clerk's Office at 893-7448. If you are deaf/hard of hearing and require the services of an interpreter, please call our TDD number, 892-5259, or the Florida Relay Service at 711, as soon as possible. The City requests at least 72 hours advance notice, prior to the scheduled meeting, for accommodations.

To assist the City Council in conducting the City's business, we ask that you observe the following:

1. If you are speaking under the Public Hearings, Appeals or Open Forum sections of the agenda, please observe the time limits indicated on the agenda.
2. Placards and posters are not permitted in the Chamber. Applause is not permitted except in connection with Awards and Presentations.
3. Please do not address Council from your seat. If asked by Council to speak to an issue, please do so from the podium.
4. Please do not pass notes to Council during the meeting.
5. Please be courteous to other members of the audience by keeping side conversations to a minimum.
6. The Fire Code prohibits anyone from standing in the aisles or in the back of the room.
7. If other seating is available, please do not occupy the seats reserved for individuals who are deaf/hard of hearing.

The public can also attend the meeting in the following ways:

- Watch live on Channel 15 WOW!/Channel 641 Spectrum/Channel 20 Frontier FiOS
- Watch live online at www.stpete.org/TV
- Listen and participate by dialing one of the following phone numbers
 - +1 312 626 6799 or
 - +1 646 876 9923 or
 - +1 253 215 8782 or
 - +1 301 715 8592 or
 - +1 346 248 7799 or

- +1 669 900 6833 and entering webinar ID: 956 2838 4322#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/95628384322>

The public can participate in the meeting by providing public comment for agenda items other than public hearings and quasi-judicial hearings in the following ways:

- If attending the Zoom meeting by computer or other device, use the “raise hand” button in the Zoom app.
- If attending the Zoom meeting by phone only, enter *9 on the phone to use the “raise hand” feature.

The “raise hand” feature in the Zoom meeting indicates your desire to speak but does not allow you to speak immediately. You must use the “raise hand” feature at the time the agenda item is addressed. All “raised hands” will be lowered after each agenda item. When it is your turn to speak, your microphone will be unmuted. At the conclusion of your comments or when you reach the three-minute limit, you will be muted. Please be advised that at all times the chair has the authority and discretion to re-order agenda items, and in the event the meeting is disrupted by violations of the rules of decorum, to accept public comment by alternate means, including by email only.

Regardless of the method of participation used, normal rules for participation apply, including the three-minute limit on comments, the requirement that any presentation materials must be submitted to the City Clerk in advance of the meeting, and the rules of decorum. Public comments must be submitted before the public comment period has closed.

A. Meeting Called to Order and Roll Call.

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

A moment of silence will be observed to remember fallen Firefighters and Police Officers of the City of St. Petersburg that lost their lives in the line of duty during this month:

Chief James J. Mitchell - December 25, 1905

Officer James J. Goodson - December 25, 1947

Firefighter George W. Ludwig - December 19, 1966

B. Approval of Agenda with Additions and Deletions.

C. Consent Agenda (see attached)

Open Forum

The City Council receives public comment during Open Forum and on agenda items with limited exceptions consistent with Florida law. All issues discussed under Open Forum must be limited to issues related to the City of St. Petersburg government. Only City residents, owners of property in the City, owners of businesses in the City or their employees may speak during Open Forum.

If you wish to address City Council through the Zoom meeting, you must use the “raise hand” feature button in the Zoom app or enter *9 on your phone at the time the agenda item is addressed. When it is your turn to speak, you will be unmuted and asked to state your name and address. At the conclusion of your comments or when you reach the three-minute time limit, you will be muted. All “raised hands” will be lowered after each agenda item.

Regardless of the method of participation used, normal rules apply, including the three-minute time limit on comments, the requirement that any presentation materials must be submitted in advance of the meeting and the rules of decorum. If live public comment is disrupted by violations of the rules of decorum, the chair is authorized to accept public comment by alternate means, including by email only.

D. Awards and Presentations

1. [Key to the City Presentation: Reverend Watson L. Haynes II](#)

E. Public Hearings and Quasi-Judicial Proceedings - 9:30 A.M.

F. Reports

1. [A Resolution accepting a Guaranteed Maximum Price \(“GMP”\) proposal for Reject Storage Tanks submitted by PCL Construction Inc. \(“PCL”\) on November 11, 2021 in the amount of \\$13,332,163, subject to the condition that the City of St. Petersburg, Florida \(“City”\) is only contracting for the expenditure of \\$8,000,000 unless and until additional appropriations are approved by City Council and authorizations to perform work beyond \\$8,000,000 are provided by the City to PCL; providing that the total GMP for the Reject Storage Tanks portion of the Northwest Water Reclamation Facility Improvements Project shall not exceed \\$15,084,855, which amount includes \\$1,752,692, previously approved in order for PCL to conduct early procurement of materials and commence mobilization;](#)

approving the Second Amendment to the Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City and PCL dated May 21, 2020, to incorporate the above referenced GMP proposal, subject to the conditions identified above, into the Agreement and to modify other necessary provisions; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date (ECID Project No. 19039-111; Oracle Nos. 17021, 16396 and 17498).

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

Setting December 9, 2021 as the public hearing date for the following proposed Ordinance(s):

1. An Ordinance concerning the conduct of Municipal Elections for the City of St. Petersburg; making findings concerning those elections; amending City Code to reflect authority currently provided by State Law to the Pinellas County Supervisor of Elections and by the City Charter and City Code to the City Council and the City Clerk, including the process by which early voting may be provided for a Municipal Election when not required under State Law; amending City Code to improve organization and clarity of other provisions, including those concerning public notice, election officers, and the form of the ballot; and providing an effective date.
2. An Ordinance concerning the termination of certain month-to-month residential tenancies; amending City Code to lengthen the required notification period for the termination of such tenancies and provide a schedule of violations and penalties; and providing an effective date.
3. An Ordinance concerning Source of Income Discrimination in Housing; amending City Code to address such discrimination and provide a schedule of violations and penalties; and providing an effective date.
4. Setting December 16, 2021 as the public hearing date for the following proposed Ordinance(s): Ordinance 1139-V approving a vacation of the right-of-way located between Lots 1, 2, 4-7, and 25, Block 1, C. Buck Turners Fourth Street North Addition, generally located at 4912 4th Street North. (City File No.: DRC 19-33000020)
5. Ordinance 498-H - First Amendment to a previously approved Development Agreement – Gandy Harbor I, LLC, Gandy Harbor II, LLC, Gandy Harbor III, LLC Language
6. Setting December 16, 2021 as the public hearing date for the following proposed Ordinance(s): Ordinance 748-L amending Section 16.06.010. to create design review procedures for certain development proposals with the Intown and Intown West Community Redevelopment Areas. (City File: LDR-2021-07)
7. Setting December 16, 2021 as the public hearing date for the following proposed Ordinance(s): Ordinance 493-H, modifying the Local Government Comprehensive Plan related to the annual update of the Capital Improvements Element. (LGCP CIE 2021)
8. Setting December 16, 2021 as the public hearing date for the following proposed Ordinance(s): Ordinance 749-L, a proposed amendment to the Land Development Regulations (Chapter 16, City Code of Ordinances) pertaining to the redevelopment of single-family use in local historic districts and review of planning and zoning decisions in such districts. (City File: LDR-2021-06)

9. [Setting December 16, 2021 as the public hearing date for the following proposed Ordinance\(s\): An Ordinance of the City of St. Petersburg, Florida amending Subsection 2-276\(a\) of the St. Petersburg Code to increase the wage requirement for certain City contracts; amending Subsection 2-276\(c\) to change the date for the requirement of consideration of indexing the wage requirement or health care benefits; amending subsection 2-276\(e\) to decrease the contract amount for wage requirements; amending Subsections 2-276\(g\) and 277\(d\) to change contractor reporting from weekly to bi-weekly; and providing an effective date.](#)

H. New Business

1. [Respectfully requesting reassigning a Councilmember on the Southside CRA Citizen Advisory Committee formerly held by former Councilmember Karl Nurse. \(Councilmember Figgs-Sanders\)](#)

I. Council Committee Reports

J. Legal

1. [Settlement: Brittany Campbell v. City of St. Petersburg and Justin Morales, Case No.: 8:21-cv-00219.](#)
2. [Approving the settlement of the lawsuit of Hattie Mae Clark v. City of St. Petersburg, Case No. 20-001923-CI.](#)

K. Open Forum

L. Adjournment

**Consent Agenda A
December 2, 2021**

NOTE: Business items listed on the yellow Consent Agenda cost more than one-half million dollars while the blue Consent Agenda includes routine business items costing less than that amount.

(Procurement)

1. [Approving the purchase of three replacement fire apparatus units from Ten-8 Fire & Safety, LLC, for the Fire Rescue Department, at a total cost of \\$2,384,792.](#)
2. [Accepting a proposal from ECO Oxygen Technologies, LLC, a sole source supplier, for a Superoxygenation system, for the Water Resources Department, for a total cost of \\$900,000.](#)
3. [Approving the purchase of three ambulances from Ten-8 Fire & Safety, LLC for the Fire Rescue Department, at a total cost of \\$783,345.](#)
4. [Approving the purchase of 24 trucks from Alan Jay Ford Lincoln Mercury Inc., and Duval Ford LLC., for the Fleet Management Department, at a total cost of \\$717,344.10.](#)
5. [Approving the renewal of the blanket purchase agreement with Tyler Technologies, Inc., a sole source supplier, for software maintenance at an estimated annual cost of \\$119,918, for a total contract amount of \\$622,129.](#)

6. Approving an allocation increase with ICON Technologies, a sole source supplier, for variable frequency drives, in the amount of \$450,000, for a total contract amount of \$549,000.

(City Development)

7. Approving disbursement of up to \$783,000 from the Capital Repair, Renewal and Replacement Sinking Fund Account for Tropicana Field Capital Projects; approving a supplemental appropriation in the amount of \$783,000 from the unappropriated balance of the Tropicana Field Capital Projects Fund (3081) to the Tropicana Field FY22 Improvements Project.
8. Resolution approving the plat of Hines Tutta Gloria A Dio, generally located at 3830 Shore Acres Boulevard Northeast. (City File: DRC 21-20000011)

(Leisure Services)

(Public Works)

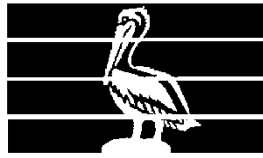
9. A Resolution approving the Third Amendment to the Architect/Engineering Agreement dated April 17, 2019 between the City of St. Petersburg, Florida, and Wade Trim, Inc. (“A/E”), as amended, for the A/E to provide continued project administration, continued Envision assessment, preconstruction services, activities during construction, and post construction activities for the NWWRF Water Reject Storage Tank Project in an amount not to exceed \$287,544; providing that the total contract amount shall not exceed \$932,137; authorizing the Mayor or his designee to execute the Third Amendment; and providing an effective date. (ECID Project No. 18103-111; Oracle No. 16396)

(Appointments)

(Miscellaneous)

10. A Resolution authorizing the Mayor or his designee to accept grant funding in the amount of \$3,036,659 from the U.S. Department of Housing and Urban Development (“HUD”); approving a supplemental appropriation in the amount of \$3,036,659 from the increase in the unappropriated balance of the HOME American Rescue Plan Fund (1116), resulting from these additional grant revenues, to the Housing and Community Development Department, Administration Division (082-1089); to execute all documents necessary for implementation of the grant; and providing an effective date.

CONSENT



AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda B December 2, 2021

NOTE: The Consent Agenda contains normal, routine business items that are very likely to be approved by the City Council by a single motion. Council questions on these items were answered prior to the meeting. Each Councilmember may, however, defer any item for added discussion at a later time.

(Procurement)

1. [Approving the purchase of 15 unmarked four-door hybrid sedans vehicles from Alan Jay Ford Lincoln-Mercury, Inc., for the Fleet Management Department, at a total cost of \\$429,960.](#)
2. [Approving a renewal of an annual service agreement with Intergraph Corporation dba Hexagon Safety & Infrastructure, a sole source supplier, for records management and computer-aided dispatch \(CAD\) software applications, for the Police Department, at a total cost of \\$332,374.92.](#)
3. [Approving the purchase of eight transit vans from Alan Jay Ford Lincoln Mercury Inc., for the Fleet Management Department, at a total cost of \\$328,457.](#)
4. [Approving a job order to J.O. DeLotto & Sons, Inc., in an amount not to exceed \\$322,507.31 for the Mirror Lake Solarium Building Waterproofing Enhancements; rescinding unencumbered appropriations in the Recreation and Culture Capital Improvement Fund \(3029\) as follows: \\$50,000 from the Recreation Center Improvements FY20 project \(17222\) and \\$200,000 from the Mirror Lake Complex Improvements FY19 project \(16728\); approving a transfer in the amount of \\$250,000 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund \(3029\), resulting from these rescissions, to the City Facilities Capital Improvement Fund \(3031\) to provide funding for this job order as well as Construction and Engineering services for the project; approving a supplemental appropriation in the amount of \\$250,000 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund \(3031\), resulting from the above transfer, to the Solarium Waterproofing/Roofing Project \(ECID No. 20204-019; Oracle Project No. 17206\).](#)
5. [Approving a three-year blanket purchase agreement with Midflorida Armored & ATM Services, Inc., for armored collection services, for the Billing and Collections Department, at an amount not to exceed \\$228,571.20.](#)
6. [Approving a job order to J.O. DeLotto & Sons, Inc., construction services for additional improvements at Jordan Park School, in an amount not to exceed \\$164,619.53; providing that the total amount does not exceed \\$171,142.14 \(ECID Project No. 20098-116; Oracle No. 17568\); and providing an effective date.](#)
7. [Accepting a proposal from Neptune Benson, Inc., a sole source supplier, for swimming pool filtration equipment, for the Parks and Recreation Department, at a total cost of \\$112,329.45. \(ECID Project No. 21206-017; Oracle No. 17951\)](#)

(City Development)

8. Authorizing the Mayor, or his designee, to execute a License Agreement with TFTSP Youth Golf Council St. Petersburg, Inc., a Florida not-for-profit corporation, for use of ±172 sq. ft. of office/storage space within the Mangrove Bay Golf Course Club House located at 875 – 62nd Avenue Northeast, St. Petersburg, for a period of three (3) years, at an aggregate fee of \$36.00; and waiving the reserve for replacement requirement of City Council Resolution No. 79-740A. Requires affirmative vote of at least six (6) members of City Council.
9. Authorizing the Mayor, or his designee, to execute the Third Amendment to the Master Lease Agreement between the City of St. Petersburg and STP Redevelopment II, LTD, to modify the timeframe for consummation and closing of the sale and purchase of area(s) within the Mid-Core Building generally located at 117 2nd Street North.

(Leisure Services)

(Public Works)

10. A Resolution authorizing the Mayor or his designee to execute Amendment No. 3 to Task Order No. 19-04-CAR/ENV(S), as revised and amended, to the architect/engineering agreement dated May 31, 2019 between the City of St. Petersburg, Florida and Cardno, Inc. (“A/E”), as amended, for the A/E to provide a non-DRC IC package, FDEP coordination, monitoring well abandonment, and reporting related to the Environmental Cleanup Project in an amount not to exceed \$27,252.17; providing that the total Task Order, as revised and amended, shall not exceed \$100,982.45 (ECID Project No. 20014-110; Oracle Nos. 16687 and 18225); and providing an effective date.

(Appointments)

11. A Resolution confirming the reappointment of alternate members to the Committee to Advocate for Persons with Impairments; and providing an effective date.
12. A Resolution confirming the appointment of regular members to the Committee to Advocate for Persons with Impairments; and providing an effective date.
13. A Resolution confirming the appointment of a regular member and an alternate to the Nuisance Abatement Board; and providing an effective date.
14. A Resolution confirming the reappointment of Trevor Mallory, Robert DePugh, and Frederic Samson, and the appointment of Councilmember Brandi Gabbard, by the Mayor, to the State Housing Initiatives Partnership Affordable Housing Advisory Committee, for respective terms of three years, in accordance with Section 420.9076, Florida Statutes and City Code Section 17.5-25; authorizing the Mayor or their designee to execute all documents necessary to effectuate same; and providing an effective date.

(Miscellaneous)

15. A Resolution approving a one-year agreement between the City of St. Petersburg, Florida (City) and the St. Petersburg Arts Alliance, Inc. (Arts Alliance) for the Arts Alliance to provide artistic services to the City in an amount not to exceed \$145,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

16. A Resolution authorizing the Mayor or his designee to accept \$91,601.50 from Pinellas county ("County") as the City's share of the FY2021 Edward Byrne Memorial Justice Assistance Grant ("JAG") to continue funding of law enforcement initiatives as set forth in the County's grant application, and to execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of \$91,601.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Fiscal Support Division (140-1389) JAG 2021 Project (18875) and providing an effective date.

MEETING AGENDA

CITY OF ST. PETERSBURG

Note: An Meeting Agendalisting of upcoming City Council meetings.

Budget, Finance & Taxation Committee

Thursday, December 9, 2021, 8:00 a.m., Room 100

Public Services & Infrastructure Committee

Thursday, December 9, 2021, 9:25 a.m., Room 100

Health, Energy, Resiliency & Sustainability Committee

Thursday, December 9, 2021, 10:50 a.m., Room 100

CRA/Agenda Review

Thursday, December 9, 2021, 1:30 p.m., Council Chambers

City Council Meeting

Thursday, December 9, 2021, 2:00 p.m., Council Chambers

Legislative Affairs & Intergovernmental Relations Committee

Thursday, December 9, 2021, 2:00 p.m., Room 100

CITY OF ST. PETERSBURG

Board and Commission Vacancies



Civil Service Board
2 Alternate Members
(((Term expires 8/31/22 and 11/30/22)))

Nuisance Abatement Board
1 Regular Member
(((Term expires 12/31/22)))

Nuisance Abatement Board
2 Alternate Members
(((Term Expires 8/31/22 and 11/30/22)))

Social Services Allocations Committee
1 Regular Member
(((Term expires 9/30/2024)))

PROCEDURES TO BE FOLLOWED FOR QUASI-JUDICIAL PROCEEDINGS:

1. Anyone wishing to speak must fill out a yellow card and present the card to the Clerk. All speakers must be sworn prior to presenting testimony. No cards may be submitted after the close of the Public Hearing. Each party and speaker is limited to the time limits set forth herein and may not give their time to another speaker or party.
2. At any time during the proceeding, City Council members may ask questions of any speaker or party. The time consumed by Council questions and answers to such questions shall not count against the time frames allowed herein. Burden of proof: in all appeals, the Appellant bears the burden of proof; in rezoning and land use cases, the Property Owner or Applicant bears the burden of proof except in cases initiated by the City, in which event the City Administration bears the burden of proof; for all other applications, the Applicant bears the burden of proof. Waiver of Objection: at any time during this proceeding Council Members may leave the Council Chamber for short periods of time. At such times they continue to hear testimony because the audio portion of the hearing is transmitted throughout City Hall by speakers. If any party has an objection to a Council Member leaving the Chamber during the hearing, such objection must be made at the start of the hearing. If an objection is not made as required herein it shall be deemed to have been waived.
3. Reading of the Title of the Ordinance(s).
4. Initial Presentation. Each party shall be allowed ten (10) minutes for their initial presentation.
 - a. Presentation by City Administration.
 - b. Presentation by Applicant followed by the Appellant, if different. If Appellant and Applicant are different entities then each is allowed the allotted time for each part of these procedures. If the Property Owner is neither the Applicant nor the Appellant (e.g., land use and zoning applications which the City initiates, historic designation applications which a third party initiates, etc.), they shall also be allowed the allotted time for each part of these procedures and shall have the opportunity to speak last.
 - c. Presentation by Opponent. If anyone wishes to utilize the initial presentation time provided for an Opponent, said individual shall register with the City Clerk at least one week prior to the scheduled public hearing. If there is an Appellant who is not the Applicant or Property Owner, then no Opponent is allowed.
5. Public Hearing. A Public Hearing will be conducted during which anyone may speak for 3 minutes. Speakers should limit their testimony to information relevant to the ordinance or application and criteria for review.
6. Cross Examination. Each party shall be allowed five (5) minutes for cross examination. All questions shall be addressed to the Chair and then (at the discretion of the Chair) asked either by the Chair or by the party conducting the cross examination of the appropriate witness. One (1) representative of each party shall conduct the cross examination. If anyone wishes to utilize the time provided for cross examination and rebuttal as an Opponent, and no one has previously registered with the Clerk, said individual shall notify the City Clerk prior to the conclusion of the Public Hearing. If no one gives such notice, there shall be no cross examination or rebuttal by Opponent(s). If more than one person wishes to utilize the time provided for Opponent(s), the City Council shall by motion determine who shall represent Opponent(s).
 - a. Cross examination by Opponents.
 - b. Cross examination by City Administration.
 - c. Cross examination by Appellant followed by Applicant, followed by Property Owner, if different.
7. Rebuttal/Closing. Each party shall have five (5) minutes to provide a closing argument or rebuttal.
 - a. Rebuttal by Opponents.
 - b. Rebuttal by City Administration.
 - c. Rebuttal by Appellant followed by the Applicant, followed by Property Owner, if different.

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The following page(s) contain the backup material for Agenda Item: Key to the City Presentation:
Reverend Watson L. Haynes II
Please scroll down to view the backup material.



D-1

CITY COUNCIL AGENDA PRESENTATION

November 18, 2021

TO: The Honorable Members of City Council

SUBJECT: *Key to the City Presentation: Reverend Watson L. Haynes II*

PRESENTER: Mayor, Deputy Mayor, Assistant City Administrator

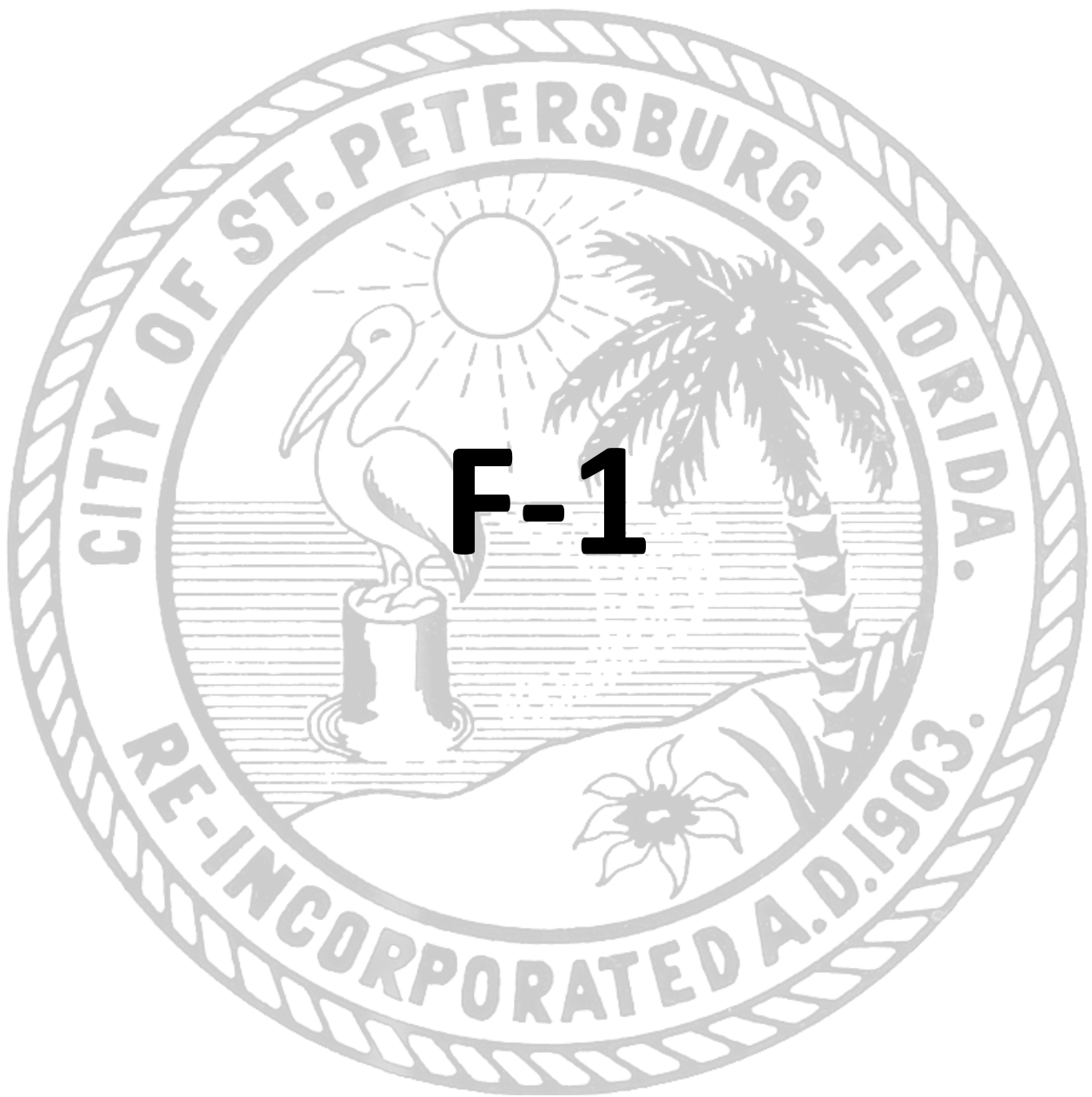
SCHEDULE FOR COUNCIL ON:

Agenda of **December 2, 2021**

Rick Kriseman
Mayor

The following page(s) contain the backup material for Agenda Item: A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal for Reject Storage Tanks submitted by PCL Construction Inc. (“PCL”) on November 11, 2021 in the amount of \$13,332,163, subject to the condition that the City of St. Petersburg, Florida (“City”) is only contracting for the expenditure of \$8,000,000 unless and until additional appropriations are approved by City Council and authorizations to perform work beyond \$8,000,000 are provided by the City to PCL; providing that the total GMP for the Reject Storage Tanks portion of the Northwest Water Reclamation Facility Improvements Project shall not exceed \$15,084,855, which amount includes \$1,752,692, previously approved in order for PCL to conduct early procurement of materials and commence mobilization; approving the Second Amendment to the Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City and PCL dated May 21, 2020, to incorporate the above referenced GMP proposal, subject to the conditions identified above, into the Agreement and to modify other necessary provisions; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date (ECID Project No. 19039-111; Oracle Nos. 17021, 16396 and 17498).

Please scroll down to view the backup material.



ST. PETERSBURG CITY COUNCIL

Report

Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair and Members of City Council

SUBJECT: A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal for Reject Storage Tanks submitted by PCL Construction Inc. (“PCL”) on November 11, 2021 in the amount of \$13,332,163, subject to the condition that the City of St. Petersburg, Florida (“City”) is only contracting for the expenditure of \$8,000,000 unless and until additional appropriations are approved by City Council and authorizations to perform work beyond \$8,000,000 are provided by the City to PCL; providing that the total GMP for the Reject Storage Tanks portion of the Northwest Water Reclamation Facility Improvements Project shall not exceed \$15,084,855, which amount includes \$1,752,692, previously approved in order for PCL to conduct early procurement of materials and commence mobilization; approving the Second Amendment to the Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City and PCL dated May 21, 2020, to incorporate the above referenced GMP proposal, subject to the conditions identified above, into the Agreement and to modify other necessary provisions; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date (ECID Project No. 19039-111; Oracle Nos. 17021, 16396 and 17498).

EXPLANATION: On May 7, 2020, City Council approved a Construction Manager at Risk Agreement with a Guaranteed Maximum Price (“CMAR”) with PCL for preconstruction and construction phase services for the Northwest Water Reclamation Improvements Project. Preconstruction Phase services were authorized in an amount not to exceed \$733,415.

PCL will be submitting multiple GMPs, which sum up to the City’s budget. Under a CMAR agreement, PCL was initially authorized for pre-construction services. Following the progression of this period, PCL submits a GMP for elements to be approved and authorized for construction. While PCL is required to develop a construction price within the City’s budget of \$36,000,000, PCL may submit one or multiple GMPs which sum up to the City’s budget. If the City initiates any changes in excess of the original scope, the total City budget will be adjusted to reflect amendments to the GMP.

On October 7, 2021, City Council approved the First Amendment for PCL to conduct early procurement of materials and commence mobilization activities in advance of construction in an amount not to exceed \$1,752,692, which amount is a portion of the GMP for the reject storage tanks during the preconstruction phase. The design had progressed to the point that elements specific to the scope of work have been appropriately identified, including elements having extended periods for delivery.

PCL submitted a GMP proposal for Reject Storage Tanks on November 11, 2021 in the amount of \$13,332,163. The GMP Proposal is based on the 90% contract drawings and project specifications as prepared by Wade Trim, Inc. and consists of work associated with the two proposed 7.5-million-gallon covered reject water storage tanks, yard piping and electrical ancillary components, as required by the Florida Administrative Code Chapter 62-610.464(3), to provide one day of Annual Average Daily Flow (“AADF”) storage volume for water that requires retreatment. These two new tanks comply with the City’s height ordinance and will be 200 feet wide in diameter. If City Council approves the Second Amendment, the City will accept the GMP proposal subject to the condition the City is only contracting for the expenditure of \$8,000,000 unless and until additional appropriations are approved by City Council and authorizations to perform work beyond \$8,000,000 are provided by the City to PCL. Administration has determined that the City will not spend more than \$8,000,000 in FY 22 and the remaining funding for this GMP in the proposed FY 23 budget which is subject to City Council approval. Contracting for the expenditure of only what is needed during a FY will reduce the amount that the City has to borrow when it issues its public utility bonds.

The NWWRF Improvements project is incorporating Envision standards for sustainability and resiliency and will be seeking Envision Gold certification.

The GMP No. 1 Proposal is as follows:

CMAR Direct Costs	\$	1,468,542
Bid Packages	\$	7,880,299
General Expense (Bonds and Insurance, General Conditions)	\$	2,203,742
Allowances	\$	350,000
Contingencies	\$	742,184
Construction Manager's Fee	\$	687,396
Total GMP No. 1 Proposal for Reject Storage Tanks	\$	13,332,163*

*The City is only contracting for the expenditure of \$8,000,000. Additional expenditures require additional appropriations that must be approved by City Council.

The CMAR Agreement, the First Amendment, and the Second Amendment include the following phases and associated not to exceed costs respectively:

Agreement	Preconstruction Services Fees	\$	733,415	(Approved)
Amendment No. 1	Additional Preconstruction Services	\$	1,752,692	(Approved)
Amendment No. 2	GMP No. 1 - Reject Storage Tanks	\$	13,332,163*	(New)

*The City is only contracting for the expenditure of \$8,000,000. Additional expenditures require additional appropriations that must be approved by City Council.

Total	\$	15,818,270
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Amendments to this CMAR Agreement are forthcoming for PCL to perform construction services for GMP No. 2 (Influent Pump Station and Screenings).

A/E services during the construction phase will be provided to Council for approval as a separate Agreement.

RECOMMENDATION: Administration recommends City Council approve the attached resolution accepting a Guaranteed Maximum Price ("GMP") proposal for Reject Storage Tanks submitted by PCL Construction Inc. ("PCL") on November 11, 2021 in the amount of \$13,332,163, subject to the condition that the City of St. Petersburg, Florida ("City") is only contracting for the expenditure of \$8,000,000 unless and until additional appropriations are approved by City Council and authorizations to perform work beyond \$8,000,000 are provided by the City to PCL; providing that the total GMP for the Reject Storage Tanks portion of the Northwest Water Reclamation Facility Improvements Project shall not exceed \$15,084,855, which amount includes \$1,752,692, previously approved in order for PCL to conduct early procurement of materials and commence mobilization; approving the Second Amendment to the Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City and PCL dated May 21, 2020, to incorporate the above referenced GMP proposal, subject to the conditions identified above, into the Agreement and to modify other necessary provisions; authorizing the Mayor or his designee to execute the Second Amendment; and providing an effective date (ECID Project No. 19039-111; Oracle Nos. 17021, 16396 and 17498)

COST/FUNDING/ASSESSMENT INFORMATION: Funding in the amount of \$8,000,000 (the City is only contracting for the expenditure of \$8,000,000 unless and until additional appropriations are approved by City Council and authorizations to perform work beyond \$8,000,000 are provided by the City to PCL) has been previously

appropriated in the Water Resources Capital Projects Fund (4003), WRF NW Construction Manager At Risk Facility Improvements FY19 Project (17021), WRF NW Reject Storage Tanks FY18 Project (16396) and WRF NW Influent Pump Station Replacement FY20 Project (17498).

ATTACHMENTS: Resolution
 NWWRF Improvement Project - Reject Water Storage Tanks GMP Proposal

RESOLUTION NO. 2021-_____

A RESOLUTION ACCEPTING A GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL FOR REJECT STORAGE TANKS SUBMITTED BY PCL CONSTRUCTION, INC (“PCL”) ON NOVEMBER 11, 2021, IN THE AMOUNT OF \$13,332,163, SUBJECT TO THE CONDITION THAT THE CITY OF ST. PETERSBURG, FLORIDA (“CITY”) IS ONLY CONTRACTING FOR THE EXPENDITURE OF \$8,000,000 UNLESS AND UNTIL ADDITIONAL APPROPRIATIONS ARE APPROVED BY CITY COUNCIL AND AUTHORIZATIONS TO PERFORM WORK BEYOND \$8,000,000 ARE PROVIDED BY THE CITY TO PCL; PROVIDING THAT THE TOTAL GMP FOR THE REJECT STORAGE TANKS PORTION OF THE NORTHWEST WATER RECLAMATION FACILITY IMPROVEMENTS PROJECT SHALL NOT EXCEED \$15,084,855, WHICH AMOUNT INCLUDES \$1,752,692, PREVIOUSLY APPROVED IN ORDER FOR PCL TO CONDUCT EARLY PROCUREMENT OF MATERIALS AND COMMENCE MOBILIZATION; APPROVING THE SECOND AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT WITH A GUARANTEED MAXIMUM PRICE BETWEEN THE CITY AND PCL DATED MAY 21, 2020, TO INCORPORATE THE ABOVE REFERENCED GMP PROPOSAL, SUBJECT TO THE CONDITIONS IDENTIFIED ABOVE, INTO THE AGREEMENT AND TO MODIFY OTHER NECESSARY PROVISIONS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE SECOND AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and PCL Construction, Inc (“PCL”) entered into a Construction Manager at Risk Agreement with a Guaranteed Maximum Price (“GMP”) on May 21, 2020, for PCL to provide preconstruction and construction phase services for the Northwest Water Reclamation Facility Improvements Project (“Project”); and

WHEREAS, following execution of the agreement, the City authorized PCL to provide the preconstruction phase services in an amount not to exceed \$733,415; and

WHEREAS, on November 9, 2021, the City and PCL executed the First Amendment for PCL to conduct early procurement of materials and commence mobilization activities in advance of construction in an amount not to exceed \$1,752,692, which amount is a portion of the GMP for the reject storage tanks; and

WHEREAS, in accordance with the requirements set forth in the agreement, PCL has submitted a GMP proposal for reject storage tanks submitted in the amount of \$13,332,163; and

WHEREAS, the City and PLC desire to execute a Second Amendment to incorporate the above referenced GMO proposal into the agreement, subject to the condition that the City is only contracting for the expenditure of \$8,000,000 unless and until additional appropriations are approved by City Council and authorizations to perform work beyond \$8,000,000 are provided by the City to PCL and to modify other necessary provisions.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a Guaranteed Maximum Price (“GMP”) proposal for reject storage tanks submitted by PCL Construction, Inc. (“PCL”) on November 11, 2021, in the amount of \$13,332,163, subject to the condition that the City of St. Petersburg, Florida (“City”) is only contracting for the

expenditure of \$8,000,000 unless and until additional appropriations are approved by City Council and authorizations to perform work beyond \$8,000,000 are provided by the City to PCL is hereby accepted.

BE IT FURTHER RESOLVED that the total GMP for the reject storage tanks portion of the Northwest Water Reclamation Facility Improvements Project shall not exceed \$15,084,855, which amount includes \$1,752,692, previously approved in order for PCL to conduct early procurement of materials and commence mobilization.

BE IT FURTHER RESOLVED that the Second Amendment to the Construction Manager at Risk Agreement with a Guaranteed Maximum Price between the City and PCL dated May 21, 2020, to incorporate the above referenced GMP proposal, subject to the conditions identified above, into the agreement and to modify other necessary provisions is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute a Second Amendment.

This resolution shall become effective immediately upon its adoption.

Approved by:



City Attorney (Designee) 00596389



CONSTRUCTION

▶ TOGETHER WE BUILD SUCCESS

November 11, 2021

Maureen Wingfield, P.E.
Senior Professional Engineer
Engineering & Capital Improvements Dept.
City of St. Petersburg
Post Office Box 2842
St. Petersburg, Florida 33731-2842

RE: NWWRF Improvements Project – Reject Water Storage Tanks GMP Proposal Updated

Dear Ms. Wingfield,

The purpose of this letter is to provide information for the proposed Reject Water Storage Tanks GMP as outlined within Article 2.2.3 GMP Proposal:

1. *A list of the Drawings and Specifications, including all Addenda thereto, specific warranties and guarantees and Conditions of the Contract.*

This GMP proposal is based upon the Northwest Water Reclamation Facility Reject Water Storage Tanks – 90% Design Drawings & Specifications dated May 2021. All warranties and guarantees are as required by Agreement A133-2009 & A201-2007 between PCL & The City of St. Petersburg, FL dated May 21, 2020.

2. *A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, including assumptions under Section 2.2.2, to supplement the information provided by the Owner and contained in the Drawings and Specifications.*

Please see the attached document titled “Assumptions & Clarifications”.

PCL Construction, Inc.
1 N. Dale Mabry Blvd., Ste. 300
Tampa, FL 33609
P: 813-425-1440 F: 813-961-1575 www.pcl.com



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3. A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, allowances, contingency, and the Construction Manager's Fee.

The proposed Guaranteed Maximum Price is Thirteen Million, Three Hundred Thirty-Two Thousand, One Hundred Sixty-Three Dollars (\$13,332,163.00). A summary breakdown organized by trade categories, allowances/contingencies, and the Construction Manager's Fee is included within the attachments.

4. The anticipated date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based.

Based on approval of the GMP proposal at the December 2, 2021 City Council Meeting the Substantial Completion date is anticipated to be May 10, 2023.

5. A date by which the Owner must accept the Guaranteed Maximum Price proposal; provided however that the Owner's acceptance of the Guaranteed Maximum Price proposal is subject to the St. Petersburg City Council's approval of the Guaranteed Maximum Price Amendment.

The GMP proposal is based on approval at the December 2, 2021 City Council Meeting.

6. The Construction Manager shall supply any additional information reasonably requested by Owner to allow the Owner to fully evaluate the proposed Guaranteed Maximum Price. Such information shall include utilization of Small Businesses, apprentices and disadvantaged workers, along with the payment of a responsible wage.

- a. Small Business Enterprise (SBE): PCL will utilize subcontractors and material suppliers that are currently within the approved list provided by the City of St. Petersburg Greenhouse to meet or exceed the contract requirements. The percent utilized will be tracked via payments to subcontractors/suppliers and reported to the City. Utilizations by sub tier subcontractors will also be tracked and utilized to meet this goal.
- b. Apprentice Workers: PCL will utilize Apprentice Workers (as defined by City of St. Petersburg City Code) for minimum of 15% of total applicable worker hours. This includes tracking both self-perform worker hours and that of our subcontractors. Apprentice Worker hours will be reported via weekly certified payroll reports on the City's LCP Tracker system.
- c. Disadvantaged Workers: PCL will utilize Disadvantaged Workers (as defined by City of St. Petersburg City Code) for minimum of 15% of total applicable worker hours. This includes tracking both self-perform worker hours and that of our subcontractors. Disadvantaged Worker hours will be reported via weekly certified payroll reports on the City's LCP Tracker system.



CONSTRUCTION

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- d. Responsible Wage: PCL, and our Subcontractors, will comply with the City's Responsible Wage requirements as defined by City of St. Petersburg City Code. Wages will be reported via weekly certified payroll reports on the City's LCP Tracker system by both PCL and Subcontractors.

If you have any questions or need additional information, please feel free to contact me at (813) 541-6127.

Respectfully,

A handwritten signature in black ink, appearing to read "J Fernald", written over a horizontal line.

Jonathan Fernald
Project Manager

PCL CONSTRUCTION, INC.

Encl: Assumptions & Clarifications, Summary Price Table

cc: Jim Holtje, Andrew Franosz, Cory Westphal



Date **November 12, 2021**
Time **12:15:45 PM**
BE Number **BE210057**
Opportunity No **54.571.MAJ.20.101536**
Owner File No **Project No. 19039-111 / RFP-7304**
Estimator **Matt Tracy**

PCL Construction, Inc.

Civil Infrastructure - Tampa

St. Petersburg NWWRF Reject Water Storage Tanks - GMP

Project **St. Petersburg NWWRF Reject Water Storage Tanks - GMP**
Location **St. Petersburg, FL, USA**
Owner **City of St. Petersburg**
Designer **Wade Trim Inc.**



PCL Construction, Inc.
Civil Infrastructure - Tampa

Summary Page 1 of 2
 Nov 12, 2021
 12:15:45 PM

**St. Petersburg NWWRF Reject Water Storage
 Tanks - GMP**

BE Number **BE210057**
 Opportunity No **54.571.MAJ.20.101536**
 Owner File No **Project No. 19039-111 / RFP-7304**
 Project **St. Petersburg NWWRF Reject Water Storage Tanks - GMP**
 Location **St. Petersburg, FL, USA**
 Owner **City of St. Petersburg**
 Designer **Wade Trim Inc.**

Matt Tracy

Functional Units
 Area

Summary Item Description	Quantity	UOM	Unit Cost	Total Cost
DIRECT COSTS				
CMAR	1	LS		
Division 1	1	LS	---	578,248
MOPO	1	LS	---	890,294
CMAR	1	LS	---	1,468,542
BID PACKAGES	1	LS		
BP02.2 - Demolition	1	LS	---	28,514
BP02.4 - Site Improvements	1	LS	---	674,510
BP02.5 - Landscaping	1	LS	---	124,140
BP09.1 - Paint & Coatings	1	LS	---	20,258
BP13.1 - Pre-Stressed Storage Tank	1	LS	---	6,331,059
BP15.1 - Mechanical Piping	1	LS	---	28,251
BP16.1 - Electrical	1	LS	---	532,088
BP17.1 - Instrumentation & Controls	1	LS	---	141,480
BID PACKAGES	1	LS	---	7,880,299
DIRECT COSTS			---	9,348,841
INDIRECTS				
GENERAL EXPENSE	1	LS		
GE 01 - BOND & BUILDER'S RISK	1	LS	---	146,654
GE 02 - INSURANCES	1	LS	---	146,654
GE 03 - PROJECT STAFF	1	LS	---	1,803,647
GE 04 - GENERAL CONDITIONS	1	LS	---	106,787
GENERAL EXPENSE	1	LS	---	2,203,742
INDIRECTS			---	2,203,742



Reject Water Storage Tanks GMP Proposal

ASSUMPTIONS & CLARIFICATIONS

GENERAL NOTES

1. This GMP is based on the NWWRF Reject Water Storage Tanks Project 18103-111 90% drawings and specifications as prepared by Wade Trim dated May 2021.
2. This GMP does not include jobsite office mobilization nor pipe material procurement. Those items are contingent on approval of Amendment #1 to PCL's Preconstruction Services.
3. Due to the planned sequence of construction we anticipate that we will be able to provide the City with beneficial use of process equipment in phases. It is anticipated that warranties will commence as equipment is turned over and accepted by the City.
4. Refer to the billable rates matrix for all management, labor, and equipment to be charged to the project, allowances, and contingencies.
5. This price model does not include hazardous materials management (including lead any lead and asbestos not identified in the 90% design documents). Any hazardous materials encountered at the project will be governed by section 10.3 of the A201 – 2007 AIA Contract Document. PCL is responsible for hazardous waste created from new work and materials imported to the site pursuant to the contract.
6. CMAR and Owner will work together to review the Allowance Items and amounts based on design information and mutually concur that the Allowance values constitute reasonable estimates. CMAR and Owner will continue working closely together during the preparation of the design to develop Construction Documents consistent with the estimated Allowance values. Nothing herein is intended in any way to constitute a guarantee by CMAR that the Allowance Items in question will be performed for the values stated herein.
7. This price model assumes utilities (Power, Water, Sewer) for temporary facilities, hydrostatic testing, equipment testing, leak testing, construction, bypass pumping, excavation dewatering, tank drainage, and startup and commissioning are to be supplied by Owner; including consumption charges.
8. It is assumed that Owner and Engineer will use existing offices onsite. This price model excludes a separate Owner or Engineer's office trailer. The CMAR trailer will be sized to conduct project meetings and review plans and details with inspectors onsite.
9. This price model assumes that all existing flow isolation gates and valves are functional and under normal operating conditions to be used to isolate plant flows for construction operation and shutdowns.
10. Owner's Permit Allowance - All building permits and any other permits are included in the Owner's Permit Allowance. This allowance is to be utilized for the changes to the drawings/specifications resulting from the Building Department review; this may include added or changed construction work.



11. IPS & PT Utility Relocations Allowance - An allowance has been included to continue the utility relocations work initiated during the Preconstruction Phase for the Influent Pump Station and Screening Replacement project. It is anticipated that this allowance will be administered similar to the preconstruction on a case by case request and approval.
12. Public Outreach Allowance - This has been established for services utilized from Dialogue Public Relations during the construction phase – to be preapproved by the City.

DEMOLITION

13. This price model assumes minimal isolation work on electrical and plumbing services required for the demolition of the Science Center single story building.
14. This price model assumes any residual fluids or materials found in the existing piping and structures will be transferred to and processed through the existing NWWRF.
15. This price model assumes that sections of the plant perimeter fence will be removed and replaced with temporary fencing during pipe installation and during construction of the reject ground storage tanks. Permanent fence will be reinstalled when work is completed.
16. This price model assumes that the slabs and walls of the buildings/ structures identified to be demolished are no greater than 18" thickness.

SITEWORK

17. It is assumed that all new ductile iron piping will be cement lined.
18. This price model assumes that during dewatering operation all groundwater will be discharged to the on-site storm water system without any special treatment; similar to previous projects at NWWRF.
19. In order to provide the best possible pricing the settlement criteria for the Ground Improvements is assumed to be as required by the Prestressed Tank Subcontractor and the EOR for the Ground Improvements design.
20. No by-pass pumping is anticipated or included for the Reject Tank piping connections. It is assumed that the city will shutdown and isolate the effluent and influent lines for a period of up to two weeks in order for piping tie-ins to be completed.
21. This price model assumes that the existing grand oak tree, Southwest of the proposed tanks, can be trimmed to allow construction of the Reject Storage Tanks. This tree may be impacted by the Ground Improvements installation and the updated raised site grades; PCL has not included replacement of this tree should it not survive (which is to be considered an unforeseen and can be address via the Owner's Contingency).
22. A new irrigation system has not been included – per the City's request during the 90% design review meeting. Also, per the City's selection Cypress Trees only have been included. The sod pricing is based on pasture Bahia and does not include nursery-grown Bahia, as there are no local sources for nursery-grown Bahia.
23. To conserve resources, and maximize value, PCL intends to utilize reclaimed water for all pipe testing/flushing and construction water including site water required by the prestressed tank subcontractor and



**NWWRF Facility
Improvements
Project No. 19039-111**

irrigation/dust control. It is assumed that utilizing reclaimed water does not violate the City of St. Petersburg Sill/Discharge Obligations & Consequences.

INSTRUMENTATION AND CONTROLS

24. This price model assumes that the new 6ea new motor operated valve actuators, and two new tank level transmitters, will be hard wired to a common new PLC panel. Only one new PLC panel has been included.

CMAR NWWRF FACILITY IMPROVEMENTS

19039-111

City of St. Petersburg, Florida

Construction Phase

All construction management, labor and equipment will be charged at the billable rates per this Rate Matrix.

Description of Salary Management Staff

Billable Rate

Project Manager	\$	137	/hr
Construction Manager	\$	125	/hr
Senior Project Superintendent	\$	127	/hr
Assistant Superintendent	\$	114	/hr
Project Quality Engineer	\$	102	/hr
Project Field Engineer	\$	92	/hr
Scheduler	\$	140	/hr
BIM Manager	\$	115	/hr
3-D Staff Modeler	\$	110	/hr
Safety HSE	\$	112	/hr
Business Diversity Manager	\$	74	/hr
Administrative Assistant	\$	48	/hr

Description of Hourly Craft Labor Staff

Billable Rate

Mechanical Foreman	\$	90	/hr
Pipe Layer	\$	64	/hr
Skilled Laborer	\$	48	/hr
Unskilled Laborer	\$	34	/hr
Foreman Carpenter	\$	64	/hr
Carpenter	\$	56	/hr
Metalworker	\$	46	/hr
Rod Buster (Reinforcement Steel)	\$	44	/hr
Concrete Finisher	\$	54	/hr
Forklift Operator	\$	44	/hr
Backhoe Operator	\$	52	/hr
Excavator/Dozer Operator	\$	65	/hr
Crane Operator	\$	78	/hr
Rigger	\$	68	/hr
Truck (Tandem) Operator	\$	44	/hr
Mechanic (Tools/Equipment)	\$	48	/hr
Welder	\$	82	/hr
Vac Truck Excavation Operator	\$	68	/hr
Vac Truck Excavation (Assistant) Operator	\$	48	/hr


CMAR NWWRF FACILITY IMPROVEMENTS
19039-111

City of St. Petersburg, Florida

Construction Phase

All construction management, labor and equipment will be
charged at the billable rates per this Rate Matrix.

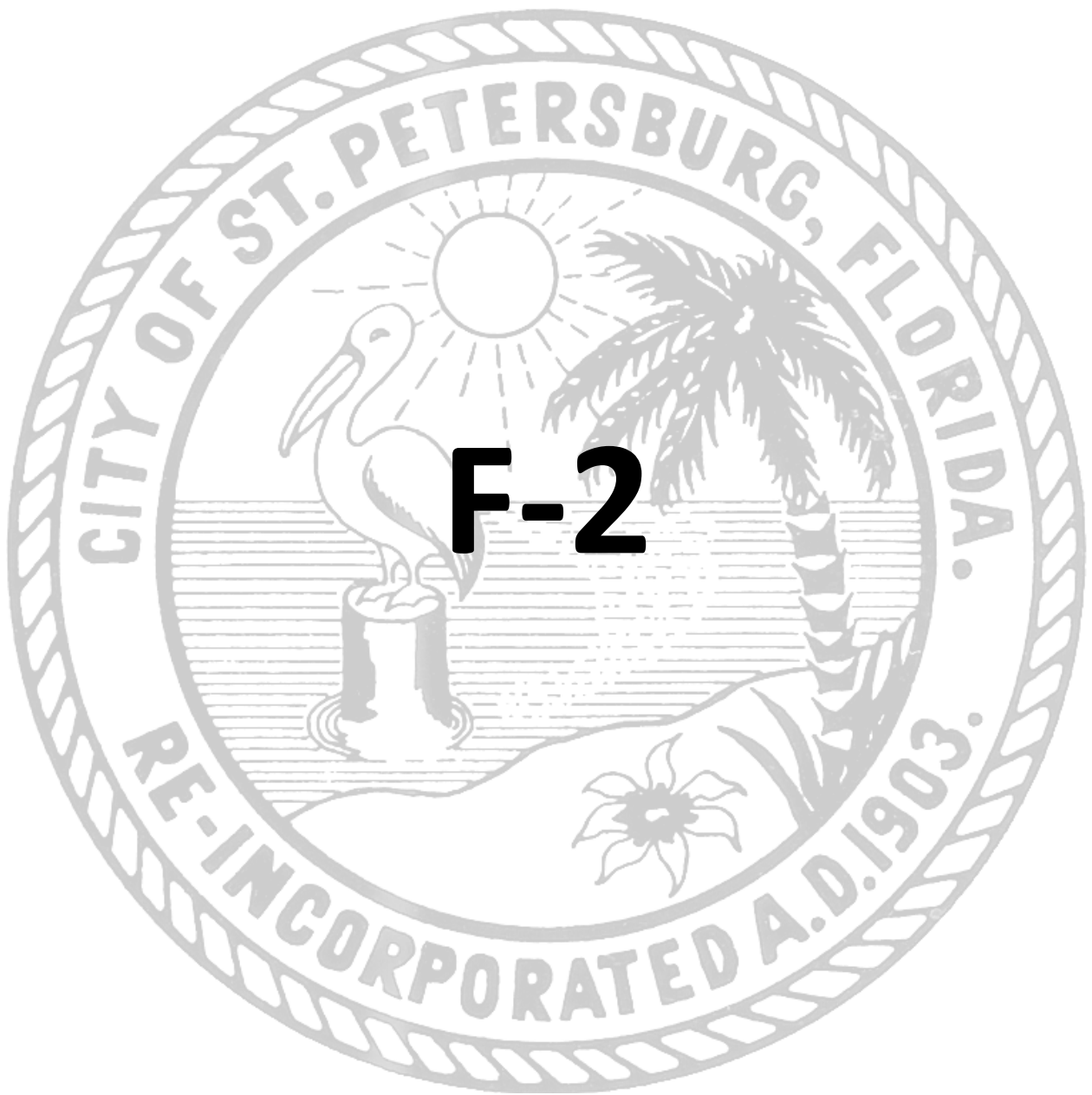
<i>Description of Equipment (or Industry Accepted Equivalent)</i>	<i>Billable Rate</i>
349F Excavator	\$ 225.58 /hr
329F-L Excavator	\$ 136.61 /hr
324E Excavator	\$ 113.30 /hr
Mini Excavator	\$ 28.32 /hr
430E Backhoe	\$ 56.45 /hr
950M Loader	\$ 89.87 /hr
938K Loader	\$ 74.30 /hr
928K Loader	\$ 70.60 /hr
D5R2 Dozer	\$ 132.01 /hr
RT880E Crane	\$ 172.09 /hr
777 Series 2 Crane	\$ 423.71 /hr
12K Forklift	\$ 97.02 /hr
10K Forklift	\$ 70.10 /hr
TL943D Forklift	\$ 69.43 /hr
6K Forklift	\$ 57.43 /hr
M600JP Aerial Lift	\$ 55.26 /hr
40' Aerial Boom Lift	\$ 70.61 /hr
185cfm Diesel Compressor	\$ 17.75 /hr
Compressor	\$ 11.50 /hr
Portable Generator	\$ 6.15 /hr
14" Gas Demo Saw	\$ 3.29 /hr
2" Submersible Pump	\$ 4.48 /hr
3" Trash Pump	\$ 9.42 /hr
6-8" Dewatering Pump	\$ 35.75 /hr
900# Plate Tamp	\$ 30.07 /hr
P33/24FCR Trench Compactor	\$ 50.33 /hr
Large (Truck w/ Boom) Vac Excavator – 10CY Capacity	\$ 314.00 /hr
4 X 2 Pickup	\$ 14.17 /hr
Office Trailer	\$ 5.89 /hr

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					136326
Name:	Johnson, Sarah B	Request Date:	18-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Council - 12/2
Message:	19039-111 - PCL - NWWRF - Amend 2
Supporting Documentation:	PCL - NWWRF CMAR - Amend 2 - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	18-NOV-2021	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	18-NOV-2021	User Defined
2	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	19-NOV-2021	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	19-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: A Resolution accepting the City of St. Petersburg Structural Racism Study and findings and providing an effective date.
Please scroll down to view the backup material.



F-2



**BUILDING BRIDGES &
SUPPORTING RACIAL EQUITY**
IN ST. PETERSBURG FLORIDA

Examination of Historical and Modern-Day Impact of Structural Racism on the Lives of Black
People in the City of St. Petersburg, Florida

Ruthmae Sears, Johannes Reichgelt, James McHale, Gypsy Gallardo,
Gwendolyn Reese, Tim Dutton, Fenda Akiwumi, Dana Thompson-Dorsey,
Michelle Bradham-Cousar, Jabaar Edmond, and Jalessa Blackshear

University of South Florida

*The research team wish to thank Casey Lepak for his willingness to support the project efforts. Some results reported herein were presented in a paper prepared to highlight key findings of this project entitled, “A brief history of racial policy disparities by City of St. Petersburg officials, and their impact on present day racial economic gaps for Black people”.

Author Note (all authors contributed equally to the product)

This study was commissioned and funded by the City of St. Petersburg, Florida

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Foreword from Mayor Rick Kriseman and Deputy Mayor Dr. Kanika Tomalin

Our vision is clear: *“St. Petersburg will be a City of Opportunity where the sun shines on all who come to live, work and play. We will be an innovative, creative and competitive community that honors our past as we pursue our future.”*

Our City of Opportunity is built on a steadfast commitment to honor our shared past as we pursue our promising future. For a large segment of our community that means acknowledging the unfortunate truth that disadvantage was, and, in some cases remains, a systemized outcome for African Americans, fueled by oppression that defines day-to-day life in our city.

Before we can fully optimize the opportunities that wait to be realized in our city we must look back and document its full story, as it has unfolded for ***all*** of its residents. And, for those chapters known to include unacceptable policies, practices, decisions, and abuses of power that served to reinforce unequal treatment and inequitable outcomes for Black residents, we must be intentional and demonstrative in our current leadership about why and how such transgressions will not happen again. Our City must promise to equally provide and protect not only people of Color in our community, but everyone.

This is a special time in St. Petersburg, a time when equity is underscored as a communitywide priority across our private, public, and not-for-profit sectors. We are authoring a chapter in our city’s story that includes a celebration of diversity and the value that it brings to our neighborhoods, schools, churches, and shared spaces. This commitment to amplify equity in a way that reflects the value of every resident is being codified into our City’s charter, prescribed into our City’s policies and witnessed by our City’s partnerships and programs. This time will be remembered as one in which our long-held rhetoric was finally made real.

To do so, we must become pervasive in our equitable practices. The City commissioned this academic study to objectively document the history of systemic racism in our community. It lays bare its impacts, across systems and sectors, and recommends pathways to reconciliation and healing. As a community, let us take these steps together and continue on our city's journey toward our vision of being a City of Opportunity where our fabled sun truly shines on all.

Abstract

This report examines historical and modern-day impacts of structural racism on the lives of Black people in the City of St. Petersburg, Florida. It considers factors of structural racism that affect Black residents and communities in St. Petersburg related to the criminal legal system, economic system, education, and health. The report provides recommendations for policies and practices that can be implemented to address structural racism and promote racial equity in St. Petersburg. The report also identifies some additional areas of research needed for a more comprehensive analysis of issues related to structural racism.

Keywords: Structural Racism, Black Lives, Education, Health, Economics, Criminal-Legal

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Executive Summary

In the city of St. Petersburg, as in cities and jurisdictions throughout the United States, a history of pre-meditated and targeted policies and coordinated administrative actions have differentially impaired Black individuals and families throughout the past 125 years. These policies and actions led to major wealth and health disparities that continue to the current day. Collectively, this sweeping range of policies and actions, known as structural racism, has helped to ensure continued marginalization of Black citizens in St. Petersburg.

This report provides both historical detail and a set of new analyses documenting the broad impact of structural racism. It connects harmful policy decisions and city actions with differential, dire impacts on basic human dignities curtailing the fundamental rights of life, liberty and pursuit of happiness stipulated in the Declaration of Independence. With greater awareness and acceptance of the city's heart-rending history and lingering indifference concerning generational impacts of differential racist policymaking, intentional policies can be enacted which will safeguard overall health and well-being of this and future generations of Black, Indigenous, People of Color (BIPOC) citizens of St. Petersburg.

This report delineates a racial economic hierarchy rooted in the lower Pinellas Peninsula by 19th century settlers and city fathers. Unrest among White citizens and leaders in St. Petersburg dates to the late 1890s when several hundred African American laborers came to the area to complete the Orange Belt Railway. Black laborers settled in Cooper's Quarters, an area surrounding Ninth Street South (now Martin Luther King Blvd), later known as the Gas Plant area. In response to the influx of African Americans, racially biased police worked both independently and at times together with the Ku Klux Klan to visit racial terror upon Black residents. Black men were sent to "The Stockade" in the Gas Plant area near Third Avenue South

for even minor offenses, real or perceived. The campaign of racial terror was punctuated by public lynching of Black men between 1905 and 1924, cross burnings, regular ceremonies, and exchanges with law enforcement initiated by the Ku Klux Klan, and White mobs, including a Ku Klux Klan march through Black neighborhoods in 1937 to intimidate Black people from voting.

The report then documents decades of racist ideas and policies, guided by the premise of the inferiority of Black people, including adoption of a new city charter in 1931 “to establish and set apart in said city separate residential limits or districts for White and negro residents” (General Powers, ff) (St. Petersburg Times, February 14, 1931, Section 2, page 3). A charter clause banned White people from living or having a business in Black neighborhoods in St. Petersburg, at the time already one of the most segregated cities in the country, while forbidding Black people from doing the same in White neighborhoods. Indignities and restrictions placed on Black residents, from using public restrooms to sitting on the city’s signature green benches to trying on clothes in stores along Central Avenue, are detailed. City Council deliberations and votes addressed issues ranging from banning Negro orchestras from playing for dances attended by White people to a Negro bathing beach that caused consternation by White residents because use of the beach by Black residents required that Black families travel through some White areas. Though the St. Petersburg City Council declared all city-owned facilities and city employment open to all “regardless of race, Color or creed” (St. Petersburg Times, July 12, 1963, Section B, p.3), in July 1963, the theme of coordinated White mobs showing up publicly to City Council to interfere with or undermine advances affording equitable accessibility or easing burdens on Black citizens has remained a common thread in the 60 years since.

The report then provides new analyses of various data sources to examine continued differences between residents who are Black and residents who are White in terms of earned

income, home ownership, and experiences with the criminal-legal system. These newer analyses are preliminary and necessarily limited but are provided to demonstrate ways in which structural racism continues to exert modern-day effects. Data from the 2018 American Community Survey indicate significant differences in median earned income of St. Petersburg residents who are Black and those residents who are White. Specifically, the median earned income of residents who are non-Hispanic Black is only 73% of residents who are non-Hispanic White. More significantly, this difference remains even when normalized for educational attainment. Though additional education results in an increase in income, it does not eliminate the racial income gap. The median income of residents who are non-Hispanic Black with an associate degree is only 85% of that of non-Hispanic Whites. This same gap can be seen at all educational attainment levels. It is 87% for bachelor's degree holders, and 79% for those with an advanced degree. Moreover, except for education administration and teaching, this difference remains regardless of the degree field. A striking example is the median income of residents who are non-Hispanic Black with a bachelor's degree in business, which is only 67% of that of non-Hispanic Whites, and it is 75% for those with an advanced degree in business.

Similar legacies of historic racist policies can be seen when examining data for home ownership. Data from the Pinellas County Property Appraiser show that, in line with findings elsewhere, home ownership rates are significantly lower in St. Petersburg census tracts with a large percentage of Black residents than they are in census tracts with a large percentage of White residents. In census tracts with larger percentages of Black residents, both the value per square foot, as assessed by the County Property Appraiser, and the actual sales price per square foot of residential properties are among the lowest in St. Petersburg. Moreover, the percentage of sales in which the sales price is less than the assessed value is highest in the census tracts with a

higher percentage of Black residents. These data suggest that residential properties in primarily Black census tracts are undervalued by buyers.

Among the most stark and well-documented disparities are in the criminal/legal system data. Data from the Clerk of the Court show that, for most offenses that include a degree of discretion on the part of the law enforcement officer, the percentage of Black people charged far exceeds their percentage in St. Petersburg's general population. For example, while only 22% of St. Petersburg residents are Black, 74% of all St. Petersburg residents charged with "resisting arrest with violence" in 2020 and the first three months of 2021 were Black, as was 51% of the 1,028 residents charged with not carrying a license. Data show similar trends for many other charges that include officer discretion, a pattern that has continued to endure from all prior years.

Unequal access to quality education, food, housing, employment, healthcare, and other staples of a healthy life, shaped by the deliberate and differential distribution of money, power, and resources in St. Petersburg have culminated in tragic health disparities. The differential targeting of Black citizens over generations has been largely responsible for unfair, avoidable differences in health status between Black and White citizens. Infant mortality rates of Black infants have ranged from 2 to 5 times that of White infants in St. Petersburg and there has been no sustained narrowing of this gap despite awareness and medical concern. Moreover, the brain and biological systems of all adults are shaped during the earliest years of life, during which time Black children and their caregivers are faced daily with lingering effects of disparate and differential day-to-day adversity which insidiously corrode both psychological and physiological health. Over the course of the lifespan, a weathering effect is seen on health, culminating in a comprehensive array of preventable health disparities. Newer studies have identified disturbing evidence of poorer health and mortality outcomes for Black citizens at the hands of White health

professionals compared to Black health professionals. In St. Petersburg, data document gaps in life expectancy for Black and White citizens, reaching to well over a decade of life in certain areas of the city. Health data underscore most dramatically the scope of change still needed to redress social determinants of health.

Perceptions of racial inferiority and inequality continue to influence contemporary discussions and decisions made regarding equity. Structural racism imposes unique and substantial stressors on the daily lives of families raising young Black children, and significant adversity or trauma early in life impacts not only school readiness, but educational achievement and later economic productivity, and ultimately, results in higher rates of chronic physical and mental health problems across the lifespan. We are in an era where progress made through the passage of federal legislation has been challenged by a backlash regarding voting rights calculated to differentially impact Black citizens, evidenced by 389 restrictive bills introduced during the 2021 legislative sessions in 48 states, including Florida. Informed understanding of how structural racism has created, and systematically ensures continuation of, disparities in wealth, housing, education, financial security, physical and psychological safety, health, and mortality in St. Petersburg is the most consequential first step toward the comprehensive, measured, and deliberate policy decisions that can accelerate progress toward the promotion of equity.

Section 1. Introduction

Structural racism is an institutional system that perpetuates inequality, disparities, and injustices within a community. It affects the community via multiple facets that social institutions and infrastructures preserve. According to Egede and Walker (2020):

Structural racism exists because discriminatory practices in one sector reinforce parallel practices in other sectors, creating interconnected systems that embed inequities in laws and policies. Consequently, education, employment, housing, credit markets, health care, and the justice system mutually reinforce practices that allow or encourage discriminatory beliefs, stereotypes, and unequal distribution of resources. (p. 1)

Structural racism also limits individuals' opportunities to excel or reposition themselves to achieve their desired advancement (Chetty et al., 2020; Myrdal, 1944; Yearby, 2020; Yearby & Mohapatra, 2021). Thus, in documenting structural racism, consideration should be given to policies and practices that contribute to inequities. This report documents the impact of structural racism on Black lives in St. Petersburg, Florida, from the arrival of John Donaldson in 1868 to the present. The primary goals of this report are as follows:

- Provide both a historical overview and a snapshot of current data trends that illustrate ways in which structural racism affects aspects of Black life and the thriving of communities in the city of St Petersburg.
- Provide recommendations for updated or new policies and practices that may help to dismantle structural racism in the city.
- Identify additional facets of structural racism impacting the Black residents and communities in St. Petersburg that need further research, documentation, and funding to better understand and meaningfully address these additional facets.

This report is organized into seven sections. Section I introduces the study and operationalizes terms and definitions. Section II describes relevant literature on structural racism pertinent to the criminal-legal, economic, health, and education systems. Section III describes the methodological approach employed to analyze the data. Section IV summarizes the study's findings relative to the historical and modern-day impact of structural racism on the lives of Black people in St. Petersburg. Section V identifies facets of structural racism that need to be further researched. Section VI provides recommendations regarding actions that can be taken to help address structural racism in the city of St Petersburg. Section VII comments on implications of the study and offers concluding summary remarks.

Operational Definitions

The following are operational definitions for terms that are integral to this report.

- **Black or African American.** This report adheres to the U.S. Census Bureau definition for a Black or African American person. It states, “A person having origins in any of the Black racial groups of Africa” (U.S. Census Bureau, 2021).
- **White.** This report adheres to the U.S. Census Bureau definition for a White person. It states, “A person having origins in any of the original peoples of Europe, the Middle East, or North Africa” (U.S. Census Bureau, 2021).
- **Structural racism.** According to the Aspen Institute (2017), structural racism is “a system in which public policies, institutional practices, cultural representations, and other norms work in various, often reinforcing ways to perpetuate racial group inequity. It identifies dimensions of our history and culture that have allowed privileges associated with ‘Whiteness’ and disadvantages associated with

‘color’ to endure and adapt over time. Structural racism is not something that a few people or institutions choose to practice. Instead, it has been a feature of the social, economic and political systems in which we all exist”

(<https://www.aspeninstitute.org/wp-content/uploads/files/content/docs/rcc/RCC-Structural-Racism-Glossary.pdf>).

- **Social determinants of health.** According to Healthy People (2020) “Social determinants of health are conditions in the environments in which people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks". Thus, health is impacted by conditions in which an individual works and lives, and by social and economic resources, and by other opportunities an individual is afforded (Braveman et al., 2011). It is more customary to focus in on more immediate or proximal causes of individual health outcomes, factors that are referred to as “downstream” social determinants of health; these are factors “temporally and spatially close to health effects (and hence relatively apparent) but influenced by upstream factors” (Braveman et al., 2011, p. 383). Less customary is to consider how “upstream” social determinants of health factors, including structural racism, “set in motion causal pathways leading to (often temporally and spatially distant) health effects through downstream factors” (Braveman et al., 2011, p. 383).

Section II. Relevant Literature

Since the arrival, in late August 1619, of people of African descent to the land now known as the United States of America (USA), to the present time, there remain deeply entrenched racial inequities and discriminatory practices in all areas of Black life (Hardeman et al., 2021; Joseph, 2020; Smedley & Smedley, 2018; Sitkoff & Foner, 1993). Progress has been made through the passage of legislation (Civil Rights Act of 1964, Voting Rights Act of 1965, and the Patient Protection and Affordable Care Act of 2010, to name a few) and court rulings. Nevertheless, this progress is often challenged, neutralized, or undermined, as evidenced by the 389 bills with restrictive provisions introduced in 48 states during the 2021 legislative sessions (Brenner Center for Justice, 2021).

Anti-Black racism, a “system of beliefs and practices that attack, erode, and limit the humanity of Black people” (Carruthers, 2018, p. 26), is embedded in the fabric of the United States. Even as the founding fathers were declaring independence, they debated issues regarding people of African descent. They developed racist ideas and policies, including the inferiority of Black people, that remain entrenched in society. Whether in employment, housing, economic opportunity, health, education, incarceration rates, the death penalty, felony disenfranchisement, and any of the social determinants of health, or just living from day-to-day, Black people have experienced and continue to experience anti-Black racism resulting in disparities in our currently racialized society.

Racial inferiority and inequality were the justification for the enslavement of Black people and these notions continue to influence contemporary discussions regarding equity (Menchaca, 1997). Ibram X. Kendi (2016) noted, “racial discrimination led to racist ideas which led to ignorance and hate. This is the causal relationship driving America’s history of race

relations” (p. 9). Kendi continued that those embracing racist ideologies dismiss or ignore the foundations on which they were built including systemic policies of enslavement, oppression, and confinement. Any attempts to tear down structural racism must take stock of and confront these systems.

Structural racism impacts individuals across multiple institutions. It is operationalized through laws, policies and practices that limit individuals' opportunities. According to Powell (2008),

From a structural perspective, causation is understood as cumulative within and across domains. It is a product of reciprocal and mutual interaction within and between institutions. Institutional racism shifts our focus from the motives of individual people to practices and procedures within an institution. Structural racism shifts our attention from the single, intra-institutional setting to inter-institutional arrangements and interactions. Efforts to identify causation at a particular moment of decision within a specific domain understate the cumulative effects of discrimination. (p. 796)

This notion of cumulative impact is an important one. Yearby and Mohapatra (2021) explain ways in which structural racism is deeply rooted in society and inscribed into policy and legal formulation. Ensuing policies and laws, when biased at their base, can deprive racial and ethnic minorities of opportunity and resources compared to other groups. When examining structural racism, it can be particularly useful to focus on inter-institutional arrangements and to consider enforced laws that historically and presently contribute to disparities in opportunities and to differential resource allocations afforded marginalized populations. Thus, in examining structural racism within the St. Petersburg, Florida, community, this report will consider where relevant inter-institutional arrangements among criminal-legal, economic, education, and health systems.

Criminal-Legal System

Structural racism is evident in the criminal-legal system (Mesic et al., 2018). Data trends suggest that Black are incarcerated at higher rates than their White counterparts (Delaney et al., 2021; Mauer & King, 2007). Further, there is a disproportionate concentration of incarcerated low-skilled Black men with limited educational attainment (Ewert et al., 2014). Historically, Black people were subjected to brutal forms of policing and murders, including lynching. These were among the forms of terror differentially used as disciplinary and control devices against Blacks (Myrdal, 1944; Clarke, 1998). According to the Equal Justice Initiative (2021), a fundamental belief that Black and Brown people are prone to crime and inherently dangerous remains today and continues to drive inequitable policies leading to excessive sentencing, mass incarceration, and execution.

Incarceration has long-term consequences and can impact individuals' credit ratings, future job opportunities, access to housing (Garcia-Perez et al., 2020), and overall well-being (Blankenship et al., 2018). Furthermore, individuals' failure to pay fees and fines can result in occupational and driver's license suspensions, public benefits restrictions, and repeat incarceration (Colgan, 2018). In response, individuals desperately seeking to avoid repercussions for not paying economic sanctions often forego basic needs, such as housing, food, and medication and end up in 'a debtor's prison' (Colgan, 2018). In these ways, incarceration and economic sanctions have repercussions far beyond the criminal-legal system.

Police involved shootings also reflect disparities relative to race (Scott et al., 2017). The state racism index, which is a predictor for Black-White disparities in the rate of police shootings, includes a disparity ratio of police shootings of potentially unarmed individuals – a rate which increases by 24% for every 10-point increase of the index (Mesic et al., 2018). There

have been recent calls to unpack existing data regarding officers involved in shootings to gain a clearer read on trends (Knox & Mumulo, 2020). There have also been recommendations to create a national database documenting every incident of police firing guns at citizens (Tregle et al., 2019), to solidify understanding of trends and means of intervening to effectively address and erase racial disparities.

Economic System

Structural racism impacts economics at the individual and community levels. Economic disparities can have lasting negative effects on Black families impacting the ability to purchase homes, employment options, initiate business ventures, and prioritized expenses (Minzner, 2020). The economic system has benefited the white community in St Petersburg based on biased law-making and day-to-day practices at the national and local levels. This includes:

- **Federal Housing Act** in 1934 and the creation of the Home Owners' Loan Corporation in 1933 which provided the foundational legislation and administrative apparatus that generated redlining and racially segregated communities and disparities in housing values and home ownership.
- **Servicemen's Readjustment Act (also known as the GI Bill) of 1944**, signed into law by President Franklin D. Roosevelt, provided federal assistance to veterans in the form of housing, unemployment and educational benefits. However, politicians designed the distribution of benefits to limit options for Black service members.
- **Social Security Act 1935**The policy was intended to protect families from loss of income due to the death or disability of a primary breadwinner as a result of work related incidents, and to offer assistance via public welfare. However, because of

longstanding discrimination in employment Black workers were often paid in cash or “off-the-books” making them ineligible for these social insurance programs.

- **Fair Labor Standards Act of 1938**

When the Federal minimum wage was established under the Fair Labor Standards Act of 1938, it purposely excluded many African American workers. Agriculture and most service workers, who are predominantly African American, were exempted from labor law protections.

- **Jim Crow Laws**

Jim Crow laws were a collection of state and local statutes that legalized racial segregation. African Americans were denied the right to vote, hold jobs, get an education or other opportunities. Those who attempted to defy Jim Crow laws often faced arrest, fines, jail sentences, violence, and death.

Furthermore, the systems and laws that limited opportunity for Black people also extend to the efforts to expand the economy in St Petersburg and across the country. Economic development efforts, designed to expand the local and regional economies and positively impact everyone within that geography, have benefited White people disproportionately. Even while cities and counties have made substantial investments in traditional economic development (e.g., business recruitment, infrastructure investments, and downtown revitalization), wealth disparities persist.

In most cases, the goal of these efforts has been to improve a city or neighborhood’s overall prosperity without considering who specifically would benefit or be harmed. Without an intentional focus on who benefits, though, these investments have gone to those best prepared or

best capitalized to take advantage (Benner & Pastor, 2013; Berube & Murray, 2018; Johnson, 2016; Rothstein, 2018). For example, small business loans have gone to those with existing banking relationships (Simon, 2020), recruited businesses rarely employed neighborhood residents, and facade improvement grants went to those with sufficient resources to contribute the needed financial match. Therefore, the legacy of systemic racism in the United States (i.e., discriminatory lending practices, redlining, and lack of municipal investments in communities of color) increased the likelihood that those who benefitted were White and not people of color.

These historic and current realities result in a significant difference in wealth between White and Black families. “In the 2019 survey, White families have the highest level of both median and mean family wealth: \$188,200 and \$983,400, respectively...Black and Hispanic families have considerably less wealth. Black families' median and mean wealth is less than 15 percent that of White families, at \$24,100 and \$142,500, respectively.” (Bhutta et al., 2020, <https://www.federalreserve.gov/econres/notes/feds-notes/disparities-in-wealth-by-race-and-ethnicity-in-the-2019-survey-of-consumer-finances-20200928.htm>).

Housing

Homeownership is a pathway to generate generational wealth. According to Glover (2021), Black homeownership lags across the country, with only 44% of Blacks owning their home in 2020 compared to 74% of White Americans. Numerous reports confirm that homeownership for Blacks remains at a lower rate (Citi Global Perspectives and Solutions (Citi GPS), 2020; Garriga et al., 2017).

Unfair mortgage practices are rampant in Black neighborhoods. For instance, SunTrust, Wells Fargo, and Countrywide have exhibited discriminatory practices that negatively impact Black borrowers (Rice & Swesnik, 2013). The economic disparities resulting from structural

racism suppress Black homeownership. For example, potential borrowers lack the financial and other qualifications for mortgage loans, and Blacks are rejected for mortgage loans at a rate three times higher than non-Black individuals (Citi GPS, 2020; Glantz & Martinez, 2018; Liu et al., 2020). Blacks are also denied at higher rates for conventional, nonconventional, and refinance loans (Citi GPS, 2020; Liu et al., 2020). Since credit reports are among the top reasons for the denial of loans (Liu et al., 2020; Rice & Swesnik, 2013), it is relevant that credit scores have biased algorithms that decrease the credit rating of Black borrowers (Glantz & Martinez, 2018; Rice & Swesnik, 2013).

Perry et al. (2018) noted that property appraisals and the equity in Black-owned homes are often assessed at a lower value when compared to White-owned homes, a pattern that may be influenced by and reflect bias, such as a belief that children residing in devalued neighborhoods in segregated metropolitan areas have less chance at upward mobility. Furthermore, homes in majority-Black neighborhoods were valued at 23% less when compared to areas with few, if any, Black residents (Perry et al., 2018). Yearby (2018) suggested that one means of addressing structural racism relative to housing would be targeting grants to revitalize Black neighborhoods. This might be expected, in turn, to lower crime rates, pollution, noise levels, and overcrowding.

Employment and Compensation

Structural racism impacts economic development (inclusive of business opportunities, housing, transportation, etc.). Employment contributes positively to economic development through jobs that are profitable, enjoyable, and provide opportunities for advancement. However, opportunities for representation and sustained employment within various sectors can vary. For instance, despite increases in recruitment efforts for minority teachers in education, turnover rates for minority teachers are higher than those of their White peers, due in part to poorer

working conditions (Ingersoll et al., 2019). One telling statistic is that since the existence of the federal financial regulatory agency, only 3% of financial regulators have been Black (Brummer, 2020). Improved efforts and successes in recruiting individuals of Color to professional careers and retain them are needed.

Unemployment data echo these concerns. The Equity Profile of Pinellas County (UNITE Pinellas, PolicyLink & PERE, 2019) indicates an unemployment rate for White residents of 6% compared to a rate of 10% for Black residents. Job displacement also more frequently impacts Black workers than their White counterparts (Wrigley-Field & Seltzer, 2020). Analyses suggest that Blacks are more likely to lose their jobs or to leave lower-risk non-frontline positions (Gemelas et al., 2021). An additional concern is that Black workers' unemployment may more often be a result of transportation constraints (Tyndall, 2017).

These concerns combine to contribute to wealth gaps, and remedial efforts need to transcend neighborhood boundaries and class lines, while focusing on improving upward mobility (Chetty et al., 2020; Urban Institute, 2020). Unfortunately, compensation disparities hinder upward mobility, and such disparities also exist. According to a 2019 Equity Profile of Pinellas County (UNITE Pinellas, PolicyLink & PERE, 2019), the median hourly wage for a White person in the county in 2016 was \$20.20, while the average wage for a Black person was \$14.80. Thus, for a 40-hour week, a White person earns an average of \$216 more than a Black person. Multiplied by 52 weeks (a year), the result is a wage difference of \$10,800. This difference in income aligns with national trends. Even when poor households of varied race are compared, Blacks and Hispanics had a neighborhood median income that was about two-thirds that of Whites and Asians (Reardon et al., 2015).

While Bradford (2014) has highlighted entrepreneurial opportunities for Blacks as one path to potentially reducing Black-White wealth gaps, Yearby (2018) outlined how government entities can also address structural racism in employment by more systematically enforcing laws that promote civil rights relative to wage and hiring discriminatory practices. One concrete step forward may be requiring companies to publicly report data on their hiring and pay information, disaggregating data by gender and race.

Education

Education can shape and advance society. Education can promote economic opportunities, improve quality of life, and reduce health disparities. The impact of education spans the K-16 learning environments and influences community norms and culture. Yet history documents laws and policies that were strategically used to restrict educational opportunities for Blacks (Blaisdell, 2016; McGee, 2020; Powell, 2008; Schnur, 1991). For instance, cases such as *Plessy v. Ferguson* (1896), *Patterson v. Taylor* (1906), and *Brown v. Board of Education of Topeka* (1954) exposed how segregated education and transportation result in unequal opportunities for Blacks.

Some schools are still segregated, and integration efforts have progressed at a slower rate (Frankenberg, 2019). Schools serving primarily Black students continue to face struggles in providing adequate resources, keeping qualified teachers, and ensuring students demonstrate proficiency on assessment at the state and national level (Moore, 2021, Taylor & Frankenberg, 2009; Wald & Losen, 2003). Commensurately, Black students in K-12 settings continue to be singled out at higher rate for suspensions, harsher school sanctions, and marginalization within school settings (Tampa Bay Times, 2015; Wald & Losen, 2003). This disturbing trend begins before children even reach the school system. Gilliam (2015) reported that nationally, 6.67

preschoolers were expelled per 1,000 enrolled, a rate 3.2 times the rate for K-12 students; rates are highest for African Americans, with boys over 4½ times more likely to be expelled than girls. Expulsion rates were the highest in faith-affiliated centers and in for-profit childcare (Gilliam, 2015).

At the tertiary level, discrimination has also existed in decisions regarding who gains acceptance into various programs (Cohen & Kisker, 2010; Hutcheson et al., 2011). Blacks' acceptance rates into STEM fields, medical programs, and law have historically been lower than those of their White counterparts (Burke, 2020; Cohen & Kisker, 2010; McGee, 2020; Schnur, 1991; Walter & Johnson-Austin, 2012). In these ways, structural racism within educational systems begins very early on, has been documented across the educational spectrum, erects barriers and most importantly, has repercussions on Black students' future career trajectories.

The national trends of educational disparities have been well-documented in Pinellas County. A class-action lawsuit (Bradley v. The Pinellas County School Board) outlined how the School Board had denied Black students a quality education, prompting coordinated action (Sibley Dolman Gipe, 2017). In 2015, five majority Black schools (Campbell Park, Fairmount Park, Lakewood, Maximo, and Melrose) were flagged as being regularly among the lowest-performing schools in Florida, and were notoriously labeled "Failure Factories" (<https://projects.tampabay.com/projects/2015/investigations/pinellas-failure-factories/>) (Tampa Bay Times, 2015).

Several strategies for addressing disparities in education have been identified, including Assari and Caldwell's (2018) call to increase the diversity of teachers and to allocate funding to provide training on bias, racism, microaggression, prejudice, and inequalities. Others have proposed additional ideas, such as integration of the arts into the curriculum to improve students'

academic performance, motivate, and engage them in learning various content, develop social competencies and skills, and promote thinking and problem-solving skills (Carney et al., 2016; Parkinson, 2017).

Health

Health outcomes are a consequence of structural factors such as wealth, income inequality, and access to education (Viner et al., 2012), and multiple social determinants of health differentially impact Black individuals and communities (Braveman et al., 2011). Among the more commonly identified social, economic and environmental determinants are availability of resources to meet daily needs (e.g., safe and affordable housing, healthy food), access to educational, economic, and job opportunities, social support, neighborhood and community safety, and clean air and water. Moreover, economic, housing, labor, transportation, educational and criminal-legal disparities not only operate independently to differentially impact Black communities and neighborhoods, but they also intersect to have combinative influence and exert ripple effects that influence Black citizens' health and wellbeing throughout life (Paradies, 2006).

While the stresses of structural racism have deep historical roots, they also play out in everyday devaluing, disempowerment, and differential allocation of valued societal resources and opportunities to Black men, women, and children (Braverman & Gottlieb, 2014). These stresses can trigger a chain of biological processes, referred to as weathering, that weakens both physical and mental health (Geronimus et al., 2006). Weathering starts early in life and continues to exert a deleterious effect on health throughout the adult years (Simons et al., 2018). Data indicate that differential health outcomes are present even prenatally and in the newborn period (CDC, 2016), and that the health and life expectancy of Black individuals are adversely

influenced by a cumulative experience of racism throughout the life course (Paradies, 2006; Phelan & Link, 2015).

Structural racism has also impacted the healthcare of individuals and the support for families (Bailey et al., 2017; Smedley et al., 2002; Wrigley-Field et al, 2021; Yearby, 2018). Blacks have disproportionately higher morbidity and mortality rates (Gee & Ford, 2011; National Center for Health Statistics, 2017) and unequal access to medical care (Garcia et al., 2020; Mayberry et al., 2000). Disparities between racial groups exist for hypertension, breast cancer, diabetes, high blood pressure, substance use, cardiovascular health, and cancer diagnosis (D. R. Williams & Mohammed, 2009; Khan et al., 2014; Mayberry et al., 2000; Smedley et al., 2002). Randall (2006) outlines a case wherein disparities trace back to a lack of health care provided from slavery through the reconstruction period, Jim Crow laws, and the Civil Rights movement, into the present. Today, while most hospitals are desegregated as a result of Title VI, loopholes in laws and unchecked unconscious bias can still lead physicians to discriminate in their practices relative to race (Yearby, 2018). The most recent disparities documented during the COVID-19 pandemic show Blacks to have disproportionately higher rates of infection and death (Laurencin & McClinton, 2020; Tan et al., 2021).

Elevated stress levels, depression, and psychological factors are all associated with inequities. Inequities in healthcare treatment can contribute to psychological distress (Assari, Lankarani, & Caldwell, 2017; Schmitt et al., 2014); to an increase in depression and anxiety (Assari et al., 2015; Assari, Lankarani. & Caldwell, 2017; Assari, Moazen-Zadeh et al., 2017; Himmelstein et al., 2015); and to an increase of disturbed eating and obesity (Assari, 2008a). Individuals' quality of life and life expectancy also decrease when there is poor healthcare treatment and mistreatment, which itself impacts psychological wellness (Schmitt et al., 2014).

It has become increasingly clear that early childhood, childhood, and adolescent experiences are pivotally important. Brain science now indicates that between 80-85% of the brain's development has been completed by the age of 3 (Gilmore et al., 2007; Nowakowski, 2006; Rakic, 2006). During the pregnancy, infant and toddler years, developing brains are being wired -- in a moment-to-moment, hour-by-hour, day-by-day "real time" manner -- by the social experiences babies are having with other people around them (National Scientific Council on the Developing Child, 2020). This is for the good when infants are experiencing safety, security, predictability, and relative calm. By contrast, experiencing adverse environments has very different enduring consequences. The impact on the lifelong brain-behavior connections will be guided by the individual's hard-wired stress response system (in particular, the hypothalamic-pituitary axis) that is being built during the first 18 months of life (National Scientific Council on the Developing child, 2007). It can hence be detrimental when infants' and toddlers' day-to-day social exchanges and interactions at home, in their childcare centers, and in their neighborhoods and community are compromised by stress, chronic adversity, and/or trauma - including adversity experienced by those adults caring for them.

One of the most remarkable statistics highlighting the stresses that can come from the stresses and indignities of culturally based racism is that health disparities can be documented at all levels of socioeconomic standing and education (Braveman et al., 2011). Evidence is clear that Black men have poorer health than other groups when they are not educated, but even among middle-class educated Black men and women, health outcomes do not reach par with those of White men (Olshansky et al., 2012). For example, whereas the life expectancy for White men with the most education is 12.9 years longer than for White men with the least education, among Black men, the difference between most and least educated is only 9.7 years (Olshansky

et al., 2012). Moreover, Black-White disparities in health and mortality can be seen at all ages from twenty through eighty (Olshansky et al., 2012). Hence, even if able to improve their educational and socioeconomic standing, Black men do not receive the same degree of protective health boost as do White men, for Black men continue to be vulnerable to the pervasive stressful influence and incidence of racism.

Black women are similarly impacted (Olshansky et al., 2012); they die earlier too and are also less likely to receive even routine medical procedures than are White women (Howell et al., 2016; Prather et al., 2018). In the analysis provided by Simons et al. (2018), “Black women are especially vulnerable to weathering effects when high rates of male unemployment and incarceration in the community thrust them into a role of supporting multiple generations of dependents but with resources only accessible from low-income jobs” (Simons, et al, 2018, p.1997). Other data show that Black women are four to five times more likely to die during pregnancy and childbirth than White women, regardless of income, education, or lifestyle (Bingham et al., 2011; Bond, 2011). Nationally, there are 40.8 pregnancy related deaths per 100,000 live births for Black women and 12.7 per 100,000 for White women (Centers for Disease Control and Prevention, 2019). Clearly, the burdens of structural racism affect Black citizens' health and contribute to early mortality in ways never felt by White citizens (Gee & Ford, 2011; Hardeman et al., 2016; Neblett, 2019).

Differences in health between Black and White citizens cannot simply be explained by genetic susceptibility or written off to poor behavioral habits (Kuzawa & Sweet, 2009; Landecker & Panofsky, 2013), though certainly health is adversely affected by such factors as food deserts and lack of accessibility to fresh food. Comparisons of Black immigrants with those born and raised in the U.S. help shed light on the insidious weathering effects of being Black in

the United States from birth. Though as a group, immigrants are in better health upon arrival in the U.S. than are their American counterparts, this foreign-born health advantage erodes over time for most immigrant groups (Engelman & Ye, 2019). However, the pattern is different for Black foreign-born immigrants (Antecol & Bedard, 2006). Whereas assimilation toward U.S. levels eventually erases most to all of the initial health advantage shown by Hispanic and (depending on the health measure) white immigrants, it does not eliminate the gap for Black immigrant men or women (Antecol & Bedard, 2006; Engelman & Ye, 2019).

Such data underscore that health patterns do not simply arise from different biological endowments or behavioral choices. They reflect biological consequences of chronic exposure to racial discrimination, economic deprivation, and social marginalization among communities of color (Williams & Sternthal, 2010; Paradies, 2006; Phelan & Link, 2015) in line with those chronicled throughout this report. The weathering effect of being Black in America from birth draws stark attention to the work that lies ahead to address inequities and eliminate the health impact of structural racism (Geronimus et al., 2006).

There are other important considerations that further amplify health equity issues. Access to health insurance is disproportionate relative to racial groups. The Equity Profile of Pinellas County (UNITE Pinellas, PolicyLink and PERE, 2019) indicated that for individuals 26 years of age and older, 88% of White people had health insurance, compared to 81% of Black people. That same report noted that Black people were more likely to hold public health insurance than White people. This circumstance in turn leads to disproportionate access to health care options, which can significantly impact individuals' overall wellness.

Conditions are also complicated by a deep mistrust of healthcare held by Black Americans (Boulware et al., 2003). Incredibly, systematic documentation of excess death among

Black Americans (compared with the White population) did not even exist at all until the 1985 Report of the Health and Human Services Secretary's Task Force on Black and Minority Health (also known as the Heckler Report). It was not until 2002 that the Institute of Medicine's report *Unequal Treatment* systematically delineated the body of evidence documenting disparities in the actual delivery of health care services (Nelson, 2003; Institute of Medicine (IOM), 2003). Among findings exposed by that report was that Blacks were less likely to have been given appropriate cardiac medications, to have undergone bypass surgery, or to have received kidney dialysis or transplants. A later review focused specifically on cardiac care concluded that Black adults were statistically less likely than White adults to undergo coronary artery bypass graft (CABG) surgery in 21 of the 23 most rigorous studies that calculated odds ratios to compare CABG use (Mehta et al., 2016).

In 2021, the overwhelming majority of all physicians and healthcare providers remains White, and hence racial concordance between provider and patient is not always possible. Data indicate that in some circumstances, such non-concordance may in fact matter. A remarkable new set of analyses that focused on data from the state of Florida has provided evidence that when cared for by White doctors, Black newborns were nearly three times more likely to die than were White newborns, but that if the doctor of record was Black, the mortality rate for Black newborns (as compared with White newborns) was cut in half (Berg et al., 2010; Greenwood, et al., 2020; Picheta, 2020).

Clearly, the issues affecting health and healthcare are complex and varied, and major planning will be needed to dismantle structural racism still affecting the health care system in America. Diversity training and review of practices and policies for discrimination are certainly one important element (Yearby, 2018), and the COVID-19 crisis has led others to argue for

national commissions and large-scale reforms to protect Black and other underrepresented minority citizens "who at baseline do not have a safety net; they are the unprotected who are branded with an imposed status as the first to endure impact" (Laurencin & McClinton, 2020, p. 400). Such work is urgent and both smaller immediate, and larger-scale transformative, changes and reforms are called for.

Various Cities' Initiatives to Promote Racial Equity

As outlined above, the implications of structural racism and its effects on economic development, education, health, and interaction with the criminal-legal system are far-reaching. Because most majority culture individuals do not recognize the multitude of ways in which they unknowingly typecast, patronize, or exclude stigmatized minorities, training on bias is certainly one key element of reform. However, more broadly speaking, policies that explicitly combat discrimination and prejudice will need to be introduced and enforced to protect interests of racial and ethnic marginalized populations (Laurencin & McClinton, 2020; Yearby, 2018). Throughout the United States, communities and city governments have been responding, and a number have begun to systematically address racial marginalization.

One of the most coordinated efforts is the City Mayor's Society (Favro, 2021), which offers a website providing detailed information on the initiatives of cities partnering in this collaborative, along with progress made. Each city has designated an equity office within the governmental structure to evaluate, provide resources, and set up standards for their respective cities. The 32 cities within this collective providing national leadership in taking proactive responses include: Albuquerque NM, Asheville NC, Atlanta NC, Austin TX, Baltimore MD, Boston MA, Cambridge MA, Cedar Rapids IA, Champaign IL, Cleveland OH, Denver CO, Eugene OR, Evanston IL, Grand Rapids MI, Harrisburg PA, Iowa City IA, Long Beach CA,

Louisville KY, Madison WI, Minneapolis MN, New Orleans LA, New York City, NY Oakland CA, Philadelphia PA, Pittsburgh PA, Portland OR, Sacramento CA, San Antonio TX, Seattle WA, St Louis MA, Tacoma WA, and Tulsa OK. The cities' efforts have taken root in the areas of partnership engagement, educational increase, cultural awareness, advocacy, community accountability, resource distribution allocation, racial equity tools, and policy reorganization and development. The cities have also made statements addressing racial disparities and created offices focusing on diversity, equity, and inclusion.

Current Initiatives on Equity in St Petersburg, Florida

The City of St. Petersburg, Florida has itself taken significant steps to advance equitable opportunities for its residents. This History of Structural Racism in St Petersburg report was authorized by the Mayor and City Council. The City also commissioned and received a public contracting disparity study (Tampa Bay Times, September 25, 2021) which documents the City's utilization of available Minority and Woman-owned Business Enterprises (M/WBEs), and non-minority male owned businesses (non-M/WBEs) as prime contractors and subcontractors. Moreover, the decennial Charter Review Commission (City of St. Petersburg, 2021; Tampa Bay Times, October 6, 2021) completed its work in 2021 with four of seven proposed amendments explicitly advocating for increasing racial equity; in voting on the amendments in November 2021, between 40% and 45% of the electorate voted in favor of the four equity-related amendments. Finally, in August of 2021, the City Council passed a resolution declaring Racism as a Public Health Crisis (City of St. Petersburg Council Meeting, August 5, 2021). These initiatives collectively represent bold steps towards ameliorating the consequences of deeply rooted forms of structural racism. In addition to policy and organizational development, the City has undertaken a number of large-scale economic equity initiatives, including the Challenge Plan

of 1997 and the Midtown Strategic Planning Initiative of 2001-02. More recent advances include The 2020 Plan, a collective impact initiative supported by over 100 partners which is credited with measurably helping to reduce the African American poverty rate by 52%, from 2014 to 2019; the South St. Petersburg Community Redevelopment Area (CRA), established in 2015 as the first CRA in Pinellas County to be located within a low-income community; and the Deuces Rising and Sankofa on the Deuces initiative to heighten commercial density and access to business services for entrepreneurs of Color.

Section III. Methods

This report draws on reviews of existing published and public data and on new qualitative and quantitative methodological approaches to examine the historical and modern-day impact of structural racism on the lives of Black people in the city of St. Petersburg, Florida. Based on the pattern of findings, data reviewed are used as a basis for recommendations regarding actions that would help to dismantle racism and promote racial equity in St. Petersburg. A description of the data sources and analysis employed is below.

Data Sources

Data were garnered from publicly available sources, inclusive of the City of St Petersburg reports, peer-reviewed publications, articles in newspapers and journals, City Council Meeting Minutes, property records, community based organizational records, the U.S. Decennial Census, the American Community Survey, the National Association for Public Health Statistics and Information Systems, local data from the Clerk of the Courts, the Survey of Business Owners, and the Annual Survey of Entrepreneurship. Personal narratives from residents that documented their perspectives of the impact of structural racism within the community were also garnered via interviews and town hall conversations.

Data Analysis

Qualitative Data. The qualitative data were analyzed using a historical analysis of documents and thematic analysis of interviews and town hall discussions (Braun & Clarke, 2012; Gabbidon & Channeville, 2021; Joffe, 2012; Thies, 2002; Thomson, 2012). The historical analysis documented events that impacted the Black St. Petersburg community between 1868-2021. The historical context provides contextual insights relative to population growth, laws and policies, lynching, lack of Black representation in various leadership roles in St. Petersburg, economic opportunities and segregation, housing and road development, health care, education and policing that influenced norms pertaining to opportunities afforded to Blacks in St. Petersburg, Florida.

The personal narratives obtained from the interviews and town hall meetings were analyzed via a thematic analysis (Braun & Clarke, 2012; Joffe, 2012). Interviews were conducted with residents of the City of St. Petersburg community via an online video conference platform (Zoom and Microsoft Teams). The participants were asked to provide a verbal informed consent before the interviews began. The interviews were audio recorded and video recorded (if possible). Field notes of the town hall conversations were taken. During the interviews, participants were asked to describe their experiences and observations of structural racism in the city of St. Petersburg and its implication on various facets of life. They were also asked to describe factors that contribute to structural racism, and possible strategies that can be used to address it within their community. The participants were also asked to provide demographics and relevant background information. The interviews and town hall conversations provided contemporary information as it relates to the occurrences in today's paradigm.

Pseudonyms were used to refer to the participants in the interviews and to the groups in the townhall to promote privacy and confidentiality. There were eight individuals that were interviewed virtually who represented various aspects of the community (such as civic organization, military, policing, and community residents concerned with property value and criminalization of the Black community). One resident (Resident 9) submitted responses to the interview question via email. Additionally, for the town hall meeting, 48 residents registered, and 32 attended the town hall meeting. Individuals who participated in the town hall were assigned to one of five breakout groups. Hence, to promote anonymity we refer to the groups as (Alpha, Beta, Gamma, Delta, Epsilon). We also collected narratives of residents that lived in the Gas Plant, who are identified in the document. Their narrative provides vivid description of their experiences of living in the Gas Plant.

Members of the research team reviewed the transcripts of the interviews and identified initial codes. The codes were subsequently grouped into themes such as policing, housing, business opportunities for Black people, health, and the quality of education. The research team summarized the findings and considered the extent to which the themes aligned with relevant literature. In large part, historical trends reviewed in this report aligned with themes in the narratives shared by current residents.

Quantitative Data. Whenever possible, frequencies, percentages, and measures of central tendencies were used to analyze and summarize quantitative data and to compare potential differences between White and Black residents in St. Petersburg (Creswell & Creswell, 2017). In particular, the research team was able to obtain and analyze the frequency of various offenses, and the number of degrees attained at various levels and calculated percentages of Black defendants by offenses. The team also used data obtained from the Pinellas County

Property Appraiser on appraised values of and actual sales prices of properties by census tract. Finally, the team used data from the American Community Survey to compare median earned incomes of White and Black residents.

Limitations

This study was undertaken and completed during an intensive, time-compressed period in the summer and fall of 2021. Given the limited time allocated for the project, the scope of work was necessarily limited. For instance, extensive quantitative data analyses in the realms of health care and education are not included, although relevant historical documents and data are summarized. Parallel, ongoing efforts in St. Petersburg and Pinellas County in these two important areas regularly generate relevant data and should be considered in concert with findings from this study. Further, in continuing efforts, there remains a need to further examine relevant data that can get to the heart of particular questions and issues that can be directly addressed through new initiatives. Additional analyses can also help to build a grander understanding of the overlap and interplay among major structural indicators impacting quality of life through social determinants of health. With these caveats, the results detailed in this report are largely consistent with and reinforce findings from other completed and ongoing studies and initiatives underway in Pinellas County and the City of St. Petersburg.

Section IV. Results

Historical analysis completed for this study documented laws, policies, and practices throughout the past century that stifled opportunities for Black residents to obtain equitable economic advancement, education, and health care when compared to their White counterparts, and that collectively contributed negatively to creating the patterning of the social determinants of health that affect St. Petersburg's Black community. The various resources reviewed confirmed that lynching, activities of the Klu Klux Klan (KKK), and coordinated actions undertaken by other forms of White mobs were strategically used to terrorize the Black community and/or to restrict opportunities afforded to them. Qualitative data garnered via resident interviews echoed concerns that in South St. Petersburg, a variety of actions have adversely impacted Black residents. Beyond lack of economic opportunities, explicitly cited were the destructive impacts of developments such as Tropicana Field and Interstate 175 and 275 on available and affordable housing, and the need to transform policing.

Quantitative analyses documented additional evidence of modern-day inequity. New analyses revealed that in most instances (except for Reckless/Careless Driving and Motor Vehicle Noise), the percentage of Black defendants for various offenses exceeded the percentage of Blacks in St. Petersburg. Analyses also documented that more than half of all individuals arrested for resisting arrest with violence, improper pedestrian action, obstructing/resisting arrest without violence, and license not carried are Black.

Analyses of median income data revealed that non-Hispanic White median income was higher than that of non-Hispanic Black. This trend persisted by degree field, except for the median earned income for individuals with a degree in educational administration or teaching.

The data also revealed that in Black communities, home sale price is often lower than the assessed values.

In these and numerous other analyses, described in greater detail below, qualitative and quantitative data converged to suggest that Black residents of St. Petersburg do not have equitable opportunities within the criminal-legal, housing, and economic systems when compared to White residents.

To structure the reporting of results, a historical overview of events that impacted the Black community in St. Petersburg will first be provided. These accounts of historical trends will be augmented and punctuated by voices of current citizens who shared their own lived experiences and insights via interview. Subsequently, quantitative data and analyses speaking to modern day disparities and trends will be presented.

Historical Trends of Structural Racism within the City of St. Peterburg

An analysis of historical trends illustrates that as the population of the City of St. Petersburg began to grow, there was also an increase in discriminatory policies and practices that impacted the economic, health, and educational outcomes for Black residents. This section will describe the establishment and growth of the City of St. Petersburg; identify laws, policies, and practices that contributed to structural racism; discuss economic opportunities and segregation implications; provide insight into the development of Black housing communities and developments that negatively impacted the community; segregated education; the quality of health care that was accessed in Black communities; and notable protests, strikes, and other civil disturbances that advocated for equitable opportunities for Blacks.

The First People of African Descent on the Pinellas Peninsula

The first person of African descent known to set foot on soil that became the City of St. Petersburg was an enslaved Moroccan named Estavanico (also known as Esteban or Little Stephen) who was part of the Pánfilo de Narváez expedition that landed on the shores of North America in 1528, in St. Petersburg, on Boca Ciega Bay (the present-day Jungle Prada neighborhood). Though records are sparse, the next African descendants to arrive in the area may have been the Black enslaved persons who came to the peninsula with their owner, pioneer settler Dr. Odet Philippe. Records indicate, however, that John Donaldson, who arrived in 1868, was the first African American to permanently reside in St Petersburg.

The Growth of Black resident in the City of St. Petersburg

St. Petersburg was incorporated as a town of 300 people on February 29, 1892, and as a city in June 1903. In May 1911 a bill to create Pinellas County was passed in Florida's legislature and signed by the governor. The law was approved by referendum on November 14th, 1911 (Arsenault, 2017). However, Black people had lived in St. Petersburg decades before its incorporation, working as laborers and helping to build railways.

In 1868, John Donaldson (also referred to as “Old Black John” (St. Petersburg Times, June 29, 1901)), a formerly enslaved man, and Anna Germain, described as a mulatto housekeeper, arrived in St. Petersburg. Both were employees of Louis Bell, Jr., a White homesteader. Donaldson and Germain married and raised a family of eleven children. After a brief stint as Bell's employees, in 1871 they purchased 40 acres of land near Tangerine Avenue for a price of \$36 (equal to \$816.16 today (2021) (<https://www.in2013dollars.com/us/inflation/1860?amount=36>)). Several historical documents note that Donaldson and his family were respected and integrated members of the local society.

He served as the postmaster for St. Petersburg for five years. Being the only Black family on the lower peninsula, there was little concern with caste and class; but as more African Americans moved to the area that begrudging acceptance would change (Arsenault, 2017). Over time the city implemented many Jim Crow laws that disenfranchised Black residents.

Figure 1

Photo of John Donaldson



Note. Image provided courtesy of the Pinellas County Historical Society and the African American Heritage Association of St. Petersburg, FL, Inc.

For nearly two-and-a-half-years (between January 1887 to Spring of 1889) there were calls for workers to assist in building the Orange Belt Railway. Different sources cite that more than a hundred African American laborers came to the area to complete the final stages of the Orange Belt Railway, and many remained and settled in an area east of what was then Ninth Street South between Third and Fourth Avenues, which became known as Pepper Town.

Between 1890-1900 African Americans began to form what would become the second Black neighborhood in the city. The area originally called Cooper's Quarters was also along Ninth Street (now MLK Street) south of First Avenue and was later known as the Gas Plant area

because of the twin gas tanks that dominated the landscape. While, in 1894, the Historical Bethel AME Church was founded and the third Black neighborhood, Methodist Town, began to form around the church and took its name from the church.

By 1907, St. Petersburg consisted of several distinct neighborhoods including Blacks. Each neighborhood operated under a strict social order. The world of work was dominated by men, Black and White, and Black women employed as domestic workers (Arsenault, 2017).

Between 1921-1926 Black workers were recruited from Georgia and Alabama to address the building boom of the time. The influx of workers tripled the Black population from 2,444 in 1920 to 7,416 in 1930 (which represented 18.35% of St. Petersburg's population). Between 1930-1940 there was a 60.4% increase in Black growth. Once again, this led to stricter and more formalized system of racial segregation (Arsenault, 2017).

Table 1 illustrates federal census data between 1910-2010. The data show that the population of African Americans grew from 1,098 in 1910 to 58,500 in 2010 (Table 1).

Table 1*Federal Census Data Between 1910–2010*

Year	Population in St. Petersburg, FL.	Number of African Americans in St. Petersburg, FL.	Percentage of St. Petersburg, FL population that were African Americans
1910	4,127	1,098	26.61%
1920	14,237	2,444	17.17%
1930	40,425	7,416	18.35%
1940	60,812	11,982	19.70%
1950	96,738	13,977	14.45%
1960	181,298	24,080	13.28%
1970	216,232	31,911	14.76%
1980	238,647	40,903	17.14%
1990	238,629	46,726	19.58%
2000	248,232	57,483	23.16%
2010	244,769	58,500	23.90%

Substantial Numbers of Pioneer Settlers were Pro-Slavery

A large percentage of the earliest settlers of the lower peninsula were “rabidly pro-Confederate” (Arsenault, 1988, p. 3) men who either fought to uphold slavery during the Civil War, or who sympathized and supported this cause. They included John Bethell, a Confederate soldier who served in Company K of the Seventh Florida Regiment from 1862 to 1865; Abel Miranda; and James Barnett, a Confederate veteran who settled on the future site of Gulfport, in 1868.

These pro-slavery adherents remained active on the civic and social landscape for decades more. They were on the winning side of a “little civil war” of 1911 when the United Confederate Veterans (and their supporters) almost caused a riot and forced the resignation of then School Superintendent W.R. Trowbridge for attempting to ban them from marching in the

annual Washington Birthday parade. The United Daughters of the Confederacy also operated in St. Petersburg before and after the turn of the 20th century.

The certitude that Blacks were inferior to Whites was widespread in local popular culture. One poignant illustration of the prevailing mindset was the sold-out local screening of the smash hit 1915 movie *Birth of a Nation* (Griffith, 1915), which historians' credit for fueling a mass resurgence of the Ku Klux Klan and similar anti-Black groups across the United States. The St. Petersburg Board of Trade (later renamed the Chamber of Commerce) courted the film's producer for more than a year before finally orchestrating a local screening in March 1917. The event drew the modern-day equivalent of \$23,000 in advance ticket sales for the film's showing at the Plaza Theater in St. Petersburg. The craze led the Board of Trade to forecast that as many as 10,000 people would attend the 4-day run of the cinematic feat. If the estimate was even close, that equated to roughly 98% of St. Petersburg's White population at the time. In covering the 100th anniversary of the movie, NPR described *The Birth of a Nation* as "three hours of racist propaganda — starting with the Civil War and ending with the Ku Klux Klan riding in to save the South from Black rule during the Reconstruction era"

(<https://www.npr.org/sections/codeswitch/2015/02/08/383279630/100-years-later-whats-the-legacy-of-birth-of-a-nation>). Dick Lehr, author of *The Birth of a Nation: How a Legendary Filmmaker and a Crusading Editor Reignited America's Civil War*, said of the film: "[It] portrayed the emancipated slaves as heathens, as unworthy of being free, as uncivilized, as primarily concerned with passing laws so they could marry White women and prey on them" (National Public Radio, 2015). This was indeed the way many local officials saw the city's Black residents. The belief would remain the dominant White majoritarian worldview for decades

more, and as can be seen from events below, would ensure that Black residents remained at the bottom of St. Petersburg's economic and social hierarchy.

Laws, Policies, and Practices That Contributed to Structural Racism

The growth and expansion of the Black community was negatively affected by the tightening of Jim Crow laws as the White community pushed outward from the downtown area. As a result, the Black community became even more overcrowded but with few paved roads and with limited access to city gas and water mains; many residents remained without basics such as electricity and running water (Arsenault, 2017).

The City of St. Petersburg implemented and enforced discriminatory laws that restricted social gatherings and interactions between Black and White in public places, voting rights were suppressed, and the Ku Klux Klan terrorized Black communities (Arsenault, 2017; Peck & Wilson, 2006).

Restriction to Social Gatherings and Interactions Between Black and White Residences

Black people in St. Petersburg, as throughout most of the country, lived in their own neighborhoods, attended their own churches and schools, swam at their own beaches, drank at their own bars, and were laid to rest in their own cemeteries (Arsenault, 2017). Police enforced policies that limited social interactions between White and Black residences of St. Petersburg, Florida. For example, in 1920 St. Petersburg police stated that they would arrest any White man found at night in Black areas of town, whatever their age or social standing (Arsenault, 2017). Similarly, in 1933, the City Council supported ordinances that banned Negroes from playing at White dances. On October 10, 1933, the St. Petersburg Times headlines read, "City Council divided over mixing races: Holds up ordinances banning negroes from playing at White dances" (p.3). The council was split four to three concerning an ordinance to prevent Negro orchestras

playing for dances attended by White people. The action came on the second reading of the proposed new ordinance brought before the council by Mayor R.G. Blanc “to cover difficulties that were reported to have arisen last year when prominent negro band leaders including Cab Calloway played here” (St. Petersburg Times, October 10, 1933, p.3). While in 1946, the City Council banned Blacks from downtown (then the center of commerce in St. Petersburg) except when working, by making it unlawful to sell to or serve people of Color in businesses maintained for Whites.

There were periods of time of strenuously enforced customs. Places were off limits to Blacks and the word “citizen” didn’t pertain. Although shopping was allowed in the best of stores on Central Avenue, clothes, hats, and shoes could not be tried on. Clothing sizes were guessed, and your foot was outlined on a piece of brown paper. Because of not being allowed to try on clothing or shoes and the policy that exchanges were not allowed, seamstresses, tailors and shoe repair shops abounded in the Black community. Thirst had to go unquenched unless there was a “Colored” water fountain, and a sit-down meal was out of the question. Alleys and bushes often served as restrooms. People could obtain food from vendors who sold hot dogs but had to eat as they continued along their way.

To avoid the humiliation and indignities brought on by these customs, Black people ate before leaving home, reminded children to make toilet stops, and drank little water to lessen the possibility of needing to use the facilities while downtown (Peck & Wilson, 2006), all reflective of how the city differentially fashioned everyday social determinants impacting Black residents’ health. One of this study’s Co-Investigators, Gwendolyn Reese, recalled shopping in a downtown toy and bicycle shop with her father and brother. Her father was buying a bicycle for his son, who made the unfortunate mistake of needing to go to the restroom. When her father

asked for his son to use the restroom, he was denied. She recalled her father becoming terribly angry, saying something to the clerk, and storming from the store -- with her brother crying because he thought he was not going to get his bicycle.

Such daily indignities were rampant. One notorious example was the city's famous green benches, symbolic of St. Petersburg but a reminder of the segregated norms that existed. In 1916, St. Petersburg became known as the city of green benches when Mayor Al Lang regulated the color and size of the benches along Central Avenue. From 1916 to the early 1960s green benches were a part of the city's image, appearing on postcards and brochures. It's been reported that at one time green benches in the downtown area numbered more than 3,000. The benches were seen as a symbol of hospitality and a place to socialize by White residents and visitors alike. However, for the city's Black residents, who were not allowed to sit on the benches, this everyday reminder was another indignity they had to endure. In the 1920s, Black men and women were not allowed to use the city parks or beaches or sit on the green benches. Most subdivisions excluded Black and Jewish people. Mordecai Walker reflected, "We had the green benches, of which I have one now. It was [for] White only. They removed the benches in 1969. They dumped them down by the end of the Pier and I got five of them".

Restrictions also applied to beaches that Black residents had access to. In 1949, the City Council unanimously approved a Negro bathing beach to be located at Maximo Point (St. Petersburg Times, June 17, 1949; June 20, 1949; June 21, 1949; June 22, 1949). The proposal was brought to council by City Manager Ross Windom and was initially supported by Councilman Excel Queen, chair of the City Council's Recreation Committee. He later claimed Windom had usurped the function of the committee. The committee chaired by Councilman Queen, had been "working on" the problem of where to locate a Negro beach for more than two

years without results. The proposal was shelved after petitions were circulated and protests filed by property owners in the Pinellas and Maximo Point sections on the south side. A main objection was that “Negroes using the beach would have to travel back and forth through some White areas” (St. Petersburg Times, June 20, 1949, p. 6).

In deliberations, Rev. W. A. Johnson, pastor of Mt. Carmel Baptist Church explained that members of his race were “law abiding citizens, willing to live together with all people” (St. Petersburg Times, June 22, 1949, Section 2, p.13). Yet even so one White resident, recalling an attempt eight years earlier to develop a beach for Blacks, declared: “We fought it then and we’ll fight it now” (St. Petersburg Times, June 21, 1949, Section 2, p. 15). Jack Puryear, Director of Recreation reportedly rose to his feet, during the fairly contentious meeting and amid violent objections by residents, declared, “Regardless of what we say or do, we must admit ...we have to have a Negro Beach. That is one thing we’ve got to have if we are to have progress in St. Petersburg” (St. Petersburg Times, June 21, 1949, Section 2, p. 15).

Puryear also pointed out that the City had been working for a Negro beach for years but had never been able to develop it because of the objections to every site that was mentioned. He appealed for “reason and sanity” (St. Petersburg Times, June 21, 1949, Section 2, p. 15) and to discard prejudice in any future discussions of the subject. The South Side Improvement Association submitted a letter requesting Council to consider developing the Negro beach on the mole adjacent to the Atlantic Coast Line Railroad pier (Dustin, 1949).

Documents indicate that during a five-hour session of City Council, a compromise was eventually reached on a location for a Negro beach. Unanimous agreement was reached to indeed locate the Negro bathing beach on the South Mole adjacent to the Atlantic Coast Line

Railroad pier. The compromise considered a temporary expediency prevailed until the desegregation of public places and spaces in St. Petersburg (Dustin, 1949).

In 1955, six African Americans sued to end segregation at the St. Petersburg downtown swimming pool (St. Petersburg Times, December 1, 1955). Although in 1957 the Supreme Court ruled in favor of the plaintiffs, in 1958 the city refused to desegregate the downtown pool and beach, choosing instead to close them. Thus, the city affirmed its commitment to segregated areas for individuals to swim.

Review of records also indicate that Black families at one time did live on Pass-a-Grille Beach. However, a Black man who owned two houses on Passe-a-Grille along with a rooming house was ultimately forced out by a 1920s boom which kickstarted the idea of the beach as a local paradise. Though for a spell he rented to Black workers from St. Petersburg who worked on the beach, owned a concession stand that sold refreshments, and rented swimsuits to Blacks who visited the beach on weekends, this came to an end. According to his son Julius Bradley:

We had to leave, all Indians and Blacks. It came down from city hall or somewhere. The mayor was named [J.J.] Duffy. We were the only ones left. What was happening was the city was expanding, and they were building on the bay side and the Gulf side, and the city was not going to sandwich in one Black family. (Peck & Wilson, 2006, p. 33).

As time passed, charters were put in place restricting residential locations for individuals based on their race. In 1931, St. Petersburg, at that time already one of the most segregated cities in the country, adopted a new city charter “to establish and set apart in said city separate residential limits or districts for White and negro residents.” (Arsenault, 2017, p. 265; General Powers, ff- St. Petersburg Times, February 14, 1931, Section 2, page 3). The enforcement of

these restrictions could not be left to restrictive covenants or racial customs (Arsenault, 2017).

The charter also included a clause banning White people from living or having a business in Black neighborhoods, while forbidding Black people from doing the same in White neighborhoods (Peck & Wilson, 2006). On May 1, 1936, the city ratified the area designated for African Americans to live (Arsenault, 2017; City Council Minutes, May 1, 1936). According to the City Council Minutes,

Commence at the intersection of 6th Ave. South and 17th St., follow 6th Ave. West to S.A.L. Railroad, follow right of way of railroad to 34th St. and South on 34th St. to 15th Avenue; East on 15th Avenue to 31st St., and on 31st St. N. to 12th Ave., East on 12th Ave. to 25th St. South on 25th St. to 13th Ave. S., E on 13th Ave to 22nd St. South on 22nd St. to 15th Ave. East on 15th Ave to 17th St., and North on 17th St. to intersection of 6th Ave., and 17th St. to place of beginning. (City Council Minutes, May 1, 1936, p. 175)

In the mid-1930s, the City Council formed the Inter-Racial Relations Committee with the purpose of improving race relations by reducing the interactions between Blacks and Whites in accordance with the segregationist provisions of the 1931 charter.

Thus, the City Council actively created policies that restricted social gathering and interactions between White and Black residents. The policies restricted where one could play music, sit, drink water, or eat food, swim, and live. These segregated policies had far-reaching impact on the overall income, employment, community support and advancement opportunities afforded to Black residents and defined Black-White differences in quality of life and the social determinants of health. Only after nearly three decades of implanting segregationist provisions in

its charter did the St. Petersburg City Council declare on July 11, 1963, that all city-owned facilities and city employment were open to all “regardless of race, color or creed”.

Law and Order: Racial Terror Lynching and the Presence of the Ku Klux Klan.

Racially biased police often worked together with the Ku Klux Klan (KKK). “The Stockade” located near the Gas Plant area and Third Avenue was where Black men were sent for the slightest offense. There were also wild car chases, brutal beatings, hangings, and other forms of terror witnessed by men, women, and children alike. Trauma touched everyone in the Black community in some way nearly every day (Peck & Wilson, 2006).

There were several documented lynchings in St. Petersburg. On December 25, 1905, John Thomas was lynched for the murder of James Mitchell, the city’s chief of police. Thomas was shot to death in his jail cell after which the doors were broken down allowing the mob to kick and mutilate his body (Arsenault, 2017). Similarly, on November 12, 1914, John Evans was lynched on the corner of Second Avenue and MLK Street South. He was suspected of killing Ed Sherman, a charge never proven owing to a lack of due process (Arsenault, 2017). In October 1915, Ebenezer Tobin, a suspected accomplice of John Evans, was put on trial for murder, convicted and executed. His execution represented Pinellas County’s first legal hanging. Neither Evans or Tobin received fair trials, and both professed their innocence until the end (Arsenault, 2017).

The KKK made their presence felt by intimidating Black residence by cross burning, marching, participating in public parades, and announcing their events publicly in the local newspaper (Peck & Wilson, 2006). They also publicly scheduled rallies (St. Petersburg Times, October 14, 1924; September 30, 1965; March 26, 1984; June 24, 1988). The Klan also made public announcements about the recruitment and initiation of new classes (St Petersburg Times,

February 6, 1925; November 4, 1953). Thus, the KKK made high-profile, deliberate efforts to ensure the Black community knew they were present and committed to advancing their White supremacy ideals.

Historical documents reviewed include letters that the KKK sent to individuals in leadership roles to influence the enacted policies and practices. For instance, in 1924, the KKK sent a letter to the sheriff and deputies of Pinellas County affirming that “it stands for the highest type of citizenship.” The letter went on to say,

Many of the nation’s leading men in private and official life, in Congress and elsewhere are Klansmen. Many of the best business and professional men of St. Petersburg are in our Klan and we are adding to the list. ...If you are not doing your full duty then you know it (and perhaps we know also). We are not criticizing you but writing to say that the eyes of the Klan are upon you, and upon the conditions existing in our community, calling for law enforcement, and we stand ready to help you in the discharge of your public duty in upholding the law and justice. ...This is an official communication, authorized in konklave assembled, by order of our Exalted Cyclops, and under the seal of the Klan. (St. Petersburg Times, June 22, 1924)

The letter was signed Knights of the Ku Klux Klan, Olustee Klan No. 20, St. Petersburg, FLA.

The same missive warned of their growing political strength, as demonstrated by the many city, county, and state officials who owed their victory or defeat to the KKK. Throughout the decade, the KKK chapter continued to flex its muscle in local political and civic circles.

KKK members did not just express their sentiments via written correspondence but did so in public marches. For instance, on July 20th, 1937, 200 members of the KKK marched with torches in St. Petersburg in response to Black participation in a civil service referendum, which

triggered a storm of White protest. The KKK march was meant to warn Whites from “meddling with the Negro vote” (St. Petersburg Times, July 20, 1937, p.3) and warn Blacks to stay away from the polls. “Our organization is for Americanism” (St. Petersburg Times, July 20, 1937, p.2) one Klan leader said, “and using the negro vote for personal gain has no part in our conception of Americanism.” (St. Petersburg Times, July 20, 1937, p.2). Expressing its defiance to Klan threats, the Black community had a high voter turn-out, though their votes fell on the losing side of the referendum. Subsequently, a new City Manager replaced the allegedly Black-friendly Police Chief with E. D. “Doc” Vaughn, whom one local historian described as

A militant White supremacist whose uncompromisingly harsh attitude toward the Black community was a throwback to an earlier, more brutal era, Chief Vaughn was a folksy, self-styled “Florida Cracker” who sometimes seemed out of place in a genteel resort city. He nonetheless received strong support from racial conservatives, both inside and outside of city hall. (Arsenault, 2017, p. 305).

Under Vaughn’s leadership, the police department’s activities in the Black community reportedly became increasingly brutal. For instance, on October 16, 1937, a shootout between police and a young Black laborer, J. C. “Honeybaby” Moses, left two police dead. Although Moses was later shot to death by police, a vengeance-seeking White mob threatened to turn the affair into a full-scale riot. Chief Vaughn sated the mob by putting Moses’ body on public display.

In addition to periodic “vagrancy sweeps” and “crackdowns” in Black neighborhoods, events during Vaughn’s reign included: the 1938 Police officers assault of Noah Griffin (NAACP President and principal of Gibbs High School) during a picnic of Black teachers at a location off limits to Blacks; the creation of a system of Black convict labor leasing that

exacerbated the already common practice of criminalizing Black men for offenses such as being unemployed; intensified police brutality as the documented killing of a Black male suspect in August 1942, and the savage beating of a Black female prisoner in October 1944 (Arsenault, 2017). In November 1942, city officials issued a “Work or Jail” edict that initiated periodic police raids on Black bars and pool halls to root out “loafers” and “idlers” (St. Petersburg Times, November 24, 1942). The edict empowered the police to act as labor agents for the city and other local employers short of labor. In 1945, Vaughn was formally reprimanded for the death of the female prisoner from City Manager Carleton Sharpe who ultimately fired him (Arsenault, 2017). Such documentation of police brutality, and of policing used to exploit Black men for labor (detailed below), further traumatized St. Petersburg’s Black community.

Discrimination was also documented within the city’s police force. In 1965, a group of 12 Black St. Petersburg police officers memorialized as “The Courageous 12” (Officers Leon Jackson, Adam Baker, Freddie Crawford, Raymond DeLoach, Charles Holland, Robert Keys, Primus Killen, James King, Johnnie B. Lewis, Horace Nero, Jerry Styles, and Nathaniel Wooten), risked their livelihoods by filing a discrimination lawsuit in order to have the full rights and authorities of their White counterparts on the police force. Though the lawsuit was initially dismissed in federal court on April 1, 1966, by Judge Joseph Lieb, through the support of the NAACP, an appeal was won in the U.S. Court of Appeals on August 1, 1968. The following year, Officer Leon Jackson became the first Black officer assigned to work in a predominantly White neighborhood (City of St. Petersburg Police Department, 2020, <https://police.stpete.org/courageous12/index.html>). This case served as a national catalyst for minorities to be given promotional opportunities in law enforcement.

Vagrancy Laws and Other Racial Sentencing Disparities Fueled a City-Run Convict Labor Program

St. Petersburg was one of many cities that used police power to control and devalue Black labor and identities. Various policies enshrined in Florida's Black Codes were often vigorously applied here as well (Richardson, 1969). For instance, a city-run convict labor program was fueled by vagrancy laws and a sweeping system of criminal sentencing disparities. This led not just to the arrest and conviction, but the forced labor of thousands of Blacks from St. Petersburg. Targeted individuals were subsequently assigned to put in work on public and private sector labor gangs. From roughly 1877 to 1919, the state-run convict work program leased the labor of roughly 14,000 prisoners "to the highest bidder" through a "sprawling network of privately-owned labor camps" where prisoners worked in phosphate mines, turpentine farms and sugar cane plantations (Donegan, 2019).

Over a 30-year period (1910-1940), the racially charged actions of City of St. Petersburg officials robbed Black families of hundreds of millions of dollars in labor that went instead into prisoner work programs (an estimate based upon samplings of sentencing reports for Black versus White convict sentences). Indeed, arrests by St. Petersburg police (and Pinellas County deputies) functionally served as a central intake point channeling Black laborers, once they were convicted, into city, county and-privately-run state prison farms and, later, state road construction projects done by "chain gangs."

Vagrancy Laws to Feed City-Funded Projects. Precedents for these racist actions can be found in documents dating as far back as 1901, when city officials used the local vagrancy law to institutionalize a system of substantially Black prison labor. Such practices yielded a major source of workers for city-funded construction projects including the downtown seawalls. One of

the earliest ordinances passed by the newly formed St. Petersburg town council, in May 1892, was a law punishing “vagrants, rogues, idle and dissolute persons.” (Pinellas, 1945). Little is known about the ordinance’s application during the city’s foundational years, but by 1912, City officials had used the law to institutionalize a system of substantially-Black convict labor that supplied workers to public works projects.

Evidence suggests that putting inmates to work on City projects was the norm in 19th century St. Petersburg, as it was for municipalities across the nation. A 1901 media report shows the practice already being applied in St. Petersburg, in the case of two Black men:

Mayor Harrson transacted a little magisterial business during the week. One August Bowl, colored...was offered his choice between \$5 or 5 days on the street-work. Another gentleman of color, one Jes. Carroll of Tarpon Springs, got mixed up with Night Officer Anderson, and he too got \$5 – the coon, not Anderson. (St. Petersburg Times, July 13 1901, p. 5)

Similarly, an editorial in 1911 told of the popularity of the “Swat the Vagrant” slogan and calls for rigid enforcement of the vagrancy laws:

There is strong demand for a rigid enforcement of the vagrancy laws, and “Swat the Vagrant” has become as popular a slogan as “Swat the Fly” was a few weeks ago. While the suggestion along this line is particularly pertinent as concerns the negro idler, there is equal reason for positive and concerted action against the large contingent of White grafters, pan-handlers, and dead-beats which overrun this state particularly during the winter months. (St. Petersburg Times, November 7, 1911, p. 8)

By the 1910s, vagrancy law was being applied for commercial purposes by St. Petersburg city officials, to meet the labor needs of both city government and private construction contractors.

That year, the St. Petersburg City Council passed a vagrancy ordinance allowing for up to \$50 fine and/or 60 days jail time. The vague wording of state and local vagrancy laws made it possible for St. Petersburg police to arrest Blacks (to whom the law was nearly exclusively applied) for infractions as minor as standing on a street corner, having a beer in a local pool room, or even just sitting on one's porch during traditional employment hours.

Among the most notorious historical figures was Mayor A. T. Blocker, empowered to serve as judge for at least some categories of arrest. Reports indicate that Blocker used his discretion to differentially channel Black laborers into work programs. For instance, the *St. Petersburg Times* news report on November 28, 1911, notes that "Mayor Blocker had four negroes before him last Friday morning who had been picked up by the police for loitering and refusing work when offered, and promptly put them to work for the city" (St. Petersburg Times, November 28, 1911, p. 1). The article also noted that "This method should prove very effective in curing some of these loafing darkies of this habit." (St. Petersburg Times, November 28, 1911, p. 1).

A City Council discussion the following week described the practical underpinnings of the Black prison-labor pipeline, and the rationale that was used to justify it. Key elements of the argument were that negro men were lazy and preferred to live-off their women. In addition, they were being paid too much in daily wages, which caused them to work fewer days, thus exacerbating the labor shortage:

The vagrancy discussion was opened by Frank J. Stamm of Houser & Stamm, contractors on the seawall,...stated that he wished some further action taken on the matter of having idle negroes put to work as it was difficult to complete his contract job on account of the impossibility of obtaining laborers...At first Mr.

Stamm stated they had paid \$1.75 but had later increased the pay to \$2 per day, but that conditions had become worse, as the negroes at that rate did not have to work so many days to get enough money on which to live...

Mayor Phiel as well as Chief of Police Easters stated that they did not believe the city could legally make the negroes work as long as they had any means of support, whether this means was their wives or some other dependent...

Pres. Sullivan stated that, as justice of the peace, he would have the jail filled within a few hours if he had an officer to help him...

Chief Easters stated that the reason so many idle negroes were on the streets now was that they would not work during the Christmas holidays, and he expected to see that the negroes went to work next week. He further stated that since the agitation came up at the last meeting of the council that there had been a decrease in idle negroes in all sections of the city and that he would see to it that they worked hereafter.

It seemed to be the opinion of the council and others present at the meeting that the negroes were too well paid and that they obtained money enough to satisfy their needs by working less time than formerly. The fact that negro women are doing much work during the tourist season was cited as one reason for there being more negro men idle, as they were living on what the women made.

(St. Petersburg Daily Times, December 27, 1912, p.1).

The *St. Petersburg Times* editorial board took a less militant stance, but nevertheless supported City Council strategy to meet the Black labor shortage:

The negro 'vagrancy' question is one perhaps not easily settled under the rules of nicest ethics; but when a city is growing and its people are pushing all kinds of private and public improvements, to have to see their plans come to a standstill because labor cannot be secured even at big wages, and at the same time see crowds of robust negroes loafing about, doing nothing, Is pretty trying, isn't it?

(St Petersburg Daily Times, December 28, 1912, p. 4)

In 1914, the city undertook a crackdown on Black vagrants and made no bones about their intent to channel their labor into work programs. "Police are going after dark skinned vagrants; Vagrants of ebony hue will have a chance to harden muscles on city streets," was the headline of a frontpage article in the *St. Petersburg Daily Times* on February 17, 1914. The report noted,

These idle negroes," stated Chief of Police Easters, "loaf around the city, hang out at the negro resorts and generally prey on other negroes. These men I have just arrested are nothing more than common vagrants and they will likely get sentences in police court to make them realize just what hard work is.

There are a lot of negroes who each Saturday night rake in all or the greater part of the earnings of hard-working negroes. Many of them are fed by women who work for White people and others spend their time "skinning" or gambling in other ways. We mean to break up these gangs of worthless, "no-count" negroes and our campaign has already started.

(St. Petersburg Daily Times, February 17, 1914, p. 1)

One of the most glaring vagrancy sentences was in 1917, in the case of Claude Townsend, a 15-year-old Black boy "who was causing the officers much trouble by throwing rocks at everybody

he met.” Townsend pleaded guilty. “Justice Carter gave young Townsend a present of six months at hard labor in an effort to make a man of him.” (St Petersburg Times, April 19, 1917)

The next palpable wave of Black arrests (judging by an uptick in media reports) came during the mid-1920s, and – like the vagrancy wave of the early 1910s, this fresh wave appeared to correlate with acute labor shortages during a real estate development boom in St. Petersburg. Black muscle was critically needed on construction sites, and police raids and vagrancy arrests helped fill a portion of the gap. In May 1924 the St. Petersburg Police Chief of Detectives John Trotter issued a “work or leave” ultimatum for Black men:

Chief Trotter has issued a warning to all negroes loafing on the streets that they either go to work or leave the city. “We are going to arrest every negro found loafing on the streets out of work. There is plenty of work here for those willing to earn their living and if they don’t choose to work voluntarily – the city needs men to sweep the streets.” (St. Petersburg Times, May 10, 1924, p. 2)

Days later, a news article announced the arrest of 15 Black men on charges of loafing. Chief Trotter reiterated his warning “If a negro can’t find work, let him come to the police station and we will find something for him. In the meantime, every negro who cannot show that he is usefully employed will be brought to jail” (St. Petersburg Times, May 13, 1924). The police made good on the threats. News reports show a surge in arrests for vagrancy, loafing, and disorderly conduct (i.e., charges that depended almost entirely on police officers’ personal interpretation). Large arrest hauls were not uncommon, such as the round-up of 12 Blacks arrested on charges of loafing in September 1924 (St. Petersburg Times, September 19, 1924) and the arrest of 25 negroes following “a disturbance in the negro quarters” (St. Petersburg Times, July 1, 1924, Section 2, p 11) in July of that year. More common though was the arrests

of one or two vagrants or loafers at a time, which sometimes involved the instantaneous conversion of charges to vagrancy when evidence could not be roused to make more serious charges stick (St Petersburg Times, July 29, 1921).

Local law enforcement also pioneered new policies to uphold the racial balance of power, ensuring that Blacks remained the overwhelming majority of laborers put behind bars. For Blacks, charges were invented, or the charging process was skipped altogether. Robert Gordon (a Black man) was the first person in St. Petersburg to be arrested on the charge of Night Prowling when “Gordon was found late Thursday night, far from his home and was unable to explain to officers his errand. He is the only person arrested so far on this charge and police were unable to connect him with any of the recent robberies” (St. Petersburg Times, June 15, 1924). By contrast, local police, judges, and justices often extended every courtesy to Whites, readily transforming the law to their benefit. For instance, in 1912, the City Council adopted a new ordinance, increasing the maximum speed for cars in the city limits to 15 miles an hour instead of 10. A report on the matter notes: “This was the direct outcome of some trouble on the part of a City Councilman in keeping his car within the limit of speed and his consequent arrest for speeding” (St. Petersburg Daily Times, August 23, 1912, p.1). Another poignant example occurred in 1924. According to the St. Petersburg Times report,

Judge E. H. Dunn invented a new sentence in municipal court Saturday morning for Everett Reshard [a White man], found guilty of a charge of driving an automobile while under the influence of intoxicating liquor, when he sentenced him to 60 days at hard labor with the stipulation that he was to enter city employ as an electrician, receiving regular pay, all of which is to be turned over to the man’s family. The court told Reshard that he would be given a jail sentence had it

not been for his large family which it was necessary for him to support. (St.

Petersburg Times, 1924, p. 8)

Meanwhile the push to incarcerate Blacks continued unabated. A June 16, 1925, edition of the *St. Petersburg Times* announces the start of a new campaign by city officials “to clean out negro town” (St. Petersburg Times, June 16, 1925, p. 12) with arrest raids. The same article touted the arrest of three Black men and noted that more arrests were to come.

The City Weed Gang and Work Crews. On the eve of the Great Depression, local media reports began to cite the existence of a city weed gang, also known as a “labor gang”. This referred to city jail inmates being sent to work on city projects that ranged from landscaping work, street cleaning, sanitation and unloading lumber, to construction and other labor needed for public works and city-funded projects. City work crews had long been staffed by jail inmates, but the appearance of the term “city weed gang” and descriptions of it (appearing in the media from 1928 to 1946) helped aid in better quantifying the number of people jailed and assigned to hard labor by the City of St. Petersburg. The precise size of city weed gang was reported to have been in the hundreds. “The city weed gang composed of unemployed persons given work by the city is fed at the stockade and sometimes more than 200 eat there at a time.” (St. Petersburg Times, Feb 21, 1933, p.2). “Approximately 350 men were having lunch at the stockade during a visit by the city manager in April 1933” (St. Petersburg Times, April 28, 1933).

Vagrancy and loafing arrests became a steady pipeline of menial labor to the city weed gang and other departments and projects of the City of St. Petersburg. The *St. Petersburg Times* on July 16, 1929 noted that 13 of the 15 arrestees were each sentenced to 10 days labor on the city weed gang; the other two proved that they had visible means of support and were freed. The

article indicated, “The negroes will be put to work cutting weeds and assisting the sanitary department in mosquito control work” (St. Petersburg Times, July 16, 1929, p.3).

City Council Effort to Create a Prison Farm. As a solution to overcrowding in the city jail, the City of St. Petersburg attempted to build a prison farm in the early 1930s and allocated up to \$5,000 to purchase land and build the facility. The proposal was introduced by Councilman Glenn Miller (a one-time president of St. Petersburg’s KKK chapter) to replicate the success of places such as the State of Texas, which in 1928, operated 12 state prison farms where nearly 100 percent of the workers on them were Black (Delaney et al., 2021).

There is every indication that the practice continued in St. Petersburg for at least two decades more. In 1942 the city police department, with the support of City Council and under the leadership of openly racist Police Chief Doc Vaughn - resuscitated the Black convict labor leasing practice, reportedly to address labor shortages during the war years. In November of that year, city officials issued a “work or jail” edict that stepped-up police raids on Black bars and pool halls to root out “loafers” and “idlers.” The edict empowered the police to act as labor agents for the city and other local employers short of labor.

The Impact of the Prison Labor Pipeline

Urban Market Analytics used media reports to analyze local court appearances and adjudications of arrestees over a period of 30 years, from 1910 to 1940. The analysis found racial disparities in arrests, convictions and sentencing that caused the loss of an estimated \$330 million in wages for Black convicts and their families.

Black arrestees were four times more likely than whites to have their labor diverted to the prison system, rather than being available to provide for their families. Though African Americans were only an average 18% of St. Petersburg’s population during the period, Blacks

were 76% of persons sentenced to time behind bars, and 82% of those convicted to hard labor.

The extreme overrepresentation of Blacks stemmed from disparate treatment at every stage of justice system involvement. Certain offenses led to labor convictions nearly exclusively for Blacks. For example, African Americans accounted for 92% of persons sentenced to time behind bars for the crimes of vagrancy and loafing.

War Posture Against African Americans

Contributing to the hugely disproportionate rate of arrests of Blacks was local law enforcement's adoption of a war posture to battle back against the perceived laziness and crime-prone attitudes of Blacks. While conceding hard working negroes that are a good sort, city officials became proactive in driving out and controlling the negroes perceived to be of a bad sort. From 1903 to 1946, the City launched at least 20 raid campaigns, specifically targeting African Americans, for diverse infractions such as a "war against negro speeders" in July 1924. Police enacted an anti-vagrancy campaign in "negro town" in June 1925. A Christmas Day article in 1921 reported "a half dozen raids" by police who searched "500 negroes" for firearms. Though whites were sometimes caught in the drag nets, it was clear – from the words of City officials and the headlines chosen by local media – that Blacks were the target of the arrest raids.

Politics and Public Office

At the turn of the 20th century White leaders blatantly asserted white supremacy in public policy making. As the city's Black population grew by leaps and bounds during the 1910s and 1920s, Blacks across Florida were registering to vote in small but growing numbers.

This shift presented a concerning challenge to the vice grip control that White residents had over the levers of local government. In response, policies were put in place to restrict the voting rights of Blacks in St. Petersburg. As time passed, the representation of Blacks in the City

Council, the judiciary, and the School Board remained scarce right up until the time of the civil rights era. This lack of representation and restriction of Blacks rights to vote limited Black residents' ability to generate policies that could disrupt discriminatory practices.

Privileging Voting Rights for White residents. In St. Petersburg, primaries and charters were historically restricted to Whites only. For instance, in 1913, a “Whites-only” primary in a city election was conducted by the Democratic Party (Peck & Wilson 2008). Arsenault (2017) noted in *St. Petersburg and the Florida Dream*:

At the time, approximately five hundred local Blacks were registered to vote, and a number of White politicians were openly courting the Black vote. This alarmed James G. Bradshaw, the front- running candidate for commissioner of public affairs, who declared that he "wanted to go into public office as the choice of the White voters of the city and would rather not have the office than to rely on the negroes to win." This new policy was wholeheartedly endorsed by Lew B. Brown, the editor of the St Petersburg Independent, who insisted that the White primary was necessary "in order to maintain control of city affairs in the hands of the White people." With Brown's help, Bradshaw got his wish, inaugurating a new era in local politics. Even though an actual "White primary" was not tried again until 1921 and many Blacks continued to vote in general elections, widespread intimidation gradually reduced Black participation and influence in local Democratic politics—the only politics that mattered in early twentieth-century St. Petersburg. (Arsenault, 2017, p 128.)

Thus, Florida lawmakers mandated “Whites only” primary elections to neuter Black political influence. St. Petersburg carried out its White primary with gusto.

A December 1921 St. Petersburg Times editorial made the case that the very future of St. Petersburg was at stake, if voters sided with then Mayor Noel Mitchell, who'd allowed the Black "lower elements" to "usurp the Central Avenue benches" and mingle freely with White people everywhere, "without respect for the...established customers" (St. Petersburg Times, December 20, 1921, p. 4). The segregationists won that election. Their preferred candidate, Frank Puliver, beat Mitchell, and quickly restored strict boundaries for Black life and commerce in St. Petersburg. A photo of the St. Petersburg Times December 4, 1921, front page, which illustrated a copy of the ballot for a "White Primary election" is depicted in Figure 2.

Figure 2

St. Petersburg Times, December 4, 1921: Front Page Illustrating White Primary Election Ballot



The 1931 charter attempted to reinforce the institution. It included a provision for continuing White primary election (Peck & Wilson, 2008). Considering policies were in place to restrict voting rights of Blacks, it remained difficult for Black voices to be heard in political decision making.

Not all local Whites aligned with White supremacists. Many were seen as moderates on issues of race, but nevertheless exhibited rank paternalism toward the African American community – a posture rooted in a shared belief in Black inferiority. One of the earlier manifestations of this patronizing and paternalistic attitude can be seen in a news report from 1913. In detailing results of a meeting between Black advocates and the local school board to discuss disparities in facilities and the need for better teachers, the *St. Petersburg Times* reported: “The board will attempt to follow closely the desires of the negroes as far as practical and for their best interests” (St. Petersburg Times, June 14, 1913, p.6).

The Ku Klux Klan Among City Leaders

The city’s White elite reinforced their political dominance in the 1920s and 1930s in part under the auspices of the St. Petersburg Ku Klux Klan (KKK) Klavern, known as the Olustee No. 20 chapter. For instance, a June 8, 1924, article in the St. Petersburg Times reports one local judge’s commitment to consider policies being advocated for by the KKK. The KKK leaders were rarely named in the local press, but from what little we know, KKK’s officers of the era included Glenn Miller, President of the local KKK chapter, who appears to be the same man who was a member of the Chamber of Commerce Board of Governors, and a one-time City Councilmember who in 1932 proposed the creation of a prison farm as a work outlet for city prisoners. The KKK’s secretary L.W. Dow was owner of the Commodore Hotel on Central Ave and chief patriarch of the Odd Fellows’ Encampment No. 10.

The Rise of “Segregationists” in Local Politics

The KKK routinely held 100-plus person gatherings, hosted citywide entertainment events including a circus (St. Petersburg Times, November 12, 1925) and staged mass cross-burning ceremonies in the mid-1920s. Yet the KKK never succeeded in galvanizing the mass

armies of civic leaders and everyday citizens they sought to defend the borders of segregation from the 1930s onward.

Though it continued to operate actively in St. Petersburg in the 1950s and 1960s, the KKK had already begun to lose its elite ranks by the 1930s and 1940s. During that period, business and civic leaders were flocking instead to groups such as the Protective League, formed in 1935 following the City Council's decision to abandon a federally funded housing development plan at Campbell Park (St. Petersburg Times, October 19, 1935). The local White Citizens Council was one of hundreds of such councils that sprang up across the south, to defend segregation (St. Petersburg Times, April 19, 1956). In particular, the White Citizens Council objected to the integrationist tide unleashed by the U.S. Supreme Court's 1954 decision in *Brown v the Board of Education of Topeka*. This new breed of segregationist organizations shunned the violence associated with overtly White supremacist groups such as the KKK. Instead, they used economic, biblical, and sexual rationales for resisting integration, including a fear of the "mongrelization" of the White race. The anti- miscegenation argument was summed up in a statement by William H. Boggess, Vice President of the local Citizens Council:

I do not hate Negroes. I have many fine Negro friends. Contrary to the impressions created by the statement in The Times about the preachers – I don't have it in for preachers either. I'm studying nights to be one myself. I only want to preserve those God-given distinctions for the children of both races. A mongrelized America in my opinion would be the greatest of tragedies. (St. Petersburg Times, October 15, 1955, p. 29).

The Rev. Dr. C. Lewis Fowler was a passionate local advocate championing a religious case for segregation. He was quoted by the St. Petersburg Times on October 14, 1955 as having

said, “There is not a Negro hater in the room...segregation is not discrimination of the races but the fundamental law of the Almighty” (p.21). Quoting a separate speech, a month prior, a St. Petersburg Times article had captured more of Fowler’s philosophy:

Fowler charged that the Negro integration issue “is the one supreme problem that faces us today” and darkly warned of forces seeking to destroy the Anglo-Saxon race... He also leaned heavily on race themes, stating the “race to which we belong shall determine the destiny of all mankind.”..... Dr. Fowler compared octaroons to mules, said “we’re the best friends the colored people have” and warned “mongrelizing” will gain them nothing.” (St. Petersburg Times, September 22, 1955, p. 25).

Fowler was president of Citizens Council of Florida, a rival group to the larger and longer-lived Citizens Council, Inc. He was also president of the Kingdom Bible Seminary and Pastor of the paradoxically named Church for All Peoples. The seminary trained hundreds of clergy during its existence. Partly because of their generally kinder, gentler messaging, segregationist groups were even more widely supported by St. Petersburg’s White citizenry than overtly White supremacist groups had been.

The Protective League, later renamed the St. Petersburg Taxpayers Protective League to reinforce its economic rationale. Protecting property values from the ravages of integration was a driving creed of this and a dozen other like-minded groups who staged major rallies protesting racial integration in St. Petersburg.

Over two dozen protests, rallies, and petition drives staged by pro- supremacy and later pro-segregation forces took place in St. Petersburg during the 1930s, 1940s and 1950s. Virtually all succeeded in their aim to halt or limit the physical encroachment of Black people into Whites

only territory. The end result was the perpetuation of separate and unequal access to opportunity for St. Petersburg's Black citizens. In the mid-1950s, the local White Citizens Council obtained 12,000 signatures to its petition drive to halt the integration of public schools.

Supremacists and Segregationists in City Hall

From the city's birth through the 1960s, White supremacist and segregationist groups openly operated in tandem with local officials, and often supplied their ranks as well. In St. Petersburg, the history of city officials is replete with elected mayors and councilmembers, and high-ranking appointed officials who spoke openly about their intent to uphold economic and residential segregation, even when it called for them to circumvent or disobey the law. During the first half of the 20th century, the practice was blatant. On several occasions, City Councilmen publicly vowed to find ways to get around federal laws that had begun to pierce the sanctity of segregation. Such incidents involved City Council's participation in limiting contracts to Black-owned businesses (in the 1920s).

Later, there was reliance on "indirect segregation" policies after a formal segregation plan for the city was deemed unconstitutional (St. Petersburg, October 20, 1937). There were also City Council's decision to relinquish management of the Pasadena Golf Course in order to avoid racially integrating its membership (St. Petersburg Times, June 3, 1954).

City officials routinely lent support to organizations tasked with safeguarding the racial order. White supremacists marched annually in the City-sponsored Festival of States parade in the 1920s. During the 1940s and 1950s, The Protective League often held its membership meetings at City Hall, while officials at every level of government openly spoke their allegiance to the segregationist cause. City and county officials read White citizens protests and petitions into the public record while failing to give light, or stage to Black entreaties.

St. Petersburg City officials who unashamedly practiced in supremacist and segregationist vein included Mayor A.T. Blocker and Council President Sullivan, who led the quasi- formalization of the city-operated convict labor program. Mayor C.M. Blanc committed his support for the city's Whites only primary election system in an editorial in 1921 (St. Petersburg Times – November 30, 1921, p.5). Millege Wever spearheaded the creation of a new segregation plan in 1936 and helped orchestrate the demise of a 1935 housing plan at Campbell Park; and Samuel Johnson, a Councilman and six-year Mayor who acknowledged efforts to prevent African Americans from buying and building homes in White areas of the city.

It is important to note that many segregationists were considered political moderates at the time. They ostensibly favored separate and equal facilities, or at least the appearance of equality, as a specific means of staving off integration. Former State Representative Donald McLaren was cut from this cloth. In speaking at a White Citizens Council meeting in 1955, McLaren said that the “sure way” to stop desegregation in Pinellas County was to give “the Negro equal opportunities and that means a colored junior college” (St. Petersburg Times, October 7, 1955, p.21). He also took the opportunity to publicly attack the NAACP for being controlled by “ulterior motives certainly far flung from these American shores” (St. Petersburg Times, October 7, 1955, p.21).

Limited Black Representation in the City Council, in the Judiciary and on the School Board

Almost a century after the first African American arrived in the area later chartered as St. Petersburg, the city's White power brokers exerted unmitigated influence over public policy decisions and the allocation of today's equivalent of hundreds of millions of dollars in public investments for development that benefitted White people exclusively, or nearly so. It was nearly 100 years after John Donaldson's arrival in St. Petersburg before C. Bette Wimbush became the first African American elected to the St. Petersburg City Council (indeed, to any public office in

Pinellas County), in 1969. Meanwhile, the strategies deployed by White influencers morphed over time in response to periodic gains in Black political power and population growth, as well as to the gradually expanding body of federal policies that – by and by – outlawed the most blatant forms of discrimination. In every era of strategy, White business and civic leaders fought back against Black progress through the blunt but effective instrument of local governmental policies.

Prior to the civil rights era, Blacks did not serve in leadership roles of the City Council, the judiciary or on the School Board in St. Petersburg. Even though a Black individual may run for a position, their electoral bid might not have been successful. For instance, in 1963 Isaiah W. Williams was defeated in a bid to win a seat on the council representing District 5. He lost by a vote of 14,379 to 21,668, to Mrs. Daisy Edwards, who served two terms on the council previously (St. Petersburg Times, March 20, 1963). As indicated earlier, the lack of representation had implications on what initiatives were ultimately supported and policies that were implemented. Therefore, it became custom in the community to celebrate the few Blacks who were elected or appointed in leadership roles in the City Council.

After C. Bette Wimbish became the first Black person to be elected to the St. Petersburg City Council in 1969, David Welch became the second African American Council member in 1981. They were both strong advocates for increasing opportunities for Blacks. In 1997, Frank Peterman, Jr. was also elected to St. Petersburg City Council, and currently at the time of this report (in 2021) two Black women serve as council members, Deborah Figgs-Sanders, and Lisa Wheeler-Bowman.

There were also Black citizens who served as deputy mayor of the City. In 1997, Goliath Davis was named by Mayor David Fischer as the first Black police chief. He was subsequently

named Deputy Mayor for Midtown by Mayor Rick Baker in 2001. On November 14, 2013, Kanika Tomalin was named by Mayor-elect Rick Kriseman as his deputy mayor. She was the first Black woman to hold this position, and the first Black deputy mayor with a citywide purview.

At the county level, in 2000, Ken Welch became the first Black from St. Petersburg elected to the Pinellas County Commission, for which he served five terms. Nevertheless, the first Black elected to the county commission was Calvin D. Harris of Clearwater in 1998.

For the judiciary, James B. Sanderlin became Pinellas County's first Black judge in 1972, and in 1976 he was subsequently elected and became the first Black Circuit Court judge. Decades later, in 2010, Patrice W. Moore was elected to serve as Circuit Court judge for the Sixth Judicial Circuit. She was the first Black female to serve in this position.

As a local leader, James B. Sanderlin skillfully used the law to facilitate the desegregation of schools in Tampa Bay and to fight for better working conditions for sanitation workers (Goodden, 1995). After graduating from Boston University Law School in 1958, he passed the Florida Bar in 1963, and began to get involved in the local civil rights movement. Sanderlin wanted to address segregated schools in Pinellas County even though many individuals opposed the idea and he received threats on his life. Nevertheless, Sanderlin persevered and desegregated not only the Pinellas County Schools, but Hillsborough and Sarasota counties as well. Sanderlin also represented over 200 city sanitation workers who were on strike for better working conditions. The city fired the workers, but Sanderlin got 86 of the 211 workers jobs back, as well as improving their working conditions (NNB Black History Project, 2016).

Remarkably, Blacks were never elected to the school board prior to the turn of the twenty-first century. Even though, Rev. Moses Stith was appointed to the Pinellas County School

Board in 1977 by Florida Governor Rubin Askew, he was unsuccessful in his later bid for the seat. Similarly, in 1986, Effie Alexander, and in 1993 Mayme Hodges were unsuccessful in their bids for the Pinellas County School Board. Effie Alexander noted, “It’s not an easy race by any means. First, you may have to survive a countywide partisan primary. Democrats run against Democrats, and Republicans do the same in the primary. The winners go on to a countywide general election. That means you will need campaign volunteers countywide, as well as in 24 municipalities from the Sunshine Skyway to Tarpon Springs” (Peterman, October 10, 2005). For these reasons, multiple attempts for Blacks to be elected to the school board were unsuccessful. In 2002, Mary Brown became the first Black to be elected to the Pinellas County School Board.

There have also been very few Blacks from the City of St. Petersburg to serve in the state legislature. In 1982, Douglas Jamerson became the first Black person elected to the state legislature after a successful campaign for single-member voting districts. Later in 2000, thirty-two years after his father won a primary race, but lost in the general election, Frank Peterman was elected to the Florida House of Representatives.

Protest, Strikes, and Other Civil Disturbances

Black communities have long engaged in protest, strikes and civil disturbances in pursuit of equitable opportunities, and to address injustice in the criminal-legal system. In the aftermath of Congress enacting the Civil Rights Act, violence occurred between Black and White patrons of the Barrel drive-in, which was located on 401 16th Street, a White hangout on the edge of the Black neighborhood of Methodist Town. (Peck & Wilson, 2006). According to Hartzell’s (2005) article, the drive-in became the focus of racial tension when Black teens requested and obtained service. He noted, “But teen versus teen tension escalated during July 1964, resulting in several arrests of teens on both sides” (Hartzell, 2005, para 15).

In 1968 city sanitation workers went on strike for better pay, benefits, and working conditions (Paulson & Stiff, 1979). The strike was not planned but was the result of broken promises. Sanitation workers developed a plan to save the city money with the intent that the workers would benefit from the savings. The plan saved the city close to \$300,000 but city officials only paid the workers 5 cents an hour more (Paulson & Stiff, 1979). The strike lasted 116 days, from May to August, which time racial tensions exploded in various ways. There were death threats against sanitation crew chief Joe Savage (who led many marches), street violence, and fire bombings resulting in property damage for White and Black residents. In mid-August, the city's Black neighborhoods suffered through four days of arson, gunshots and rock and bottle throwing. Police in riot gear walked the street. An armored anti-riot tank was used to shoot tear gas and hundreds of young Blacks were arrested. A civil emergency was declared. The strikers lost their seniority, sick leave, and vacation benefits. However, the strike is seen as a milestone in local civil rights history. Blacks united over the issue and learned how to negotiate with the city and the City Council passed a law allowing the workers to form a union that was established in 1970.

Protest also occurred in St. Petersburg in October, 1996 in response to the shooting of 18-year-old TyRon Lewis, a young Black man, during a traffic stop by a white police officer (Klockars et al., 2007). Two nights of rioting, rock-throwing and fires ensued— and protests erupted again when a grand jury refused to indict the officer 21 days later and ruled the shooting justifiable.

The use of protest has continued into recent times. In 2018 members of the community voiced concerns at the City Council based on the perception of criminalization of Blackness during the annual Dr. Martin Luther King Jr. Day celebrations (Roldan, 2018; Paluska, 2018;

Smiley & Fakunle, 2016). More recently, residents of St. Petersburg participated in rallies protesting the killing of George Floyd by a Minneapolis police officer (DeGregory, June 7, 2020). The long history of frustration expressed through protests and rallies highlight the ongoing need to remedy negative and harmful interactions that Black residents have with the criminal-legal system and its representatives.

Access to Economic Opportunity in St. Petersburg

Prior to the establishment of the City of St. Petersburg, government-sponsored wealth building opportunities were not offered to Blacks. Even if the earliest Black residents of the territory had not been enslaved, it is unlikely it would have made a difference in their ability to access economic development programs. Florida was one of the southern states that imposed strict limits on the ability of non-enslaved Blacks to acquire property during the antebellum period. In Florida, “In 1856 an amendment to this law imposed a penalty of \$100 to \$500 upon any person who entered into a business deal with a free negro without the consent of his guardian” (Pensacola News Journal, May 14, 1939, p.7). For instance, although John Donaldson was able to acquire 40 acres of land, there are no records indicating he received sponsored governmental support to increase his economic wealth. The first instance, we found of local government officials providing wealth-building assets to Blacks was in 1946 when the City of St. Petersburg engineered a program to gift 650 parcels of land to World War II veterans for homebuilding. Though more than 2,000 African Americans from St. Petersburg served in World War II, only 10 Black veterans were awarded land parcels under the program. The other 595 parcels all went to White veterans.

The White population benefitted from the land grants beginning in 1842, government-backed financing in 1886, and the sale of discounted land to developers beginning in 1881. Once

the town of St. Petersburg was formally established in 1892, city officials began establishing economic development programs that included public investments in amenities, infrastructure, and institutions for the exclusive use of the city's White residents.

White private sector interests would remain the sole beneficiaries of government-sponsored economic development programs for 140 years after the first land grant made to a White settler on the lower peninsula. Governmental agencies did invest in various programs that touched the lives of African Americans in St. Petersburg over those years. Yet, economic development investments, such as those designed by local government officials to enrich and incent private sector interests - remained an exclusively White domain until about 1982 when the City of St. Petersburg began setting goals for purchasing goods and services from minority business enterprises (MBEs).

By the end of the civil rights era in 1968, public officials had seeded and sponsored real estate development and infrastructure investments of over \$2 billion (in 2021 values) to attract, incent and enrich the financial interests of white investors, developers, entrepreneurs and property owners who were seen as vital to the growth of an ever-ripening city economy. As of 2021, public investments to develop St. Petersburg's historically Black areas had not reached anywhere near the same level. More to the point of present racial economic gaps, over the 180 years since the first land grants to early settlers, research has identified dozens of development projects involving hundreds of millions of dollars of public investment benefitting white-owned enterprises, but has not yet uncovered a single instance when City officials seeded a development project for the purpose of enriching a Black-owned for-profit venture, or with the side-effect of doing so.

Land Grants to Settlers

The Congressional Armed Occupation Act of 1842 may have been the first government-backed economic development initiative of significance to operate in the area that later became St. Petersburg (Covington, 1961). The Act opened the Indian lands of central and southern Florida to homesteading. Any settler who agreed to build a house, clear five acres, plant crops, and live on his property for five years was granted 160 acres of land and one year's rations. A handful of settlers took advantage of the law. They included Dr. Odet Philippe, a Frenchman and reported former slave trader, who settled the St. Helena plantation in the Safety Harbor area with several slaves in tow (DeFoor, 1990). Antonio Maximo Hernandez, a Spaniard who was nevertheless identified as a White man by his contemporaries, was awarded a special land grant for his service during the Seminole War of 1836-1838 (Bash, 1983). Hernandez operated a fishing rancho in the Maximo Point area (perhaps because Maximo was the more racially acceptable name to local authorities and settlers).

Despite the Spanish and Native heritage of the territory's earliest occupants (long pre-dating White settlement), St. Petersburg's founders upheld and enshrined a White-washed version of history. A 1926 feature story in the *St. Petersburg Times*, under the headline "Few White Men Braved Danger to Get Riches," acknowledges that ... "Spanish people were living...here and there along the coast, for many years before Florida was ceded to the United States," yet the "first authentic settlement on lower Pinellas peninsula was in 1843" (*St. Petersburg Times*, March 21, 1926, Section 17, p. 8) by a White man (Figure 3).

Figure 3

St. Petersburg Times, March 21, 1926, Section 17, p. 8.



Discounted Land for Speculation and Development

In addition to land grants, government officials sold tens of thousands of acres of land on the Pinellas Peninsula at heavily discounted prices, to White settlers, speculators, and developers. In 1876, over 1,500 such acres came into the possession of John C. Williams, one of the founding fathers of St. Petersburg, whose land holdings ultimately encompassed much of the in utero City of St. Petersburg by the late 1870s. Hamilton Disston, founder of Disston City (now the City of Gulfport) bought four million acres of land from the State of Florida for a price of \$1 million in 1881 dollars (equal to \$6.69 per acre in 2021 dollars) (Knetsch, 1998). Disston's purchase included 150,000 acres on the Pinellas Peninsula. He later granted 60,000 acres to Russian-born Peter Demens on the condition that the latter extend his Orange Belt Railway into Pinellas (Davis, 1939; Hawes, 1989). Demens also received 250 acres of prime waterfront land from Williams in exchange for extending the railroad to 2nd Street and building a wharf that could accommodate larger boats.

Government-Backed Development Financing

Demens, along with other railroad magnates and industry titans of the era built their fortunes with the grist of government-backed financing. As one local example: the state-authorized Orange Belt Railway charter enabling the line's extension to present-day downtown St. Petersburg, also empowered the company to sell \$700,000 worth of railway bonds (today's equivalent of \$20.3 million) to finance the project. Separately, Demens was promised a 25,000-acre land grant for completing the extension but missed a deadline for claiming the boon (Parry, 1983). He would have needed to complete the Orange Belt Railway's St. Petersburg terminus by December 1887 to take ownership of the land. Prior to Demens, government policy had enhanced capital access for small-scale landowners in the area as well. This was via the Armed Occupation Act land grants, which provided collateral against which to raise capital for future enterprise.

Public Investment in Whites-Only Amenities, Institutions, and Infrastructure

Government infrastructure investments to build out the Pinellas Peninsula possibly date to 1848 with the construction of the Egmont Key Lighthouse (Thompson & Thompson, 2012; Stafford, 1980). The pace of infrastructure development quickened after the completion of the Orange Belt Railway in 1889 and the incorporation of St. Petersburg as a town in 1892. Over the 120 years that followed construction of the lighthouse (through 1968), public coffers expended over \$2 billion to fund or subsidize the construction of transportation routes; a picturesque downtown waterfront; segregated educational institutions such as St. Petersburg High School and St. Petersburg Junior College; "whites only" parks, beaches, and recreation facilities; commercial infrastructure to pave the way for white entrepreneurs to prosper; and healthcare and other edifices that African Americans could typically only enter when working, if at all.

The one exception was the local jail, the first of which was built under the authority of the inaugural town council shortly after being formed in 1892. Its cells were open to receive Black prisoners and arrestees since the inception of local law enforcement practices in St. Petersburg. Racial disparities in public investments in economic development, public amenities and infrastructure continued well into the latter half of the 20th century, which had a profound impact in stunting the economic growth of Blacks in St. Petersburg.

The G.I. Bill

From 1946 to 1963 St. Petersburg's White middle class blossomed through the twin engines of the G.I. Bill which provided subsidized homebuyer loans to millions of veterans and local segregationist development practices that ensured that the city's construction boom would benefit White residents primarily. Thus, the growth of the Black middle class in St. Petersburg was not as fast due to lack of funding and discriminatory practices (Onkst, 1998).

Railroad and Construction Industry

The railroad and construction industry contributed to economic booms for the Black communities. During 1912-1914, the economy grew by leaps and bounds with the addition of hundreds of new businesses and public buildings including the opening of the city municipal gas plant (Arsenault, 2017). Black labor was crucial to the economy. For instance, in 1913 Black laborers built a seawall on the downtown waterfront, and between 1921-1926 Black workers were recruited from Georgia and Alabama to address the building boom of the time. During the next decade, at least seven commercial properties were erected on the historic 10-block corridor later nicknamed "The Deuces," including Mercy Hospital and the Manhattan Casino. Real estate developers – Black and White – built clusters of single and multi-family housing units in the surrounding areas.

Sports

Sports also had the potential to generate revenue for the Black community, although it was not immediate. For instance, the Spring of 1914 marked the arrival of major league baseball as a center for spring training. This would not bear fruit until the granting of an expansion team in 1995 and the playing of the first game as the Devil Rays in 1998 (Augustyn, 2020).

Thus, although economic opportunities exist, Blacks are often not afforded the same opportunities for advancement when compared to their White counterparts. These inequities may be due in part to economic segregation practices that exist within the city.

Economic Pressure Tactics by Segregationists

St. Petersburg's segregationist groups campaigned on multiple fronts to block integration efforts, often resorting to economic pressures and boycotts to push their point. Tactics included the years-long practice by city leaders of using the threat to tourism revenues, if Blacks were allowed entry into White spaces, as a rationale for perpetuating Jim Crow. Civic and elected leaders used the same rationale in other spheres, reminding people that Whites would not continue to patronize facilities where Blacks had equal access. For instance, the Citizens Council group asked City Council to "take a firm and courageous stand to keep segregation on the public buses" (St. Petersburg Times, June 22, 1956, p.19). In a letter to Mayor Samuel G. Johnson and the City Council, the pro-segregation group said: "It is our opinion that if integration takes place, the majority of transients would refuse to ride" (St. Petersburg Times, June 22, 1956, p.19). The letter was signed by Mrs. James E. Thomas as vice president of the group. Mrs. Thomas was a firebrand for the cause who represented St. Petersburg at a statewide confab of Citizens Councils throughout Florida in 1957 and reported to be in "frequent correspondence with Atty. Gen.

Richard Ervin and Gov. LeRoy Collins” (St. Petersburg Times, February 4, 1957, p.22) and assured the group that “Mr. Ervin is for us” (St. Petersburg Times, February 4, 1957, p.22).

Thomas’ peers in the movement initiated economic boycott strategies as well. The media reports separate boycott drives in 1956, 1957 and 1958, that in addition to leveling economic punishments at the Black community, also called for boycotts of Whites who sympathized with Blacks in any way. An anonymous pamphlet distributed to White business owners in 1957 urged:

A boycott of restaurants employing Negro cooks; refusing to employ Negroes if Whites are available; don’t hire a Negro or help him in any way if he belongs to the NAACP; discharge of White teachers who want to teach Negroes; boycott of theatres which show race “mixing”; “don’t attend any church that approves of mixing with the Negro”; refusing to trade with a merchant that wants to mix with the Negro.(St. Petersburg Times, October 1, 1957, p. 3B)

The campaign’s eighth mandate was social ostracization of Whites who mixed socially with Blacks. The pamphlet urged “Any White person that wants to mix with the Negro socially, don’t even give him the time of day.” (St. Petersburg Times, October 1, 1957, p3B). The following year, a better organized boycott effort distributed flyers to local businesses urging them not to hire Black workers “unless it is absolutely necessary, and no White person can be obtained for the job ”(Figure 4).

Figure 4

St. Petersburg Times, June 16, 1958, p.28



Economic Segregation

Economic segregation, like residential segregation, was rigidly enforced as custom in St. Petersburg by 1900, but it hardened into law by 1931 when the city charter prohibited Blacks from establishing a business or living in areas designated for Whites. Much is written about the 1931 city charter that enshrined housing segregation into the city policy. It is seldom remembered that the same charter also prohibited Blacks from establishing a business in White areas; and it has never been acknowledged that housing segregation served as the second biggest contributor (in local public policies) to the vast racial wealth gap that existed in St. Petersburg by the time racial integration efforts began.

The 1920 St. Petersburg Police department edict that “all White men found in the negro section late at night regardless of their age or social distinction” (Arsenault, 2017, p. 125), had the effect of legally limiting Black enterprise to a primarily Black clientele. Segregation inevitably capped the growth potential of Black entrepreneurs, relegating them to only a 4%

market share of consumer spending in St. Petersburg in 1920, and an estimated 0.5% of business-to-business spending (United States Bureau of the Census, 1973). This racial economic order was upheld over decades through various tactics that sometimes included violence and intimidation. But more often than not, the city's White elite maintained political control of the city's opportunity structure. In all decisions involving resources and who would benefit from them, elected officials invariably empowered the status quo, ensuring that Black residents remained economically marginalized, and that economic opportunity remained an exclusively White domain.

If the racial balance was ever in jeopardy, White city leaders and vigilantes battled back by means that ranged from Billy clubs to court battles. For example, in 1921 the Dream Theater for Blacks was bombed with dynamite after White resistance to the theater's location on the periphery of a White neighborhood (St. Petersburg Times, November 26, 1921, p.1). This and other violence and intimidation gave public notice to Blacks that there would be consequences if they attempted to live and do business outside the boundaries set for them by the White power structure.

In all decisions involving public resources (and who would control and benefit from them), elected officials invariably empowered the status quo, ensuring that Black residents remained economically marginalized, and that economic opportunity remained an exclusively White domain. As outlined earlier, the city's White elite reinforced their political dominance and influence on economic decision making throughout the 1920s, in part under the auspices of the St. Petersburg KKK Klavern, known as the Olustee No. 20 chapter. For instance, in 1924, Jim Coad, Secretary of the St. Petersburg Chamber and founding member of St. Petersburg's KKK chapter, successfully lobbied for the erection of signs on the Gandy Bridge that read "Gentiles

Only Wanted. No Jews Wanted Here” (Wilson, 2002). This had the effect of siphoning away a substantial portion of Black consumer spending as some Jewish merchants and business owners barred or marginalized in many White areas opted to make their living among Blacks. It was during this decade (the 1920s) when the city’s Black economy became recognizable as such through the forces of segregation.

Even before the St. Petersburg City Council made segregation the law of the land, developers and neighborhood groups had prohibited Black families from moving into White areas. Throughout 1920s, virtually all the city's new housing subdivisions imposed restrictive covenants or gentleman's agreements to exclude Black residents, even middle-class Blacks, with clauses such as "No lot shall be sold, rented or conveyed to any colored person or person of African descent” (Arsenault, 2017, p.207) Many of these clauses remained in force, unchallenged, until the 1970s. The censure led Black entrepreneurs to build their own.

By 1920, there was a tiny but noticeable Black middle-class and a burgeoning Black developer community. Historian Ray Arsenault (2017) quantified their ranks as follows:

In 1920, the local Black labor force included eighteen teachers, ten grocery store owners, seven barbers, seven tailors, six ministers, four insurance agents, four restaurant owners, two doctors, one dentist, and one hospital superintendent.

Collectively, these middle-class occupations accounted for 6.7 percent of the local Black working population. (Arsenault, 2017, p.126).

By 1930, the city had some 60 Black-owned business establishments, including five hotels that catered to their racial kin. This was in addition to Black entrepreneurs without a retail or office location, such as landlords and contractors. In 1940, Black leaders from St. Petersburg and Tampa created the region’s second chapter of the Negro Business League. A small Black investor class

emerged, exemplified by affluents such as Dr. Robert Swain and working men like John Clayton who purchased his first grocery store in 1938 and by 1944 owned the corner of Fairfield and 21st Street (3 homes and 2 apartments). By 1954, Dr. Swain was part-owner in two hotels, a mortuary, a pharmacy and soda shop, all catering to black patrons.

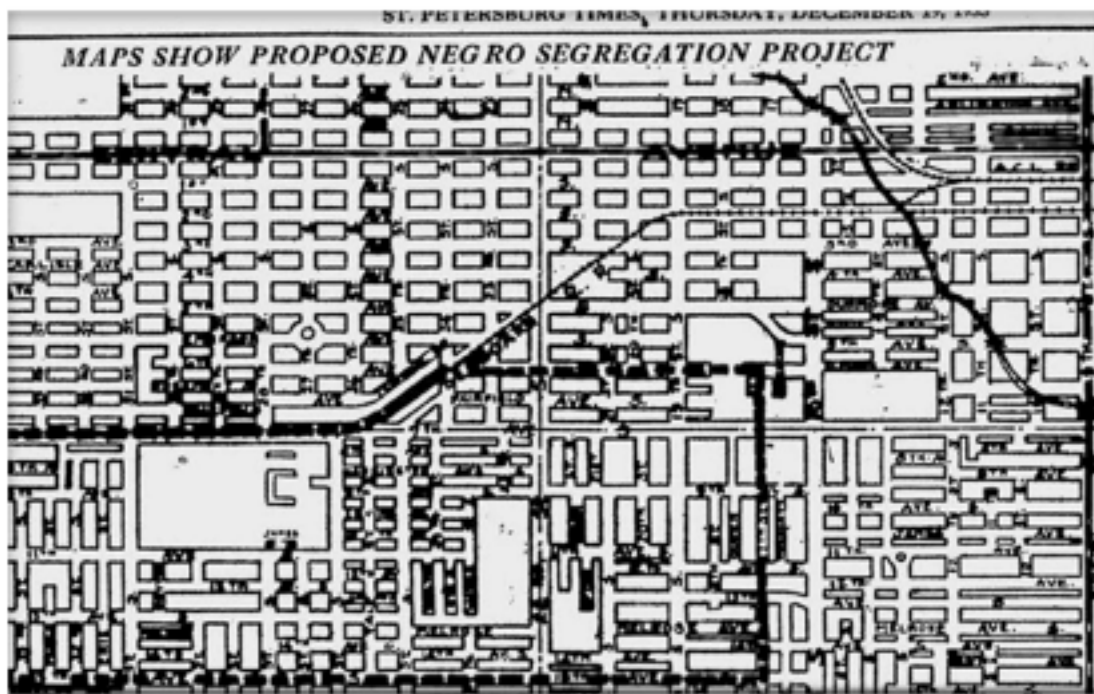
The number of Black-owned businesses grew enough to warrant a “Negro Business Guide” in 1951. The 1953-54 edition was 12 pages long. Also in 1953, Black owned firms joined forces to form the Sunshine City Business League, aided which was aided by the all-white St. Petersburg Merchants Association in securing its charter (St. Petersburg Times, May 29, 1953).

Nevertheless, the disparities in wealth gap grew significantly between the 1930s and 1960s due to redlining and the difficulty of obtaining insurance. In 1934, the practice of redlining was institutionalized following the creation of the national Homeowner’s Loan Corporation, which drafted “Security Maps” marking Black neighborhoods as hazardous (Vatelot, 2019). This led to the systematic denial of insurance to residents of specific neighborhoods and curtailed the flow of development and homebuyer capital to redlined areas for decades to come. Owing to this and subsequent federal and local policy, St. Petersburg’s White-Black wealth gap ballooned over the next 30 years.

In 1936, in wake of the federal policy, St. Petersburg leaders went further to seal the boundaries of Black life in St. Petersburg. City Council voted four-to-one to approve a resolution by Councilman Milledge Wever, requiring Blacks to live in an area that ran 17 blocks from east to west and nine blocks north to south. Figure 5 illustrates the Proposed Negro Segregation Project published by the St. Petersburg Times in 1935.

Figure 5

St. Petersburg Times, December 19, 1935: Map of Proposed Negro Segregation Project, Section 2, p.4.



Commentators of the day saw the city's rabid segregationist push as an answer to rising racial tensions due to rapid Black population growth in the city, combined with pressures to protect the tourism-dependent economy. A visible Black populace was seen as bad for business. Thus, historical artifacts illustrated economic segregation impacted Black business opportunities and restricted their clientele. It also devalued the property value of Black communities since they were perceived as hazardous and bad for business.

Critical Findings on the Impact of Economic Segregation

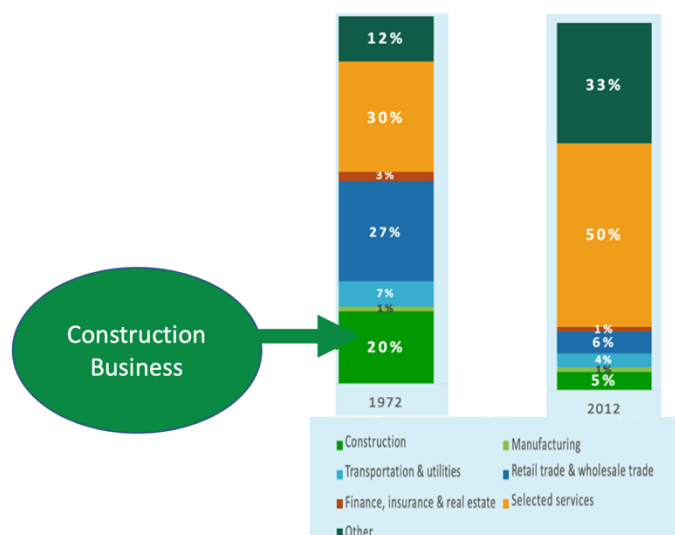
- Policies by city officials controlled Black workforce economic progress including convict labor loan and leasing programs, local governmental pay disparities for Black workers, and informal but rigidly imposed limits to employment promotions.

- The City Council legalized and officially imposed market limits for Black entrepreneurs, including license exclusions for some occupations, city-sanctioned contract limitations for Black-owned firms in the construction industry, and hugely disproportionate crackdowns and arrests for illegal business activities by Black versus White entrepreneurs.
- The suppression of Black wealth-building through homeownership via locally enforced residential segregation policies limited the value of owned homes in segregated Black areas, while preventing Black homebuying and building in White areas of St. Petersburg.
- Displacements and relocations of Blacks, engineered by government agencies over five decades, impacted 12 times more Black-led families, organizations, and businesses compared to the impact in White areas of the city.

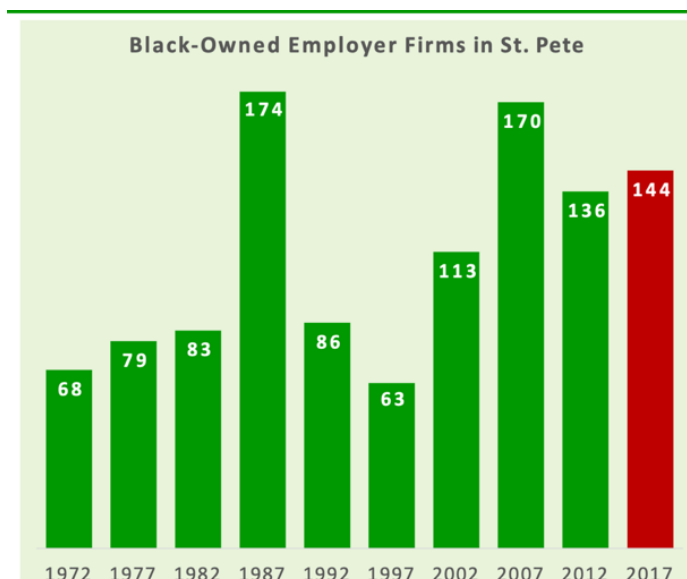
The Impact of the Civil Rights Act on Black Businesses

In the 1960s, due to federal regulations that eliminated discriminatory practices, people began to leave the area, which impacted the viability of many businesses (Simner, 2017). For instance, the number of barber shops on 22nd Street went from 10 in 1963 to 4 in 1983. While the representation of lawyers, furniture stores, fish markets, hotels, shoe stores, physicians, and dentists became nonexistent on 22nd Street between 1963 and 1983 (Simner, 2017).

Similar economic decline was noticed in other businesses beyond 22nd Street, such as construction, finance, and transportation. One of the biggest changes, was a dramatic shrinkage of the construction sector between 1972-2012 (Figure 6).

Figure 6*Construction Business 1972–2021*

Over four decades minimal growth occurred in the number of Black-owned firms in St. Petersburg. Indeed, the number of Black-owned firms with paid workers on staff has not grown appreciably over the decades. As of the latest census data, St. Petersburg still has not reclaimed its 1987 peak in Black-owned employer firms (Figure 7). The spike in 1987 was a result of affirmative action.

Figure 7*Black-Owned Employers 1972–2017***Disparity in City Procurement and Contracting**

Black-owned businesses were almost entirely excluded from doing business with the City of St. Petersburg for the first 90 years of its existence. The City created a Minority Business Enterprise (MBE) program in 1982, becoming one of the first municipalities in the region to do so. Following adoption of a new MBE ordinance, City staff began to set goals for MBE spending on City purchasing of goods and services. In 1985, the City expanded the program to set goals for public construction projects on case-by-case basis. By then, the City had spent hundreds of millions of dollars procuring goods and services from white-owned businesses.

It appears from media reports that City leaders did not fully exclude African Americans from serving as vendors prior to 1982. Media reports show expenditures in 1905 to one of the city's earliest Black businessmen, Elder Jordan, Sr.. Yet, City contracting with Black-owned firms was exceedingly rare in those days, and has remained so ever since, except for a brief 17

years when the City maintained its MBE program (1982 to 1999). Expenditures to African Americans appear to have been less than 1% of City expenditures in 1905, judging solely by January and February City spending reports that appeared in the daily newspaper. Jordan was paid the modern-day equivalent of \$187 for hauling and alley cleaning services over those two months.

In April 2021, the situation was little changed, according to a Disparity Study commissioned by the City to confirm whether a statistical disparity exists between the availability of minority- and women-owned businesses, and the rate at which the City purchases from those businesses (Mason Tillman Associates Ltd, 2021). The analysis, by California's Mason Tillman Associates, confirmed a disparity in both the prime contracts and subcontracts awarded by the City during the study period (October 1, 2014, to September 30, 2018), and found that African Americans were the most underutilized by the City's SBE program. Across all prime contracts by the City in construction, professional services and other goods and services, 88% of contracts went to white men versus only 1.6 %to Black-owned firms. The difference was even more stark among the City's most highly used vendors. White males won over 99% of the 826 contracts that went to the 57 most used firms. Not a single African American firm was in this group. As a result of its findings, Mason Tillman recommended that the City create a race- and gender-conscious program to remedy the disparity.

Development of Black Housing Communities

Over the past century Black communities grew in St. Petersburg. Expansion started with Pepper Town (1888-1989), Cooper Quarters (1890-1900), and Methodist Town (1894), and grew with the development of the Deuces (1920s), Jordan Park (1939), Bartlett Park (late 1920s-

1930s), and Childs Park (1920s-1940s) (City of St. Petersburg Neighborhood Partnership Office, 1998).

In the 1920s, 22nd Street South, “The Deuces”, was emerging as the hub of the southside Black community. It was a business, residential, professional, and entertainment district. It was home to the Manhattan Casino, Mercy Hospital, the Royal Theater, and was in close proximity to Jordan Park housing project and Jordan Elementary School. The Deuces was the Black community’s equivalent to downtown Central Avenue. The Deuces had its own medical row with two pharmacies, six medical doctors and another three doctors were located nearby.

In 1939, the construction began on Jordan Park, which is located between 9th and 13th Avenues South and just west of 22nd street. It was the city's first Black public housing complex. From the onset, there were complaints against Jordan Park. For example, the first Jordan Park resident arrived on April 10, 1940, and within the same year, there were several cases in which plaintiffs attacked the legality of fixed water and gas rates for Jordan Park residents. On January 8, 1941, there was a court case in which forty-four plaintiffs were seeking to enjoin the city from carrying out Phase 2 of the Jordan Park project, which sought to add 204 new apartment units. The City Council issued a series of rulings designed to block construction of Phase 2 of the Jordan Park Public Housing development. “Local slumlords and other opponents of public housing were jubilant, but the City Council's apparent obstructionism ultimately triggered a citywide protest led by the League of Women Voters” (Arsenault, 2017, p. 270) and backed by the Chamber of Commerce, the Merchants' Association, the Board of Realtors, and the Urban League.

The campaign collected more than 4,000 signatures and forced City Council to submit the question to the electorate in a September 24th 1941 referendum. Opponents “attacked public

housing as a socialistic challenge to free enterprise and a threat to White supremacy” (Arsenault, 2017, p. 272) and attempted to “manipulate antiradical and Negrophobic sentiment” (Arsenault, 2017, p. 272). Yet supporters of the development carried the referendum by 2,731 to 2,081 votes. Thus, despite objections, the second phase of Jordan Park was completed. In 1999 the demolition of Jordan Park began as work started on Hope VI, a controversial new housing project built on the site.

The fight for public housing did not cease. In 1949, White owners of Black rental properties mounted a campaign against the City accepting federal dollars to finance 475 units of public housing (250 for Black residents and 225 for Whites). They won with 51% of the vote. While in 1955, the City Council voted down a proposal by developer Richard Deeb that would have been the largest ever undertaken to alleviate the Black housing crisis (St. Petersburg Times, June 8, 1955). The proposed upscale development was put forth in response to a study by the city’s Interracial Advisory Committee on the problem of congestion in Black communities. The project was called Martin Shores. It would have brought 1,000 single family homes, four blocks of apartments over 360 acres, a motel, a school, a health clinic, two churches, and a shopping center. City Council initially favored the project and passed the zoning application on its first reading, but later rescinded support in the face of “a toxic word-of-mouth campaign” (Wilson, 2009, p. 62) by White opponents who claimed the project would lower property values.

Similarly, in 1963, 400 individuals protested public housing for low-income retirees (Henderson, May 23, 1963). They were subsequently joined by 230 individuals, who blatantly brought concerns about race, and that the presence of Black people will devalue their homes (St Petersburg Times, May 29, 1963). This opposition to housing for the elderly occurred even though other Florida cities have approved, have under construction, or completed housing for the

elderly (Henderson, June 2, 1963). Vice Mayor Nortney Cox opposed the proposal and suggested that all future plans for public housing should be voted on by a referendum (Henderson, June 1, 1963). Even with public opposition, the Housing Authority Chairman announced a plan to proceed with providing public housing for low-income retirees. Subsequently, Senator C.W. Bill Young passed a bill forbidding federal housing projects without the approval of affected freeholders (St Petersburg Times, June 15, 1963).

In 1960, after months of talks, Black leaders reached a verbal agreement with the City Planning Director, for a large-scale non-segregated housing development that would alleviate the housing shortage for Blacks and others. But White developers and citizens pushed back and favored a segregated sub-division. Subsequently, the project idled and ultimately died on the drawing board. Together with the disparity in the City of St. Petersburg's distribution of free parcels of land for homebuilding to veterans of World War II, when only 10 of 105 Black veterans were awarded lots, compared with 595 lots awarded to White veterans, the bias process of housing determinations that have contributed to the wealth inequities between Black and White residents is unmistakable (Onkst, 1998). Throughout the years of record-setting construction in White neighborhoods, local officials have done little to abate the desperate need for housing and minimum housing standards in Black neighborhoods. The stalemate was widely believed to be a product of open collusion between slum lords and city leaders.

In 1975, the practice of redlining was also blamed for lack of loans to purchase homes in certain areas. Thus, Sen. William Proxmire, D-Wisconsin, sponsored a bill that required banks to disclose the amount of mortgage funded and the amount of saving deposits collected by zip code (Feinsilber, May 21, 1975). In addition to redlining, the non-availability of property insurance also impeded home ownership. Thus, in 1993 two bills were passed to address the practice of

insurance redlining in urban real estate markets, namely: The Anti-Redlining in Insurance Disclosure Act (H.R. 1188) that passed the House energy committee, and bill H.R. 1257 that passed the banking committee (Harney, 1993). Both bills would require insurance companies to disclose business revenue generated each year by areas (Harney, 1993).

Nevertheless, on July 20, 1994, by a voice vote, the house defeated a bill approved by its banking committee that had the strong support of consumer, civil rights, and housing groups concerned about discriminatory home insurance practices in urban markets around the country. The measure would have applied some of the racial and locational data gathering and public disclosure requirements on the insurance industry that the banking industry must comply with under the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA). Instead, they passed a “toothless bill” (Harney, 1994, p. 8D) that did virtually nothing to curb central city redlining in home insurance policy availability, pricing, or coverage. (Harney, 1994).

Slum-Like Housing Conditions

Despite urgent reports of dangerous, crowded and slum-like housing conditions in Black neighborhoods by the federal Works Progress Administration (WPA) in 1940, the city planning department in 1943, and the National Urban League in 1945, development investments in Black St. Petersburg were negligible, compared to the hundreds of millions of dollars being poured into other parts of St. Petersburg, from public and private coffers. By 1940, African Americans made up 20% of St. Pete’s fast-growing population but were crowded into areas that comprised only 4% of its landmass. At that point in time, 59% of the city’s Black households had no electricity versus only 2% of White households. There was a stark contrast to conditions in White neighborhoods, especially during the post-WWII development boom. Developers fueled

construction of an average of 13 new homes per day across the city in the 1950s. Over the decade, “46,679 houses went up, marking the city’s busiest home-building decade before or since” (Wilson, 2009, p.4). During this era, city officials and private sector leaders continued shaping local policies and resource investments to favor the economic advancement of White residents.

In the 1950s, two mayors, Samuel Johnson and John Burroughs, appointed urban renewal committees that produced reports on slum conditions in Black neighborhoods but generated no remedial action. In 1956, a local newspaper reported that nothing was being done to address slum landlord conditions because of the influence of the landlords and tax policies. The article stated,

‘The majority of the owners are persons of political, financial and social power in this community, and a few are past officials of the City Government’. The Committee further noted that tax policies actually place an incentive for blight and disrepair. (St. Petersburg Times, June 9, 1956, p.4)

The infrastructure of homes in Black neighborhoods was viewed as a significant safety concern. For instance, Fire Chief S.O. Griffith told a reporter:

I pray every time there’s a wind...Only the good Lord has prevented a fire in any of the Negro areas...Some of these shacks don’t even have city water...we’ve had to wet down a whole row of buildings to keep flames from spreading many a time ...and what do we do the day we get simultaneous big fires in Methodist Town and near 22nd Street?

(Wilson, 2009, p.97).

At the time, Griffith reported, approximately half of all department calls came from Black neighborhoods. Ultimately, the poor housing infrastructures in Black neighborhoods contributed not just to safety concerns but to loss of life.

The Housing Integration Era.

Throughout the 1960s and 1970s, racial integration began to pierce the formerly impervious borders of residential segregation in St. Petersburg. The dispersion of African Americans happened in distinct phases. At first, many African Americans who choose to leave the city's historically-Black enclaves opted to move to adjacent or nearby neighborhoods formerly restricted to whites. That prompted an immediate and fervent exodus by whites.

As the St. Petersburg Times (June 21, 1971) reported,

In 1964, the white flight from the core city was in full progress, a phenomenon common to cities of comparable size all across the nation. There was a lesson to be learned there, from cities where demography had matured earlier than St. Petersburg's, where the results of the exodus already could be seen. In their wake they left slums and the life-style of crime, ignorance and despair that accompany any slum. (p.1C)

Indeed, the transformation was rapid in those newly-Black border areas. The border areas loss their relatively higher-income white occupants and the white flight also resulted in rapid-fire zoning changes that transformed former single-family homes to multi-family rental properties, and in the process, created clusters of low-income housing and Black poverty where they did not previously exist.

The St. Petersburg Times (February 3, 1972) captured James Sanderlin, the county's first African American judge, describing the process at a 1972 forum:

“When the “sold” sign goes up and the first black family moves into a white neighborhood, the zoning laws for the neighborhood suddenly change... the black move into white areas first brings a new crop of “For Sale” signs after real estate brokers urge whites to sell. ...Next says Sanderlin, zoning laws begin to change as contractors urge residents to convert what maybe one-family housing to multi-family dwellings. “The result is a series of very rapid zoning changes,” Sanderlin says. “There is a greater density then in that area.” (February 3, 1972, p. 17B).

The housing integration process happened differently in areas farther removed from the former segregated Black neighborhoods. For one, Black integration to higher-priced, all-white neighborhoods such as Lakewood Estates, Shore Acres and Pinellas Point didn’t begin until the 1970s, and then only at a trickle. Despite the snail pace, the pioneer Blacks who ventured to the more white areas often met with the racist ire of their new neighbors. Whites were no longer able to rely on City policy (formal or informal) to guard their sanctum. They resorted instead to expressing their displeasure through racist slights and offenses.

Integration wasn’t the only force at work in reshaping the socioeconomics of the city’s segregation era Black neighborhoods. Like many legacy Black communities across the nation, St. Petersburg’s African American would undergo decades of disinvestment, initiated by urban renewal strategies that unfolded at the same time as desegregation began to hollow out the formerly captive Black consumer market that fueled Black business growth for decades.

Housing Segregation in 2021.

After 50 years of racial integration of St. Petersburg’s neighborhoods, the city remains one of the most racially segregated large cities in the United States. St. Petersburg ranks number 44 on the “Most to Least Segregated Cities, 2019” by the Other & Belonging Institute (2021) at

UC Berkeley. The most recent Census data available show that roughly 76% of the city's Black population resides in the 25-square mile area known as South St. Petersburg. Over one-quarter of the city's census tracts have an African American population of 5% or less, and 40% of census tracts (29) have Black populations of 10% or less.

Urban Renewal, Tropicana Field, and Interstate 275.

Black-owned businesses were impacted by multiple government-led mass displacements that ultimately disrupted and partly destroyed the enclaves of African American commerce that took shape during segregation. One of the most widely known incidents happened in the formerly segregated Black neighborhood known as "Gas Plant." In 1979, the City approved a plan to redevelop the area with commercial spaces that would create 680 jobs paying \$20 million in wages (in 2021 dollars) plus construction jobs over seven years to rehabilitate and build new homes for 1,000+ people. But the plan was shelved by 1986, when City Council voted to build a baseball stadium instead, which would bulldoze 285 buildings, relocate nine churches and 500 households, uproot organizations such as the Masons, and disrupt a sizable share of the city's Black-owned business establishments. The project would demolish over 80 investment properties, many Black-owned, and cause 40 businesses to move or close. The Gas Plant redevelopment was the seventh mass displacement, over a dozen years, that relocated 2,100 Black families, businesses, and institutions from their homes in the city's segregation-era Black neighborhoods.

Therefore, the Gas Plant Urban renewal and the construction of Tropicana Field erased neighborhoods, housing, and economic viability for the Black community, particularly related to cost and property taxes. In an email response to interview questions for this study, one resident expressed the sentiments of many, advising, "Stop trying to build high rises for the rich. Focus

on building equity for the people on the ground” (Resident 9, e-mail correspondence, May 6, 2021).

The Black community was also impacted by the phased construction of Highway I-275 which sliced through the heart of the Black community, razing homes, businesses, and churches; severing the beloved Gibbs High from areas housing hundreds of its alumni; dead-ending the high-traffic 15th Avenue corridor; and destroying historic properties such as the Ponder House. The construction of I-275 over nearly a 50-year period between 1970 and 2016 uprooted many Black families in the Methodist Town, Gas Plant and 22nd Street neighborhoods.

Officials tried to quell Black leaders’ complaints by pointing out that I-275 dislocated 900 white households too. But there was no honest comparison. Despite being only 16% of the population, twice as many African Americans were displaced per square mile of highway (201 Black households versus 98 white households).

The community would never return to its heyday when most every Black family was part of the communal life of church, school, commerce, and service. As one indicator of the damage done, the Census showed a rapid drop in the number of black-owned employer firms in St. Petersburg, from 174 in 1987 to 86 by 1992. The city still has not reclaimed that peak. The latest data show 144 Black-owned employer firms in the city.

Voices of Residents who lived in the Gas Plant Neighborhood

The residents of the Gas Plant neighborhood viewed their community as family oriented. Older community members served as role models and often offered guidance to younger residents. Below are selections from shared narratives of residents, describing their lived experiences in the Gas Plant Neighborhood.

- **Rev. Watson Haynes, II**

“I lived at 1543 3rd Avenue South, right behind First Baptist Institutional Church which was on the corner of 3rd Avenue and 16th Street South. There were seven of us and my mother worked six days a week making \$7 a day. When we had to move for “economic development purposes” a deacon from our church came to my mother and said I want you to have my house and helped her to buy his home and we moved to 2004 25th Street South. The Gas Plant Neighborhood was a family. We had doctors, dentists, and teachers in the neighborhood. One of the most influential people in my life was Rev. Enoch Davis. He would walk down 3rd Avenue to Webb’s City and one day he asked my mother if I could walk with him. My mother said yes and even though I really didn’t want to walk with this “ole” man it became a weekly ritual. Eventually, I looked forward to our ritual. He instilled stuff in me; not just our history but that he was concerned about me. He was giving back.”

- **Jean Miller Anderson Davies**

“I lived at 1429 Dixie Avenue South, which was between 14th and 16th Streets. When I think back, what impressed me most, although at the time I thought that we were just being isolated, is that we really had a well-developed community with almost everything in it that I access now within the greater St. Pete. We had grocery stores. We had a cemetery. We had a funeral home, we had our churches, there were shoeshine parlors, everything that you thought you needed was in the parameter of the Gas Plant area. And when I say the Gas Plant area, my mind goes from 7th Avenue to 1st Avenue South and from 16th Street to 9th Street or 8th Street because it was in those parameters where our community, our people and our churches and all that we had that we were accessing as the neighborhood was within those parameters.

And we had the Harlem theater. So, you went to the movies, you know, on Sunday or Saturday. The library, that was a godsend when they opened that branch of that library there.

And all Black books. Oh my God. It was just wonderful. And we learned how to use a library, how to catalog books. It was just a magical place. You could leave Davis Elementary, go to the library. I used it as my way of discovering the whole world. Oh, because I would read autobiographies and stories about somebody else's life. And it was a magical place for me, and I would stay there till five o'clock in the afternoon reading, imagining myself in another place other than my own neighborhood.”

- **Mordecai Walker**

“I lived at 1224 5th Avenue South on what is often referred to as “Sugar Hill.” Some of my neighbors were Bill Williams who owned a shoeshine business in downtown St. Petersburg; Dr. Benjamin Jones, a dentist; Edward and Mary McRae, the owners of McRae funeral home; and Mr. Lewis Dominis, an art teacher. I think we had a congenial neighborhood. We were like a big family. I don’t remember problems with crime.

Back then they had White only. I remember you could go to the pier, but you couldn't go inside. Right? When I came to St. Petersburg it was called the Million Dollar Pier. That’s what they called it. Yes, Black people could go and could drive around but you couldn't go in. In my opinion, moving from the Gas Plant area was a good thing. I mean, maybe the intent wasn't good. But if you remember, the soil in the area was contaminated. I think that maybe that wasn't their motive, but I think it was a good thing to get us away from there because it was against our health. So, I might not be the best to speak on that. But I think it was the greatest thing to happen from that standpoint.”

- **Mary Frances Brown Murph**

“I was born in Cairo, GA and moved to St. Petersburg at age 11. I lived at 1404 Dixie Avenue South in the Gas Plant area. My uncle, Arthur Brown, Sr, had his gas station during that

time. We used to call it a "filling station", because people came to fill their cars with gas. He also had a little candy store next door. That's where I gained a lot of my sales knowledge because I learned to sell soft drinks and candy. And actually, that was my first job at age 13. I received \$2 weekly pay and about half was used to buy my lunch tickets at 16th Street and the rest was the allowance. So, I thought I had big money during that time. There were other businesses around on 14th Street. There was an ice cream parlor and there was a barbershop along there and Mrs. Wilson had a little store. Further down there were many Black owned businesses; there was a drycleaner. I think it was Better Way Cleaners. The Welch's had a woodyard that was up on 16th Street.

5th Avenue was like a real classy area for African Americans, and we had many professionals who lived on 5th Avenue. I recall Dr. Leggett, who was a dentist, Mr. Jordan, who owned property and Jordan Park School was named after that family. Doctor Ponder, who I think was the first African American doctor here. And I remember that Dr. Ponder, also rented rooms out to teachers who worked at the nearby junior high school. Charlie Williams was one of those persons and James Bolden. 5th Avenue was a real Class A street."

- **The Boston Brothers, David and Archie**

"I'm David Boston and I currently live in Cypress, California. I used to live in the area close to the gas plant area, and it was called Robinson Court. I don't remember the exact address, but it was Robinson Court between Ninth and 10th Avenue South.

I'm Archie Boston. I lived with David at 50 Robinson Court and Fourth Avenue South. When we moved into the area from Clewiston, I believe I may have been about four or five years old. And I just recall, a bunch of bungalow type houses, muddy streets, and also, we had various classes of people living in in the area of Robinson Court. If you lived on the front part of the

community, you had a view of the street, and the street was paved, and you also had a view of traffic. If you lived in the next section, it was not quite as high status and if you lived in the very back area, it was really the lower status in the community. However, we all had, you know, incredibly good rapport with all of the neighbors, but you could kind of tell the hierarchy, you know, because they would treat you a little bit differently than if you lived on what we call the front sidewalk. And the streets were very muddy when it would rain. Matter of fact, all of the homes were built at high elevation for when it would flood.

With a few other friends we would go to Booker Creek, maybe less than a half a mile from where we lived. Yeah, kind of down a hill. And Archie and I and some other friends would actually go, although we were told not to go, to the area because it was dangerous. So, with Archie and some other friends we'd go looking for alligators during the wet season. We would actually go through this very thick bushy area to the bank of Booker Creek, and we had a rope that we had suspended from a tree, and we would play Tarzan.

I was too afraid because I could not swim, said David. But I remember Archie would do it. They would actually drop down into the swift moving water. Yeah, but David, you forgot we were skinny dipping. Oh Yeah; there were no girls around. We used to go to the South Mole Beach and swim, but it was so far away, and our mother would not let us walk down there through the White section. You know, so we thought, well, if we can't swim there, we got to go somewhere. So, Booker Creek. We would sneak down there to swim and it was really fun. We were just swimming across the creek not up and down the creek. The thing is, now that we look back in hindsight, they were pouring oil and all kinds of waste in the creek. And we were swimming in that stuff. I don't know if we could have gotten cancer or anything. But it was so

dangerous now that we look at it in hindsight. And my feeling is God must have been with us because we were like, David wasn't, but I was very mischievous.

I remember walking around barefoot you know, all over the place. It was like maybe about a mile area, but we would wander around not worrying about people, you know, molesting us or doing anything. It was so carefree. And our education down there. You know, I had to write something about education in the schools we attended, and I told them, my school was excellent. Davis Elementary school was great. We had fantastic teachers. They instilled in us, you know, morality. Just all the things that our church taught us was also taught in the schools.”

- **Essie Gwendolyn Johnson Hills**

“I lived in the Gas Plant area at 1210 Jacobs Lane. I was born in Herndon, Georgia. stayed there only six weeks. My mom left came back here and I've lived here all my life. Living on Jacobs Lane was fun because we had kids around. And not only that, as in most Black neighborhoods with children, you normally had an adult who looked out for you. And we did. We called her Granny. Her name was Minnie. She was nosy. She stayed on top of things for the parents, and she was always old to us. We never knew her age. Back then 60 was old. And she was always that old granny, but Granny kept us in line, and Granny told our parents when we stepped out of line. Granny was married to Mr. Isaiah, and he was a character. He kept an alligator in a bathtub in the backyard. Oh, yes. All the kids knew the guidelines; you do not get to but a certain point to that bathtub and you don't touch anything. And we did not. It was in the bathtub with a wooden lid on it. And Gator was the length of the bathtub. We all went to bed one night, the next day Gator was gone. The story, we were not sure if it was true or not, but we were told that Gator was dinner for Mr. Isaiah. All we knew was that Gator was gone. Yes, living in

that area we were a family and that's what made the area of wonderful. We all got along. There were many children around and as I stated there was someone there always to look out for us.”

Yes, the memories are happy memories. Because the times were fun times. I can barely think of when we really were not happy. Yes. Getting together on Friday night. That was something we thoroughly enjoyed. We would all get together. They would cook the crabs, the neighbors, their children, we will all come together. We would have the crabs. We would have sodas, and music and dancing. We would all just be one big happy family. Oh, and that was so much fun.

Something that we looked forward to. That really brought us together as a family. It was in the open in the backyard behind the houses. Yes. It was out in the open. We would have to sweep the backyard in the day preparing for the night because they wanted everything to look nice. It was basically dirt that we were sweeping, no grass. We had to make it look nice and neat. But it was so much fun. Having everyone together and enjoying ourselves. It was just a fun time. To come together and enjoy each other, laughing, eating, dancing, sometimes the older people were drinking, but that was very much a part of our culture to be together, don't you think?”

- **Roslyn Graham**

“I was born in St. Petersburg, Florida. My address was 1421 and a half, Fourth Avenue South St. Petersburg, Florida.

I had a wonderful childhood. We had fun. We had so much fun because we had neighbors that had children that we played with. They took care of us. Our parents took care of their kids. We went from door to door, house to house. We played dodgeball, we played baseball. You know, We did, what was it skating on the sidewalk? bicycling. We had fun. Yeah, that's what it was like, and it was quiet. Yeah, we didn't have what you call gangs back then. You know, we

didn't have that. And we didn't have the fighting or whatever the kids are doing now. We did not have that because our parents paid more attention to us.

The neighborhood was safe, very safe. We used to play until late, like eight at night and we had the street lights, we had the lights, we had no problem. The parents were sitting on the porch watching us play as we would run up and down. And they always would say, "don't let me have to yell for you to come home. Don't get out of voice range".

When I was coming up, we had a lot of Black owned businesses. The Browns had a cleaner on the corner of Third Avenue between 14th and 15th Street. Mr. Moultrie had a shoe repair shop and the Burney's had their store on the corner right across from my church Bethel Metropolitan. And Mr. Floyd, I'm not sure if you remember him. He was down over there by McRae funeral home on Fifth Avenue. He had his corner store right there. We had a lot of Black owned businesses in that neighborhood. We didn't have to travel far for anything.

When they relocated us from the Gas Plant area, they misrepresented themselves and I felt betrayed. I felt hurt because they were taking my family's livelihood, my neighbor's livelihood, my home away from me where I grew up. And they gave me nothing in return. Okay, so we're looking toward going into a new venture, a new life where we can own our homes. You know, our parents will own something that's theirs. Instead of renting, most of those people rented. They did not own that property. We thought for the first time, what a lot of them did, for the first time they were going to own something that they could call theirs. I felt betrayed. I felt hurt. My parents had worked hard. My grandmother, my aunt had worked hard to live where we lived, and to keep it up. Decent people. And then the next thing you know, it was like they were being thrown to the streets, to the woods, nowhere to go but scramble around trying to find a place that was decent enough to raise their children again. That's how I felt. I felt like it was time

for us, or me, or someone to step forward and say, ‘enough is enough.’ You know, what else can you do to us? You just kicked us out. We have nowhere to go. So, what's next for us?”

The narratives highlighted numerous examples of a community that was family centered. It was hence doubly discouraging that residents’ moves from the Gas Plant failed to afford economic opportunities as had been expected, though there were perceived health benefits of moving away from contaminated soil.

Education

The educational system in St. Petersburg was haunted for decades by the aftereffects of segregated practice. Despite federal laws to integrate schools and promote equal opportunities for students, Pinellas County long struggled to provide equitable educational experiences for Black students.

Segregated Education: 1910-1971

As has been well established, segregated school environments are typically plagued with inequities. In St. Petersburg and Pinellas County, tax support for Black schools was grossly inadequate. The Black school term was half the length of the White term, and Black teachers were paid much less than their White counterparts. These institutionalized injustices ensured that many to most local Black people in the city remained under-educated and impoverished, although most Whites regarded this as a natural and proper state of affairs (Arsenault, 2017).

Davis Academy and Jordan Park Elementary were the first two elementary schools built for Black students in St. Petersburg. Davis Academy, later to become Davis Elementary opened in 1910 at 944 Third Avenue South. Davis Academy was the first school built for African Americans in the city. In addition to offering reading, writing, and arithmetic, the school also

offered courses in domestic services and manual training. Davis Elementary closed in 1967 (Rooks, 2003). Jordan Park Elementary, named for Elder Jordan, Sr., opened in 1926 and closed in 1975. George W. Perkins served as principal with a staff of twenty-one teachers and 1100 students. The school had the first home economics classes for boys, a school chorus, PTA organization, free night school for adults, double sessions, and a reading clinic for Blacks (Rooks, 2003).

In 1927 Gibbs High School opened, which was named after Jonathan Clarkson Gibbs. Mr. Gibbs was a notable African American who served as a presbyterian minister and office holder during the Reconstruction era. Mr. Gibbs served as the first and only Black Secretary of State, and Superintendent of Public Instruction of Florida. Along with Mr. Josiah Thomas Walls who served as a U.S. Congressman from Florida, they were among the most powerful Black office holder in Florida during the Reconstruction era (Dinnella-Borrego, 2016).

Sixteenth Street School serving grades kindergarten through ninth grade opened in 1952. John Hopkins served as principal of the elementary school and Frederick Burney was principal of the junior high school. The school now bears the name of former principal John H. Hopkins (Rooks, 2003).

Even though federal laws ordered the desegregation of schools, segregated educational practices persisted in Pinellas County.

Desegregation of Public Schools in Pinellas County.

Despite federal mandate to desegregate schools, there was and continue to be a battle to provide non-White students with similar educational opportunities as their White counterparts. The Pinellas County School Board stubbornly followed the national trend, building new schools (that would later be abandoned) in the “ghetto” to avoid Black spillover into nearby White

schools (Wilson, 2009). This strategy was used for 15 years as an effective dodge to the Supreme Court's 1954 order. The strategy was defended by the myth of separate but equal. A system of pairing and clustering Black and White schools was used in the late 1960s to start desegregation in nine predominantly Black schools in St. Petersburg. In September 1971, the Pinellas County School Board voluntarily desegregated schools countywide by way of court-ordered busing. Pinellas is among the last counties in the state to desegregate its schools but is the first Florida school district to use busing to accomplish desegregation.

Ten years after the landmark *Brown v. Board of Education of Topeka* decision in 1954, Charles Rutledge and five other African American parents filed a federal lawsuit against the Pinellas School Board in what became known as *Leon W. Bradley Jr. et al. v. The Pinellas County School Board* (Bradley v. The Pinellas County School Board, 2000, 2011; McKee, 2014). It was this court case that led to the desegregation of schools in Pinellas County. In 1969, the court ruled that the school system was successful in converting to a unitary system. The plaintiffs appealed, and the case continued on for decades. Indeed, this case still seeks to ensure equal rights and opportunity today. At stake in the 50-year lawsuit were a set of educational disparities that pertain to graduation rates, proficiency on state assessments, participation in accelerated classes, school discipline, eligibility criteria for special education programs, and increases in the diversity of staff. The case was sent to mediation in 2017 after the court ruled the system was not unitary and ordered the county to address it (Sibley Dolman Gipe, 2017 - <https://www.dolmanlaw.com/anti-segregation-lawsuit-pinellas-court-50-years-later/>). Although this was the third time the case was sent to mediation, this time it was different because one of the attorneys proposed combining the case with a newer 2000 case that likewise alleged that

Black students were being unfairly treated in the school. From these actions came a “Bridging the Gap” plan. According to Dolman Law,

It is not common for a case to drag on for so long. Perhaps it’s a sign of the community, state of racial affairs, or it’s just a complicated matter that has no easy answer. Through persistence and an unwavering need to see the school system treat non-White students more fairly, the plaintiffs have perhaps done something great for this school district, state, and nation. If a plan can be worked out that comes close to fixing the six issues presented, we will have made great strides toward a society built on the principles of liberty, equality, and justice for all. (Sibley Dolman Gipe, 2017)

Hence, even after laws to desegregate schools passed, Pinellas has struggled to afford equitable opportunities for Black students.

Matters came clearly into focus following a 2015 Pulitzer Prize-winning Tampa Bay Times five-part series dubbed "Failure Factories", highlighting inequities in public schools with predominantly Black and low-income families. The series highlighted the lack of support offered, and challenges students and teachers faced, which negatively impacted their professional identities. This series proved to be an important catalyst for change as it highlighted a longstanding failure to address structural disparities in education to promote justice and equitable opportunities for all (Ruth, July 15, 2016).

On July 8, 2016, the Tampa Bay Times reported that increased funding was given to the schools identified in the series, and that mental health and classroom aides were assigned to schools (Lash, July 8, 2016). Additionally, "transformation teams" were also assigned to schools to assist administrators with behavior management and hiring practices, and many school leaders were changed. The article suggested that these interventions contributed to 3 out of the 5 schools

improving their school grades. Thus, adequate funding and support appear to address educational disparities in predominantly Black school settings.

Healthcare

Historically, equitable healthcare access and quality have followed the same trends outlined above in other public sectors. Indeed, public hospital access, available elsewhere in Pinellas beginning in 1906, was not even available to the south St. Petersburg Black community until 1923. The following section describes historical developments and is followed by a summary of health care disparities (Arsenault, 2017, Wilson, 2009).

Segregated Health Care

Historically, public hospital access was not available to the south St. Petersburg Black community until 1923, when the racially segregated Mercy Hospital opened. In 1922, The City of St. Petersburg had purchased five acres of land on 22nd Street South to build the 3,500 square foot Mercy Hospital. The hospital opened in 1923, without a Black physician on staff. It was not until 1926 that Mercy Hospital had its first African American physician, Dr. James Maxie Ponder. Dr. Ponder remained the only Black physician on staff for more than ten years. In 1938, county health department director Dr. W. H. Pickett pointed out that 70% of the Black population and 30% of whites were in need of medical aid (St. Petersburg Times, September 2, 1938). He noted that officials had done a good job with beautification and attracting winter visitors, it had neglected health needs. Dr. Paul B. Cornely (an analyst for a Rockefeller foundation pointed out that, “it is a mistake to have health services for the negroes as such” (St. Petersburg Times, March 23, 1946, p. 11). St. Petersburg had about 3.2 beds per thousand for the white population, versus 1.8 beds per thousand for Blacks (St. Petersburg Times, March 23, 1946, p. 11). He described other disparities: “The 10-bed Jones home for aged negroes “is a

firetrap and absolutely unsatisfactory,” he asserted, explaining it had no flush toilets and no bathing facilities except wash tubs...White children kept at the American Legion Crippled hospital have a teacher at the facility, while Black children at Mercy Hospital had no such service, regardless of how long they are in the hospital” (St. Petersburg Times, March 23, 1946, p. 11).

By 1953, St. Petersburg had five Black physicians providing quality health care to the African American population in the city and surrounding area. Medical staff worked diligently to provide quality care even as they struggled with outdated equipment that had been discarded from Mound Park, no pharmacy, and no laboratory. When surgical procedures were unavoidable, they were performed by White doctors from Mound Park. The hospital was not air conditioned. Even under such adverse conditions in the fiscal year ending in October 1956 the hospital is reported to have performed 474 operations of which 273 were major surgeries and to have delivered more than 550 babies.

Unfortunately but not surprisingly given the inequities evident in all other sectors, Mercy Hospital endured significant financial struggles, owing to inadequate funding from outside sources, insufficient payments from patients, and inadequate health insurance. As a result, Black patient care could never stay on a par with White patient care in the city, and eventually tragedies struck, such as a baby being burned in an incubator in 1965 (St. Petersburg Times, August 19, 1965).

On April 13, 1966, the *St. Petersburg Times* reported, “Mercy Hospital, 1344 22nd Street South, for many years the municipal hospital for Negro patients, is dead. It was 43. The cause of death was listed as an overdose of red ink. The patients and staff of Mercy have been transferred

to Mound Park Hospital. Only eight patients were involved in the final transfer last Friday” (St. Petersburg Times, April 13, 1966, 1B)

At the Whites-only Mound Park Hospital (now Bayfront Medical Center), Dr. Fred Alsup admitted the first Black patient, Mrs. Altamease Chapman, in 1961 (St. Petersburg Times, February 27, 1961, p.1B). In 1964, though not fully desegregated, an uptick was seen in Black patients admitted to Mound Park Hospital. It was only after the 1966 closing of Mercy Hospital (St. Petersburg Times, April 13, 1966, 1B), the Black hospital, that all patients were admitted to Mound Park, leading to it becoming effectively desegregated. Though Mercy Hospital reopened for a time, it had to close yet again in 1986 because of asbestos, leading to the hospital being boarded up and abandoned. Though an era had ended, on February 2, 2004, the first patient walked through the doors of the new Johnnie Ruth Clark Health Center at the Historic Mercy Hospital (Reese, 2018).

The provision of care by Black providers in the community came into focus once again more recently following a pause by City Council in its April 15th and May 13th, 2021, meetings to re-examine approved CRA funding for the Next STEPP Center. The pause was triggered by a set of spurious public assertions made at a Council meeting by six primarily White organizations. The Next STEPP Center is a venerable operation fully supported by the African American community in St. Petersburg for more than twenty years, and hence the allegations brought were jarring and disturbing. The surprise attacks and their short-term impact harkened stark reminders of the historical privileging of White voices at City Council deliberations, often at the expense of Black sensibilities. Unlike many prior Black-White confrontations that came before City Council over the years, however, in the most recent 2021 incident the Council revisited its funding

determination involving Next STEPP and ultimately voted unanimously to move forward with funding (Manning, 2021).

Health Disparities

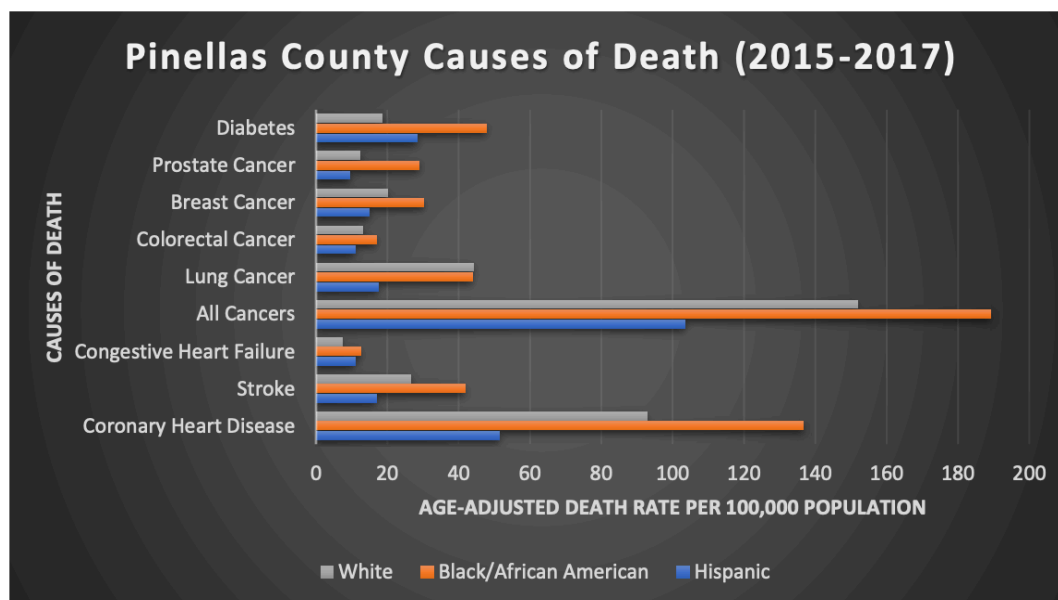
In St. Petersburg, as in Black communities throughout the nation, health disparities are well-documented and substantial. Though focus is often on adult disparities and life longevity, racial disparities in health start from birth, and exert impact throughout an individuals' lifespan (Assari, 2008b; Braveman et al., 2011). For example, in Pinellas, where the infant mortality rate (6.8 per 1,000 live births) is higher than the state rate (6.1), the rate at which Black infants die during their first year of life (12.9) is more than double that for White infants (5.3) (Florida Health Pinellas County, 2018). This disparity has remained consistent over the past decade, with only occasional one-year gap-narrowing standing as aberrations - for they are followed by a next-year rebound to the higher disparity rate (Florida Health Pinellas County, 2012; 2020).

Black residents also have a higher mortality rate than any other racial group for nearly all the top causes of death. According to data compiled the Foundation for a Healthy St. Petersburg (2018), "except for lung cancer, the Black or African American rates exceed the rates of both Whites and Hispanics for all leading causes of death" (p. 14). Figure 8 illustrates Pinellas County causes of death between 2015-2017 (Foundation for a Healthy St. Petersburg, 2018, p. 15). As discussed earlier in this report, health disparities are well documented for both Black men and women, and racialized economic segregation is strongly associated with access to affordable and quality healthcare. Among Black men, COPD, HIV, colorectal and prostate cancer, and other life-ending health conditions remain higher than they are among White men. Racialized economic segregation is one reason why, as Black men often get care too late. Published studies examining Black-White disparities reveal that Black men are more likely than White men to

receive, for example, late-stage diagnoses of life-ending conditions such as colorectal cancer (R. Williams et al., 2016; Scally et al., 2018).

Figure 8

Pinellas County Causes of Death (2015-2017)

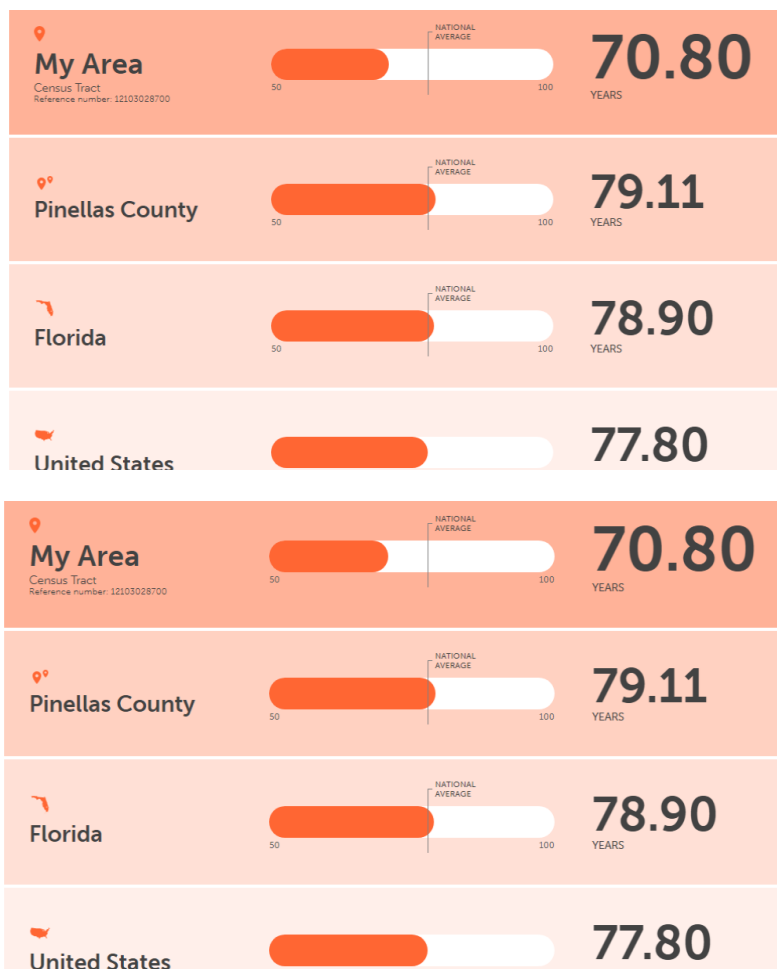


Note. From “Health Equity: An Initial Health Equity Brief for Pinellas County, Florida,” by Foundation for a Healthy St. Petersburg, 2018, p. 15. (<https://healthystpete.foundation/wp-content/uploads/2018/07/FHSP-Health-Equity-Report-2018.pdf>). In the public domain.

Tragically but perhaps not surprisingly, analyses of life expectancy data indicate that residents of certain census tracts in St. Petersburg live shorter lives, owing in part to where it is they live. According to analyses from the Robert Wood Johnson Foundation (2021), significant gaps in life expectancy persist across Pinellas County cities and towns, ZIP codes and neighborhoods. As one example, the average life expectancy of St. Petersburg citizens living on the Deuces ("My Area" in the chart below) is over 8 years less than those elsewhere in Pinellas County (Figure 9).

Figure 9

Life Expectancy: Could Where You Live Influence How Long You Live?



Note. From “Life Expectancy: Could Where You Live Influence How Long You Live?” by Robert Wood Johnson Foundation, n.d. (<https://www.rwjf.org/en/library/interactives/whereyouliveaffectshowlongyoulive.html>). In the public domain.

Disparities in life expectancy are even more pronounced for specific comparisons that compare longevity in redlined and greenlined areas. For example, the Foundation for a Healthy St. Petersburg reported that average life expectancy of residents living in neighborhoods surrounding Campbell Park in South St. Petersburg was 66.5 years, whereas the average life expectancy of residents living in Vinoy Park and Snell Isle was 82 years.

These findings underscore the urgent need to mitigate structural racism and level the playing field for Black parents living in St. Petersburg. Because lifelong stress response systems in the human brain and body are shaped principally during pregnancy and from birth to age three and are influenced and shaped by everyday interactions and experiences, a focus on the early years is crucial. Increasing support and reducing race-related stress and adversity impacting the fathers, mothers, relative caregivers, daycare providers and other adults who engage with and help shape children's early brain development can have lifelong impacts on Black children's developing stress response systems, resiliency, and health.

Unfortunately, Blacks are less likely to access mental health supports and services (Foundation for a Healthy St. Petersburg, 2018), including receiving such supports during the COVID-19 pandemic. As has been well documented, Black residents suffered a disproportionate number of confirmed COVID-19 cases and hospitalizations in the county (Manning, 2020). Already problematic before the pandemic, issues with equitable access to and receipt of necessary health and mental health supports have not improved during the COVID crisis.

Finally, disparities also exist in health insurance coverage. The State of the Region- 2020 Regional Equity Report (Tampa Bay Partnership Foundation, 2020) noted that 84.8% of White people in Pinellas had insurance compared to 81.3% of Black people (Tampa Bay Partnership Foundation, 2020). This disparity matters because "Individuals with health insurance have better and more affordable access to health care than those who are uninsured. As such, they are more likely to seek preventative care and necessary medical treatment, which leads to better health outcomes" (Tampa Bay Partnership Foundation, 2020, p. 66). For these and other reasons cited throughout this report, health disparities remain a primary area of ongoing concern for St. Petersburg's Black residents.

Summary of Interviews and Town Hall Conversations

Echoing the quantitative data presented above, themes from the interviews and town hall conversation highlighted resident perceptions of injustices in the criminal-legal system, in housing and property values, in lack of business opportunities, health, and in the quality of education offered. Most residents interviewed understood that disparities exist, though different interviewees expressed diverse opinions regarding how such disparities affect members of the community.

The following excerpts capture resident perceptions of how structural racism in St. Petersburg negatively impacts the Black community. Resident 1 noted, “So structural racism is a euphemism for... bondage”, and continued, “it's accomplished through policy. And sometimes the policy looks like it's designed to benefit individuals, when it's really designed to keep people bound, rather than to empower, to inspire, and to support.”

Resident 5 noted, it “is people being born into a society that is unbalanced, and is unbalanced . on the axis [of] skin color. and when you look historically, no denying that this was embedded in the laws”.

Resident 6 also suggested that it is the “absence of the availability of resources... When we consider the disparity in the way in which our city is maintained...in different areas of our city, from roadways to lighting. To cleanliness. To sidewalks, I mean, just name it. It's just so obvious.” The residents suggested that the infrastructure in place does not support all individuals and communities equitably and stagnate opportunities for growth.

Resident 8 acknowledged that “there's a lot of discrimination against low end [income]...so many of those people are African American. It's kind of blurred with race. And I think there's definitely a bad outcome for a lot of people in this neighborhood”. Resident 8's

remark highlighted that the intersectionality of poverty and race is often where discriminatory practices are most evident. Even when Black men and women manage to extricate themselves and advance from “sticky floors”, glass ceilings frequently limit their advancement.

For example, Resident 4 noted, “I don't see progress, I see aggression. I don't see opportunity. I see if you make it out...children are ... impacted by all of the pains of poverty”. Resident 4’s remark underscores how the impact of discriminatory practices impacts not only the individual but also future generations.

Criminal-Legal System

Interviewed residents confirmed their own lived experiences of there being heavy police presence in their neighborhoods and communities. During the town hall the beta group acknowledged that there is a high frequency of police stops for Blacks. A similar sentiment was echoed by Resident 3 who noted, “I would more or less say it's centered around my community, there is heavy police activity within my community it is under the guise of it being a high crime area. But yeah, I will say that heavy police activity [is] in my neighborhood or my streets, things of that nature”. To address excessive police presence, both the beta and delta groups in the town hall meeting identified a need for accountability in policing.

Residents also acknowledged strained relationships between the police and Black residents date back decades. For instant resident 8 noted,

There's just no effective policing in a neighborhood like this. This, this goes back to the 80s when it was shooting all the time. A lot of homicides, a lot of being intimidated.

Nobody would report anything to police. And people would call it a warzone. And police were just not effective. They were arresting people. They were not arresting people from drive by shootings...witnesses were afraid to come forward. And in this case an innocent

person spent more than half his life in prison... It's prisons. Yeah, I think it is structural racism. Maybe people in charge don't see the humanity of these defendants because they look different. But somehow, they look through the cracks and they don't get a fair trial. ... I think we need more community police immediately to try to stop this violence. I think the violence is it's just, it's impressing the neighborhood.

This quote echoes concerns of many residents that innocent people continue to be arrested and jailed. Another major fear expressed is that of testifying as a witness to a crime. Interviews highlighted a need for community policing, in which relationships are fostered with members of the community to build trust and help reduce the crime rate. In the epsilon group, a participant noted that not all Black men interact with the criminal-legal system and that many have excelled in the community. Unfortunately, there is a stereotype that a Black male is often associated with criminal behavior and activities. Hence, Resident 7 noted “you had to have this talk with your son” about how to interact with police officers. Representatives from the alpha, gamma and epsilon groups believed that there remains a need for reparation. Representatives from the beta group suggested that there is also a need to increase the number of Blacks judges, and the representation of Blacks in other leadership roles in the criminal legal system who can advocate and help to address disparities.

Economics

Residents also acknowledged that Blacks experience barriers to advancing economically. They recognized the benefits of being connected and noted that the content on individual curriculum vitae (resume) was seldom sufficient to obtain competitive advantages. For instance, Resident 2 noted,

That's another structure that's not intentional, but it's still a barrier when you start to create relationships, because I know that you get a job or anything else, start with who you know. And if they don't know you, then you got to start focus everything on a resume. If they do know you, then it's a whole different kind of conversation and networking. I think that's also part of the racial structure, racial and structural racism is... the networking they do.... everybody's done a golf tournament fundraiser, everybody. Well, a lot of Americans and minority, they don't play golf. You know, ... if you're a nonprofit and African focus, then you will have a basketball tournament, that may be a fundraiser, not a golf tournament. So just those things as a nonprofit. And you're saying, Well, how, who use the Chamber of Commerce, how many of us are in Chamber of Commerce ... and then it's the churches, and then it's the networking, all of those...have a role to play when it comes to institutional racism...barriers.

Resident 2's sentiment highlighted that Blacks are further disadvantaged by their preferred activities when engaging in fundraising efforts. Thus, a lack of access to influential people to network with can hinder economic opportunities.

There were also concerns relative to the accessibility of available resources. For instance, Resident 3 noted,

City manages the resources that are allocated to South St Petersburg because they will allocate certain funds for different projects like CRA and things of that nature, but the stipulations and requirements for those programs do not actually meet the needs of the community, so they'll have those resources in place, but the people that live in those areas don't even meet the qualification so therefore it allows outside people to come in and take

hold of those resources, and it never benefits or represents a change within the community.

Thus, residents emphasized that it is not sufficient to simply provide resources; rather, it is important that the resources are accessible to all residents, particularly those that are marginalized and significantly disadvantaged.

Housing and Property Value. Residents raised concerns relative to gentrification in the community. They also acknowledged that the City Council needs to revisit policies relative to housing to better support family structures. For instance, Resident 3 noted,

Housing is the biggest issue within the city right now because we, the city pretty much has underseas for gentrification, and I understand ... the economic impact and benefit to the city, but it puts the majority of the people in South St Petersburg African American community. First ... huge disadvantage. And so because of that, there aren't really a viable or good places to live. The community on the south side ..appears as if the African American community is kept, and limited to one area, and there is a bias going on or a prejudice going on within the community as it relates to affordable housing, and again back to the requirements so the requirements in and of itself, they limit or exclude potentially exclude the majority of South St Petersburg and African American residents but based on requirements so it keeps you clumps into an area I'm in, in order to maintain affordability, if that makes sense.

Resident 3's remark highlighted that gentrification is disproportionately and adversely impacting Black residents of St. Petersburg. Concerns were expressed that requirements for affordable housing generally excluded most Blacks. There were also concerns expressed relative to the

negative implications policies can have in affecting family units. For instance, Resident 1 indicated,

Housing, for example, that hack creates a policy where it doesn't support the family. It doesn't support the family structure of a father and a mother and children inside, you have to almost be destitute, single broken in order to qualify for something that would support a family... Children are not allowed to work who desire to work, because their parents will say, if you work that will count as household income. And that will make us ineligible to live here.

This quote highlighted the irony that when individuals seek to have two-parent homes, better themselves and find meaningful work, they can find themselves penalized by the system. .

Residents also made note that property purchased in Black communities was often devalued when appraised. For instance, Resident 8 noted,

This town redevelopment ... I think when they published that map and gave it to everybody, it caused a lot of people to stop investing in their homes. It's like it created blight... Because one absentee owner told me he bought property for the value of the empty lot and these lots lost value

This remark highlighted that individuals may not be inclined to invest in homes located in Black community because it can be devalued.

During the town hall, individuals acknowledged a need for the city to do more in supporting housing opportunities for Black residences. For instance, the epsilon group acknowledged a need to build more affordable housing. While in the gamma group, it was suggested that CRA funding be allocated to help low income and minority groups acquire land that can be used to build homes.

Lack of Business Opportunities. There were concerns relative to lack of economic development to advance the Black community. Even when considering the artistic identity of St. Petersburg, the city has done little to invest in African American art and amplify Black contributions to the city. Resident 3 noted,

There is very little economic development... that is more structural, because it does impact the community as a whole. And so it limits the opportunities that people have in relationship to earning ...[and] resources...the economic impact from structural racism is highly visible within South St Petersburg.

Resident 3 continued and acknowledged that due to stigmatism and stereotypes individuals are not inclined to establish businesses in Black communities. Resident 3 stated,

I think it has to do a lot of the times, with the perception of the people within the community so that people are definitely stereotype to the point to where businesses don't want to come and present those opportunities in addition to just regulations that the city enforces that makes it sometimes difficult not only for larger companies to come in and develop but for smaller businesses to even set up and begin to revitalize the community.

The residents also acknowledged that even though there are noticeable efforts to revitalize downtown, and increase the presence of small businesses, there is a lack of Black business owners. For instance, Resident 4 indicated,

The pier has been rebuilt. Downtown has been revitalized. All these small business owners, even manufacturing, has crept into South Saint Pete where the Job court is, or at 5th Ave and a lot of those warehouse buildings. I don't know one single Black business that owns a warehouse or owns a business in all these areas that have sprung up.

It was suggested that the city repeatedly failed to support African American business ventures.

Resident 6 observed,

The gas plant area ...It was promised again. Job opportunities. And again, that's fallen flat outside of seasonal work for primarily those in the immediate community. It did not lead to full time steady employment...The demise of several communities ...Work force opportunities. And in large part, they've fallen flat time and time and time again... Even the land in which the new museum is to be built... A lot of land banking occurred with hopes that industry would be brought to the area creating employment opportunities.

Specifically for African Americans and those within the community. That did not happen.

Resident 6 highlighted that development that occurs within the community generally does not

benefit African American residents. Thus, as the city seeks to support businesses, careful

consideration should be given whether diverse racial groups are being afforded opportunities.

During the town hall, the delta group suggested that policies need to be created and contractors are needed to monitor the opportunities afforded to Black owned businesses.

Health

During the interviews and the town hall conversations, there were concerns about the health care, and particularly the mental health care, that Black residents and returning veterans received. For instance, Resident 5 said, “we're trying to get those folks help for their mental health when it comes to our Black brothers and sisters struggle [with] all of the narratives of White supremacy”. Similarly, Resident 2 stated,

Think, not having enough mental health resources in an afro American community, you always got to go outside, if you want to, if you want to have mental health... you know, there are very, very, very few African American mental health providers via from the

psychology side, psychologists, psychiatrists, counselors started out, so a lot of the counselors that are out there don't look like you. And that's very important for them to have perspective because you have to have that.

Similarly, the alpha group from the town hall meeting advocated that there is a need to increase the mental health coverage for families and returning veterans.

The quality of health care and related cost was also discussed as a negative factor influencing individuals' quality of life. For instance, Resident 6 indicated that “we find ourselves on the short end of good health care over and over again.” The beta group during the town hall also indicated that the cost of prescriptions prevents individuals from obtaining the medications needed to regulate and treat their medical conditions. Hence, the group recommended that health policies need to be revisited and altered to make health care more affordable and accessible.

Education

The residents acknowledged that disparities exist in the education of Black students when compared to their White counterparts, stemming from segregated school environments. For instance, Resident 8 noted, “education just needs better funding. One of the problems we had was... segregated school system”. Unfortunately, it goes beyond allocating funding but also shifting culture. According to Resident 6, the education system for Blacks is viewed as “a pipeline to prison”. This sentiment was echoed by Resident 1 who stated, “when they talk about the public school to prison pipeline, and all of those things, are all interconnected.” These remarks suggest that many residents believe the public education system for Black students can be a catalyst to some students' criminalization.

The labels schools placed on Black students can limit opportunities and have negative implications on student identities. Residents expressed concerns that Black students'

Individualized Education Plans would, over time, denote an entrenched learning disability or behavioral disorder, which themselves may reflect misdiagnoses. For instance, Resident 1 stated,

When I look at their ...Individualized Education Plan, they like to label our children and they will mislabel them. Because of the reading scores, they'll equate that with a learning disability. And then from there, you can see that a child starts out in the narrative that they're very bright. And by the time they're in 10th grade they're now behavior problems. Now they're medicated and... it grieves me. Um, to see that and then you'll have some people will say, well, they just want a crazy check. The parents will want a crazy check for the disability. So that is heartbreaking. So the misdiagnosis of our children.

This quotation highlighted concerns about labeling but also raised concerns about negative expectations of certain parents. By contrast, other interviewees lauded parents' tenacity in the face of adversity. For instance, Resident 4 stated, "They [Black children] fared well academically, not because of the school system, but because of their parents." Resident 4 continued,

It is just roadblocks. So, it's not that my sons or my stepson have gotten an education because of the quality of Pinellas County schools. It's either because of their own initiative or parent driven. But, it's not because someone at the school said, you know what this this child has potential.

Hence, the involvement of parents in the child life is essential to the students having a quality education.

Concerns were also raised about access to resources and quality of teachers provided to students in predominantly Black schools in the transformation zone. For instance, Resident 4

noted, there is a “lack of education resources that are available to the Black”. While, Resident 1 stated,

I'm wanting to know how many teachers are in our transformation zone schools that have advanced degrees, because they keep blaming it on poverty... the parents and... attendance and all those things. And those are factors as well. But also include in your narrative that you don't give us teachers with advanced degrees or experience, years of experience, or, or that we're getting subs, our children are getting substitute teachers or no teacher at all. You know, so it's a lot.

During the town hall, the beta group recommended that the City Council take up conversations with the school board to help insure implementation of equitable policies and procedures for St. Petersburg schoolchildren. The gamma group focused on the sheer number of Black students not reading at grade level and proposed some solutions. The epsilon group believed that the City Council should become familiar with school disciplinary records and how rules are applied, to help intervene as they can within their purview to help disrupt the school to prison pipeline.

Results of Quantitative Data Analysis

Moving beyond qualitative data, this section reviews new statistical analysis completed for this study that examined currently available data to identify significant differences between Black and White residents of St Petersburg. The new set of analyses reported below examined select data in the criminal-legal and economic sectors. Data sources, analyses, and interpretations of these analyses follow.

Criminal-Legal Research from the Clerks of Court Data

Data obtained from the Clerk of Court of the 6th Judicial Circuit were utilized to evaluate how residents in St Petersburg experience law enforcement and the court system, as a function of their race/ethnicity. A small set of offenses that include a degree of law enforcement discretion were examined for disparities based on race/ethnicity. Offenses analyzed represent areas of race/ethnicity disproportionality that might benefit from further investigation. All offenses data and data analyses followed the same methodology as Measures for Justice (2021).

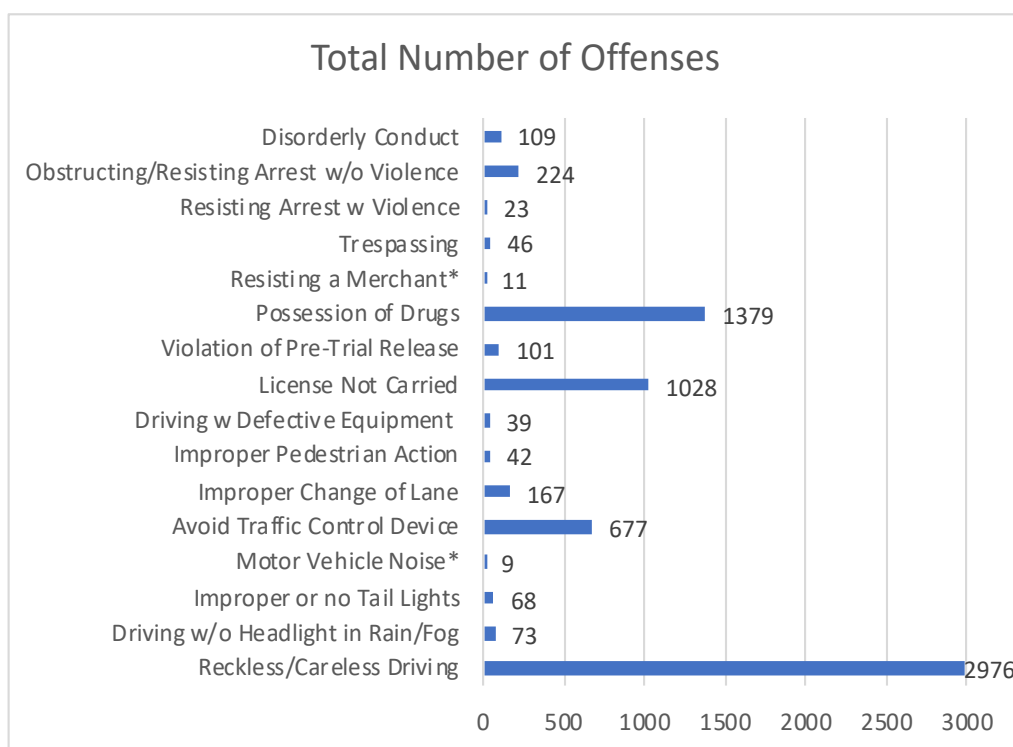
- Reckless/Careless Driving – 316.192
- Criminal Mischief – 806.13
- Disorderly Conduct – 877.03
- Driving w Defective Equipment – 316.215 1
- Driving w/o Headlight in Rain/Fog – 316.217
- Improper Change of Lane – 316.085 2
- Improper Pedestrian Action – 316.130 1
- Improper or no Taillights – 316.221
- License Not Carried – 322.15 1
- Motor Vehicle Noise – 316.293
- Avoid Traffic Control Device – 316.074 1
- Obstructing/Resisting Arrest w/o Violence – 843.02
- Resisting Arrest w Violence – 843.01
- Possession of Drugs – 499.03 and 893.13
- Resisting a Merchant – 812.015 (6)
- Trespassing – 810.08

- Violation of Pre-Trial Release – 741.29 (6)

The database utilized captured the past eight years (2013-2021). It did not identify cases by judge, so unfortunately it was not possible to determine differential sentencing specific to cases in St Petersburg. Data from Measures for Justice reveal that race-related judicial bias does exist in the 6th Circuit Court. For example, data for 2020 and the first three months of 2021 show a significant difference between people who are Black and those who are White when restricted to defendants with a residential address in St Petersburg. First, the total number of cases for each offense type is shown in Figure 10. Offenses with an asterisk had a low number of absolute cases (less than 15 in total).

Figure 10

Offenses

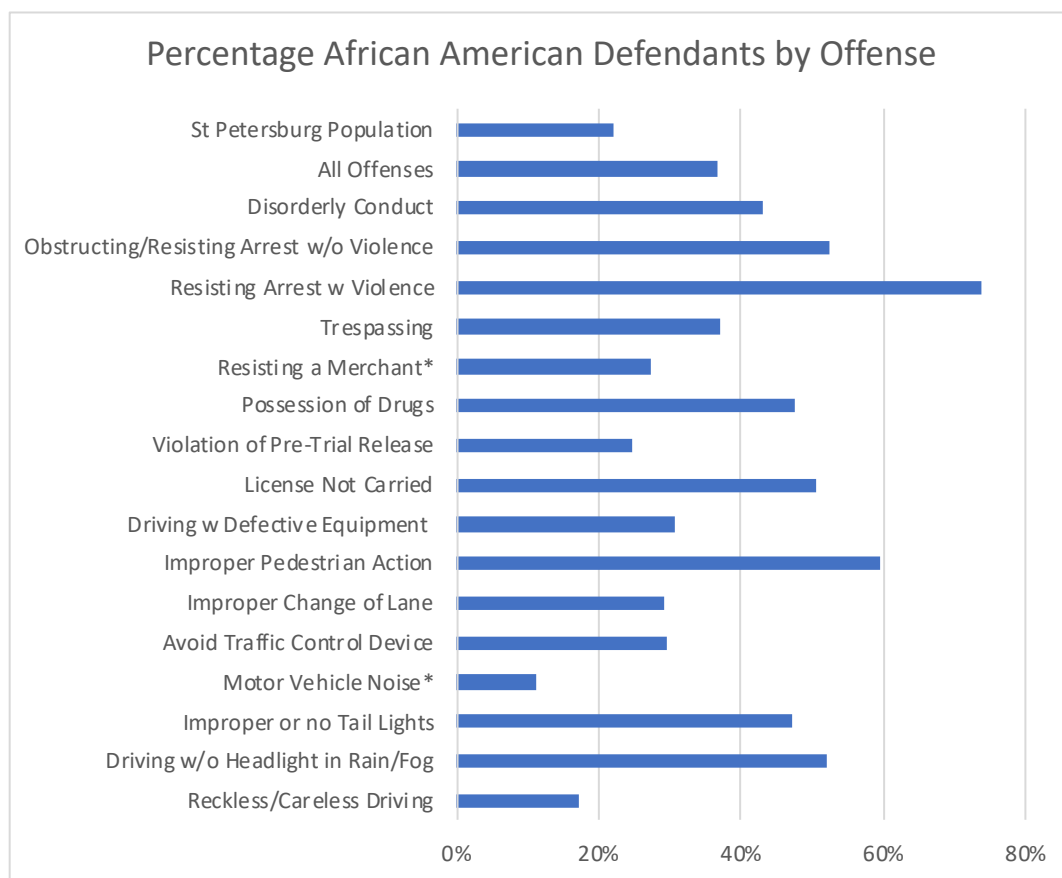


Of the 15 selected offenses, most common were Reckless/Careless Driving, followed by Possession of Drugs, and Failure to Carry a License.

Next, the graph below shows the percentage of African American defendants whose address is listed as St Petersburg, by offense, as well as the percentage of African Americans in St Petersburg (Figure 11).

Figure 11

Offenses for African American Defendants by Offense



Considering these data together, results indicate that except for Reckless/Careless Driving and Motor Vehicle Noise, the percentage of defendants who are Black for each offense exceeds the percentage of the population that is Black in St Petersburg. In fact, more than half of

the people arrested for Resisting Arrest with Violence, Improper Pedestrian Action, Obstructing/Resisting Arrest without Violence, and License Not Carried, were Black. Though it is not possible to estimate from the current data, additional studies may find value in determining whether and how these data and rates of disproportionality have changed over time.

Observations. The following observations were made based on the data on offenses:

- Racial disparities: The data indicates that for both St Petersburg and Pinellas County, there are racial disparities. These exist in law enforcement and in the judicial system (Clerk of Courts Data, Measures for Justice, Bias on the Bench)
- Disparity data: The collection and analysis of race-specific data by jurisdiction is essential and should be a routine practice. Such data will reveal areas that can be reviewed in greater detail and allow for remediation. These data and analysis can and should be routinely made public.

Related Resources. The following are a list of resources relates to racial profiling in the criminal justice system:

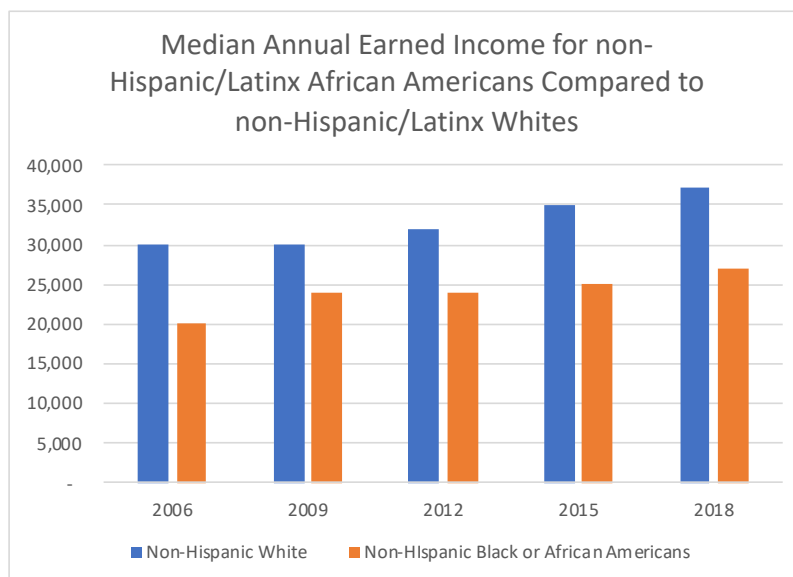
- [How Police Abuse the Charge of Resisting Arrest](#) (Cacho, 2020)
- [Florida May Be About to Launch the Most Ambitious Criminal Justice Transparency Project in the U.S.](#) (Ciaramella, 2018)
- [Can Big Data Fix Florida's Criminal Justice System](#) (Parker, 2019)
- [Tampa Bay Says It Doesn't Racial Profile, But Has No Data](#) (Surana, 2021)
- [More States Consider Automatic Criminal Records Expungement](#) (Hernández, 2021)
- [Oregon Supreme Court Bans Police Officers from Asking Random Questions During Traffic Stops](#) (Ellis, 2019)

- [Police Speak Less Respectfully to Black Drivers, Study Suggests](#) (Camp et al., 2021; Kaur, 2021)
- [How Race Impacts Who Is Detained Pretrial](#) (Sawyer, 2019)
- [Progressive DAs Are Shaking Up the Criminal Justice System. Pro-Police Groups Aren't Happy](#) (Smith, 2019)
- [Bias on the Bench](#) (Salman et al., 2016)

Economic Indicators

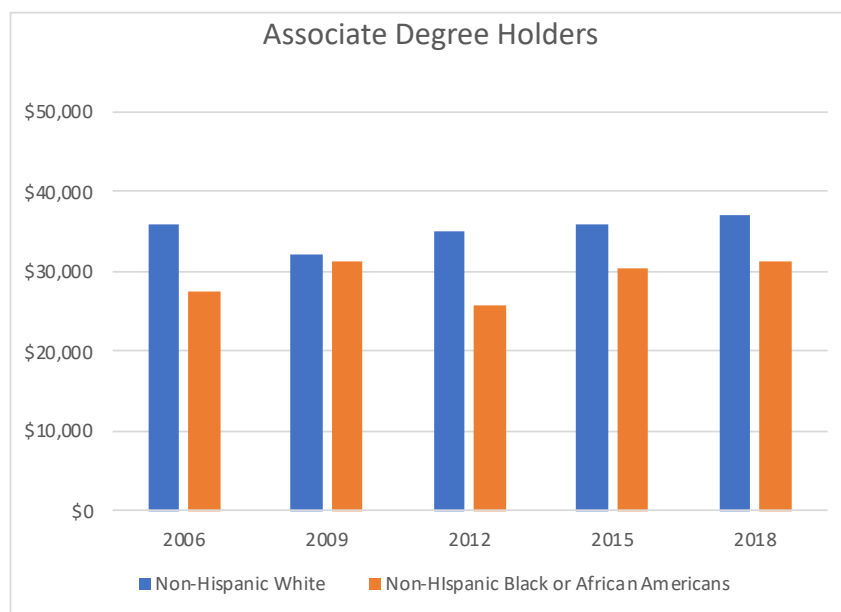
The second new set of analyses examining economic data shows multiple layers of racial disparity including earned income, earned income including educational attainment and home ownership, a reliable indicator of overall net worth and access to capital. A fundamental indicator of economic wellbeing is annual earned income. The Integrated Public Use Microdata Series (IPUMS) is the standard data resource for economic data such as income. The correlation between income and education was calculated. To avoid outliers influencing the calculations, the calculation is for median income, and only for groups that had at least 20 members.

In 2006, the median annual earned income of people who identify as non-Hispanic Black in Pinellas County was 67% of that of those who identify as non-Hispanic White (Figure 12). By 2018, that ratio was 73% (Figure 12).

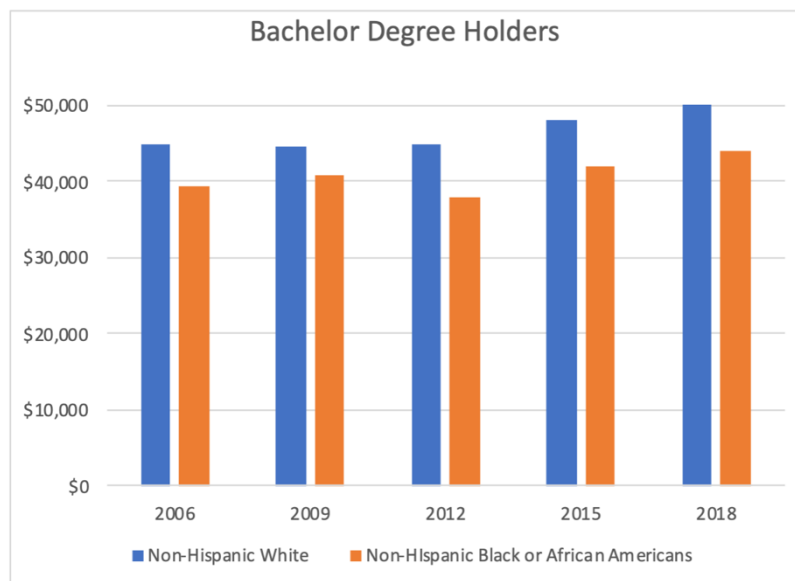
Figure 12*Earned Income from 2006–2018*

Furthermore, this disparity is not explained away by differences in the level of educational attainment. As the figures below show, the differences persist even if education levels are normalized. Moreover, recent IPUMS data also show the field in which the degree was obtained and, in every instance the racial disparity persisted regardless of field or level of attainment.

In 2006, the median annual earned income of residents who identified as non-Hispanic Blacks with an associate degree or equivalent in Pinellas was 77% of that of the residents who identify as non-Hispanic White (Figure 13). In 2018, that number had changed to 85% (Figure 13).

Figure 13*Associate Degree Holders*

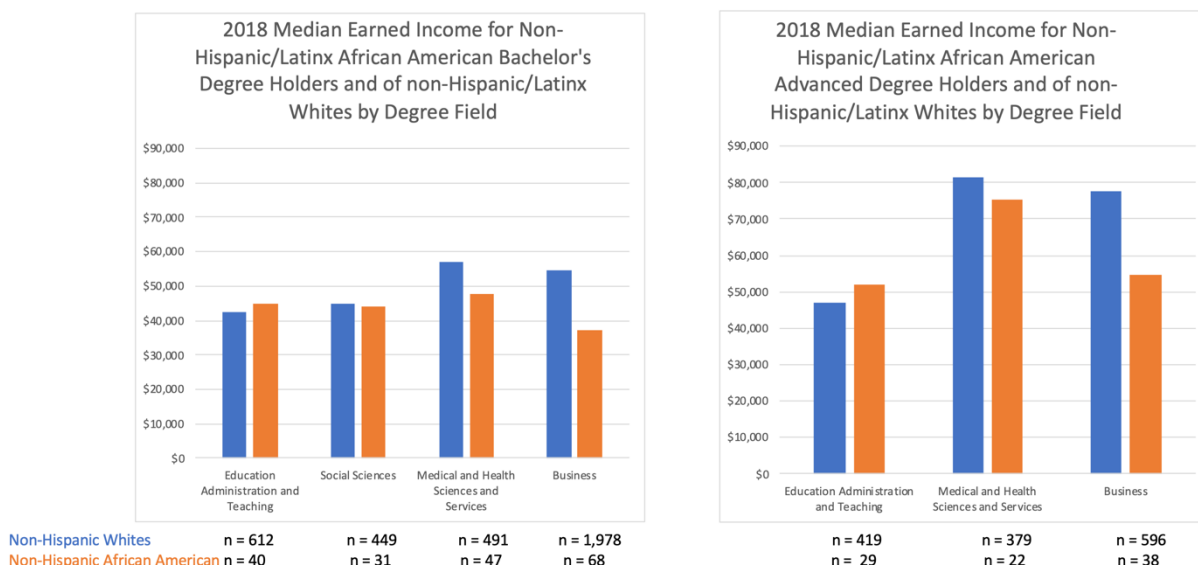
In 2006, the median annual earned income of residents who identified as non-Hispanic Black with a bachelor's degree in Pinellas was 88% of the median earned income of those identifying as non-Hispanic White. In 2018, those number had not changed. Moreover, the 2018 data show that the difference persists by degree field, except for the median earned income for those with a degree in educational administration or teaching. For example, the median annual earned income for non-Hispanic Black residents with a bachelor's degree in business, the field in which there are the most bachelor's degree holders, was 72% of the median income of residents who are non-Hispanic White (Figure 14).

Figure 14*Bachelor's Degree Holders*

The restrictions to groups with at least 20 members meant that it was impossible to calculate median earned incomes for non-Hispanic Blacks with master's degrees or advanced degrees for 2006. However, the 2018 data show that the median annual earned income of non-Hispanic Black residents with a master's degree is 82% of that of non-Hispanic White residents. Moreover, the difference persists when one considers "all advanced degrees," where the ratio is 79% (Figure 15). Also, as with bachelor's degree, the difference persists when one examines most degree fields. The only field in which median annual earned income for non-Hispanic Blacks exceeds that of non-Hispanic Whites is educational administration and teaching. For example, non-Hispanic Black residents with an advanced degree in business, again the field with the largest number of advanced degree holders, is only 71% of that for non-Hispanic White residents (Figure 15).

Figure 15

Median Income Comparison of African American and White Residents with Bachelor's Degree and Advanced Degrees



Observations. The following observations are made based on the data on the racial wage gap.

- **Racial wage gap:** There is a sizable racial wage gap in St Petersburg. In an equitable economy, all workers would earn a living wage, without systematic differences by race and gender. Low wages and pay gaps by race and gender undermine workers and their communities, while reducing local spending and tax revenue. Ensuring pay equity and rising wages for low-wage workers will boost incomes, resulting in more of the consumer spending that supports business growth and job creation.
- **Race/education wage gap persists:** Wages increase with higher educational attainment, but People of Color have lower median hourly wages at nearly every

education level compared with their White counterparts. White workers with only a high school diploma earn more than workers of Color with some college or an associate degree.

Resources. The following is a list of resources related to the racial wage gap.

- Five Ways to Expand Equitable Economic Development in Your City (Coffin & Belser, 2020)
- Five Principles of Community-Driven Development and How to Actualize Them (McKinney, 2021)
- Why Credit Scores Are Racist (Common Future, 2021)
- The Financial Justice Project Homepage (Financial Justice Project, n.d.).

Property Data

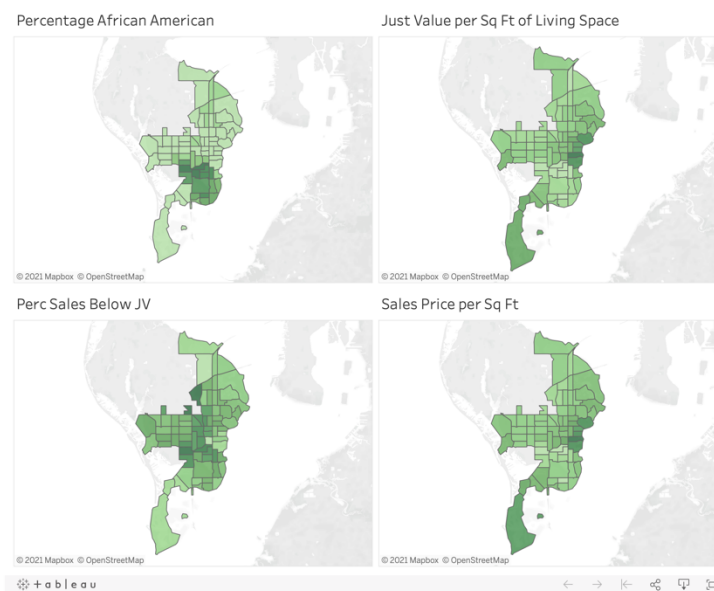
Home ownership is one of the most reliable methods to create intergenerational wealth (Blanden & Machin, 2017; Herring & Henderson, 2016; Kushi, 2020; Rugh, 2020). Wealth, or net worth, is essential to families in times of economic crisis or to take advantage of economic opportunity. The Federal Reserve Bank of St. Louis estimates that more than 40% of US families cannot secure \$400 if they need to fend off a crisis such as health, transportation, or other unexpected expenses (Board of Governors of the Federal Reserve System, 2019). Additionally, there is a direct relationship between family wealth and child academic attainment. Nationally, the wealth gap between families who are Black and those who are White is estimated to be 7.8 times – net worth of \$188,200 vs \$24,100 (Bhutta et al., 2020). Our study’s analysis is based on data from the census (American Community Survey 2019 5-Year Estimates) about the ethnic and racial composition of the census tracts in St Petersburg combined with data from the Florida

Department of Revenue on the property tax roll in Pinellas and on the property sales. This initial analysis is confined to residential properties.

The following images show preliminary results of this analysis. The darker the hue the higher the value. It was important to explore whether there is a relationship between the racial composition of a census tract, the value per square foot of residential properties as assessed by the property tax appraiser (also known as “just value”), the value per square foot of residential properties as determined by actual sales price, and the percentage of properties that were sold at an actual sales price that was below its “just value.” Simple transfers of property deeds, which are recorded in the property sales data based as sales with a sales price of \$0, were ruled out. The image below shows the results. The image (Figure 16) is also available from Reichgelt (2021a). Scrolling over the census tracts on the web will show the actual values for each census tract.

Figure 16

Property Values for Each Census Tract

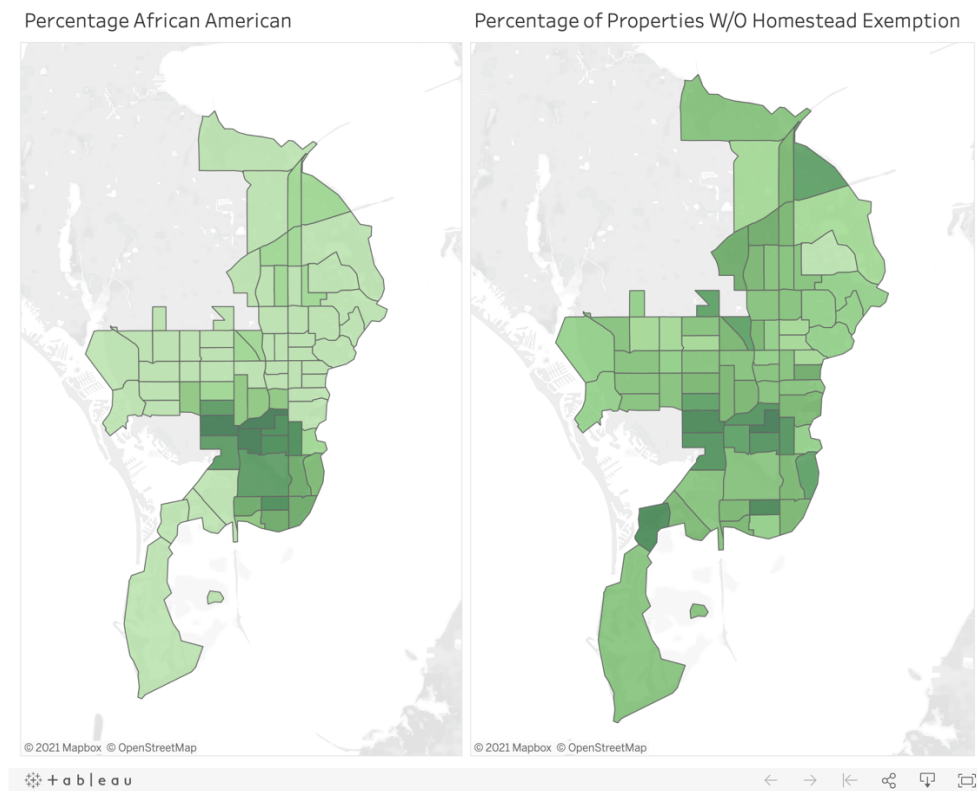


Note. From “Assessed Value and Sales Data,” by H. Reichgelt, (2021a), Public Tableau. (<https://public.tableau.com/app/profile/han.reichgelt/viz/AssessedValueandSalesData/Dashboard1>). In the public domain.

We see that in census tracts with a high percentage of African Americans (the values range from 1.5% to 95.1%), both the assessed values and the sales price for square foot are among the lowest in St Petersburg. Moreover, the percentage of sales of residential properties in which the sales price is less than the assessed value also tends to be higher in African American census tracts, suggesting that property buyers assign a lower value to properties in African American areas. However, there is a caveat that there are very few sales in predominantly African American census tracts. The following image (Figure 17), which can also be accessed from Reichgelt (2021b) may explain why:

Figure 17

Lower Value to Properties in African American Areas



Note. From “Home Ownership in African American Census Tracts,” by H. Reichgelt, (2021b), Public Tableau.

(<https://public.tableau.com/app/profile/han.reichgelt/viz/HomeOwnershipinAfricanAmericanCensusTracts/Dashboard2>). In the public domain.

The above maps indicate the percentage of African Americans in each census tract and the percentage of all residential properties in a census tract that do not have a homestead exemption. A homestead exemption is granted to owner-occupied residences. It is used as an approximation for the home ownership rate in a specific geography. The image above shows that the percentage of residential properties without homestead exemption is high in predominantly African American census tracts. This of course reflects the reality stemming from national policy that developed “red-lining” that African Americans are less likely to own their homes (Rothstein, 2018). It is also consistent with data for the whole of Pinellas County showing that 35% of households that are Black own their home while 69% of households that are White own their home.

Observation. The following observations are made in regard to home ownership disparities in St. Petersburg.

- Home ownership disparities: Data from the Pinellas County Property Appraiser show that, in line with findings elsewhere, home ownership rates are significantly lower in St. Petersburg census tracks with a large percentage of African American residents than they are in census tracks with a large percentage of White residents.

Resources. The following is a list of resources related to home ownership disparities.

- Home Ownership Remains Strongly Linked to Wealth Building (Kushi, 2020)
- Disparities in Wealth by Race and Ethnicity in the 2019 Survey of Consumer Finances (Bhutta et al., 2020)
- Home Ownership Is the Top Contributor to Household Wealth (Swanson, 2021).
- Renting Partnerships homepage (Renting Partnerships, n.d.)

- In Defense of Neighborhood Trusts (Margulies, 2019)
- Housing Appraisals – Racist Practices (Howell & Korver-Glenn, 2018; 2021)
- Community Control of Land and Housing (Hanna & Green, 2018)
- The Emerging Solidarity Economy - A Primer on Community Ownership of Real Estate (Loh & Love, 2021)
- Keeping Community Control as Community Land Trusts Grow (Axel-Lute, 2021)

Code Violations

To address a possible concern around code violations, we obtained the 2020 Code Violations from the City. We could link this to the property tax data and thus were able to generate code violation information by census tract. However, due to time limitations, we were unable to conduct an in-depth analysis of the data.

Resources

The following are a list of resources related to code violations:

- How Cities Are Paving the Way to Fair Housing (Velasco, 2021)
- Louisville Is Using Zoning Reform to Tackle Inequity (Freeman & Velasco, 2021)
- Equity Review of Land Development Code (Louisvilleky.gov, 2021)

Section V. Areas of Further Research

As we have noted, the new analyses generated for this report were all completed within a compressed time period. Given the time constraints, the quantitative analyses provided just a sampling of initial exemplar analyses. For example, while able to conduct new analyses of data reflecting annual median income, home ownership rates and home values, along with somewhat limited data from the criminal-legal system, the study relied on existing publicly available systems of analyses from the Florida Department of Health's Health Equity Dashboard (2021) (<https://flhealthcharts.com/charts/QASpecial.aspx#MH>) for quantitative data documenting health disparities. Similarly, while no new analyses were conducted to disentangle well-understood disparities in education, with respect to educational outcomes and discipline, we note that the current "Bridging the Gap" (Pinellas County Schools, 2021) initiative led by the Pinellas County School system does regularly provide relevant disparity data updates, with updated reports publicly accessible at <https://www.pcsb.org/BTG> . We also note that for those cases where the study was able to analyze data, most of the data utilized concerned status at the present moment and did not provide an historical perspective. We therefore believe that additional quantitative studies are called for in each of the areas mentioned above.

Education

In 2010, Concerned Organizations for Quality Education of Black Students (COQEBS) was appointed to monitor and enforce how the Pinellas County School (PCS) district is progressing in providing equitable, quality education for Black students, long after separate, early legal cases were brought against the PCS system in 1964 and 1971. COQEBS and the NAACP Legal Defense fund needed to return to court to reopen longstanding cases against the system. As noted above, COQEBS and the district released a comprehensive 10-year Bridging

the Gap Plan in 2018 designed to close the achievement gap between Black students and their peers by 2027. In many ways, the association brokered between COQEBS and the Pinellas County Schools can serve as a model for the systematic addressing of equity gaps in the city. Bridging The Gap (BTG) leaders convene at minimum once-monthly with COQEBS community leaders and stakeholders to review data on latest progress and/or setbacks in closing the achievement gap, guided by concrete and agreed-upon action steps. The plan's six key goals address:

- Graduation rates
- Grade level proficiency
- Participation and performance in accelerated courses
- Disciplinary infractions
- Eligibility for Exceptional Student Education (ESE) programs
- Minority Hiring

In this manner, the BTG initiative is asking and answering lingering questions such as the extent to which there continue to be differences in educational attainment between Black and White children, equitable allocation of funding appropriations, targets and levels earmarked for schools most of whose population is Black and for schools most of whose population is White, student-to-teacher ratios, differences in teacher qualifications, and retention.

Dedicated focus has also been directed to documenting racial bias in disciplining. Though BTG conversations have been largely around older children, a template exists for asking questions about younger preschool-aged children and school readiness. National data indicate that most children expelled from preschool classrooms are Black boys, and without dedicated awareness educational trajectories get set very early on.

The lessons learned from the COQEBS-led partnership with the school system to begin addressing longstanding disparities, and in particular the system set up to ensure progress and monitor setbacks, serve as one exemplar for how similar structures might be created for the range of issues addressed in this report. Finally, because kindergarten and school readiness are directly affected by the quality of care and experiences of children in out-of-home community childcare settings from birth to age three, concentrated attention to the quality of area childcare settings and strategic provision of sufficient resources and supports to providers serving largely African American child populations so as to significantly improve quality of early care is also much needed.

Health

Going back to 2010, the earliest year available in electronic record, Health Equity Index data collated by the Florida Department of Health, Bureau of Community Health Assessment, Division of Public Health Statistics and Performance Management has documented health disparities between Black and White residents of Pinellas County. The differences in health outcomes between Black residents of St. Petersburg and White residents are evident for both males and females across the lifespan and are well recognized and understood. New research may be able to better explicate local factors such as disparities in access to healthcare, opportunities to exercise, “food deserts”, and related causal and moderating factors. At the same time, the Foundation for a Healthy St. Petersburg has amassed sufficient evidence and local analyses to warrant action on addressing known disparities even as new research is conducted locally.

Understanding both root causes and the intersection of risk factors in affecting health is also critically important, and timely; as just one recent example, disproportionate numbers of

lower income Black residents forced to travel by public transport to work during the 2020-21 COVID-19 pandemic, rather than having opportunities to work from home, led to greater risk of exposure to public contagion of the virus. Social determinants of health are invariably inter-related, and multiple risk factors compound likelihood of untoward outcomes.

Criminal-Legal System

The Clerk of the Court data analyzed in this report show that the percentage of Black residents who were apprehended for offenses that require some discretion on the part of the arresting officers than the percentage of Black residents overall. However, the Clerk of the Court data is very rich, and will allow us to find answers to many additional questions of the type asked by the non-profit Measures for Justice (2021). For example, are there differences between Black and White residents in terms of being arrested while on probation? Are there differences in sentences handed out for similar offenses between Black and White residents? Some of this data is available for Pinellas and further research could limit this to St. Petersburg.

Housing and Home Ownership

Analysis on home ownership and house values used data obtained from the Pinellas County Property Appraiser. However, the analysis was limited to high-level questions, such as the relationship between home ownership rates and percentage of Black residents by census tract, or its relationship to values assessed by the Pinellas Country Tax Appraiser for tax purposes and sales values. However, the data is fine grained and would allow one to drill down to a lower level of detail. It is for example possible to determine the address of property owners who do not claim a homestead exemption, which in turn can shed light on the question on the number of absent landlords and the number of properties they own in each census tract.

However, while the data are very fine-grained, they do not allow for historical analysis. Fortunately, census data do, and further study could be conducted to discover historical trends in home ownership, and the distribution of Black residents. Has St. Petersburg become more racially segregated? Or less? What were the long-term after-effects of redlining policies?

A further rich data source is the information on home mortgages and home mortgage applications maintained by the Consumer Financial Protection Bureau under the Home Mortgages Disclosure Act (Consumer Financial Protection Bureau, n.d.). A preliminary analysis suggests that Black mortgage applicants are rejected at twice the rate of White mortgage applicants at the same debt-to-income level. The data allow us to probe questions such as

- What are the reasons for the higher level of rejection for Black applicants?
- Are there differences between different financial institutions?
- Are there differences between census tracts in terms of the percentage of Black applicants who are rejected? If there are, what are those census tracts and are we seeing a de facto re-instatement of red-lining policies? (Mitchell & Franco, 2018)

Part of the reason the study emphasized housing was that home ownership is one of the most widely used measures to indicate the ability to draw upon that wealth to respond to economic crises (Gauthier, 2015), or opportunities such as access to higher education. It is also the best indicator that shows the transfer wealth from one generation to the next. However, there are also more direct measures of wealth by census tract. How do these compare with the percentage of Black residents in each census tract?

Recent studies that show that the "... variation in appraisal methods coupled with appraisers' racialized perceptions of neighborhoods perpetuates neighborhood racial disparities in

home value” (Howell & Korver-Glenn, 2018, p.473). This analysis could be done for the St Petersburg-Pinellas County area.

Section VI. Recommendations

Based on the evidence reviewed, and given the power and influence of the circumstances outlined in this report, three immediate initial action steps are recommended:

1. Create an equity department within the purview Office of the Mayor. The role of the Director would include an annual equity assessment with input from community, liaising with the budget committee to negotiate adequate funds for needed city projects, and staying on top of data to bring important issues to the notice of the city and its residents in a timely fashion.
2. Create and implement an effective accountability strategy buttressed by measurable outcomes that are tracked over time with disaggregated data. Taking this step will allow the city to monitor and incrementally improve progress and performance until equitable outcomes are achieved. This accountability strategy should include a commitment to a race equity review of existing city policies and practices and of all future proposed policies and practices.
3. Create a permanent resident race equity board or commission to help ensure the sustainability of the recommended transformation, inform, and drive continual progress. The performance monitoring by and input from this resident commission will increase the likelihood that informed, continuous improvement toward equity will become part of the organizational structure and culture. It is recommended that this becomes a permanent way of conducting business in the city.

To these initial three recommendations was added a fourth following consultation with city residents regarding the report and its key findings.

4. Implement a reparative approach to address disparities that have been made visible from the data and narratives of this and other reports. Residents focused on promises made and not kept regarding housing and economic development in the aftermath of the I-275 and Tropicana Field intrusions and advocated that systematic planning be undertaken to insure affordable housing and other forms of restitution and reparations. “Reparations are, for them, the most tangible manifestation of the efforts of the state to remedy the harms they have suffered” (de Greiff, 2008, p.1-2) According to Liberations Ventures (2021), the idea of repairing and making healthy stands on the foundation of four components:

“Reckoning – Understanding or grappling with the what, how, and why of actions that have contributed to harm.

Acknowledgement – Admission that harm has been done.

Accountability – Ownership and willingness to take responsibility for harmful actions, commitment to non-repetition.

Redress – Acts of restitution, compensation, and rehabilitation. These are proactive steps taken to embed racial justice into systems and “heal the wound.””

(<https://www.liberationventures.org/>)

The specifics of reparative actions can be determined based on a process that centers the knowledge and wisdom those most impacted by the racism manifested in the policies and practices, and narratives clarified in this report. The nature of the reparation can range based on the community's preferences and may include housing, reforms in the criminal-legal system, free health services, or tertiary education. Thus, it is the community that should provide detailed insight on the reparative actions. This process of

healing and making amends, needed at national, state, and local scales can begin here in St Petersburg.

These broad recommendations are offered as a closeout to this initial phase of this project. This phase of the report included research, examination, and documentation of the history of structural racism in the City of St. Petersburg. This report was undertaken and authored over a time-compressed, intensive six-month study period through the summer and fall of 2021. There is now a need to advance the work. A second phase of this work, sharing the findings and obtaining additional feedback from the community, began in October 2021, for residents' lived experiences in the city are essential to help affirm, challenge, validate and strengthen the report's recommendations. We emphasize that community wisdom and experience are and will continue to be the most essential element of this ongoing work in the weeks, months and years ahead, especially as planning and implementation begins and progresses. The best guidance going forward will come from residents of the community whose wisdom and knowledge have historically not been in a position of authority and guidance.

We also emphasize that even as the above recommendations are being planned and implemented, more immediate current-day action is very much needed. Every day in St. Petersburg, the city's BIPOC residents suffer disproportionately. Citizens remain hungry and unhoused. Babies and mothers die at unacceptably high rates during childbirth and the perinatal period. Black adults in certain census tracks continue to suffer preventable illnesses and die years earlier than residents of more affluent and Whiter areas. Black men continue to be harassed, arrested, and disproportionately incarcerated with harsher sentences. Families fight to endure on much less than living wages, Black students are still differentially targeted and pushed out of

schools, and families continue to be torn apart. Action to quell these still-rising tides cannot begin soon enough.

Section VII. Implication and Concluding Remarks

Across the country, residents and community organizations, local governments, business leaders, funders, and policymakers are striving to implement plans, policies, and programs aimed at healthier, more equitable communities that foster inclusive growth and broad community wellbeing. These efforts recognize that equity – just and fair inclusion into a society in which all participate and prosper – is fundamental to a future that works better for everyone. This is an “equity dividend.” The City of St Petersburg made a bold beginning by seeking to better understand systemic inequities that have diminished economic and social success for residents of color. An honest, transparent review of race equity affords unequivocal evidence that a racist past is inextricably, and many instances, nearly invisibly woven into every system and dimension of current life, regardless of sector. This fact demands ongoing and systematic reviews and analyses of data, sector by sector, so that specific new actions that are developed to decrease and eventually eliminate disparities can be evaluated for their successes or setbacks.

This report provides only beginning glimpses as to the sheer depth and breadth of how racism has affected diminished opportunities and outcomes in every sector of life. Nonetheless, its findings provide a sound basis upon which select, intentional, and effectual action steps can be taken to help guide the City of St. Petersburg’s pursuit of equity for its citizens.

City Systems Introspection

Thorough, routine review of existing policies, practices and accepted narratives is a pivotal step forward. St. Petersburg can benefit by reviewing examples from around the country in which local governments have already made such a commitment to race equity. It is fortunate that 2021 saw considerable work related to race equity undertaken in St. Petersburg, including a Charter Review Commission and a city-approved resolution on Racism as a Public Health Crisis.

Each of these advances contained specific recommendations aligned with findings from this study for advancing race equity in the city. These earlier recommendations are of value and can themselves be implemented. Having recognized race equity as a priority, the city can choose to move to instill race equity as a standard, incorporating equity into both policy development and departmental expectations. An equity department within the Office of the Mayor, led by an equity officer cognizant of political and cultural norms of the time can support ethical leadership and help the city identify accepted policies and practices that are unseen carryovers from the 1920s contributing to reduced opportunities or disproportionate outcomes.

Data-Driven Metrics

Progress can be consistent to the extent that upcoming efforts use robust metrics explicitly centered on race equity. Data systems can plan to measure whether equitable practices are leading to real changes such as higher household income and greater wealth for all community residents -- and if they are succeeding in lowering and eventually eliminating disparities between racial groups. Disaggregated data regularly monitored and tied to performance are key to an effective accountability strategy. Beyond monitoring the factors highlighted in this Report, future data-driven efforts can identify specific neighborhoods in Black St Petersburg where issues with employment, housing, public health, criminal-legal bias and transportation exert undue influence.

Sharing Power with Residents

The advocacy organization, Voices for Racial Justice, explains that “authentic community engagement is grounded in relationships based on mutual respect and that acknowledge each person’s added value to the developing solutions.” Analysis from this Report shed cold light on a century-old, entrenched power differential that has shaped priorities in the

city of St. Petersburg. Creation of viable solutions to promote equity hence cannot rely solely on the judgments of “content” experts (i.e., professionals, organizational staff, service providers, and leaders with formal power possessing knowledge, tools, and resources to address the issue). Rather, unless guided by the earned, credible wisdom of city residents who voice the lived experience of suffering through modern-day inequities – the city’s “context” experts (i.e., those with lived experience of the situation, elders, adults, and youth) - the likelihood of achieving changes that will bring significant impact is reduced.

This said, mere inclusion of context expertise - albeit progress – would itself be insufficient. True resident leadership means that residents and grassroots organizations would be at the center of efforts to increase race equity. While traditional stakeholders such as government agencies, employers, workforce development providers, business leaders, and familiar community-based organizations would also participate, adopting this new approach will represent a shift in power and authority to residents - which should include voting on decisions that affect residents most. This approach will also support efforts to organize residents to advocate for change. A resident race equity commission and/or board, once in place, must not sunset but rather become a permanent part of the organizational structure and culture.

Power of Influence

Even as the city identifies and takes direct steps under its own direct purview, it will be important for it to use its power of influence to engage other systems at different levels of government, and systems in other sectors to be similarly involved in this work of introspection and intention. It can do so through the power of invitation, convening and collaboration. Impacting race equity within the city will also demand that attention be given to all intersecting factors that impact resident health and mental health, as their combined influence is staggering

and overpowering. Local government must find housing related solutions for low-income categories. Disparities in access to medical care and in the provision of culturally attuned and quality care, so evident in health data on Black communities, must be acknowledged and eliminated in both policy and practice. Progress being made in identifying and addressing educational inequities must be sustained. And the direct, experienced impact of all these intersecting factors on parents and grandparents, presently raising the next generation of city residents, must remain at the forefront of all conversations and efforts.

The emotional health and thriving of babies and young children, which becomes the platform for physical health through the lifespan, will always be directly shaped and affected by the physical and psychological well-being of the adults who care for them. Reducing differential treatment and outside-the-family stressors will hence have lifelong benefits on the health and well-being of Black babies, children, men, and women. Enduring, long-term equity gaps will close once programming takes to heart and addresses the range of social determinants that harm – or strengthen – individuals and families.

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Appendix A: Median Earned Income for Pinellas by non-Hispanic Race

Demographic	Median earned income
All	
Overall	\$35,862
White	\$37,048
Black or African American	\$27,000
Other	\$30,739
With associate degree or equivalent	
Overall	\$36,033
White	\$37,029
Black or African American	\$31,421
Other	\$31,739
With bachelor's degree	
Overall	\$50,000
White	\$50,207
Black or African American	\$43,990
Other	\$45,000
With master's degree	
Overall	\$56,101
White	\$57,065
Black or African American	\$46,621
Other	\$52,926
With advanced degree	
Overall	\$63,511
White	\$64,937
Black or African American	\$51,232
Other	\$62,000

Note. Adapted from IPUMS (2018).

Appendix B: Median Annual Earned Income for Bachelor's Degree Holders by Field

Field	Median earned income
Education administration and teaching	
Overall	\$42,340
White	\$42,319
Black or African American	\$45,000
Social sciences	
Overall	\$45,000
White	\$46,518
Black or African American	\$43,990
Other	\$27,832
Medical and health sciences	
Overall	\$57,000
White	\$57,145
Black or African American	\$47,609
Other	\$58,296
Business	
Overall	\$54,463
White	\$55,043
Black or African American	\$37,014
Other	\$52,000

Note. Adapted from IPUMS (2018).

Appendix C: Median Annual Earned Income for Master's Degree Holders by Field

Field	Median earned income
Education administration and teaching	
Overall	\$46,000
White	\$46,000
Black or African American	\$45,000
Business	
Overall	\$72,653
White	\$75,000
Black or African American	\$54,753
Other	\$68,048

Note. Adapted from IPUMS (2018).

**Appendix D: Median Annual Earned Income Advanced Degree Holders by Field (Master's,
Professional Degree, or Doctoral Degree)**

Field	Median earned income
Education administration and teaching	
Overall	\$47,000
White	\$47,000
Black or African American	\$51,867
Medical and health sciences	
Overall	\$81,971
White	\$81,738
Black or African American	\$75,154
Other	\$93,702
Business	
Overall	\$74,096
White	\$76,848
Black or African American	\$54,753
Other	\$62,000

Note. Adapted from IPUMS (2018).

Appendix E: IPUMS (2006)

Demographic	Median earned income
All	
Overall	\$29,800
White	\$30,000
Black or African American	\$20,000
Other	\$23,000
With associate degree or equivalent	
Overall	\$35,000
White	\$36,000
Black or African American	\$27,600
Other	\$27,000
With bachelor's degree	
Overall	\$42,000
White	\$45,000
Black or African American	\$39,000
Other	\$28,000

Note. Adapted from IPUMS (2006).

RESOLUTION NO. ____

A RESOLUTION ACCEPTING THE CITY OF ST.
PETERSBURG STRUCTURAL RACISM STUDY AND
FINDINGS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg is committed to equity through policies that promote diversity and inclusion; and

WHEREAS, structural racism is a system in which public policies, institutional practices, cultural representations, and other norms work in various, often reinforcing ways to perpetuate racial group inequity; and

WHEREAS, the purpose of the Structural Racism Study (Study) was to examine both the historical and modern-day impact that structural racism has had on the lives of Black residents in the City of St. Petersburg; and

WHEREAS, the Study examined and identified the factors of structural racism that specifically impact Black residents and communities in St. Petersburg as they relate to education, the legal system, and economic development within St. Petersburg; and

WHEREAS, the Study provides a historical overview and current data trends that illustrate how structural racism affects the aspects of Black lives and communities and impacts individual and public health; and

WHEREAS, the results of the Study revealed numerous economic, educational, and healthcare disparities; and

WHEREAS, the study provides recommendations for policies and practices to help to dismantle structural racism in the City of St. Petersburg including creating an equity department in the Office of the Mayor, reviewing existing and proposed policies for impact on race equity, creating a permanent resident-led race equity commission, and systematically examining and initiating action steps to provide reparations including affordable housing and other City initiatives; and

WHEREAS, the Study identified additional facets of structural racism impacting Black residents and communities in St. Petersburg that need further research, documentation, and funding; and

WHEREAS, the research team for the Study included Dr. Ruthmae Sears (Principal Investigator), Dr. Johannes Reichgelt (co-Principal Investigator), Dr. James McHale (co-Principal Investigator), Ms. Gwendolyn Reese (co-Principal Investigator), Mr. Tim Dutton (co-Principal Investigator), Ms. Gypsy Gallardo (co-Principal Investigator), Dr. Dana Thompson Dorsey (co-Principal Investigator), Dr. Fenda Akiwumi (co-Principal Investigator), Dr. Michelle Bradham-Cousar (Project Manager), and Mr. Jabaar Edmond (Community Partner); and

WHEREAS, on October 27, 2021, the research team presented its report and findings to City administration and the administration requests that City Council formally accept the Structural Racism Study and its findings.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the City Council accepts the City of St. Petersburg Structural Racism Study and findings.

This Resolution shall take effect immediately upon its adoption.

Legal:

/s/Jeannine S. Williams
00594002

The following page(s) contain the backup material for Agenda Item: An Ordinance concerning the conduct of Municipal Elections for the City of St. Petersburg; making findings concerning those elections; amending City Code to reflect authority currently provided by State Law to the Pinellas County Supervisor of Elections and by the City Charter and City Code to the City Council and the City Clerk, including the process by which early voting may be provided for a Municipal Election when not required under State Law; amending City Code to improve organization and clarity of other provisions, including those concerning public notice, election officers, and the form of the ballot; and providing an effective date.

Please scroll down to view the backup material.




G-1

MEMORANDUM

Agenda for the Meetings of December 2, 2021, and December 9, 2021

TO: Ed Montanari, City Council Chair; Members of City Council

FROM: Brett B. Pettigrew, Assistant City Attorney 

DATE: November 19, 2021

SUBJECT: Proposed ordinance amending City Code to address early voting and other matters related to the conduct of municipal elections

On September 30, 2021, City Council held a discussion of the new business item submitted by Council Member Rice concerning early voting for municipal elections. At the conclusion of that discussion, the City Attorney's Office was requested to prepare amendments to City Code that would address City Council's role in making the decision to hold early voting.

In preparation for drafting those amendments, the City Attorney's Office reviewed all of City Code chapter 10, which concerns the conduct of municipal elections. During that review, our office identified multiple provisions in chapter 10 that did not reflect the extent to which state law now makes the Pinellas County Supervisor of Elections (the "SOE") responsible for conducting municipal elections. For example, various provisions in chapter 10 purport to give City Council the responsibility of selecting poll workers, polling locations, and precincts. But in reality, state law provides the SOE with authority over each of those decisions.

During that review, the City Attorney's Office also identified several election-related decisions that *are* controlled by City Council but were not addressed clearly by chapter 10 (e.g., early voting) or were addressed by chapter 10 in an unnecessarily cumbersome manner (e.g., requiring adoption of an ordinance merely to set the order of referendum questions on the ballot—even when only one such question existed).

Based on that review, the City Attorney's Office prepared a proposed ordinance that would amend City Code to reflect the *actual* allocation of authority for municipal elections under applicable law—particularly with respect to the SOE, the City Council, and the City Clerk. That ordinance would also make a variety of other amendments to improve overall organization and clarity.

On October 14, 2021, an initial draft of the proposed ordinance was presented to the Public Services & Infrastructure Committee of City Council ("PS&I") for discussion. At that meeting, PS&I requested several clarifications to the proposed ordinance and approved sending it to City Council for first reading at a meeting scheduled to occur after the upcoming municipal general election was held on November 2, 2021.

Shortly after that PS&I meeting concluded, a representative of the SOE's office sent a letter to all municipal clerks in Pinellas County, including our City Clerk. That letter, which is attached for your reference, discussed service limits and described potential benefits of holding municipal elections in conjunction with national, state, and county elections.

Accordingly, the version of the proposed ordinance attached to this memo has been revised by the City Attorney's Office as follows:

- As requested by PS&I, the ordinance has been revised to clarify the definition of "election officer" and the requirement for sorting candidate names on the ballot.
- To address the letter from the SOE's office, the ordinance has been revised to acknowledge that state law authorizes the SOE to decline the City's request to provide optional early voting for a municipal election.
- The ordinance has been revised to make further changes to improve overall clarity and organization.

I look forward to discussing this with you on December 2, 2021, in conjunction with the first reading of the ordinance title, and on December 9, 2021, if approved for a public hearing on that date. In the meantime, please do not hesitate to contact me directly if you have any questions.



JULIE MARCUS

PINELLAS COUNTY SUPERVISOR OF ELECTIONS

October 14, 2021

Municipal Clerks:

As your election contractor, it is an honor to provide fair, accurate and secure services to your voters.

Through media reports and conversations, we learned a few municipalities are considering changes to their elections. Due to the number of municipalities for which we provide services and our own legally mandated responsibilities to conduct county, state and federal elections, it is important as the legal Supervisors for your elections, to understand the limits of services we provide:

- We conduct scheduled municipal elections, runoff, special and recall elections, every March, August, and November.
- Federal, state and county elections are conducted in March for Presidential Preference Primaries and in August and November of even-numbered election years, and as required by state law.
- Municipalities may hold their elections in conjunction with federal, state and county elections.

Municipalities wishing to increase voter turnout by maximizing access to mail ballot drop boxes and early voting would need to consider the in-conjunction option.

In a recent example, a municipality switched from conducting stand-alone elections to in-conjunction elections and experienced immediate positive results. In the first election conducted after the change, voter turnout increased by 279% (March 2013 to November 2014.) The same municipality also reduced overall election costs from \$17,046 to \$2,838, respectively. That is an 84% cost savings or a savings of \$1.17 per voter, which included early voting and additional mail ballot drop boxes because the election was held in conjunction with a countywide election.

Similarly, municipalities holding elections in conjunction with the Presidential Preference Primary in March of 2020 experienced increased voter turnout and decreased election costs compared to stand-alone elections.

We are happy to assist with any questions you may have regarding how these options can help expand access to the ballot for voters and reduce costs for taxpayers.

Sincerely,

Marc Gillette

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CONDUCT OF MUNICIPAL ELECTIONS FOR THE CITY OF ST. PETERSBURG; MAKING FINDINGS CONCERNING THOSE ELECTIONS; AMENDING CITY CODE TO REFLECT AUTHORITY CURRENTLY PROVIDED BY STATE LAW TO THE PINELLAS COUNTY SUPERVISOR OF ELECTIONS AND BY THE CITY CHARTER AND CITY CODE TO THE CITY COUNCIL AND THE CITY CLERK, INCLUDING THE PROCESS BY WHICH EARLY VOTING MAY BE PROVIDED FOR A MUNICIPAL ELECTION WHEN NOT REQUIRED UNDER STATE LAW; AMENDING CITY CODE TO IMPROVE ORGANIZATION AND CLARITY OF OTHER PROVISIONS, INCLUDING THOSE CONCERNING PUBLIC NOTICE, ELECTION OFFICERS, AND THE FORM OF THE BALLOT; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG ORDAINS THE FOLLOWING:

SECTION 1—FINDINGS: The City Council of the City of St. Petersburg, Florida, hereby makes the following legislative findings in support of this ordinance:

- (a) Although municipal elections in the state of Florida were once conducted by municipal governments pursuant to requirements in their respective municipal charters and ordinances, state law has increasingly required standardization of municipal elections. Accordingly, municipal elections in Florida are now administered primarily by the supervisor of elections for each county, with the majority of requirements applicable statewide, pursuant to the Florida Statutes.
- (b) St. Petersburg City Code chapter 10 concerns municipal elections and contains a variety of provisions that are now superseded by state law. Accordingly, that chapter should be

amended for consistency with applicable law and to reflect the current roles and responsibilities of the City Council, the City Clerk, and the Pinellas County Supervisor of Elections (the “SOE”). In particular, City Code chapter 10 should be amended to address the following matters:

- (i) Municipal elections are currently conducted by the SOE in accordance with applicable law and the contract executed between the SOE and the City concerning that election. The SOE conducts municipal elections through its employees and through various election officers (including poll workers, clerks, and inspectors) that are selected, trained, and supervised by the SOE.
 - (ii) City Code should reflect the authority currently provided by state law to the SOE (e.g., designating precincts; selecting election officers; operating polling places; and certifying election results) as well as the authority currently provided by applicable law to the City Council (e.g., establishing and approving certain City policies and contracts) and to the City Clerk (e.g., the ministerial duties of coordinating the City’s candidates and referendum questions with the SOE).
 - (iii) In particular, City Code should ensure that there is a clear process for requesting that the SOE provide early voting for a municipal election when not already required under state law. That provision should ensure that funding is available for such early voting and be consistent with state law allowing the SOE to decline such a request by the City.
- (c) City Code should also be amended to improve the organization and clarity of other provisions related to the conduct of municipal elections, including the following:
- (i) Simplify public notice requirements for referendum questions by aligning them with notice requirements for candidate elections (under the City Charter) or notice requirements for referendum questions (under state law)—but not *both*.
 - (ii) Clarify the prohibition against serving as an election officer for a City election while employed by the City or serving on a City board or commission.
 - (iii) Clarify the form of the ballot for candidates and establish a default form of the ballot for referendum questions.
- (e) It serves a valid municipal purpose to amend City Code as generally described in the preceding findings and as specifically effectuated by this ordinance.

SECTION 2—FORMATTING CONVENTIONS: With respect to each amendment of City Code set forth in this ordinance, unless otherwise indicated, additions are indicated by underlining, deletions are indicated by ~~striketrough text~~, and unchanged paragraphs omitted for brevity are indicated by three ellipsis dots centered on a separate line.

SECTION 3—ELECTIONS: City Code chapter 10, articles I–II, are hereby amended as follows:

ARTICLE I. IN GENERAL

Sec. 10-1. Definitions; Applicability of general election laws.

(a) The following definitions apply throughout City Code unless otherwise provided:

Ballot deadline means the deadline established by the Supervisor of Elections for finalizing the contents of a municipal election ballot.

Election contract means the contract between the City and the Supervisor of Elections concerning the conduct of a municipal election, which is subject to approval by City Council in accordance with applicable law.

Municipal election means any primary, general, or special election in which the City’s electors do any of the following, alone or in combination: (i) vote on candidates for Mayor or City Council Member or (ii) vote on a referendum question.

Election officer means (i) the Supervisor of Elections; (ii) any employee, contractor, or volunteer of the Supervisor of Elections that is or may foreseeably be involved in conducting a municipal election, including any person serving as a poll worker, clerk, or inspector for a municipal election; or (iii) any member of the canvassing board for a municipal election. This term does not include any person engaged in poll watching, voter education, or other election-related activity that is not directed by the Supervisor of Elections, even if such person is required to register with or provide notice to the Supervisor of Elections to conduct that activity.

Referendum question means any referendum, initiative, recall, Charter amendment, or other ballot question put solely to the City’s electors.

Supervisor of Elections means the Pinellas County Supervisor of Elections.

- ~~(b) Except as otherwise provided by the City Charter or by ordinance, each municipal election will be governed by applicable~~ The provisions of the general laws of the State pertaining to State, County, and municipal elections, including those relating to qualification of electors; registrations; transfer of electors from one district to another; manner of voting; duties of election officers; canvassing of returns; and all other particulars in respect to the management of elections, except as otherwise provided by ordinance or Charter, shall so far as the same may be applicable, govern all municipal elections.

Sec. 10-2. Time and place of holding ~~Scheduling and conducting~~ elections.

- ~~(a) All City elections shall be held at such places as shall be designated by the City Council by resolution.~~
- ~~(b) In each City election, the City Clerk is authorized to contract with the county supervisor of elections to provide early voting to residents at any location and to provide for voting by absentee ballot.~~
- ~~(a) Municipal elections shall be held when (i) required by law or (ii) called by City Council through ordinance or resolution. But the City Council shall not call a municipal election for any day that is a legal holiday unless it is a legal holiday declared for the purpose of voting.~~
- ~~(b) Except as otherwise provided by the City Charter or by ordinance, the Supervisor of Elections is responsible for conducting each municipal election in accordance with (i) applicable law and (ii) the applicable election contract.~~
- ~~(c) Except as otherwise provided by section 10-12, the Supervisor of Elections is responsible for determining the polling places for each municipal election in accordance with applicable law.~~

Sec. 10-3. ~~Special elections on legal holidays prohibited; notice~~ Notice of elections.

~~No special election of the City shall be held on a legal holiday. Notice of special elections shall be published once a week for the four weeks immediately preceding the election. The City Clerk shall provide notice of each municipal election in accordance with the following:~~

- ~~(a) Notice of a municipal election for the Mayor or a Council Member shall be provided in accordance with City Charter Article V.~~
- ~~(b) If a referendum question will be placed on the same ballot as a municipal election for the Mayor or a Council Member, notice of that referendum question shall be provided in conjunction with or as part of the notice for that municipal election.~~
- ~~(c) Otherwise, for any municipal election (including any referendum question) not addressed by this section, notice shall be provided in accordance with state law.~~

Sec. 10-4. ~~Powers, duties of inspectors~~ Canvassing; certification of results.

~~It shall be the duty of inspectors to hold all general and special elections in conformity with and to enforce the following rules:~~

- ~~(1) No person shall be permitted to enter the room or enclosure designated as the polls except for the purpose of voting, upon a signal from the inspectors giving permission to enter. The elector shall enter at the entrance provided therefor and, after having voted, shall leave the polls by the exit provided therefor.~~
- ~~(2) No persons not electors of the City and no electors after having once voted shall place themselves in line for entrance to the polls.~~

Under applicable law, the Supervisor of Elections is responsible for convening the canvassing board and certifying the results of each municipal election. But this does not preclude any of the following: (i) the City Clerk from taking any action required under the Charter for purpose of deciding a municipal election (including the resolution of a tie) or (ii) the City Council from adopting a resolution to acknowledge the results of any municipal election.

Sec. 10-5. Form of ballot.

- (a) Any race for Mayor or Council Member shall be listed first on the ballot, in accordance with subsection (b), followed by any referendum question, in accordance with subsection (c).
- (~~a~~b) The form of the ballot for ~~all primary and general elections~~ a municipal election held for the purpose of electing the Mayor ~~and/or Councilmembers~~ or a Council Member shall be as follows:
- (1) The order in which the offices will appear on the ballot shall be as follows:
 - a. Mayor.
 - b. ~~Councilmember~~ Council Member for districts 1 through 8, in numerical order.
 - (2) Within each office, candidates will appear in alphabetical order by the last name of each candidate.
- (~~b~~c) This section shall only apply to the form of the ballot with respect to elections for office. The form of the ballot for referendum questions shall be as provided for by applicable provisions of the Charter and State law, determined in accordance with the following requirements, in order of descending priority:
- (1) Any requirement provided by applicable state law.
 - (2) Any requirement provided by ordinance that goes into effect on or before the ballot deadline.
 - (3) Any requirement concerning the order in which referendum questions will be listed on that ballot that is established by a City Council resolution that goes into effect on or before the ballot deadline.
 - (4) If subsections (1)–(3) do not address the order in which any referendum questions are to be placed on the ballot, any such referendum question must be placed on the ballot (i) after any other municipal ballot items and (ii) in chronological order, based on when each one was authorized to appear on that ballot.

- (d) Unless otherwise required by applicable law, a ballot shall not contain any insignia, mark, or other designation regarding a political party or any other organization supporting or opposing any candidate or referendum question.
- (ee) A ballot prepared in compliance with that is consistent with the requirements of this section shall be deemed as a form of ballot approved by ordinance of City Council, as required by satisfies the requirements of section 5.03 of the Charter, without further action of council City Council.

Sec. 10-6. Printing of ballots.

On or before the ballot deadline, the The City Clerk shall provide the Supervisor of Elections with the form of the ballot cause ballots for each general, primary and special municipal election to so that the ballots may be printed by the Supervisor of Elections. The ballots shall be without party mark or designation, and without any insignia or mark of any association or organization thereon.

. . .

Sec. 10-10. Election officers.

The City Council shall select all election officers for municipal elections. They shall be sworn and shall have full charge of the polling places and all ballots and ballot boxes. No person shall be selected as an election officer if they are employed by the City or serve on a City Board or Commission.

- (a) The Supervisor of Elections is responsible for the selection, training, and supervision of each election officer for a municipal election.
- (b) A City employee is prohibited from serving as an election officer unless City Council waives that prohibition through a resolution finding that the person's employment with the City does not conflict with their service as an election officer.
- (c) A member of a City board (as defined in chapter 2, article VII) is prohibited from serving as an election officer unless City Council waives that prohibition through a resolution finding that the person's service on the board does not conflict with their service as an election officer.
- . . .

Sec. 10-12. Early Voting.

(a) If early voting is not required for a municipal election under applicable law, the City may request that the Supervisor of Elections provide early voting for that municipal election through the following process:

(1) City Council adopts a resolution that satisfies any condition established by the Supervisor of Elections for requesting early voting, including any deadline for making that request. To the extent authorized by law, that resolution may provide for the dates, times, and locations of that early voting.

(2) Funding is appropriated for the anticipated cost of that early voting no later than the adoption of that resolution. But this provision does not prohibit the appropriation of additional funding for early voting at a later date if the initial appropriation was insufficient.

(b) If the Supervisor of Elections accepts the City's request to provide early voting pursuant to this section, it must be provided for in the applicable election contract.

Secs. 10-12~~13~~—10-29. - Reserved.

ARTICLE II. ELECTION DISTRICTS AND PRECINCTS

. . .

Sec. 10-40. Voting precincts.

The election districts provided for in this article shall be further divided into voting precincts, ~~the boundaries and numerical designation of which shall be identical with voting precincts as~~ established by the Supervisor of Elections in accordance with applicable law.

~~Sec. 10-41. Designation of polling places; emergency changes.~~

~~The City Council shall, at least 30 days prior to any election, by resolution, designate polling places for the voting precincts which shall be identical with polling places as established by the Supervisor of Elections. In case any of such polling places so designated shall, between the date of such designation and the election, become destroyed or unfit to be used as a polling place, then the polling~~

~~place for the precinct may without further notice be transferred to the nearest available place to the polling place so designated and within the precinct.~~

Secs. 10-4241—10-50. Reserved.

SECTION 4—BOARDS, COMMISSIONS, ETC.: City Code chapter 2, article VIII, division 1, is hereby amended to add the following as new section 2-340:

Sec. 2-340. - Prohibitions.

A member of a City board is prohibited from serving as an election officer unless City Council waives that prohibition in accordance with chapter 10.

SECTION 5—SEVERABILITY: The provisions of this ordinance are intended to be severable, and a determination that any portion of this ordinance is invalid should not affect the validity of the remaining portions of this ordinance.

SECTION 6—EFFECTIVE DATE: In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:


City Attorney (Designee)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE CONDUCT OF MUNICIPAL ELECTIONS FOR THE CITY OF ST. PETERSBURG; MAKING FINDINGS CONCERNING THOSE ELECTIONS; AMENDING CITY CODE TO REFLECT AUTHORITY CURRENTLY PROVIDED BY STATE LAW TO THE PINELLAS COUNTY SUPERVISOR OF ELECTIONS AND BY THE CITY CHARTER AND CITY CODE TO THE CITY COUNCIL AND THE CITY CLERK, INCLUDING THE PROCESS BY WHICH EARLY VOTING MAY BE PROVIDED FOR A MUNICIPAL ELECTION WHEN NOT REQUIRED UNDER STATE LAW; AMENDING CITY CODE TO IMPROVE ORGANIZATION AND CLARITY OF OTHER PROVISIONS, INCLUDING THOSE CONCERNING PUBLIC NOTICE, ELECTION OFFICERS, AND THE FORM OF THE BALLOT; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG ORDAINS THE FOLLOWING:

SECTION 1—FINDINGS: The City Council of the City of St. Petersburg, Florida, hereby makes the following legislative findings in support of this ordinance:

- (a) Although municipal elections in the state of Florida were once conducted by municipal governments pursuant to requirements in their respective municipal charters and ordinances, state law has increasingly required standardization of municipal elections. Accordingly, municipal elections in Florida are now administered primarily by the supervisor of elections for each county, with the majority of requirements applicable statewide, pursuant to the Florida Statutes.
- (b) St. Petersburg City Code chapter 10 concerns municipal elections and contains a variety of provisions that are now superseded by state law. Accordingly, that chapter should be amended for consistency with applicable law and to reflect the current roles and

responsibilities of the City Council, the City Clerk, and the Pinellas County Supervisor of Elections (the “SOE”). In particular, City Code chapter 10 should be amended to address the following matters:

- (i) Municipal elections are currently conducted by the SOE in accordance with applicable law and the contract executed between the SOE and the City concerning that election. The SOE conducts municipal elections through its employees and through various election officers (including poll workers, clerks, and inspectors) that are selected, trained, and supervised by the SOE.
 - (ii) City Code should reflect the authority currently provided by state law to the SOE (e.g., designating precincts; selecting election officers; operating polling places; and certifying election results) as well as the authority currently provided by applicable law to the City Council (e.g., establishing and approving certain City policies and contracts) and to the City Clerk (e.g., the ministerial duties of coordinating the City’s candidates and referendum questions with the SOE).
 - (iii) In particular, City Code should ensure that there is a clear process for requesting that the SOE provide early voting for a municipal election when not already required under state law. That provision should ensure that funding is available for such early voting and be consistent with state law allowing the SOE to decline such a request by the City.
- (c) City Code should also be amended to improve the organization and clarity of other provisions related to the conduct of municipal elections, including the following:
- (i) Simplify public notice requirements for referendum questions by aligning them with notice requirements for candidate elections (under the City Charter) or notice requirements for referendum questions (under state law)—but not *both*.
 - (ii) Clarify the prohibition against serving as an election officer for a City election while employed by the City or serving on a City board or commission.
 - (iii) Clarify the form of the ballot for candidates and establish a default form of the ballot for referendum questions.
- (e) It serves a valid municipal purpose to amend City Code as generally described in the preceding findings and as specifically effectuated by this ordinance.

SECTION 2—FORMATTING CONVENTIONS: With respect to each amendment of City Code set forth in this ordinance, unless otherwise indicated, additions are indicated by underlining,

deletions are indicated by ~~striketrough text~~, and unchanged paragraphs omitted for brevity are indicated by three ellipsis dots centered on a separate line.

SECTION 3—ELECTIONS: City Code chapter 10, articles I–II, are hereby amended as follows:

ARTICLE I. IN GENERAL

Sec. 10-1. Definitions; Applicability of general election laws.

(a) The following definitions apply throughout City Code unless otherwise provided:

Ballot deadline means the deadline established by the Supervisor of Elections for finalizing the contents of a municipal election ballot.

Election contract means the contract between the City and the Supervisor of Elections concerning the conduct of a municipal election, which is subject to approval by City Council in accordance with applicable law.

Municipal election means any primary, general, or special election in which the City's electors do any of the following, alone or in combination: (i) vote on candidates for Mayor or City Council Member or (ii) vote on a referendum question.

Election officer means (i) the Supervisor of Elections; (ii) any employee, contractor, or volunteer of the Supervisor of Elections that is or may foreseeably be involved in conducting a municipal election, including any person serving as a poll worker, clerk, or inspector for a municipal election; or (iii) any member of the canvassing board for a municipal election. This term does not include any person engaged in poll watching, voter education, or other election-related activity that is not directed by the Supervisor of Elections, even if such person is required to register with or provide notice to the Supervisor of Elections to conduct that activity.

Referendum question means any referendum, initiative, recall, Charter amendment, or other ballot question put solely to the City's electors.

Supervisor of Elections means the Pinellas County Supervisor of Elections.

- (b) Except as otherwise provided by the City Charter or by ordinance, each municipal election will be governed by applicable The provisions of the general laws of the State pertaining to State, County, and municipal elections, including those relating to qualification of electors; registrations; transfer of electors from one district to another; manner of voting; duties of election officers; canvassing of returns; and all other particulars in respect to the management of elections, except as otherwise provided by ordinance or Charter, shall so far as the same may be applicable, govern all municipal elections.

Sec. 10-2. ~~Time and place of holding~~ Scheduling and conducting elections.

- (a) ~~All City elections shall be held at such places as shall be designated by the City Council by resolution.~~
- (b) ~~In each City election, the City Clerk is authorized to contract with the county supervisor of elections to provide early voting to residents at any location and to provide for voting by absentee ballot.~~
- (a) Municipal elections shall be held when (i) required by law or (ii) called by City Council through ordinance or resolution. But the City Council shall not call a municipal election for any day that is a legal holiday unless it is a legal holiday declared for the purpose of voting.
- (b) Except as otherwise provided by the City Charter or by ordinance, the Supervisor of Elections is responsible for conducting each municipal election in accordance with (i) applicable law and (ii) the applicable election contract.
- (c) Except as otherwise provided by section 10-12, the Supervisor of Elections is responsible for determining the polling places for each municipal election in accordance with applicable law.

~~Sec. 10-3. Special elections on legal holidays prohibited; notice~~ Notice of elections.

~~No special election of the City shall be held on a legal holiday. Notice of special elections shall be published once a week for the four weeks immediately preceding the election. The City Clerk shall provide notice of each municipal election in accordance with the following:~~

- ~~(a) Notice of a municipal election for the Mayor or a Council Member shall be provided in accordance with City Charter Article V.~~
- ~~(b) If a referendum question will be placed on the same ballot as a municipal election for the Mayor or a Council Member, notice of that referendum question shall be provided in conjunction with or as part of the notice for that municipal election.~~
- ~~(c) Otherwise, for any municipal election (including any referendum question) not addressed by this section, notice shall be provided in accordance with state law.~~

~~Sec. 10-4. Powers, duties of inspectors~~ Canvassing; certification of results.

~~It shall be the duty of inspectors to hold all general and special elections in conformity with and to enforce the following rules:~~

- ~~(1) No person shall be permitted to enter the room or enclosure designated as the polls except for the purpose of voting, upon a signal from the inspectors giving permission to enter. The elector shall enter at the entrance provided therefor and, after having voted, shall leave the polls by the exit provided therefor.~~
- ~~(2) No persons not electors of the City and no electors after having once voted shall place themselves in line for entrance to the polls.~~

Under applicable law, the Supervisor of Elections is responsible for convening the canvassing board and certifying the results of each municipal election. But this does not preclude any of the following: (i) the City Clerk from taking any action required under the Charter for purpose of deciding a municipal election (including the resolution of a tie) or (ii) the City Council from adopting a resolution to acknowledge the results of any municipal election.

Sec. 10-5. Form of ballot.

- (a) Any race for Mayor or Council Member shall be listed first on the ballot, in accordance with subsection (b), followed by any referendum question, in accordance with subsection (c).
- (ab) The form of the ballot for ~~all primary and general elections~~ a municipal election held for the purpose of electing the Mayor ~~and/or Councilmembers~~ or a Council Member shall be as follows:
- (1) The order in which the offices will appear on the ballot shall be as follows:
 - a. Mayor.
 - b. ~~Councilmember~~ Council Member for districts 1 through 8, in numerical order.
 - (2) Within each office, candidates will appear in alphabetical order by the last name of each candidate.
- (bc) ~~This section shall only apply to the form of the ballot with respect to elections for office.~~ The form of the ballot for referendum questions shall be as provided for by applicable provisions of the Charter and State law, determined in accordance with the following requirements, in order of descending priority:
- (1) Any requirement provided by applicable state law.
 - (2) Any requirement provided by ordinance that goes into effect on or before the ballot deadline.
 - (3) Any requirement concerning the order in which referendum questions will be listed on that ballot that is established by a City Council resolution that goes into effect on or before the ballot deadline.
 - (4) If subsections (1)–(3) do not address the order in which any referendum questions are to be placed on the ballot, any such referendum question must be placed on the ballot (i) after any other municipal ballot items and (ii) in chronological order, based on when each one was authorized to appear on that ballot.

- (d) Unless otherwise required by applicable law, a ballot shall not contain any insignia, mark, or other designation regarding a political party or any other organization supporting or opposing any candidate or referendum question.
- (ee) A ballot prepared in compliance with that is consistent with the requirements of this section shall be deemed as a form of ballot approved by ordinance of City Council, as required by satisfies the requirements of section 5.03 of the Charter, without further action of council City Council.

Sec. 10-6. Printing of ballots.

On or before the ballot deadline, the The City Clerk shall provide the Supervisor of Elections with the form of the ballot cause ballots for each general, primary and special municipal election to so that the ballots may be printed by the Supervisor of Elections. The ballots shall be without party mark or designation, and without any insignia or mark of any association or organization thereon.

. . .

Sec. 10-10. Election officers.

The City Council shall select all election officers for municipal elections. They shall be sworn and shall have full charge of the polling places and all ballots and ballot boxes. No person shall be selected as an election officer if they are employed by the City or serve on a City Board or Commission.

- (a) The Supervisor of Elections is responsible for the selection, training, and supervision of each election officer for a municipal election.
- (b) A City employee is prohibited from serving as an election officer unless City Council waives that prohibition through a resolution finding that the person's employment with the City does not conflict with their service as an election officer.
- (c) A member of a City board (as defined in chapter 2, article VII) is prohibited from serving as an election officer unless City Council waives that prohibition through a resolution finding that the person's service on the board does not conflict with their service as an election officer.

. . .

Sec. 10-12. Early Voting.

(a) If early voting is not required for a municipal election under applicable law, the City may request that the Supervisor of Elections provide early voting for that municipal election through the following process:

(1) City Council adopts a resolution that satisfies any condition established by the Supervisor of Elections for requesting early voting, including any deadline for making that request. To the extent authorized by law, that resolution may provide for the dates, times, and locations of that early voting.

(2) Funding is appropriated for the anticipated cost of that early voting no later than the adoption of that resolution. But this provision does not prohibit the appropriation of additional funding for early voting at a later date if the initial appropriation was insufficient.

(b) If the Supervisor of Elections accepts the City's request to provide early voting pursuant to this section, it must be provided for in the applicable election contract.

Secs. 10-1213—10-29. - Reserved.

ARTICLE II. ELECTION DISTRICTS AND PRECINCTS

Sec. 10-40. Voting precincts.

The election districts provided for in this article shall be further divided into voting precincts, ~~the boundaries and numerical designation of which shall be identical with voting precincts as established by the Supervisor of Elections in~~ accordance with applicable law.

~~Sec. 10-41. Designation of polling places; emergency changes.~~

~~The City Council shall, at least 30 days prior to any election, by resolution, designate polling places for the voting precincts which shall be identical with polling places as established by the Supervisor of Elections. In case any of such polling places so designated shall, between the date of such designation and the election, become destroyed or unfit to be used as a polling place, then the~~

~~polling place for the precinct may without further notice be transferred to the nearest available place to the polling place so designated and within the precinct.~~

Secs. 10-4241–10-50. Reserved.

SECTION 4—BOARDS, COMMISSIONS, ETC.: City Code chapter 2, article VIII, division 1, is hereby amended to add the following as new section 2-340:

Sec. 2-340. - Prohibitions.

A member of a City board is prohibited from serving as an election officer unless City Council waives that prohibition in accordance with chapter 10.

SECTION 5—SEVERABILITY: The provisions of this ordinance are intended to be severable, and a determination that any portion of this ordinance is invalid should not affect the validity of the remaining portions of this ordinance.

SECTION 6—EFFECTIVE DATE: In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:

City Attorney (Designee)

The following page(s) contain the backup material for Agenda Item: An Ordinance concerning the termination of certain month-to-month residential tenancies; amending City Code to lengthen the required notification period for the termination of such tenancies and provide a schedule of violations and penalties; and providing an effective date.

Please scroll down to view the backup material.



G-2



MEMORANDUM

TO: Council Chair Ed Montanari and Members of City Council

FROM: Bradley Tennant, Assistant City Attorney

DATE: Meeting of December 2, 2021

SUBJECT: Tenant Bill of Rights Ordinances

There are two ordinances attached for Council consideration. If approved, each would add to the Tenant Bill of Rights in City Code.

Ordinance 1 - Source of Income Discrimination

In April 2018 Councilmember Foster requested a HLUT committee discussion on source of income. The committee was receptive, so in March 2019 Foster filed a new business item asking legal to draft an ordinance limiting discrimination based on lawful source of income. The ordinance went to Council for first reading on September 5, 2019. At the public hearing on September 19, 2019, Council voted to send the item back to committee. The ordinance was partially redrafted and presented to the HLUT committee on September 16, 2021, who voted to move it to full Council with a few modifications requested by applicable stakeholders.

Ordinance 2 – Month to Month Tenancy Notice of Termination

In response to public comment, Councilmember Foster submitted a new business item on March 4, 2021, to discuss the potential for extending the time for the required notice of termination for a month-to-month tenancy. Legal drafted an ordinance and presented it to the HLUT Committee on September 16, 2021, who voted to move it to full Council with a few modifications requested by applicable stakeholders

The Second Reading/Public Hearing for the ordinances will be at the Council meeting of December 9, 2021.

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE TERMINATION OF CERTAIN MONTH-TO-MONTH RESIDENTIAL TENANCIES; AMENDING CITY CODE TO LENGTHEN THE REQUIRED NOTIFICATION PERIOD FOR THE TERMINATION OF SUCH TENANCIES AND PROVIDE A SCHEDULE OF VIOLATIONS AND PENALTIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida law allows residential month-to-month tenancies without a specified duration; and

WHEREAS, Florida Statute § 83.57 provides that a residential month-to-month tenancy without a specific duration may be terminated by a tenant or landlord giving not less than 15 days written notice prior to the end of any monthly period; and

WHEREAS, Florida Attorney General Opinion 94-41 and the authority cited therein, states that Florida local governments may increase the required notice period for the termination of residential month-to-month tenancies without a specific duration beyond 15 days; and

WHEREAS, the City of St. Petersburg desires to increase the notice period for the termination of residential month-to-month tenancies without a specific duration from 15 days to 30 days.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

SECTION ONE. Chapter 20, Article VII of the St. Petersburg City Code is hereby amended to add a new Section 20-350 to read as follows:

Sec. 20-350 Required Notification Period Related to the Termination of Certain Month-To-Month Residential Tenancies.

(a) A residential tenancy without a specified duration in which the rent is payable on a monthly basis may be terminated by either the Landlord or Renter by giving not less than 21 days written notice prior to the end of any monthly period.

(b) A written notice, for purposes of this section, shall include:

(1) A statement informing:

(i) An intent to terminate the tenancy; and

(ii) The effective date of the termination of the tenancy;

(2) A written notice, for purposes of this section, may be delivered:

- (i) In an email to an email address provided by a Landlord or Renter on a Rental Agreement or subsequent written agreement for receiving notices;
- (ii) On paper, and delivered via certified mail to an address provided by a Landlord or Renter on a Rental Agreement;
- (iii) On paper, and hand delivered to the Landlord or Renter;
- (iv) If by Landlord to Renter, on paper and securely posted to the front door of the Rental unit;
- (v) If by Renter to Landlord, in a drop box made available by the Landlord, if applicable; or
- (v) Any method for delivering notices expressly listed in the applicable lease.

(3) There shall be a rebuttable presumption that a Landlord or Renter has complied with this section if the Landlord or Renter can produce one of the following, which was sent or posted on the day the notice of termination was issued:

- (i) A copy of an email, with the required information set forth above, sent to an email address for the Landlord or Renter that is provided for as a contact method in a written Rental Agreement or subsequent written agreement;
- (ii) A copy of a written and dated letter, with the required information set forth above, and a dated certification from the USPS of delivery of the letter to an address for the Landlord or Renter that is provided for as a contact method in a written Rental Agreement;
- (iii) A signed and dated affidavit by the delivery person certifying hand delivery of the notice to the Landlord or Renter on the date delivered;
- (iv) A copy of a written and dated letter, with the required information set forth above, along with a picture of the letter posted to the front door of the rental unit or being put into a drop box, as applicable; or
- (v) Evidence that the notice was delivered as expressly listed in the applicable lease.

(c) Except for the notice provisions set forth in subsection (a), all other provisions set forth in part II of Chapter 83, Florida Statutes, as such may be amended, shall govern residential tenancies.

(d) Violations of this section of the St. Petersburg City Code shall be punishable by a fine of \$300 for a first offense, and \$500 for each subsequent offense. In addition, all provisions of section 1-7 shall apply.

(e) This section does not create any private causes of action and may only be enforced as set forth herein.

SECTION TWO. 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 THREE. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective on January 1, 2022. 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 ninety (90) days after the day on which a successful vote to override the veto is taken.

Approved as to form and content:

/s/Bradley Tennant
City Attorney (designee)

The following page(s) contain the backup material for Agenda Item: An Ordinance concerning Source of Income Discrimination in Housing; amending City Code to address such discrimination and provide a schedule of violations and penalties; and providing an effective date. Please scroll down to view the backup material.



G-3



MEMORANDUM

TO: Council Chair Ed Montanari and Members of City Council

FROM: Bradley Tennant, Assistant City Attorney

DATE: Meeting of December 2, 2021

SUBJECT: Tenant Bill of Rights Ordinances

There are two ordinances attached for Council consideration. If approved, each would add to the Tenant Bill of Rights in City Code.

Ordinance 1 - Source of Income Discrimination

In April 2018 Councilmember Foster requested a HLUT committee discussion on source of income. The committee was receptive, so in March 2019 Foster filed a new business item asking legal to draft an ordinance limiting discrimination based on lawful source of income. The ordinance went to Council for first reading on September 5, 2019. At the public hearing on September 19, 2019, Council voted to send the item back to committee. The ordinance was partially redrafted and presented to the HLUT committee on September 16, 2021, who voted to move it to full Council with a few modifications requested by applicable stakeholders.

Ordinance 2 – Month to Month Tenancy Notice of Termination

In response to public comment, Councilmember Foster submitted a new business item on March 4, 2021, to discuss the potential for extending the time for the required notice of termination for a month-to-month tenancy. Legal drafted an ordinance and presented it to the HLUT Committee on September 16, 2021, who voted to move it to full Council with a few modifications requested by applicable stakeholders

The Second Reading/Public Hearing for the ordinances will be at the Council meeting of December 9, 2021.

ORDINANCE NO. _____

AN ORDINANCE CONCERNING SOURCE OF INCOME DISCRIMINATION IN HOUSING; AMENDING CITY CODE TO ADDRESS SUCH DISCRIMINATION AND PROVIDE A SCHEDULE OF VIOLATIONS AND PENALTIES; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

SECTION ONE. Chapter 20 of the St. Petersburg City Code is hereby amended to add a new Section 30-330 to read as follows:

Section 20-330. Source of Income Discrimination in Housing

(a) The City Council hereby makes the following findings:

(1) Renters' source of income is not explicitly protected under the Fair Housing Act, which can lead to landlords denying Rental Units to Renters who utilize government assistance.

(2) When Landlords refuse to lease to Renters with government assistance, it diminishes the limited stock of Rental Units available to such Renters, exacerbating the difficulty for those Renters to locate housing.

(b) For the purpose of Chapter 20, Article VII of the St. Petersburg City Code, "Source of Income" shall mean the means in which a Renter acquires money to pay their Rent, including the method in which it is paid to the Landlord. Source of income shall be limited to income that originates from a government or government-mandated program, including but not limited to housing choice vouchers, veterans benefits, social security, and other such government-assistance programs that are not of a limited and defined duration of less than one year (i.e., a federal or state program providing limited assistance for no more than ten months from what would be the commencement date of the applicable rental agreement).

(c) This section is meant to supplement Section 20-310 for the purpose of preventing discrimination against all individuals within the City in the procurement, acquisition, possession of, and dispossession of Rental Units, due to discrimination against Renters based on their Source of Income, and thereby to promote the interests, rights, and privileges of individuals within the City.

(d) It shall be unlawful for any person, including but not limited to; any owner, lessee, lessor, sublessee, sublessor, assignee, assignor, manager, real estate broker, condominium association, homeowners' association, cooperative association, or any representative of any of the foregoing:

(1) To refuse to rent after the making of a bona fide offer, to refuse to negotiate for the rental of, or otherwise to make unavailable or deny, a Rental Unit to any person because of their Source of Income;

(2) To discriminate against any person in the terms, conditions, or privileges of the rental of a Rental Unit, or in the provision of services or facilities in connection therewith, because of their Source of Income;

(3) To represent to any person because of their Source of Income that any dwelling is not available for inspection or rental when such Rental Unit is in fact so available;

(4) To make, print, or publish, or cause to be made, printed, or published, any notice, statement, or advertisement with respect to the rental of a Rental Unit that indicates any preference, limitation, or discrimination based on a Source of Income, or an intention to make any such preference, limitation, or discrimination; or

(5) To induce or attempt to induce, for profit, any person to rent any Rental Unit by a representation regarding the entry or prospective entry into the neighborhood of a person or persons distinguished by a Source of Income.

(e) It shall not be a violation of subsection Section 20-330(e) for a Landlord to deny a Rental Unit to a Renter who intends to pay with a protected Source of Income based solely on the amount of Rent the Renter is able to pay, the Renter's rental history, or other such qualifications that apply to all Renters regardless of how they intend to pay Rent, nor shall this Section be interpreted to require a Landlord to alter a Rental Unit to meet any requirement specific to a government program covered by Section 20-330(b) if such alteration is not otherwise required by laws applicable to the rental of such unit.

(f) It shall be a defense to the prosecution of a violation of this section if a Landlord can provide substantial, competent evidence, in writing, demonstrating that either (i) an inspection required by a government program covered by Section 20-330(b) was requested by the Landlord or Renter, in writing, and was not performed within five business days from such request by no fault of the Landlord, or (ii) the leasing of additional units to renters utilizing housing choice vouchers will increase the insurance cost to a Landlord for existing insurance coverage the Landlord has maintained for more than one year.

(g) Violations of this section of the St. Petersburg City Code shall be punishable by a fine of \$500 for a first offense and any subsequent offenses. In addition, all provisions of section 1-7 shall apply.

(h) Additionally, the City may refer reported violations to any local, state, or federal authority. Investigation and enforcement by the City may occur concurrently with any investigation and enforcement actions by local, state, or federal authorities.

(i) This section does not create any private causes of action and may only be enforced as set forth herein.

SECTION TWO. 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 THREE. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective on January 1, 2022. 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 ninety (90) days after the day on which a successful vote to override the veto is taken.

Approved as to form and content:

/s/Bradley Tennant
City Attorney (designee)

The following page(s) contain the backup material for Agenda Item: Setting December 16, 2021 as the public hearing date for the following proposed Ordinance(s): Ordinance 1139-V approving a vacation of the right-of-way located between Lots 1, 2, 4-7, and 25, Block 1, C. Buck Turners Fourth Street North Addition, generally located at 4912 4th Street North. (City File No.: DRC 19-33000020)

Please scroll down to view the backup material.



G-4



SAINT PETERSBURG CITY COUNCIL

Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: Ordinance 1139-V approving a vacation of the right-of-way located between Lots 1, 2, 4-7, and 25, Block 1, C. Buck Turner's Fourth Street North Addition. (City File No.: DRC 19-33000020)

RECOMMENDATION: The Administration and the Development Review Commission recommend **APPROVAL**.

RECOMMENDED CITY COUNCIL ACTION:

- 1) Conduct the first reading of the attached proposed ordinance; and
- 2) Set the second reading and public hearing for December 16, 2021.

Request: The request is to vacate the right-of-way located between Lots 1, 2, 4-7, and 25, Block 1, C. Buck Turner's Fourth Street North Addition. The purpose of the vacation is to consolidate the property to construct surface parking for the restaurant located at 4912 4th Street North. The applicant will be dedicating a new alley that will run north-south from the remaining portion of the existing alley to 49th Avenue North to ensure that public vehicular access remains.

This request is related to a Special Exception and Site Plan request to construct accessory parking on a residentially zoned lot adjacent to commercial zoned property which was approved by the Development Review Commission on January 7, 2020, see attached DRC Case 19-32000020 Approval Letter.

Discussion: As set forth in the attached report provided to the Development Review Commission (DRC), Staff finds that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, and the applicable special area plan.

Agency Review: The request to vacate the alley was routed to City Departments and Private Utility Providers for comments. The Engineering Department's Memorandum dated December 19, 2019 states that they have conditions of approval including that the applicant field locate the existing sanitary sewer main to assure the required easement is centered over the main; dedicate a minimum 20-foot wide public alley with sufficient turning radius for truck motions; and, remove abandoned aprons and replace any necessary curbing. Water Resources Memorandum dated December 16, 2019 states that they object to the request due to the existing sanitary sewer main within the alley. Private Utility Providers also indicated that they have facilities within the alley to

be vacated. The following conditions of approval are included to address City and Private Utility Provider issues: dedicate a new 20-foot wide public alley connecting the existing alley to 49th Avenue North; locate existing public underground facilities and provide easements as needed; replat vacated alley and abutting property; and, provide letters of no objection from all City Departments and Private Utility Providers

DRC Action/Public Comments: On January 7, 2020, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the request. After the public hearing, the DRC voted 7-0 to recommend approval of the proposed vacation. In advance of this report, no additional comments or concerns were expressed to the author.

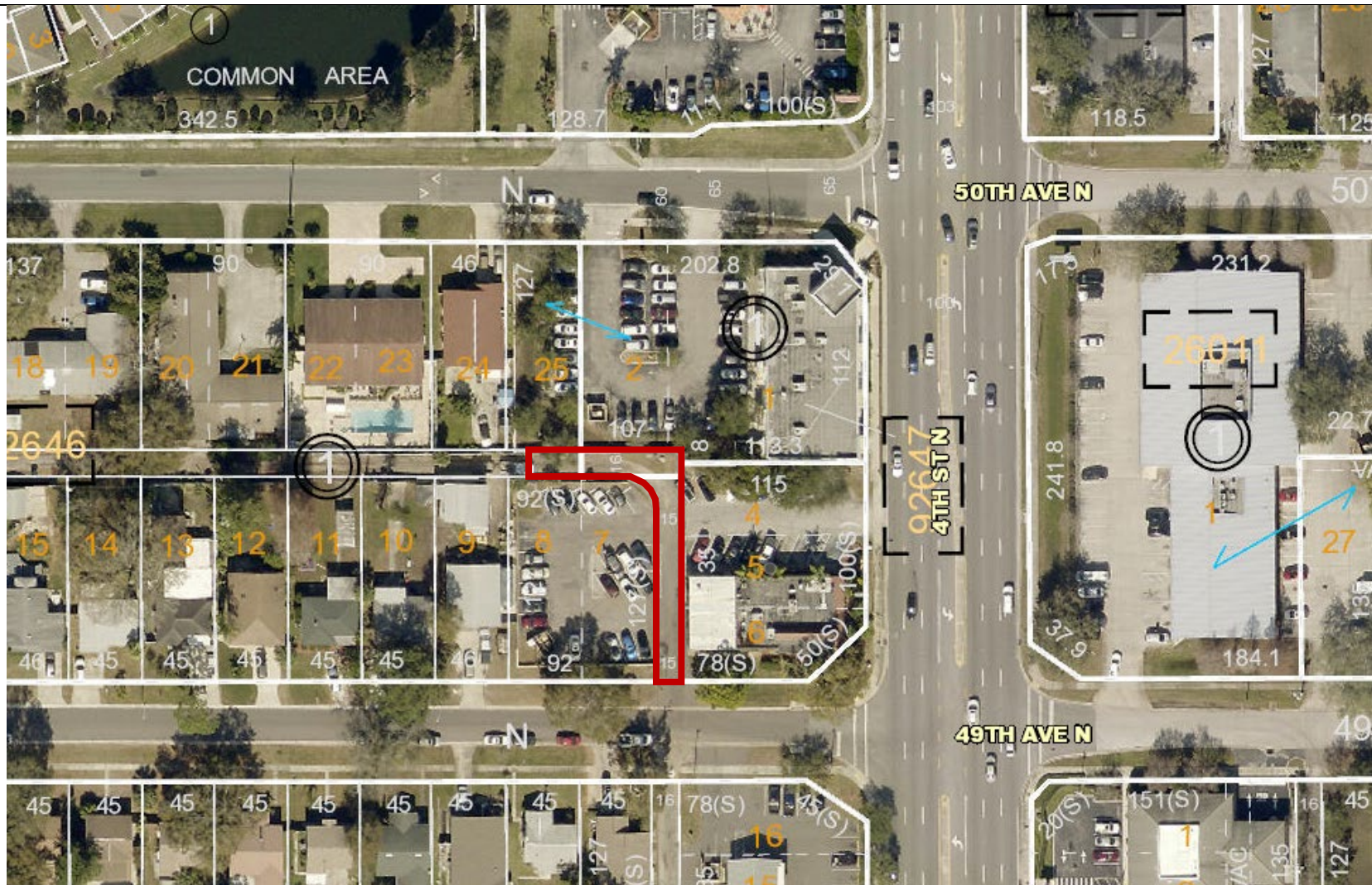
Application Scheduling: This request typically would have proceeded to City Council at the first regularly scheduled meeting in February of 2020; however, staff failed to prepare the item for City Council review. The applicant is a restaurant owner that was impacted by COVID which put their plans on hold. The applicant is now preparing their Preliminary and Final Plat Applications to satisfy the condition of approval requiring replat and is ready to proceed forward.

RECOMMENDATION:

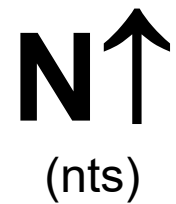
The Administration recommends **APPROVAL** of the right-of-way vacation, subject to the following conditions:

1. Prior to recording the vacation ordinance the applicant shall replat the vacated right-of-way along with the abutting properties owned by the applicant. As a part of the replat process the applicant shall include a minimum 20-foot wide public alley right-of-way, including a sufficient turning radius for truck motions.
2. Prior to recording the vacation ordinance the applicant shall obtain letters of no objection from all City Departments and Private Utility Providers. This shall require the following: locating the existing sanitary sewer main, and any other underground facilities; providing a legal description and sketch of any necessary easements; and, provide a legal description and sketch of the minimum required 20-foot wide public alley right-of-way, including a sufficient turning radius for truck motions.
3. The applicant shall comply with all conditions of approval provided within the Engineering Memorandum dated December 19, 2019.
4. As required by City Code Section 16.70.050.1.1.G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Attachments: Project Location Map, Ordinance including Exhibit A, Engineering Memorandum dated December 19, 2019, DRC Staff Report, DRC Case 19-32000020 Approval Letter



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 19-33000020
 Address: 4912 4th Street North,
 435 and 445 49th Avenue North



ORDINANCE NO. 1139-V

AN ORDINANCE APPROVING A VACATION OF THE RIGHT-OF-WAY LOCATED BETWEEN LOTS 1, 2, 4-7 AND 25, BLOCK 1, C. BUCK TURNER'S FOURTH STREET NORTH ADDITION; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission on January 7, 2020 (City File No.: DRC 19-33000020):

Legal Description: See attached Exhibit "A" incorporated as if fully stated herein.

Section 2. The above-mentioned right-of-way is not needed for public use or travel.

Section 3. The vacation is subject to and conditional upon the following:

1. Prior to recording the vacation ordinance the applicant shall replat the vacated right-of-way along with the abutting properties owned by the applicant. As a part of the replat process the applicant shall include a minimum 20-foot wide public alley right-of-way, including a sufficient turning radius for truck motions.
2. Prior to recording the vacation ordinance the applicant shall obtain letters of no objection from all City Departments and Private Utility Providers. This shall require the following: locating the existing sanitary sewer main, and any other underground facilities; providing a legal description and sketch of any necessary easements; and, provide a legal description and sketch of the minimum required 20-foot wide public alley right-of-way, including a sufficient turning radius for truck motions.
3. The applicant shall comply with all conditions of approval provided within the Engineering Memorandum dated December 19, 2019.
4. As required by City Code Section 16.70.050.1.1.G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Section 4. 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 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 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.

LEGAL:

Michael J. Dema

PLANNING & DEVELOPMENT
SERVICES DEPARTMENT:

/s/ Elizabeth Abernethy

SURVEYOR'S REPORT

SKETCH AND DESCRIPTION: NOT A SURVEY

DESCRIPTION:

THAT CERTAIN PART OF THE ALLEY ADJACENT TO LOTS 4 THRU 8 AND LOT 25, BLOCK 1, C. BUCK TURNER'S FOURTH ST. N. ADDITION, RECORDED PLAT BOOK 6, PAGE 58, AND LOTS 1 AND 2, C. BUCK TURNER'S FOURTH STREET ADDITION BLOCK 1 PARTIAL REPLAT, RECORDED PLAT BOOK 114, PAGE 47, ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 1, AFORESAID C. BUCK TURNER'S FOURTH ST. N. ADDITION, THENCE ALONG THE WEST LINE OF THE 15 FOOT ALLEY ALSO BEING THE EAST LINE AFORESAID LOT 7, N00°03'36"W, 112.41 FEET TO A CURVE, CONCAVE TO SOUTHWEST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°33'39", A CHORD BEARING N44°50'25"W FOR 21.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, 23.45 FEET TO THE SOUTH LINE OF THE 16 FOOT ALLEY ALSO BEING THE NORTH LINE OF AFORESAID LOTS 7 AND 8; THENCE ALONG SAID SOUTH LINE, N89°37'15"W, 65.54 FEET; THENCE LEAVING SAID SOUTH LINE, N00°22'45"E, 16.00 FEET TO THE NORTH LINE OF SAID 16 FOOT ALLEY, ALSO BEING THE SOUTH LINE OF AFORESAID LOT 25, THENCE ALONG SAID NORTH LINE AND THE SOUTH LINE OF AFORESAID LOTS 1 AND 2, C. BUCK TURNER'S FOURTH STREET ADDITION BLOCK 1 PARTIAL REPLAT, S89°57'57"E, 95.33 FEET; THENCE ALONG THE WEST LINE SAID LOT 1 AND THE EAST LINE AFORESAID 15 FOOT ALLEY, S00°05'48"W, 8.00 FEET TO THE SOUTHWEST CORNER SAID LOT 1, ALSO BEING THE NORTHWEST CORNER AFORESAID LOT 4; THENCE CONTINUE ALONG SAID EAST LINE ALSO BEING THE WEST LINE OF AFORESAID LOTS 4 THRU 6, S00°03'23"E, 135.78 FEET TO THE SOUTHWEST CORNER SAID LOT 6 ALSO BEING THE NORTH RIGHT-OF-WAY OF 49TH AVENUE NORTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°58'04"W, 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,510 SQUARE FEET, OR 0.08 ACRES MORE OR LESS.

DATA SOURCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY BULLSEYE SURVEYING, INC., PROJECT NUMBER 19-056, SURVEY DATE 11/01/2019.
2. BEARINGS SHOWN HEREON BASED ON THE NORTH RIGHT-OF-WAY OF 49TH AVENUE NORTH, BEING N89°48'00"W. (ASSUMED)
3. PLAT OF C. BUCK TURNER'S FOURTH ST. N. ADDITION, RECORDED PLAT BOOK 6, PAGE 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
4. PLAT OF C. BUCK TURNER'S FOURTH STREET ADDITION BLOCK 1 PARTIAL REPLAT, RECORDED PLAT BOOK 114, PAGE 47, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
5. WARRANTY DEED, RECORDED OFFICIAL RECORDS BOOK 6357, PAGE 463, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
6. GENERAL WARRANTY DEED, RECORDED OFFICIAL RECORDS BOOK 18505, PAGE 1711, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
7. GENERAL WARRANTY DEED, RECORDED OFFICIAL RECORDS BOOK 20084, PAGE 466, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
8. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

NOTES:

1. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.

REVISIONS		
#	DATE	DETAILS

Bullseye Surveying, Inc.

LB 7818
2198 NE COACHMAN
ROAD, UNIT F
CLEARWATER, FL 33765
PHONE: 727-475-8088
FAX: 727-264-0457

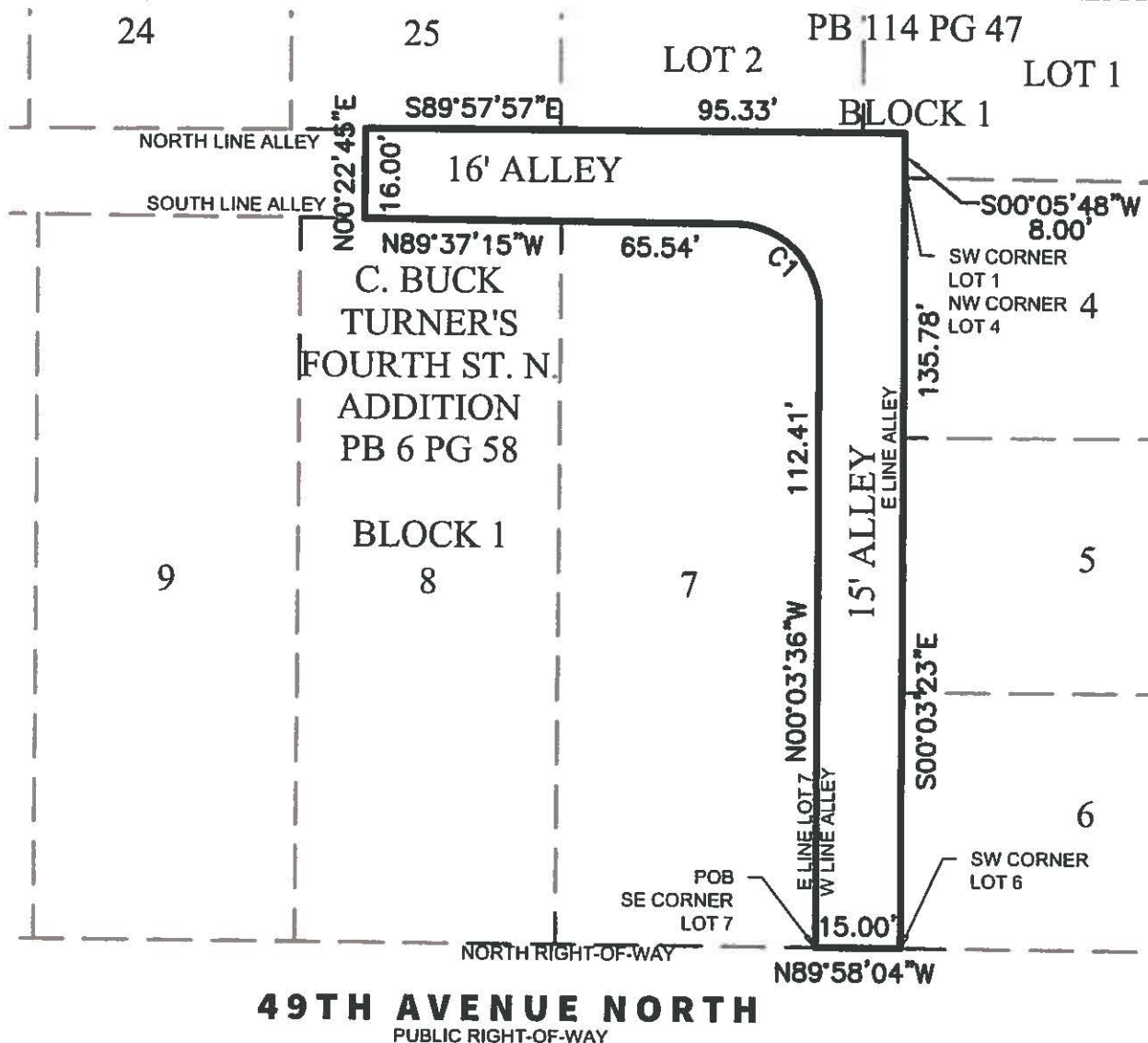


GEORGE R. MARTIN
PROFESSIONAL SURVEYOR &
MAPPER
LICENSE NUMBER LS 6019
STATE OF FLORIDA

SCALE	SHEET NUMBER
N/A	1 of 2
SKETCH DATE	
11/04/2019	
FILE NAME	
19-056-SD.dwg	

SKETCH OF DESCRIPTION: NOT A SURVEY
 SECTION 6, TOWNSHIP 31 SOUTH, RANGE 17 EAST
 PINELLAS COUNTY, FLORIDA

**C. BUCK TURNER'S
 FOURTH STREET ADDITION
 BLOCK 1 PARTIAL REPLAT**

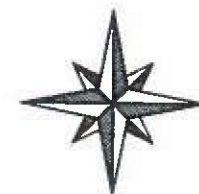


Curve Table					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	15.00'	89°33'39"	23.45'	21.13'	N44°50'25"W

REVISIONS		
#	DATE	DETAILS

Bullseye Surveying, Inc.

LB 7818
 2198 NE COACHMAN
 ROAD, UNIT F
 CLEARWATER, FL 33765
 PHONE: 727-475-8088
 FAX: 727-264-0457



0 15' 30'



SCALE: 1"=30'

ABBREVIATIONS

DENOTES
 BNDY= BOUNDARY
 LB= LICENSED BUSINESS
 LS= LICENSED SURVEYOR
 OR= OFFICIAL RECORDS BOOK
 (P)= PLAT
 PG= PAGE
 PB= PLAT BOOK
 POB= POINT OF BEGINNING
 POC= POINT OF COMMENCEMENT

SCALE	SHEET NUMBER
1"=30'	2 of 2
SKETCH DATE	
11/04/19	
FILE NAME	
19-056-SD.dwg	

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

TO: Iris Winn, Administrative Clerk, Development Services
Jennifer Bryla, Zoning Official, Development Review Services
Scot Bolyard, Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: December 19, 2019

SUBJECT: Right of Way Vacations

FILE: 19-33000020

LOCATION AND PIN: 4912 4th Street North; 06/31/17/92646/001/0040
417 49th Avenue North; 06/31/17/92646/001/0070
435 49th Avenue North; 06/31/17/92646/001/0090
445 49th Avenue North; 06/31/17/92646/001/0100

ATLAS: F-26 **Zoning:** Corridor Commercial Suburban (CCS-1)
Neighborhood Traditional Single-Family (NT-1)

REQUEST: Approval of a Vacation of the right-of-way located between Lots 1, 2, 4-7, and 25, Block 1, C. Buck Turner's Fourth Street North Addition.

COMMENTS: The Engineering & Capital Improvements Department (ECID) has no objection to vacation request provided the following comments are included as conditions of the approval:

1. The existing north/south and east/west alley to be vacated contains an 8" VCP sanitary sewer main. As a condition of the vacation of this alley, the applicant must dedicate a 20-foot wide Public Utility Easement centered over the existing sanitary sewer main. Preparation of the necessary legal description and sketch for the easement dedication will require the sanitary sewer main to be located to assure that the easement is centered over the main.

Per City Land Development Code 16.40.140.4.4(A), no building or other structure shall be erected, and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery and hedges of a type approved by the City. All costs involving repairing of hard surfaces, removal and replacement of fences, walls, trees, shrubbery, and hedges shall be the responsibility of the property owner.

2. Per City Land Development Code 16.40.140.4.3 as a condition of the vacation of the existing north/south and east/west alley right of way, the applicant will be required to dedicate a minimum **20-foot wide Public Alley Right of Way** extending from the southern boundary of the eastern termination of the remaining east/west alley right of way, south to 49th Avenue North.

The applicant's Engineer of Record shall provide a truck turning diagram at the bend in the new alley to assure that sanitation vehicle can make the turn and remain within the alley right of way. Sufficient **Turning Radius Public Alley Right of Way** shall also be dedicated at the bend to fully accommodate the truck motions.

3. The new north/south alley and the alley apron at 49th Avenue North shall be paved to meet the minimum pavement standards indicated on City Engineering Standard detail S20-7 and S20-8. Topographical survey of the remaining existing east/west alley is required to verify and accommodate the direction of surface stormwater flows to direct the existing and newly dedicated alley runoff to flow to a paved public right of way and not onto privately owned property. If the surface runoff from the alley cannot be isolated from comingling with on site runoff there will be a need for the dedication of Public Drainage Conveyance Easement over the flow path. The need for the easement will be determined when the site paving, grading, and drainage design is submitted for City ECID review by the Engineer of Record. Easement dedication shall be at the sole expense of the applicant
4. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of this project development shall be removed. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type per current City Engineering Standards and Specifications.
5. All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within any right-of-way or public easement under City control.
6. Additional comments regarding the overall site plan are included in the ECID narrative for associated Special Exception Application 19-32000020.

NED/MJR/meh

pc: Kelly Donnelly
Correspondence File



**CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHT-OF-WAY
PUBLIC HEARING**

According to Planning & Development Services Department records, **Commissioner Matt Walker** 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.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Tuesday, January 7, 2020 at 2:00 P.M.** at the Sunshine Center (Auditorium), located at 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.:	19-33000020	PLAT SHEET:	F-26
REQUEST:	Approval of a vacation of the right-of-way located between Lots 1, 2, 4-7, and 25, Block 1, C. Buck Turner's Fourth Street North Addition.		
OWNERS:	Margarita Veytia 301 30 th Avenue North Saint Petersburg, Florida 33704 Peter Veytia, Shawn Veytia, and Peter Bertolo Veytia, Jr. 1055 Eden Isle Drive Northeast Saint Petersburg, Florida 33704		
AGENT:	Larry Sweeney 1137 Eden Isle Drive Northeast Saint Petersburg, Florida 33704		
ADDRESSES AND PARCEL ID NOS.:	4912 4 th Street North; 06-31-17-92646-001-0040 417 49 th Avenue North; 06-31-17-92646-001-0070 435 49 th Avenue North; 06-31-17-92646-001-0090 445 49 th Avenue North; 06-31-17-92646-001-0100		
LEGAL DESCRIPTION:	On File		
ZONING:	Corridor Commercial Suburban (CCS-1) Neighborhood Traditional Single-Family (NT-1)		

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate the right-of-way located between Lots 1, 2, 4-7, and 25, Block 1, C. Buck Turner's Fourth Street North Addition.

The area of the right-of-way proposed for vacation is depicted on the attached map (see Attachment A) and sketch and description (see Attachment B). The applicant's goal is to vacate the right-of-way to expand parking facilities for the existing restaurant.

Analysis. Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant (see Attachment C) **does** provide background or analysis supporting a conclusion that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

A. Land Development Regulations

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.*

The application was routed to City Departments and Private Utility Providers for review and comment. Engineering and Water Resources identified an existing sanitary sewer line located within the alley requested to be vacated, see Attachments D and E. Private Utility Providers indicated that they have facilities in the area to be vacated and that an easement will be required to be dedicated. A condition of approval has been included at the end of this report that an easement is required to be provided over the existing facilities.

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

The applicant will be required to replat the alley and abutting properties, and as a part of that process will be dedicating a new alley running north-south that will connect the remaining alley to 49th Avenue North. The new alley is required to have a minimum width of 20-feet and shall include a sufficient turning radius to accommodate truck motions, this has been included as a condition of approval at the end of this report. Dedication of the new alley ensures that this vacation, if approved, will not deny access to any lot of record.

3. *The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

The applicant will be dedicating a new alley when replatting, which is required as a condition of approval, to ensure that the vacation will not create a dead-end alley.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

There is a present and future need for the alley which provides public vehicular access and has been identified as a public utility corridor that includes both public and private facilities. The applicant will be dedicating a new alley that will run north-south from the remaining portion of the existing alley to 49th Avenue North to ensure that public vehicular access remains. Additionally, a condition of approval is included that an easement shall be provided over existing public and private utilities to protect those facilities.

5. *The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.*

No other factors have been raised for consideration.

B. Comprehensive Plan

Transportation Element Policy T2.4 states, "The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use."

Preservation of the alley connection within the historical grid street pattern will be complied with through a newly dedicated alley that will connect the existing alley to 49th Avenue North. Dedication of the new alley is included as a condition of approval.

C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the boundaries of the Arcadia Gardens Neighborhood Association. There are no neighborhood or special area plans which affect vacation of rights-of-way in this area of the City.

Comments from Agencies and the Public. Staff did not receive any correspondence from the public regarding the requested vacation of right-of-way.

The request to vacate the alley was routed to City Departments and Private Utility Providers for comments. The Engineering Department's Memorandum dated December 19, 2019 (see Attachment D) states that they have conditions of approval including that the applicant: field locate the existing sanitary sewer main to assure the required easement is centered over the main; dedicate a minimum 20-foot wide public alley with sufficient turning radius for truck motions; and, remove abandoned aprons and replace any necessary curbing. Water

Resources also provided a letter objecting to the request (see Attachment E) due to the existing sanitary sewer main within the alley. Private Utility Providers also indicated that they have facilities within the alley to be vacated (see Attachment F). As a result, a condition of approval is included requiring the applicant to obtain letters of no objection from all City Departments and Private Utility Providers prior to recordation of the vacation ordinance.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed vacation of right-of-way. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording the vacation ordinance the applicant shall replat the vacated right-of-way along with the abutting properties owned by the applicant. As a part of the replat process the applicant shall include a minimum 20-foot wide public alley right-of-way, including a sufficient turning radius for truck motions.
2. Prior to recording the vacation ordinance the applicant shall obtain letters of no objection from all City Departments and Private Utility Providers. This shall require the following: locating the existing sanitary sewer main, and any other underground facilities; providing a legal description and sketch of any necessary easements; and, provide a legal description and sketch of the minimum required 20-foot wide public alley right-of-way, including a sufficient turning radius for truck motions.
3. Approval of the vacation shall be contingent upon approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on the residentially zoned lots located at 435 and 445 49th Avenue North.
4. The applicant shall comply with all conditions of approval provided within the Engineering Memorandum dated December 19, 2019.
5. As required by City Code Section 16.70.050.1.1.G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

REPORT PREPARED BY:


Scot Bolyard, AICP, Deputy Zoning Official
Development Review Services Division
Planning and Development Services Department

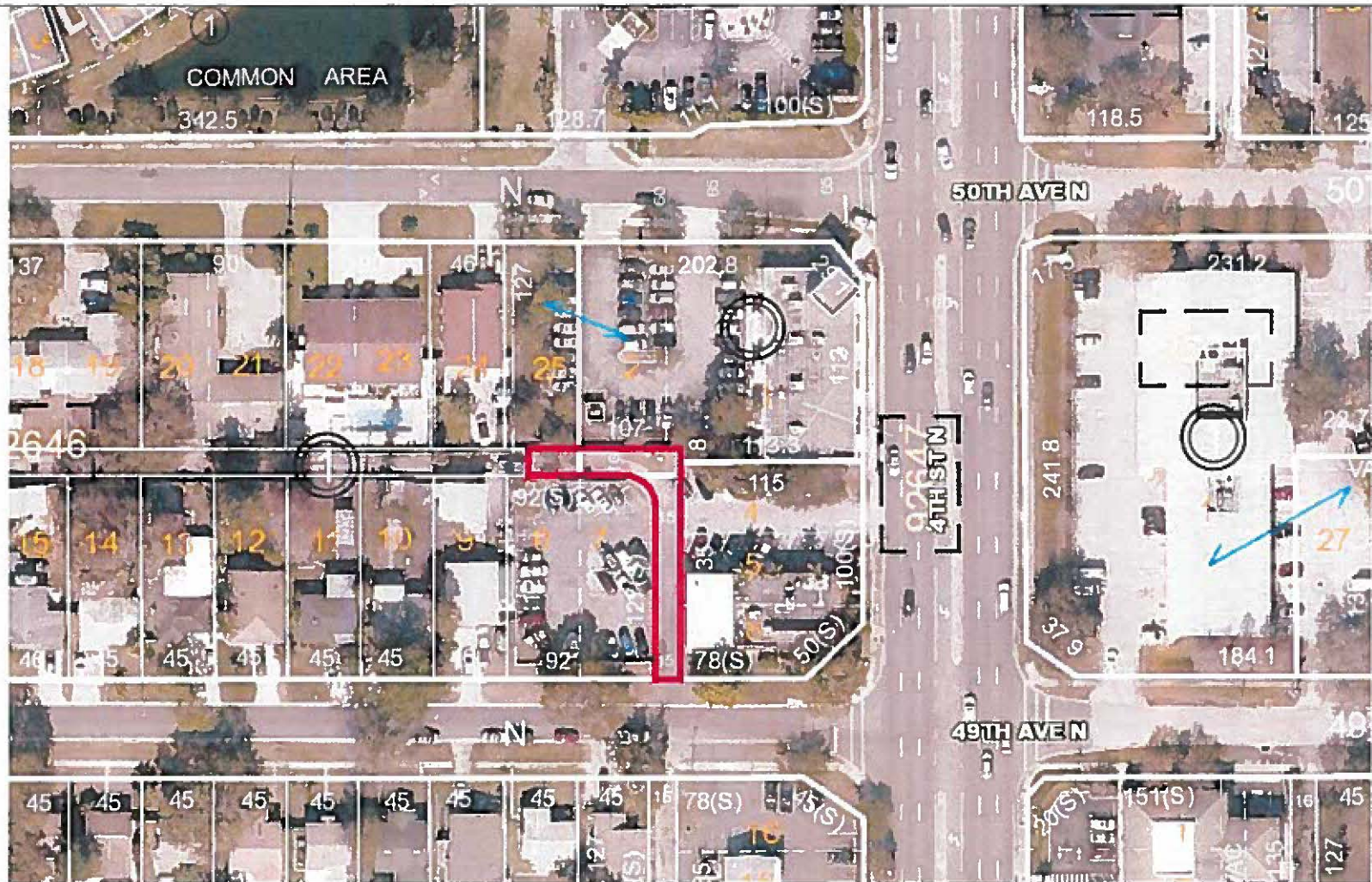
12/23/19
DATE

REPORT APPROVED BY:


Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

12.23.19
DATE

Attachments: A – Location Map, B – Sketch and Description, C – Applicant's Narrative, D – Engineering Memorandum dated December 19, 2019, E – Water Resources Memorandum dated December 16, 2019, F – Private Utility Providers' Letters of Objection



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 19-33000020
 Address: 4912 4th Street North,
 435 and 445 49th Avenue North



SURVEYOR'S REPORT

SKETCH AND DESCRIPTION: NOT A SURVEY

DESCRIPTION:

THAT CERTAIN PART OF THE ALLEY ADJACENT TO LOTS 4 THRU 8 AND LOT 25, BLOCK 1, C. BUCK TURNER'S FOURTH ST. N. ADDITION, RECORDED PLAT BOOK 6, PAGE 58, AND LOTS 1 AND 2, C. BUCK TURNER'S FOURTH STREET ADDITION BLOCK 1 PARTIAL REPLAT, RECORDED PLAT BOOK 114, PAGE 47, ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 1, AFORESAID C. BUCK TURNER'S FOURTH ST. N. ADDITION, THENCE ALONG THE WEST LINE OF THE 15 FOOT ALLEY ALSO BEING THE EAST LINE AFORESAID LOT 7, N00°03'36"W, 112.41 FEET TO A CURVE, CONCAVE TO SOUTHWEST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°33'39", A CHORD BEARING N44°50'25"W FOR 21.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, 23.45 FEET TO THE SOUTH LINE OF THE 16 FOOT ALLEY ALSO BEING THE NORTH LINE OF AFORESAID LOTS 7 AND 8; THENCE ALONG SAID SOUTH LINE, N89°37'15"W, 65.54 FEET; THENCE LEAVING SAID SOUTH LINE, N00°22'45"E, 16.00 FEET TO THE NORTH LINE OF SAID 16 FOOT ALLEY, ALSO BEING THE SOUTH LINE OF AFORESAID LOT 25, THENCE ALONG SAID NORTH LINE AND THE SOUTH LINE OF AFORESAID LOTS 1 AND 2, C. BUCK TURNER'S FOURTH STREET ADDITION BLOCK 1 PARTIAL REPLAT, S89°57'57"E, 95.33 FEET; THENCE ALONG THE WEST LINE SAID LOT 1 AND THE EAST LINE AFORESAID 15 FOOT ALLEY, S00°05'48"W, 8.00 FEET TO THE SOUTHWEST CORNER SAID LOT 1, ALSO BEING THE NORTHWEST CORNER AFORESAID LOT 4; THENCE CONTINUE ALONG SAID EAST LINE ALSO BEING THE WEST LINE OF AFORESAID LOTS 4 THRU 6, S00°03'23"E, 135.78 FEET TO THE SOUTHWEST CORNER SAID LOT 6 ALSO BEING THE NORTH RIGHT-OF-WAY OF 49TH AVENUE NORTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°58'04"W, 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,510 SQUARE FEET, OR 0.08 ACRES MORE OR LESS.

DATA SOURCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY BULLSEYE SURVEYING, INC., PROJECT NUMBER 19-056, SURVEY DATE 11/01/2019.
2. BEARINGS SHOWN HEREON BASED ON THE NORTH RIGHT-OF-WAY OF 49TH AVENUE NORTH, BEING N89°48'00"W. (ASSUMED)
3. PLAT OF C. BUCK TURNER'S FOURTH ST. N. ADDITION, RECORDED PLAT BOOK 6, PAGE 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
4. PLAT OF C. BUCK TURNER'S FOURTH STREET ADDITION BLOCK 1 PARTIAL REPLAT, RECORDED PLAT BOOK 114, PAGE 47, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
5. WARRANTY DEED, RECORDED OFFICIAL RECORDS BOOK 6357, PAGE 463, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
6. GENERAL WARRANTY DEED, RECORDED OFFICIAL RECORDS BOOK 18505, PAGE 1711, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
7. GENERAL WARRANTY DEED, RECORDED OFFICIAL RECORDS BOOK 20084, PAGE 466, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
8. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

NOTES:

1. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.

REVISIONS		
#	DATE	DETAILS

Bullseye Surveying, Inc.

LB 7818
2198 NE COACHMAN
ROAD, UNIT F
CLEARWATER, FL 33765
PHONE: 727-475-8088
FAX: 727-264-0457



GEORGE R. MARTIN
PROFESSIONAL SURVEYOR &
MAPPER
LICENSE NUMBER LS 6019
STATE OF FLORIDA

SCALE	SHEET NUMBER
N/A	1 of 2
SKETCH DATE	
11/04/2019	
FILE NAME	
19-056-SD.dwg	

Hello Neighbor, I am assisting the owners of Red Mesa, in establishing a increase in their parking lot, to help keep their customers cars off the street in front of your homes.

Our goal is to remove two existing homes, that they already own, that connects their current parking lot.

Landscaping plans are in the works, to help create a neighborhood like feel to it, we area also in talks with engineers for additional water retention options to work with the city in their storm water issues.

I have already spoken with your neighborhood association president, Scott Coursen, and he didn't have any immediate concerns. I will be speaking with him again, once I fulfil the sign in sheet and site plan.

I have come by a few times in hopes to answer any questions or concerns that you may have.

IF you could give me a call, I would be glad to talk with you over the phone.

Thank you for the consideration and your time with this endeavor.

A handwritten signature in black ink, appearing to read 'Larry Sweeney', with a stylized, cursive-like script.

Larry Sweeney

727-424-2829

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

TO: Iris Winn, Administrative Clerk, Development Services
Jennifer Bryla, Zoning Official, Development Review Services
Scot Bolyard, Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: December 19, 2019

SUBJECT: Right of Way Vacations

FILE: 19-33000020

LOCATION AND PIN: 4912 4th Street North; 06/31/17/92646/001/0040
417 49th Avenue North; 06/31/17/92646/001/0070
435 49th Avenue North; 06/31/17/92646/001/0090
445 49th Avenue North; 06/31/17/92646/001/0100

ATLAS: F-26 **Zoning:** Corridor Commercial Suburban (CCS-1)
Neighborhood Traditional Single-Family (NT-1)

REQUEST: Approval of a Vacation of the right-of-way located between Lots 1, 2, 4-7, and 25, Block 1, C. Buck Turner's Fourth Street North Addition.

COMMENTS: The Engineering & Capital Improvements Department (ECID) has no objection to vacation request provided the following comments are included as conditions of the approval:

1. The existing north/south and east/west alley to be vacated contains an 8" VCP sanitary sewer main. As a condition of the vacation of this alley, the applicant must dedicate a 20-foot wide Public Utility Easement centered over the existing sanitary sewer main. Preparation of the necessary legal description and sketch for the easement dedication will require the sanitary sewer main to be located to assure that the easement is centered over the main.

Per City Land Development Code 16.40.140.4.4(A), no building or other structure shall be erected, and no trees or shrubbery shall be planted on any easement other than fences, trees, shrubbery and hedges of a type approved by the City. All costs involving repairing of hard surfaces, removal and replacement of fences, walls, trees, shrubbery, and hedges shall be the responsibility of the property owner.

2. Per City Land Development Code 16.40.140.4.3 as a condition of the vacation of the existing north/south and east/west alley right of way, the applicant will be required to dedicate a minimum **20-foot wide Public Alley Right of Way** extending from the southern boundary of the eastern termination of the remaining east/west alley right of way, south to 49th Avenue North.

The applicant's Engineer of Record shall provide a truck turning diagram at the bend in the new alley to assure that sanitation vehicle can make the turn and remain within the alley right of way. Sufficient **Turning Radius Public Alley Right of Way** shall also be dedicated at the bend to fully accommodate the truck motions.

3. The new north/south alley and the alley apron at 49th Avenue North shall be paved to meet the minimum pavement standards indicated on City Engineering Standard detail S20-7 and S20-8. Topographical survey of the remaining existing east/west alley is required to verify and accommodate the direction of surface stormwater flows to direct the existing and newly dedicated alley runoff to flow to a paved public right of way and not onto privately owned property. If the surface runoff from the alley cannot be isolated from comingling with on site runoff there will be a need for the dedication of Public Drainage Conveyance Easement over the flow path. The need for the easement will be determined when the site paving, grading, and drainage design is submitted for City ECID review by the Engineer of Record. Easement dedication shall be at the sole expense of the applicant
4. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of this project development shall be removed. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type per current City Engineering Standards and Specifications.
5. All required improvements shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City. A work permit issued by the City Engineering Department must be obtained prior to the commencement of construction within any right-of-way or public easement under City control.
6. Additional comments regarding the overall site plan are included in the ECID narrative for associated Special Exception Application 19-32000020.

NED/MJR/meh

pc: Kelly Donnelly
Correspondence File



MEMORANDUM

CITY OF ST. PETERSBURG
Water Resources Department

TO: Iris Winn, Administrative Clerk

FROM: Kelly A. Donnelly, Designer II, Water Resources

DATE: December 16, 2019

SUBJECT: Approval of a Vacation of the right-of-way located between Lots 1, 2, 4-7 and 25, Block 1, C. Buck Turner's Fourth Street North Addition.

PLAT: F-26

CASE: 19-33000020

LOCATION: 4912 4th St N, 417, 435, 445 49th Ave N

REMARKS: Water Resources **OBJECTS** to the proposed vacation of the Right-of-way due to an existing 8 inch sanitary sewer main within the Right-of-way.

xc: Project File 19-33000020



City of St. Petersburg
Department Name
P.O. Box 2842
St. Petersburg, FL 33731-2842
O: 727-000-000

2401 25th St. N.
St. Petersburg, FL 33713
SP-15
Jonathan.Kasper@duke-energy.com
727-893-9262



December 20, 2019

Scot Bolyard, AICP
Deputy Zoning Official, Planning & Development Services
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701

RE: Vacate Approval of Alley Right of Way - RED MESA RESTAURANT
Section 06, Township 31 South, Range 17 East, Pinellas County, Florida
Case #: 19-33000020
Address: 4912 4TH ST N., ST PETERSBURG
Parcel ID: 06-31-17-92646-001-0040

Dear Mr. Bolyard:

Please be advised that **DUKE ENERGY FLORIDA, LLC., d/b/a DUKE ENERGY** *Distribution Department* and *Transmission Department* have "**OBJECTIONS**" to the approval of the vacation of the alley right of way.

This is due to Overhead facilities in the area.

No Objection letter would be provided upon the **removal/relocation of existing facilities OR granting of a Duke Energy Easement** over the described property. Removal or relocation will need to be handled by a Duke Energy Engineer. Duke Energy objects to the Site Plan until the developer or property owner collaborates with Duke Energy Engineering regarding the future development of the site and the future required installation of any permanent electrical facilities within the site.

DUKE ENERGY BUILDING LINE:
1-866-372-4663

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Jonathan Kasper

Jonathan Kasper
Research Specialist-Land Services
Duke Energy Florida

Scot K. Bolyard

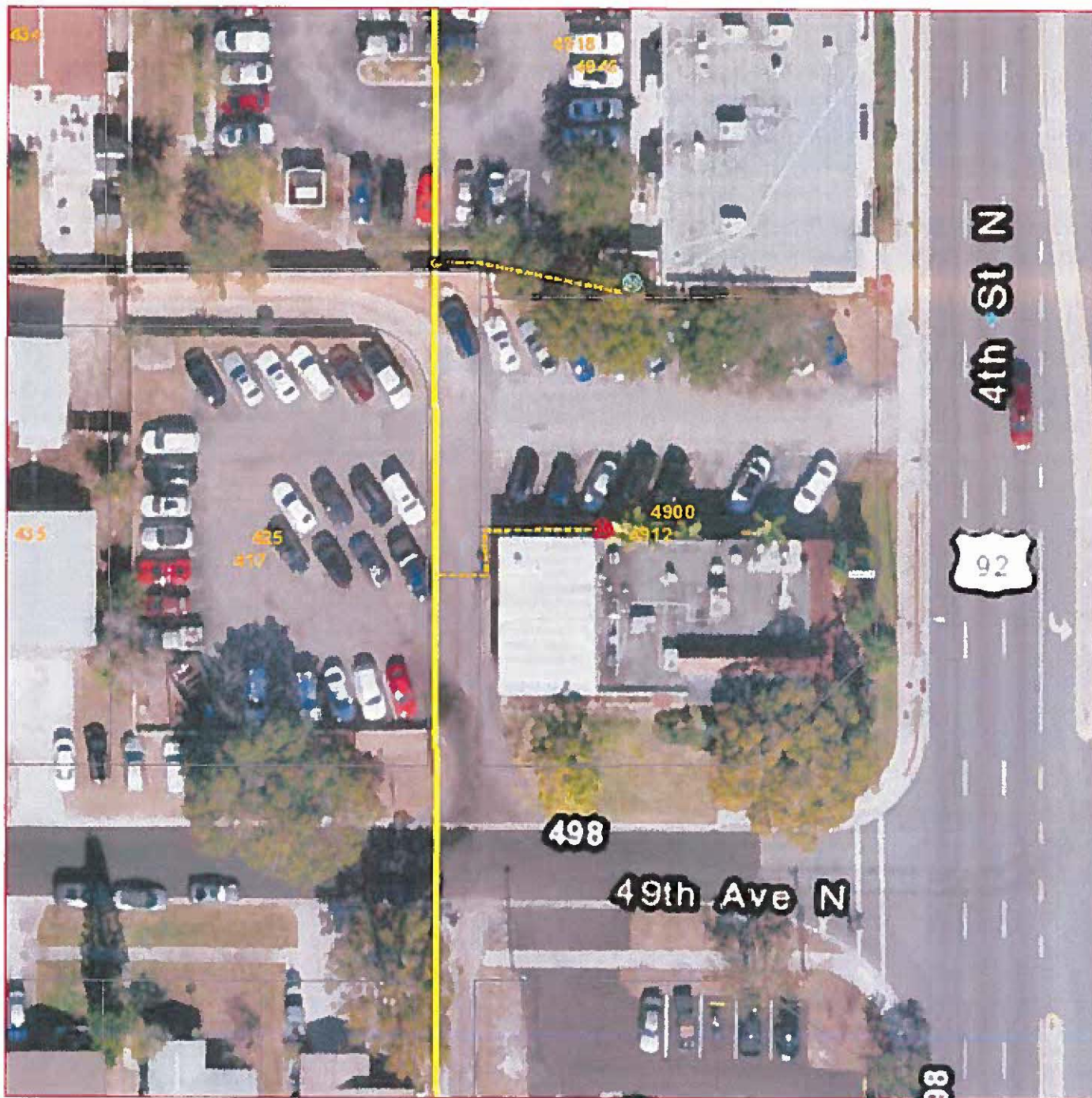
From: Domning, Joan <JDomning@tecoenergy.com>
Sent: Tuesday, December 17, 2019 7:51 AM
To: Scot K. Bolyard
Subject: RE: Vacation of Public ROW - 4912 4th St N (DRC 19-33000020) - Comments due 12/18

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Scot,
Please see the GIS map below showing we have a conflict in the alley.
The yellow line is a 2" coated steel gas distribution line.
The dotted lines indicate service lines to the meters.
We would be ok with a vacate of the alley as long as an easement is reserved for TECO-PGS, in our name.
Thank you,

*Joan Domning
Senior Administrative Specialist
Peoples Gas
Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783
Ext. 53783*





From: Frazier, Jeff P. <jxfrazier@tecoenergy.com>
Sent: Thursday, December 12, 2019 2:53 PM
To: Domning, Joan <JDomning@tecoenergy.com>
Subject: FW: Vacation of Public ROW - 4912 4th St N (DRC 19-33000020) - Comments due 12/18

Conflict gas main in alley

From: Scot K. Bolyard <Scot.Bolyard@stpete.org>
Sent: Tuesday, December 10, 2019 12:49 PM
To: Michael J. Frederick <Michael.Frederick@stpete.org>; Thomas M Whalen <Tom.Whalen@stpete.org>; Kyle Simpson <Kyle.Simpson@stpete.org>; Mark Riedmueller <Mark.Riedmueller@stpete.org>; Nancy Davis



Frontier Communications
3712 W Walnut St.
Tampa, FL USA 33607
Office: (727) 462-1760
Fax: (727) 562-1175
Mobile: (941) 266-9218
Email: stephen.waidley@ftr.com

12/10/2019

Attn: Scot Bolyard, AICP
Deputy Zoning Official, Planning & Development Services
City of St. Petersburg
1 4th St N, St. Petersburg, FL 33701
(727) 892-5395

RE: 19-33000020 – Vacation of Public Right-of-Way – 4912 4th St N

Dear Mr. Bolyard,

☐ Our records do not indicate that there are Frontier Communications facilities in the area of the Plat request as per the attachment provided.

☐ Frontier Communications has no objection to the above referenced request as per the attachment.

☒ Frontier Communications has facilities within the proposed vacate area. A recordable non-exclusive Easement in favor of Frontier will be required for Frontier Communications facilities to remain in the proposed vacated R.O.W.

☐ Frontier Communications has facilities in the area, which may be in conflict with your proposed construction plans. Please contact Sunshine 811 by dialing 811, 2 full business days prior to the start of your work to have these facilities located for you. Please take all necessary precautions to protect and avoid damage of these facilities during your construction.

☐ Frontier Communications has facilities in the area, which may be in conflict with your proposed construction plans. Please send a set of construction plans and references to the Frontier Communications Engineering Department in regards to the above project.

☐ Frontier Communications has facilities in the area of your proposed construction. Prepayment is required to markup a set of construction plans in order to confirm and accurately depict Frontier Communications facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier Communications facilities needed to accommodate the proposed construction project.

Please call me if you have any questions or need any additional information at (941) 266-9218.

Sincerely,


Stephen Waidley
Frontier Communications
Regional Rights of Way & Municipal Affairs Manager



Margarita Veytia
301 30th Avenue North
Saint Petersburg, Florida 33704

January 10, 2020

Peter Veytia, Shawn Veytia, and Peter Bertolo Veytia, Jr.
1055 Eden Isle Drive Northeast
Saint Petersburg, Florida 33704

Larry Sweeney
1137 Eden Isle Drive Northeast
Saint Petersburg, Florida 33704

Re: Case No.: 19-32000020
Addresses and
Parcel ID Nos.: 4912 4th Street North; 06-31-17-92646-001-0040
435 49th Avenue North; 06-31-17-92646-001-0090
445 49th Avenue North; 06-31-17-92646-001-0100
None; 06-31-17-92646-001-0070
Request: Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on residential zoned lot adjacent to commercial zoned property. The properties are zoned CCS-1 and NT-1.

Dear Applicant:

The Development Review Commission at its hearing of January 7, 2020, APPROVED by a vote of 7-0 the above-referenced request subject to the special conditions in the Staff Report. While a copy of the Staff Report and Vote Record are enclosed, the special conditions are as follows:

SPECIAL CONDITIONS OF APPROVAL:

1. This Special Exception approval shall be valid through January 7, 2023. Substantial construction shall commence prior to this expiration date, unless an extension has been approved by the POD. A request for extension must be filed in writing prior to the expiration date.
2. The applicant shall be responsible for restricting vehicular use of the portion of the parking lot zoned NT-1 between the hours of 10:00 p.m. and 7:00 a.m. The parking spaces shall be blocked-off by method of signage or mechanisms such as bollards and chains. The method to block the parking spaces shall be noted on the site plan submitted for permitting and shall be subject to review and approval by the Fire Department.



P.O. Box 2842
St. Petersburg, FL 33731-2842
T: 727-893-7111

3. The applicant shall be responsible for ensuring that the NT-1 portion of the parking lot is not utilized for any sales or service activities, long term parking, storage of dumpsters, heavy vehicles or similar equipment.
4. When the principal use is not open for business, the parking lot shall not be used for parking.
5. No parking lot access shall be allowed between the existing east-west alley and the portion of the parking lot zoned the NT-1.
6. A six (6)-foot high concrete masonry wall that is architectural compatible with the building or a decorative precast concrete wall shall be installed along the north and west side of the residentially zoned lot consistent with Section 16.40.040 Fences, Wall and Hedges.
7. A six (6)-foot high concrete masonry wall that is architectural compatible with the building or a decorative precast concrete wall shall be installed along the southside of the NT-1 zoned portion of the property. The wall shall be located a minimum of 25 feet back from the southern property line consistent with Section 16.40.040 Fences, Walls and Hedges.
8. Evergreen trees shall be installed around the exterior perimeter of the parking lot.
9. Exterior lighting shall comply with Section 16.40.070.
10. Bicycle parking shall comply with Section 16.40.090.4.1.
11. Plans shall be revised as necessary to comply with comments provided by the City's Engineering Department, comments are provided in the attached memorandum dated December 19, 2019.

If you should have any questions, please contact Corey Malyszka at 727-892-5453.

Sincerely,



Jennifer C. Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

JCB/CDM:iw

Enc.: Vote Sheet

cc: Pete Veytia; communitymortgage@yahoo.com
Matt Walker; mwalker@georgefyoung.com

Development Review Commission (DRC)

Hearing Date: JANUARY 7, 2020

CASE NO.: 19-32000020

MOTION TO APPROVE:	1# Approval of a Special Exception and related Site Plan to construct an accessory surface parking lot on residential zoned lot adjacent to commercial zoned property. The properties are zoned CCS-1 and NT-1, subject to the conditions in the Staff Report.					
AMENDMENTS:						
MOVED BY:	STOWE					
SECOND BY:	FLYNT					
NAMES	YES	NO	YES	NO	YES	NO
FLYNT	X					
GRINER	X					
SAMUEL	X					
WALKER	CONFLICT					
EHRlich	X					
CUEVAS, Vice Chair	-----	-----				
RUTLAND, Chair	X					
STOWE *1	X					
CLEMMONS *2	X					
MACREYNOLDS *3	-----	-----				

* Alternate

Attendance

P	Flynt
P	Griner
P	Samuel
P	Walker
P	Ehrlich
A	Cuevas
P	Rutland
P	Stowe *1
P	Clemmons *2
P	MacReynolds *3

Presentations

X	Corey Malyszka made a presentation based on the Staff Report.
X	Stephanie Cokos spoke on behalf of the owner, Danielle Frouws as the Registered Opponent.

“Approved by a unanimous vote of the Commission”

The following page(s) contain the backup material for Agenda Item: Ordinance 498-H - First Amendment to a previously approved Development Agreement – Gandy Harbor I, LLC, Gandy Harbor II, LLC, Gandy Harbor III, LLC Language
Please scroll down to view the backup material.



G-5



ST. PETERSBURG CITY COUNCIL

Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: Ordinance 498-H - First Amendment to a previously approved Development Agreement – Gandy Harbor I, LLC, Gandy Harbor II, LLC, Gandy Harbor III, LLC

BACKGROUND: A Development Agreement (DA) was approved in 2009 for three parcels combined known as Gandy Center, Pirates Cove and Riviera, consisting of approximately 34 acres of upland, generally located South of Gandy Blvd and East of San Fernando Blvd. NE. The entire property is currently vacant, and the northern Gandy Center/Pirates Cove area was previously developed with 4300 sq. ft. of commercial retail, 833 sq. ft. of office/marina with 55 wet slips and 64 mobile home units. The southern portion known as the Riviera Property was previously developed with 256 mobile home units, 57 wet slips and a clubhouse. The northern portion of the site was re-zoned to Corridor Commercial Suburban – 1 (CCS-1), which allows for suburban commercial development as well as residential. The southern portion of the site was re-zoned to Neighborhood Planned Unit Development (NPUD) zoning district.

REQUEST: The applicant is requesting the first amendment to the 2009 Development Agreement to reflect a revised development program. The northern section previously known as the Gandy Center and Pirates Cove parcels will continue to include an apartment complex with a maximum of 120 units. The 72,000 square feet of retail will be replaced with a 37,800 square foot marina/boat storage building with 200 dry slips. The 21,000 square feet for three restaurants has been reduced to one restaurant, up to 8,000 square feet. The allowance of up to 45 wet slips has not been modified. A requirement has been included in the DA to assure that the project will be mixed use, requiring that the restaurant be finished prior to or concurrently with the first multi-family building on the Gandy Center Property/Pirates Cove Property.

The changes to the Riviera Property allow more flexibility in the type of residential uses, eliminating specific approval of single-family and townhouses. The maximum of 256 units requiring approval of a Redevelopment plan is consistent with the original approval. The following table summarizes the requested land use changes, and the CPPC Staff Report provides additional information.

Unit Mix Table	Initial Agreement		Proposed First Amendment	
	Gandy Center/ Pirates Cove	Riviera	Gandy Center/ Pirates Cove	Riviera
Residential Units				256
Multi-family	120		120	
Townhouse		219		
Single-family		37		
Wet Slips	45	225	45	225
Dry Slips	0	0	200	0
Non-residential sq. ft.				
Retail	72,000			
Restaurant	21,000		8,000	
Marina			37,800	
Total Non-Residential	93,000		45,800	
Total Units	120	256	120	256
Total Units combined	376		376	

Neighborhood/Public Input: Staff has received two calls/requests for additional information. Notices for this City Council meeting with the final proposed amendment were mailed to the residents within 300 feet as well as the residents of Venetian Harbor Neighborhood.

Development Review Commission: The Applicant has scheduled a pre-application conference for DRC approval of a Redevelopment Plan and Special Exception.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Community Planning and Preservation Commission: On November 8, 2021, the CPPC held the first public hearing on the amendment, sitting as the Local Planning Agency and provided a recommendation of approval to City Council by a vote of 7-0.

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinance; AND 2) SET the second reading and public hearing for December 9, 2021.

Attachments: Ordinance 498-H, Amended Development Agreement, Revised Concept Plan, CPPC Staff Report, CPPC minutes, Previously Recorded Development Agreement.

ORDINANCE NO. 489-H

AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR PROPERTY GENERALLY LOCATED SOUTH OF STATE ROAD 600 (GANDY BOULEVARD) AND EAST OF SAN FERNANDO BOULEVARD NORTHEAST, RELATED TO THE USE OF THE PROPERTY FOR MULTI-FAMILY RESIDENTIAL UNITS, A COMMERCIAL MARINA, AND A RESTAURANT; RECOGNIZING THAT THE SUBJECT AMENDMENT IS BY AND BETWEEN GANDY HARBOR I, LLC, GANDY HARBOR II, LLC, AND GANDY HARBOR III, LLC, WHICH HAVE COLLECTIVELY SUCCEEDED PIRATES COVE OF TAMPA BAY, LLC, GANDY CENTER, LLC, AND RIVIERA-PINELLAS PARTNERS, LLC AS THE DEVELOPER OF THE PROPERTY, AND THE CITY OF ST. PETERSBURG; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AMENDMENT TO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. A First Amendment to the Development Agreement associated with approximately 38.92 acres of land generally located south of State Road 600 (Gandy Boulevard) and east of San Fernando Boulevard Northeast (Property) is hereby approved and adopted. The subject amendment is by and between Gandy Harbor I, LLC, Gandy Harbor II, LLC, and Gandy Harbor III, LLC, which have collectively succeeded Pirates Cove of Tampa Bay, LLC, Gandy Center, LLC, and Riviera-Pinellas Partners, LLC as the developer of the Property, and the City of St. Petersburg. A copy of the First Amendment is attached hereto and incorporated herein.

SECTION 2. The Mayor, or his designee, is authorized to execute the Amendment to the Development Agreement on behalf of the City.

SECTION 3. 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 such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective

unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

APPROVED AS TO FORM AND SUBSTANCE:

<i>s/ Elizabeth Abernethy</i>	11-18-2021
PLANNING & DEVELOPMENT SERVICES DEPARTMENT	DATE

<i>/s/ Michael J. Dema</i>	11/18/2021
ASSISTANT CITY ATTORNEY	DATE

00595384.docx

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "**First Amendment**") is made and entered into as of the Effective Date between GANDY HARBOR I, LLC, GANDY HARBOR II, LLC, GANDY HARBOR III, LLC, each a Florida limited liability company (collectively "**Developer**"), and CITY OF ST. PETERSBURG, FLORIDA, a Florida municipal corporation (the "**City**").

RECITALS

WHEREAS, Developer and Developer's predecessor in interest entered into that certain Development Agreement dated as of April 27, 2009, and recorded on May 4, 2009 in Official Records Book 16573, Page 980, of the Public Records of Pinellas County, Florida; and

WHEREAS, the Pirates Cove Comp Plan Amendment and Rezoning contemplated in the Development Agreement were approved, but the Project has not been developed; and

WHEREAS, Developer and the City have agreed to amend and modify certain terms and provisions contained in the Development Agreement, as more particularly set forth below. Capitalized terms not defined herein shall have the meaning ascribed thereto in the Development Agreement.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

2. **Effective Date and Duration.** Section 3 of the Development Agreement is hereby deleted in its entirety and replaced with the following:

Effective Date and Duration. This Development Agreement became effective upon its execution by Developer and the City and final approval of the Pirates Cove Comp Plan Amendment and Rezoning. The term of this Development Agreement shall be for fifteen (15) years from the Effective Date of the First Amendment to this Development Agreement. The term of this Development Agreement may be extended as provided by law.

Maximum Density and Intensity of Proposed Uses.

3. **Project Site Plan.** **Exhibit B** of the Development Agreement is hereby deleted in its entirety and replaced with the **Exhibit B** titled Snug Harbor Concept Plan attached hereto and incorporated herein by reference.

4. **Permitted Development Uses and Building Intensities.** Section 4.B. of the Development Agreement is hereby deleted in its entirety and replaced with the following:

- A. Gandy Center Property/Pirates Cove Property. Allowed density and intensity for upland property includes 15 units per acre residential, 0.55 FAR non-residential uses, and if compliant with the Workforce Housing Plan, 0.2 FAR Intensity Bonus for workforce housing. The proposed project is a mixed use of commercial-restaurant-residential, restaurants and specialty retail, an apartment complex with a maximum of 120 units, and a commercial marina (including a maximum of 45 wet slips and 200 dry slips), which would provide slips for public access and rental. According to the Concept Plan and the Transportation Study provided by the applicants, the Gandy Center and Pirates Cove properties will be redeveloped with 8,000 sq. ft. of restaurant space; a maximum of 120 apartment units; and a 37,800 sq. ft. marina/boat storage with a maximum of 45 wet slips and 200 dry slips. A Certificate of Completion (CC) for the shell of the restaurant shall be obtained prior to or concurrently with the issuance of the Certificate of Occupancy (CO) for the first multi-family building on the Gandy Center Property/Pirates Cove Property. Nothing contained herein shall prevent the City from issuing no more than one Temporary Certificate of Occupancy (TCO) for not more than six (6) months for the first multi-family building.
- B. Riviera Property. Allowed density and intensity for upland property includes 7.5 units per acre residential, 0.30 FAR non-residential uses and six units per acre density bonus for workforce housing if compliant with the Workforce Housing Plan, or a maximum of 256 residential dwelling units, subject to approval of a Redevelopment Plan, together with a maximum of 225 wet slips which will be accessory to the residential uses on the Property. According to the Conceptual Plan and Transportation Study provided by the applicants, the Riviera property will be redeveloped with a maximum of 256 residential units and a maximum of 225 wet slips.

Height of Proposed Uses. Section 4.C. of the Development Agreement is hereby deleted and replaced with the following: For the purposes of this Development Agreement, height shall be as provided by the City of St. Petersburg City Code, including the City's LDRs, and all applicable laws and regulations of the State of Florida, including but not limited to the Florida Statutes, the Florida Building Code, and all applicable regulations of the Florida Department of Transportation. In accordance with the CCS-1 and the NPUD-1 zoning designations building height is limited to 48 feet, however, additional building height can be achieved pursuant to the Large Tract Planned Development Overlay regulations, set forth in Chapter 16 of the City Code.

5. **Deeds.** **Exhibit C** in Section 4.D. of the Development Agreement is hereby deleted in its entirety and replaced with the **Exhibit C** attached hereto and incorporated herein by reference.

6. **Transportation Analysis. Composite Exhibit D** of Section 5 of the Development Agreement is hereby deleted in its entirety and replaced with **Composite Exhibit D** attached hereto and incorporated herein by reference.

7. **Obligations of the Developer.** Section 6 of the Development Agreement is hereby deleted in its entirety and replaced with the following:

Obligations of the Developer. In order to secure approval of the Development Agreement and subject to receiving all necessary governmental approvals and permits, Developer agrees to the following: design, construct or maintain as applicable and as set forth below:

- A. Construct a PSTA Bus Stop pad and Shelter on Gandy Boulevard in a location approved by the Pinellas Suncoast Transit Authority and that meets the design requirements of the review and permitting agencies (PSTA/FDOT), prior to issuance of first C.O. for any building in the Gandy Center Property/Pirates Cove Property;
- B. Construct and maintain internal pedestrian walkway connections to connect the residential dwelling units to the commercial component of the Project consistent with Site Plan requirements;
- C. Construct and maintain a public pedestrian connection to the public marina facility and kayak launch, prior to issuance of first C.O. for any building in the Gandy Center Property/Pirates Cove Property;
- D. Construct and maintain a public waterfront boardwalk, which shall be a minimum of six (6) feet wide, installed along the eastern boundary of the Gandy Center Property and the Pirates Cove Property, prior to issuance of first C.O. for any building in the Gandy Center Property/Pirates Cove Property;
- E. Construct and maintain a kayak/canoe launch as generally depicted on the Snug Harbor Concept Plan, prior to issuance of first C.O. for any building in the Gandy Center Property/Pirates Cove Property;
- F. Construct those certain transportation improvements as may be required by FDOT , prior to the issuance of the first C.O. for any building including but not limited to the roadway modifications outlined herein:
 - a. Modify the Gandy Blvd and San Fernando Blvd median opening to a left-in/right-in/right-out and provide an eastbound right turn lane
 - b. Close the Gandy Blvd at Project Access A (CBS) median opening and provide an eastbound right turn lane
 - c. Modify the Gandy Blvd and RaceTrac median opening to a left-in/right-in/right-out and extend the eastbound left turn lane; and

- G. Maintain canal to provide clear access for wet slips for areas in which Developer owns the submerged land.

8. **Land Development Approvals/Permits Required.** Section 8 of the Development Agreement is hereby deleted in its entirety and replaced with the following:

Land Development, Building and ROW Permits Required. The local development permits required provide no guarantee that they will be approved by the governing body. The approvals required for the development of the Project on the Project Site include but may not be limited to:

- A. Special exception for the CCS-1 (Corridor Commercial Suburban) zoned portion of the Project Site to allow the residential component of such portion to exceed 40% of the total FAR for such portion;
- B. Large Tract Planned Development Overlay for additional height allowances;
- C. City site and construction approvals;
- D. Redevelopment plan for the NPUD-1 (Neighborhood Planned Unit Development) zoned portion of the Project Site to allow for construction of 256 residential dwelling units; and
- E. Plat or subdivision approvals, including infrastructure construction plan approval.

The Developer shall be entitled to construct the Project in phases, in accordance with a phasing plan. Open space shall be maintained for the Project as required by the City's Land Development Code; however, Developer shall be able to locate such open space areas throughout the Project Site and at locations to be determined and or amended by Developer during the site plan review process.

9. **Applicable City Ordinances and Codes.** Section 9 of the Development Agreement is hereby deleted in its entirety and replaced with the following:

Applicable City Ordinances and Codes. In accordance with §163.3233, Florida Statutes and with Section 16.05 of the City's Land Development Code, all codes, policies and ordinances of the City governing the development of the Project upon the date of execution of this First Amendment shall continue to govern the development of the Project for the duration of this First Amendment, including relevant provisions of the City's Comprehensive Plan.

10. **Notices.** Section 20.A. of the Development Agreement is hereby amended as it relates to notice addresses for the parties:

To the Developer(s): Gandy Harbor I, LLC
 Gandy Harbor II, LLC
 Gandy Harbor III, LLC

Attention: Deborah Roseman
 2840 West Bay Drive
 Belleair Bluffs, Florida 33770

and Key International Management LLC
 848 Brickell Avenue, #1100
 Miami, Florida 33131

With a copy to: Trenam Law
 Attention: C. Graham Carothers, Jr., Esq.
 200 Central Avenue, Suite 1600
 St. Petersburg, Florida 33701

With a copy to: Stearns Weaver Miller Weissler
 Alhadeff & Sitterson, P.A.
 Attention: S. Elise Batsel, Esq.
 401 East Jackson Street, Suite 2100
 Tampa, Florida 33602

To the City: City of St. Petersburg
 Planning and Development Services Division
 One 4th Street North
 St. Petersburg, FL 33701
 Attention: Jennifer Bryla, Manager

With a copy to: City of St. Petersburg
 City Attorney's Office
 One 4th Street North
 St. Petersburg, FL 33701
 Attention: Michael Dema, Managing Assistant City
 Attorney – Land Use & Environmental Matters

11. **Termination**. Paragraph 31.B. of the Development Agreement is hereby deleted in its entirety and replaced with the following:

The expiration of fifteen (15) years from the Effective Date of the First Amendment to this Development Agreement.

12. **Cancellation**. Section 37 of the Development Agreement is hereby deleted in its entirety.

13. **Recording and Effective Date**. Upon full execution by the parties and no later than fourteen (14) days after final approval of this First Amendment by City Council, the City shall record this First Amendment in the Public Records of Pinellas County, Florida, at the Developer's expense, and shall forward a copy of the recorded First Amendment to the Florida Department of Economic Opportunity. This First Amendment shall become effective upon recordation (the "**Effective Date**").

14. **Deadline for Execution.** The Developer shall execute this First Amendment prior to the date on which the City Council considers this First Amendment for final approval. The City shall execute this First Amendment no later than fourteen (14) days after final approval by City Council.

15. **Counterparts, Facsimile.** Facsimile or pdf copies of this First Amendment and signatures shall be binding as originals. This First Amendment may be executed in any number of counterparts, each of which shall be effective only upon delivery and thereafter shall be deemed an original, and all of which shall be taken to be one and the same instrument, with the same effect as if all parties hereto had signed the same signature page. Any signature page of this First Amendment may be detached from any counterpart of this First Amendment without impairing the legal effect of any signatures thereon and may be attached to another counterpart of this First Amendment identical in form hereto but having attached to it one or more additional signature pages.

16. **Conflict.** In the event of any direct conflict between the terms and provisions of this First Amendment and the terms and provisions of the Development Agreement, the terms and provisions of this First Amendment shall control. To the extent that there shall be no such direct conflict, the Development Agreement shall remain in full force and effect and the parties hereto hereby ratify same. Developer and City have jointly negotiated and drafted this First Amendment and it shall not be interpreted against either party as the drafter thereof. All rules of contract interpretation included in the Development Agreement are applicable to this First Amendment.

17. **Capitalized Terms.** All capitalized terms not defined herein shall have the meanings given to them in the Development Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

This First Amendment has been executed by the Developer and the City as of the Effective Date.

Signed, sealed and delivered in the presence **DEVELOPER:**
of:

WITNESSES:

Tracy Beller
Print Name: Tracy Beller
Frank Falcone
Print Name: Frank Falcone

GANDY HARBOR I, LLC, a Florida limited liability company

By: Deborah Rosemary Member
Print Name: _____
Title: Member

Tracy Beller
Print Name: Tracy Beller
Frank Falcone
Print Name: Frank Falcone

GANDY HARBOR II, LLC, a Florida limited liability company

By: Deborah Rosemary member
Print Name: _____
Title: Member

Tracy Beller
Print Name: Tracy Beller
Frank Falcone
Print Name: Frank Falcone

GANDY HARBOR III, LLC, a Florida limited liability company

By: Deborah Rosemary Member
Print Name: _____
Title: Member

STATE OF FLORIDA
COUNTY OF PINELLAS

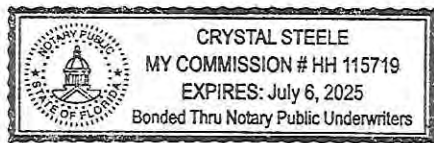
The foregoing instrument was acknowledged before me by means of (check one) [X] physical presence or [] online notarization, this 16 day of Nov, 2021, by Deborah Roseman, as Managing Member of GANDY HARBOR I, LLC, GANDY HARBOR II, LLC, and GANDY HARBOR III, LLC, each a Florida limited liability company, on behalf of said companies, who (check one):

☐ is/are personally known to me, or

☒ who has/have produced FL DL as identification.

(Notary Seal)


Notary Public - (Signature)



ATTEST:

CITY:

City Clerk

CITY OF ST. PETERSBURG, a Florida
municipal corporation

Approved as to form and content by Office of
the City Attorney

By: _____
Print Name: _____
Title: _____

City Attorney

**STATE OF FLORIDA
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me by means of (check one) [X]
physical presence or [] online notarization, this ___ day of _____, 2021, by
_____, as City Attorney for the City of St. Petersburg, a Florida
municipal corporation, on behalf of said corporation, who (check one):

☐ is/are personally known to me, or

☐ who has/have produced _____ as identification.

(Notary Seal)

Notary Public - (Signature)

EXHIBIT A

Project Site Plan

[attached]

SNUG HARBOR
CONCEPT PLAN

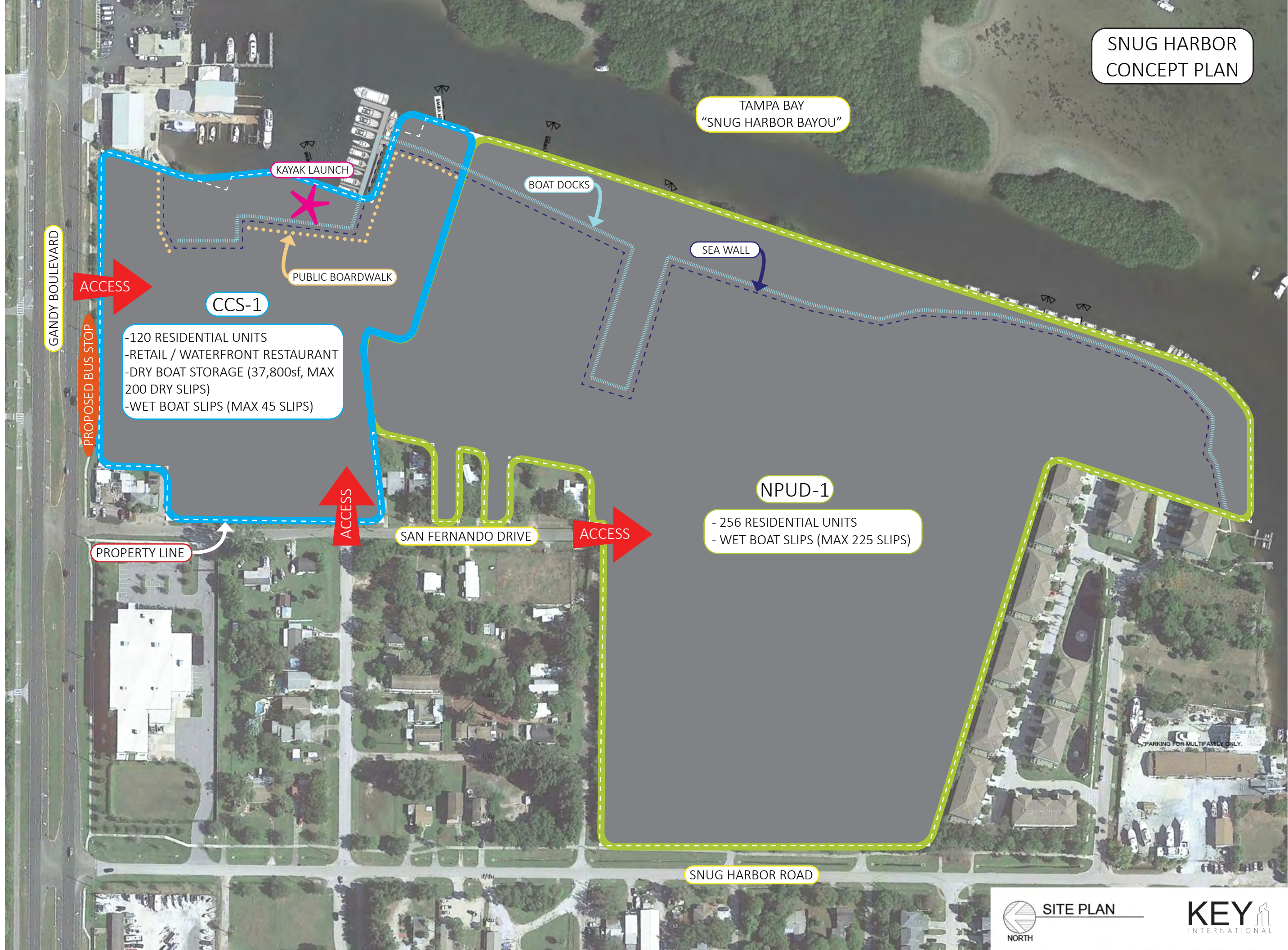


EXHIBIT B

Deeds

[attached]

CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

UCN: 522011CA002874XXCICI

REF: 11002874CJ
Doc Stamps Owed \$0.70

GANDY HARBOR I LLC A FLORIDA LIMITED LIABILITY COMPANY
Plaintiff

VS.

GANDY CENTER LLC A FLORIDA LIMITED LIABILITY COMPANY ET AL
; MIKE SMITH REALTY LLC A FLORIDA LIMITED LIABILITY COMPANY
; WEEKLEY HOMES L P A FOREIGN LIMITED PARTNERSHIP ;
INTERAMERICAN INTERNATIONAL CORP A FLORIDA CORPORATION
; ALL OTHER PARTIES CLAIMING BY ETC
Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he executed and filed a Certificate of Sale in this action on August 11, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

- SEE ATTACHMENT -

was sold to: GANDY HARBOR I LLC A FLORIDA LIMITED LIABILITY COMPANY
whose address is
C/O HOLCOMB & LEUNG, P.A. 3203 W CYPRESS STREET
TAMPA, FL 33607

WITNESS my hand and the seal of this court on November 09, 2011.



KEN BURKE
Clerk of the Circuit Court

By: 

Deputy Clerk

11-28749

Lots 5 through 26, Block 5, inclusive, and part of Lot 35, Block 5, described as: Begin at the Northeast corner of Lot 35, thence South $72^{\circ}44'16''$ West 157.56 feet along the North boundary of Lot 35 to Point 24.93 feet Northeastly from the Northwest corner of Lot 35, thence South $54^{\circ}51'12''$ East 96.12 feet to Easterly boundary of Lot 35, thence North $39^{\circ}08'48''$ East 124.85 feet to Point of Beginning in Block 5, FLORIDA RIVIERA PLAT NO. 5, according to the Map or Plat thereof on file and of record in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida.

Together with a portion of these two 30 foot vacated rights of way in Block 5, FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida, being described as follows:

From the Northeast corner of Lot 26, of said Block 5, as the Point of Beginning, thence along the Easterly extension of the North line thereof N. $72^{\circ}44'16''$ E, 31.42 feet to the East line of the Southeast $1/4$ of Section 17, Township 30 South, Range 17 East; thence along said line, South 157.08 feet to the Northeast corner of Lot 35 of said Block 5, said point also being on the South line of the 30 foot right of way shown on said plat; thence along said South line, S. $72^{\circ}44'16''$ W., 157.56 feet; thence leaving said South line, N. $17^{\circ}15'44''$ W. 15.00 feet to the centerline of the 30 foot right of way; thence along said centerline S. $72^{\circ}44'16''$ W. 419.08 feet to a point on a line being the Southerly extension of the West line of Lot 5 of said Block 5; thence along said line N. $17^{\circ}15'44''$ W., 15.00 feet to the Southwest corner of said Lot 5, thence along the Southerly line of Lots 5 through 26 of said Block 5, N. $72^{\circ}41'16''$ E., 554.96 feet to the Southeast corner of said Lot 26; thence along the East line thereof, North 125.66 feet to the Point of Beginning.

AND

A portion of Lots 27 through 36, inclusive, Block 5, FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, Page 41, and the Southerly 15.00 feet of a 30.00 foot wide vacated right-of-way abutting thereon, vacated per Pinellas County Resolution No. 96-272, OR Book 9495, Page 1474, all being recorded in the Public Records of Pinellas County, Florida, described as follows:

Commence at the intersection of the West boundary line of Section 16, Township 30 South, Range 17 East and the centerline of Gandy Boulevard; thence S. $00^{\circ}00'00''$ E along the said West boundary line of Section 16 for a distance of 209.43 feet to Northwest corner of Lot 36, Block 5, FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida and the Point of Beginning; thence S. $00^{\circ}00'00''$ E, continuing along aforementioned West line for a distance of 94.25 feet; thence S. $72^{\circ}44'16''$ W for a distance of 653.58 feet to a point on the Easterly right-of-way line of San Fernando Boulevard and the Westerly boundary line of Lot 27, of said Block 5; thence N. $17^{\circ}15'44''$ W along said Easterly right-of-way line and said Westerly boundary line and the Northerly prolongation thereof for a distance of 105.80 feet to the centerline of a 30.00 foot wide vacated right-of-way; thence N. $72^{\circ}44'16''$ E along the said centerline for a distance of 524.00 feet; thence departing said

centerline the following three (3) courses and distances: 1) S. $17^{\circ}15'44''$ E, 15.00 feet; 2) S. $54^{\circ}51'12''$ E, 96.12 feet; 3) N. $39^{\circ}08'48''$ E, 124.85 feet to the Point of Beginning.

COPY

**CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION**

UCN: 522011CA0112875XXCICI

REF: 11002875CI

GANDY HARBOR II LLC A FLORIDA
LIMITED LIABILITY COMPANY

Plaintiff(s),

vs.

PIRATES COVE OF TAMPA BAY LLC,
MIKE SMITH REALTY LLC, INERAMERICAN
INTERNATIONAL CORP

Defendant(s)

Documentary Tax Pd. \$.70
\$ _____ Intangible Tax Pd.
KEN BURKE, Clerk, Pinellas County
By DHR _____ Deputy Clerk

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he executed and filed a Certificate of Sale in this action on AUGUST 10, 2011, for the property described herein - a Objection to sale was filed by the defendant on AUGUST 2, 2011 and after consideration from the Court, an Order denying emergency motion to intervene/cancel was entered on August 18, 2011 .

The following property in Pinellas County, Florida:

SEE ATTACHMENT

was sold to: GANDY HARBOR II LLC A FLORIDA LIMITED LIABILITY COMPANY

whose address is C/O HOLCOMB & LEUNG PA, 3203 W CYPRESS STREET, TAMPA, FL 33607

WITNESS my hand and the seal of this Court on AUGUST 23, 2011.

(SEAL)

KEN BURKE
Clerk of the Circuit Court

By: 

Deputy Clerk

CTOT

CTCIV41/COCIV63 - Rev 01-01-2005

Agent's File No.:

Lots 27 through 41, Block 5, FLORIDA RIVIERA PLAT NO. 5, according to the Map or Plat thereof recorded in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida, LESS AND EXCEPT that part lying within the lands conveyed in those certain Warranty Deeds recorded in Official Records Book 13290, Page 903 and Official Records Book 14385, Page 2011.

AND

Lots 1 through 7, Block 11, FLORIDA RIVIERA PLAT NO. 5, according to the plat thereof as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida;

Together with the North 1/2 of the following described property:

All that portion of vacated Bronson Place (a 60 foot right of way) lying South of Lots 27 through 35, Block 5 of FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida and lying North of Lots 1 through 7, Block 11 of said FLORIDA RIVIERA PLAT NO. 5 and lying East of the East right of way line of San Fernando Boulevard (Coniston Drive by plat - a 60 foot right of way) and lying North and West of the Northerly limits of that certain 60 foot right of way for Plymouth Drive vacated by Resolution recorded in O.R. Book 3482, Pages 923 and 924, Public Records of Pinellas County, Florida (which Northerly limits were the Northwest corner of Lot 36, Block 5 of said FLORIDA RIVIERA PLAT NO. 5), all according to the plat of FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida.

And together with the South 1/2 of the following described property:

All that portion of vacated Bronson Place (a 60 foot right of way) lying South of Lots 27 through 35, Block 5 of FLORIDA RIVIERA PLAT NO. 5 as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida and lying North of Lots 1 through 7, Block 11 of said FLORIDA RIVIERA PLAT NO. 5 and lying East of the East right of way line of San Fernando Boulevard (Coniston Drive by plat - a 60 foot right of way) and lying North and West of the Northerly limits of that certain 60 foot right of way for Plymouth Drive vacated by Resolution recorded in O.R. Book 3482, Pages 923 and 924, Public Records of Pinellas County, Florida (which Northerly limits were the Northwest corner of Lot 36, Block 5 of said FLORIDA RIVIERA PLAT NO. 5), all according to the plat of FLORIDA RIVIERA PLAT NO. 5 as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida.

AND

AND

That portion of the East 1/2 of vacated Plymouth Drive, lying North of the Westerly extension of the South line of Lot 41, Block 5 of FLORIDA RIVIERA PLAT NO. 5 as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida and Southerly of the Southwesterly extension of the Northwesterly line of Lot 36, Block 5 of said FLORIDA RIVIERA PLAT NO. 5;



AND

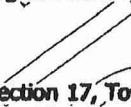
That portion of the West 1/2 of vacated Plymouth Drive lying Northerly of the Southerly line of Lot 7, Block 11 of FLORIDA RIVIERA PLAT NO. 5 as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida as extended Easterly to the centerline of said Plymouth Drive and lying Southerly of the Southwesterly extension of the Northwesternly line of Lot 36, Block 5 of said FLORIDA RIVIERA PLAT NO. 5 as extended to the centerline of said Plymouth Drive;



AND


From a point marking the intersection of the West line of said Section 16, Township 30 South, Range 17 East, Pinellas County, Florida and the centerline of Gandy Boulevard, run thence South $0^{\circ}02'35''$ West, along the West line of said Section 16, 640.08 feet to a point marking the Southwest corner of property described in deed recorded in Deed Book 1462, Page 599, Public Records of Pinellas County, Florida, said point being the Point of Beginning; run thence South $89^{\circ}57'25''$ East, along the South line of said property described in Deed Book 1462, Page 599, 250 feet to a point; run thence South $0^{\circ}02'35''$ West, 100 feet; run thence North $89^{\circ}57'25''$ West, 250 feet to a point on the West line of said Section 16; run thence North $0^{\circ}02'35''$ East, along the West line of said Section 16, 100 feet to the Point of Beginning;

AND




From the Southeast corner of Section 17, Township 30 South, Range 17 East, Pinellas County, Florida, run North, along the East line of said Section, the same being the East line of FLORIDA RIVIERA PLAT NO. 5 as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida, 1576.63 feet to the Northeast corner of Lot 37, Block 5 of said FLORIDA RIVIERA PLAT NO. 5; thence run South $69^{\circ}32'41''$ West, 22.87 feet along the North line of said Lot 37 to the intersection with the mean high water mark for a Point of Beginning; thence run North 55° East, 100 feet; thence run North $21^{\circ}49'52''$ West, 89.95 feet; thence run West 59 feet; thence run South $51^{\circ}38'$ West, 107 feet to the intersection with the North line of Lot 36, Block 5 of said FLORIDA RIVIERA PLAT NO. 5 and the mean high water mark; thence meander the mean high water mark in a Southeasterly direction to the Point of Beginning;

AND

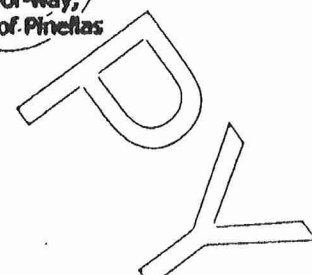


From the Southeast corner of Section 17, Township 30 South, Range 17 East, Pinellas County, Florida, run North, along the East line of said Section, the same being the East line of FLORIDA RIVIERA PLAT NO. 5 as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida, 1576.63 feet to the Northeast corner of Lot 37, Block 5 of said FLORIDA RIVIERA PLAT NO. 5; thence run South $69^{\circ}32'41''$ West, 22.87 feet along the North line of said Lot 37 to the intersection with the mean high water mark for a Point of Beginning; thence run North 55° East, 100 feet; thence run South 198.99 feet; thence run East, 151.52 feet; thence run South 50 feet to the intersection with Easterly extension of the South line of Lot 39, Block 5 of said FLORIDA RIVIERA PLAT NO. 5; thence run West 250 feet, along the South line of said Lot 39 to the intersection with the mean high water mark; thence meander the mean high water mark, in a Northerly direction, to the Point of Beginning;

Together with easement for ingress and egress over and across the following:



portion of Lots 13 through 18, inclusive, Block 5 and a portion of a 30 foot vacated right-of-way, FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida, described as follows:



Commence at the Northeast corner of Lot 26, Block 5, of said FLORIDA RIVIERA PLAT NO. 5; thence S. $72^{\circ}44'16''$ W. along the Northerly boundary line of said Block 5, also being the Southerly right-of-way line of Gandy Boulevard for a distance of 261.55 feet to the beginning of a non-tangent curve (radial bearing S. $74^{\circ}04'14''$ W.) and the Point of Beginning, thence Southerly, 29.90 feet along the arc of said curve concave Westerly having a radius of 63.00 feet and a chord bearing and distance of S. $02^{\circ}20'00''$ E., 29.62 feet to a point of non-tangency (radial bearing N. $78^{\circ}44'14''$ W.); thence S. $11^{\circ}15'46''$ W., for a distance of 121.08 feet to a point on the centerline of a 30.00 foot vacated right-of-way; thence S. $72^{\circ}44'17''$ W. along the centerline of said vacated right-of-way, a distance of 56.91 feet; thence N. $11^{\circ}15'46''$ E. for a distance of 148.25 feet to the beginning of a non-tangent curve (radial bearing N. $78^{\circ}44'14''$ W.); thence Northerly 5.00 feet along the arc of said curve, concave Westerly having a radius of 13.00 feet and a chord bearing and distance of N. $00^{\circ}14'13''$ E., 4.97 feet to a point of non-tangency (radial bearing S. $79^{\circ}12'39''$ W.) and the North boundary line of said Block 5; thence N. $72^{\circ}44'16''$ E., along said North boundary line for a distance of 50.07 feet to the Point of Beginning. All lying in Section 17, Township 30 South, Range 17 East, Pinellas County, Florida.

CIRCUIT/COUNTY COURT
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

UCN: 522011CA002873XXCICI

REF: 11002873CI
Doc Stamps PAID \$0.70 DHR

GANDY HARBOR III LLC A FLORIDA LIMITED LIABILITY COMPANY
Plaintiff

VS.

RIVIERA-PINELLAS PARTNERS LLC ; ALL OTHER PARTIES
CLAIMING BY THROUGH
Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he executed and filed a Certificate of Sale in this action on August 15, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Pinellas County, Florida:

- SEE ATTACHMENT -

was sold to: GANDY HARBOR III LLC A FLORIDA LIMITED LIABILITY COMPANY
whose address is
C/O HOLCOMB & LEUNG, P.A. 3203 W CYPRESS STREET
TAMPA, FL 33607

WITNESS my hand and the seal of this court on August 26, 2011.



KEN BURKE
Clerk of the Circuit Court

By 
Deputy Clerk

First American Title Insurance Company

Agent's File No.:

Lots 42 through 66 and that part of Lot 67 in Section 17, Township 30 South, Range 17 East, Block 5; and Lots 8 through 20, 24 and 26, Block 11, as shown on FLORIDA RIVIERA PLAT NO. 5, recorded in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida; together with one half the vacated rights-of-way abutting thereon.

AND

A parcel of land in the Southwest 1/4 of Section 16, Township 30 South, Range 17 East, Pinellas County, Florida, described as follows:

Beginning at the Southwest corner of said Section 16; thence North along the West boundary of said Section 16, 1276.74 feet, more or less to the Southwest corner of the land described in Official Records Book 125, Page 290, of the Public Records of Pinellas County, Florida; thence East 250 feet to the Southeast corner of said land; thence South 1276.74 feet, more or less, to the South boundary of said Section 16; thence West along the South boundary of said Section 16, 250 feet to the Point of Beginning.

AND

All that part of the West 250 feet of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 30 South, Range 17 East, Pinellas County, Florida lying North and West of the Bulkhead Line, Section 8.

AND

All of Blocks 12 and 17, and so much of Block 18 as lies within Section 17, Township 30 South, Range 17 East, as shown on SECTION E FLORIDA RIVIERA PLAT NO. 5 recorded in Plat Book 17, Page 38 of the Public Records of Pinellas County, Florida; together with 1/2 the vacated alleys and rights-of-way abutting thereon, and together with the vacated portion of Snug Harbor Road abutting thereon.

ALSO KNOWN AS:

A parcel of land in the Southwest quarter of Section 16, the Southeast quarter of Section 17 and the Northwest quarter of Section 21, all of Township 30 South, Range 17 East, Pinellas County, Florida; said parcel of land being more specifically described as follows:

As a Point of Beginning commence at the Southeast corner of Section 17, thence bear South 89°45'07" West, along the South line of the Southeast quarter of said Section 17, a distance of 810.87 feet to the Westerly boundary of a portion of vacated Snug Harbor Road (Riviera Boulevard by plat) right of way vacated in Official Records Book 5188, Page 215 of the Public Records of Pinellas County, Florida, as shown on the recorded plat of SECTION E FLORIDA RIVIERA PLAT NO. 5, a subdivision as recorded in

First American Title Insurance Company

Plat Book 17 on Page 38 of the Public Records of Pinellas County, Florida; thence North $17^{\circ}14'21''$ West, along said Westerly boundary of vacated right of way, a distance of 649.13 feet to a point on a Westerly porjection of the Southerly right of way line of Monaco Drive as shown on said plat; thence North $72^{\circ}46'21''$ East, along said Westerly projection and the Southerly right of way line of Monaco Drive; a distance of 630.32 feet to an intersection thereof with the Easterly right of way line of San Fernando Blvd., as shown on said plat; thence North $17^{\circ}07'24''$ West, along said Easterly right of way line, a distance of 25.02 feet; thence North $73^{\circ}22'05''$ East, along the North boundary of Lot 20, Block 11, FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, on Page 41 of the Public Records of Pinellas County, Florida, a distance of 103.43 feet; thence along portions of said FLORIDA RIVIERA PLAT NO. 5 on the following twelve calls:

- (1) Thence North $08^{\circ}03'07''$ West, a distance of 162.00 feet;
- (2) Thence South $73^{\circ}15'06''$ West, a distance of 129.29 feet;
- (3) Thence North $17^{\circ}01'36''$ West, a distance of 49.69 feet;
- (4) Thence North $73^{\circ}07'53''$ East, a distance of 135.70 feet;
- (5) Thence North $06^{\circ}15'24''$ West, a distance of 51.50 feet;
- (6) Thence South $73^{\circ}00'25''$ West, a distance of 145.63 feet;
- (7) Thence North $17^{\circ}19'05''$ West, a distance of 49.75 feet;
- (8) Thence North $73^{\circ}10'32''$ East, a distance of 153.54 feet;
- (9) Thence North $07^{\circ}56'44''$ West, a distance of 121.08 feet to an intersection with the Southerly line of Lots 1 through 7, Block 11, said FLORIDA RIVIERA PLAT NO. 5;
- (10) Thence North $66^{\circ}46'57''$ East, along said Southerly line and its Eastern extension, a distance of 208.16 feet to the centerline of Plymouth Drive as shown on said plat of FLORIDA RIVIERA PLAT NO. 5;
- (11) Thence South $00^{\circ}03'35''$ West, along said centerline, a distance of 91.60 feet;
- (12) Thence along the North line of Lot 42, Block 5, said FLORIDA RIVIERA PLAT NO. 5 and its Western extension, South $89^{\circ}59'24''$ East, a distance of 431.24 feet to the intersection thereof with a portion of the Westerly line of the Pinellas County Bulkhead Line, Segment 8, as recorded in Bulkhead Book 1, Page 90, of the Public Records of Pinellas County, Florida; Thence South $00^{\circ}00'36''$ West, along said bulkhead line, a distance of 1481.47 feet to the Point of Curvature of a curve concave Northwesterly, having a radius of 200 feet and a chord which bears South $33^{\circ}04'08''$ West, a distance of 218.20 feet; thence Southwesterly, along the arc of said curve to the right, a distance of 230.79 feet to the Point of Tangency; thence South $66^{\circ}07'40''$ West, continuing along said bulkhead line, a distance of 144.94 feet to an intersection with the West boundary of the aforesaid Section 21; thence North $00^{\circ}00'24''$ East, along said West boundary, a distance of 443.70 feet to the Point of Beginning.

EXHIBIT C

Traffic Analysis

[attached]

TRANSPORTATION ANALYSIS

SNUG HARBOR

Prepared For

KEY INTERNATIONAL

Prepared By



LINCKS & ASSOCIATES, INC.
Engineers – Planners
Tampa, Florida

TRANSPORTATION ANALYSIS

SNUG HARBOR

Prepared For

KEY INTERNATIONAL

Prepared By

LINCKS & ASSOCIATES, INC.
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039
State of Florida Authorization No. EB0004638

June, 2021

Project No. 19046

Steven J. Henry, P.E.
P.E. No. 51555

Date



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INTRODUCTION

The purpose of this report is to provide an Transportation Analysis in conjunction with the development located south of Gandy Boulevard and east of Snug Harbor Road in the City of St. Petersburg, as shown in Figure 1.

The subject property is currently approved for the following land uses:

Pirates Cove

- Retail – 72,000 Square Feet
- High-Turnover Restaurants – 21,000 Square Feet
- Multi-Family – 120 Dwelling Units
- Marina – 45 Slips

Riviera

- Townhomes – 219 Dwelling Units
- Single Family – 37 Dwelling Units
- Marina – 225 Slips

The Developer proposes to modify the existing Development Agreement for the property to allow the following land uses:

- Townhomes – 80 Dwelling Units
- Multi-Family – 296 Dwelling Units
- High-Turnover Restaurant – 8,000 Square Feet
- Marina – 270 Slips

The access to serve the project shall be as follows:

- One right-in/right-out access to Gandy Boulevard
- Two (2) full access to San Fernando Boulevard
- One (1) exit only to Snug Harbor Road



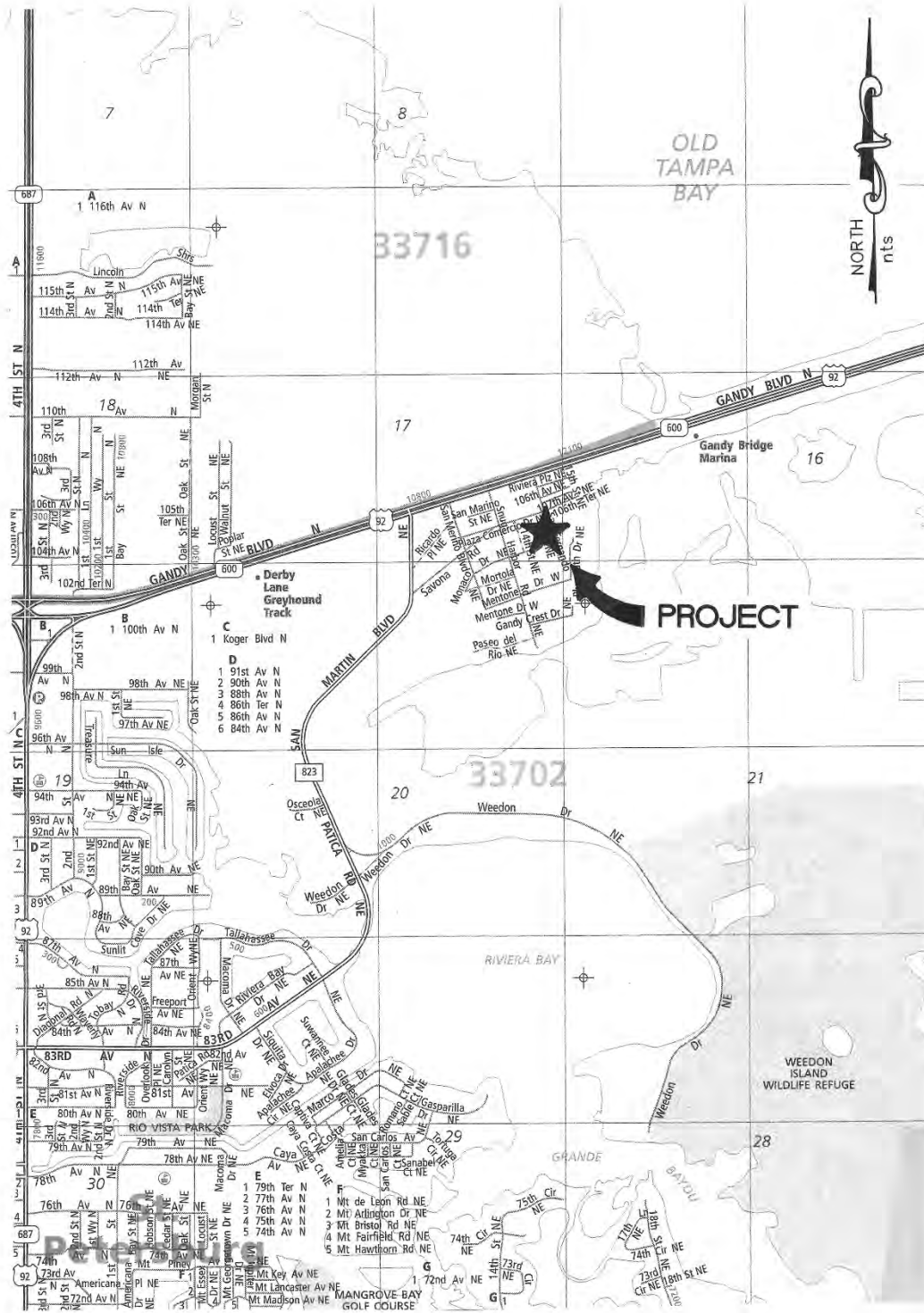


FIGURE 1
PROJECT LOCATION



This analysis was conducted in accordance with the approved methodology contained in the appendix of the report.

ESTIMATED DAILY TRAFFIC

The trip rates utilized in this report were obtained from the latest computerized version of "OTISS" which utilizes the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017 as its data base. Based on these trip rates, it is estimated the approved land uses would generate/attract approximately 10,498 daily trip ends, whereas, the proposed land uses would generate/attract approximately 3,723 daily trip ends, for a net decrease of 6,775 daily trip ends, as shown in Table 1.

Studies contained in the ITE Trip Generation Handbook, 3rd Edition, indicate that a percentage of the retail trip ends already exist on the adjacent roadways – passerby capture. Therefore, the new daily trip ends generated/attracted to the approved land uses would be 7,850 and the proposed land uses are estimated to generate/attract 3,337 new daily trip ends, for a net decrease of 4,513 new daily trip ends.

ESTIMATED AM PEAK HOUR PROJECT TRAFFIC

Again, based on the ITE Trip Generation Manual, 10th Edition data, the proposed land uses would generate/attract approximately 588 trip ends during the AM peak hour with 280 inbound and 308 outbound, as shown in Table 2. The proposed land uses would generate/attract approximately 237 trip ends during the AM peak hour with 85 inbound and 152 outbound for a net decrease of 351 trip ends.





TABLE 1
ESTIMATED DAILY TRIP ENDS

Scenario	Project	Land Use	ITE LUC	Size	Daily Trip Ends (1)	Passerby Capture (2)	New Daily External Trip Ends
Approved	Pirates Cove	Retail	820	72,000 SF	4,808	1,635	3,173
		High Turnover Restaurant	932	21,000 SF	2,356	1,013	1,343
		Multi-Family	221	120 DU's	652	0	652
		Marina	420	45 Slips	<u>108</u>	<u>0</u>	<u>108</u>
		Sub-Total			7,924	2,648	5,276
Approved	Riveria	Townhomes	220	219 DU's	1,615	0	1,615
		Single Family	210	37 DU's	417	0	417
		Marina	420	225 Slips	<u>542</u>	<u>0</u>	<u>542</u>
		Sub-Total			<u>2,574</u>	<u>0</u>	<u>2,574</u>
		Sub-Total			10,498	2,648	7,850
Proposed	Snug Harbor	Townhomes	220	80 DU's	564	0	564
		Multi-Family	221	296 DU's	1,611	0	1,611
		High Turnover Restaurant	932	8,000 SF	897	386	511
		Marina	420	270 Slips	<u>651</u>	<u>0</u>	<u>651</u>
		Sub-Total			<u>3,723</u>	<u>386</u>	<u>3,337</u>
		Difference			6,775	2,262	4,513

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(2) Passerby capture based on data contained in the ITE Trip Generation Handbook, 3rd Edition.

• Passerby Trip Ends

- Retail (72,000 SF) - 34%

$$4,808 \times 0.34 = 1,635$$

- High Turnover Restaurant (21,000 SF) - 43%

$$2,356 \times 0.43 = 1,013$$

- High Turnover Restaurant (8,000 SF) - 43%

$$897 \times 0.43 = 386$$



TABLE 2
ESTIMATED AM PEAK HOUR TRIP ENDS

Scenario	Project	Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1)			Passerby Capture (2)			New AM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total	In	Out	Total
Approved	Pirates Cove	Retail	820	72,000 SF	117	71	188	40	24	64	77	47	124
		High Turnover Restaurant	932	21,000 SF	115	94	209	50	40	90	65	54	119
		Multi-Family	221	120 DU's	11	30	41	0	0	0	11	30	41
		Marina	420	45 Slips	<u>1</u>	<u>2</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>
		Sub-Total			244	197	441	90	64	154	154	133	287
Approved	Riveria	Townhomes	220	219 DU's	23	77	100	0	0	0	23	77	100
		Single Family	210	37 DU's	8	23	31	0	0	0	8	23	31
		Marina	420	225 Slips	<u>5</u>	<u>11</u>	<u>16</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>11</u>	<u>16</u>
		Sub-Total			<u>36</u>	<u>111</u>	<u>147</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>36</u>	<u>111</u>	<u>147</u>
		Sub-Total			280	308	588	90	64	154	190	244	434
Proposed	Snug Harbor	Townhomes	220	80 DU's	9	30	39	0	0	0	9	30	39
		Multi-Family	221	296 DU's	26	73	99	0	0	0	26	73	99
		High Turnover Restaurant	932	8,000 SF	44	36	80	19	16	35	25	20	45
		Marina	420	270 Slips	<u>6</u>	<u>13</u>	<u>19</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>13</u>	<u>19</u>
		Sub-Total			<u>85</u>	<u>152</u>	<u>237</u>	<u>19</u>	<u>16</u>	<u>35</u>	<u>66</u>	<u>136</u>	<u>202</u>
		Difference			195	156	351	71	48	119	124	108	232

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(2) Source: ITE Trip Generation Handbook, 3rd Edition.

• Passerby Trip Ends

- Retail (72,000 SF) - 34%

In: $117 \times 0.34 = 40$

Out: $71 \times 0.34 = 24$

- High Turnover Restaurant (21,000 SF) - 43%

In: $115 \times 0.43 = 50$

Out: $94 \times 0.43 = 40$

- High Turnover Restaurant (8,000 SF) - 43%

In: $44 \times 0.43 = 19$

Out: $36 \times 0.43 = 16$

As stated previously, studies contained in the ITE Trip Generation Handbook, 3rd Edition, indicate that a percentage of the retail trips already exist on the adjacent roadways – passerby capture. Therefore, the new AM peak hour trip ends generated/attracted to the approved land uses would be approximately 434 trip ends with 190 inbound and 244 outbound. The proposed land uses are estimated to generate/attract approximately 202 new AM peak hour trip ends with 66 inbound and 136 outbound for a net decrease of 232 trip ends, as shown in Table 2.

ESTIMATED PM PEAK HOUR PROJECT TRAFFIC

Again, based on the ITE Trip Generation Manual, 10th Edition data, the approved land uses would generate/attract approximately 898 trip ends during the PM peak hour with 496 inbound and 402 outbound, as shown in Table 3. The proposed land uses would generate/attract approximately 309 trip ends during the PM peak hour with 189 inbound and 120 outbound for a net decrease of 589 trip ends.

As stated previously, studies contained in the ITE Trip Generation Handbook, 3rd Edition, indicate that a percentage of the retail trips already exist on the adjacent roadways – passerby capture. Therefore, the new PM peak hour trip ends generated/attracted to the approved land uses would be approximately 664 trip ends with 372 inbound and 292 outbound. The proposed land uses are estimated to generate/attract approximately 275 new PM peak hour trip ends with 168 inbound and 107 outbound for a net decrease of 389 trip ends, as shown in Table 3.





TABLE 3
ESTIMATED PM PEAK HOUR TRIP ENDS

Scenario	Project	Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Capture (2)			New PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total	In	Out	Total
Approved	Pirates Cove	Retail	820	72,000 SF	204	222	426	69	76	145	135	146	281
		High Turnover Restaurant	932	21,000 SF	127	78	205	55	34	89	72	44	116
		Multi-Family	221	120 DU's	32	21	53	0	0	0	32	21	53
		Marina	420	45 Slips	<u>5</u>	<u>4</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>4</u>	<u>9</u>
		Sub-Total			368	325	693	124	110	234	244	215	459
Approved	Riveria	Townhomes	220	219 DU's	75	44	119	0	0	0	75	44	119
		Single Family	210	37 DU's	25	14	39	0	0	0	25	14	39
		Marina	420	225 Slips	<u>28</u>	<u>19</u>	<u>47</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>28</u>	<u>19</u>	<u>47</u>
		Sub-Total			<u>128</u>	<u>77</u>	<u>205</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>128</u>	<u>77</u>	<u>205</u>
		Sub-Total			496	402	898	124	110	234	372	292	664
Proposed	Snug Harbor	Townhomes	220	80 DU's	30	18	48	0	0	0	30	18	48
		Multi-Family	221	296 DU's	77	49	126	0	0	0	77	49	126
		High Turnover Restaurant	932	8,000 SF	48	30	78	21	13	34	27	17	44
		Marina	420	270 Slips	<u>34</u>	<u>23</u>	<u>57</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>34</u>	<u>23</u>	<u>57</u>
		Sub-Total			<u>189</u>	<u>120</u>	<u>309</u>	<u>21</u>	<u>13</u>	<u>34</u>	<u>168</u>	<u>107</u>	<u>275</u>
		Difference			307	282	589	103	97	200	204	185	389

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(2) Source: ITE Trip Generation Handbook, 3rd Edition.

• Passerby Trip Ends

- Retail (72,000 SF) - 34%

In: $204 \times 0.34 = 69$

Out: $222 \times 0.34 = 76$

- High Turnover Restaurant (21,000 SF) - 43%

In: $127 \times 0.43 = 55$

Out: $78 \times 0.43 = 34$

- High Turnover Restaurant (8,000 SF) - 43%

In: $48 \times 0.43 = 21$

Out: $30 \times 0.43 = 13$

PROJECT TRIP DISTRIBUTION

The distribution of project traffic was estimated based on the approved methodology statement provided in the appendix and the development and traffic patterns in the vicinity of the project.

Figure 2 illustrates the distribution of the AM peak hour project trip ends and Figure 3 illustrates the distribution of the PM peak hour project trip ends.

BUILDOUT YEAR

The project is anticipated to have a buildout of 2030.

BACKGROUND TRAFFIC

The background traffic utilized in this report was calculated as follows:

- 1) AM and PM peak hour turning movement counts were conducted at the following intersections:
 - Gandy Boulevard and Snug Harbor Road
 - Gandy Boulevard and San Fernando Boulevard
 - Gandy Boulevard and Existing CBS Driveway
 - Gandy Boulevard and Existing RaceTrac Driveway
- 2) The existing counts were conducted during the peak season. Therefore, no adjustment were made.



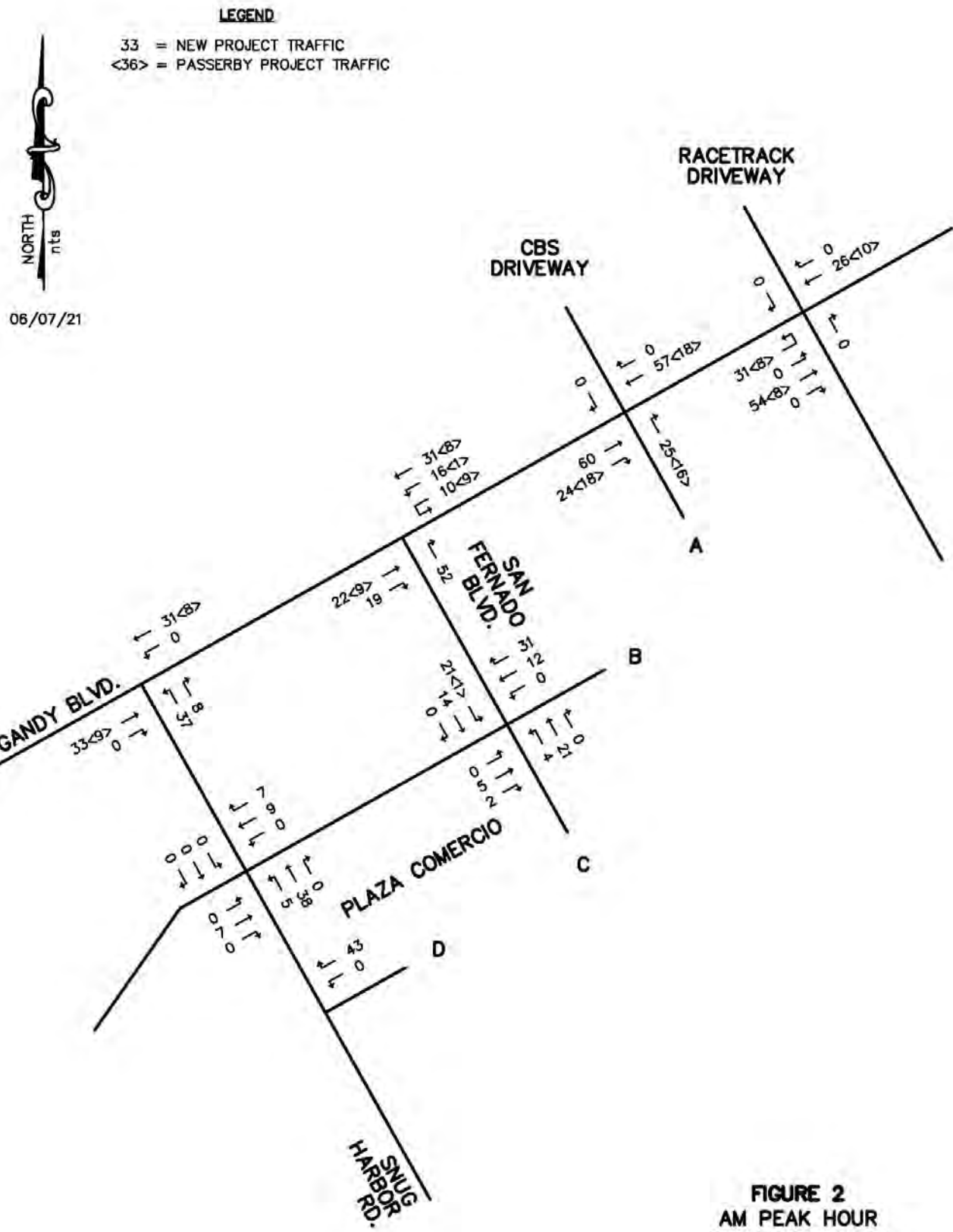


FIGURE 2
 AM PEAK HOUR
 PROJECT TRAFFIC



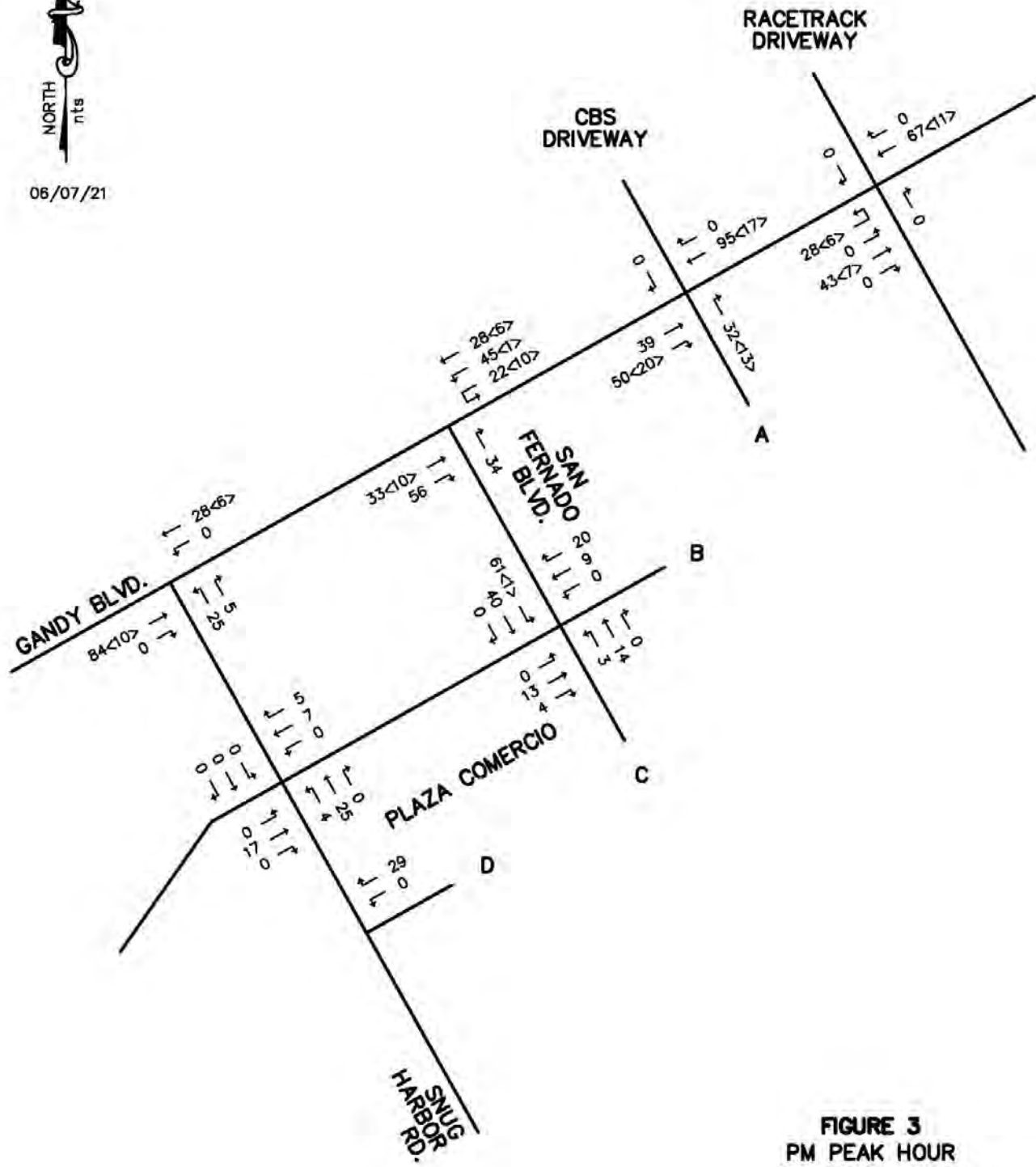
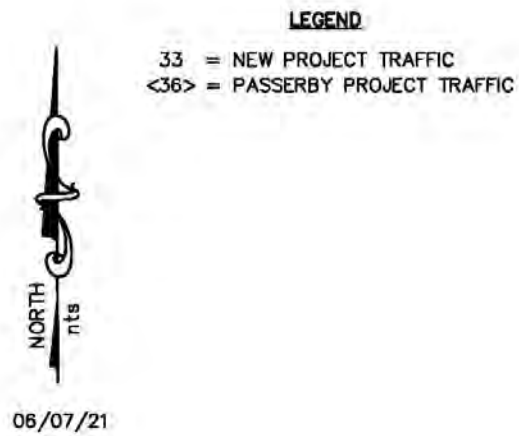


FIGURE 3
 PM PEAK HOUR
 PROJECT TRAFFIC



Figure 4 illustrates the peak season traffic.

3) The peak season traffic was redistributed based on the following proposed modifications to the median openings along Gandy Boulevard.

- The existing full median opening at San Fernando Boulevard was modified to a directional median opening (left-in/right-in/right-out).
- The existing full median opening at the CBS Driveway was closed.
- The existing full median opening at RaceTrac driveway was modified to a directional median opening (left-in/right-in/right-out).

Figure 5 illustrates the redistributed peak season traffic.

4) A growth rate of 1% per year was utilized to factor the peak season traffic to 2030. The growth rate was calculated based on the FDOT historical traffic counts. (See Appendix.

Figure 6 illustrates the 2030 background traffic. Figure 7 illustrates the AM peak hour 2030 background plus project traffic and Figure 8 illustrates the PM peak hour 2030 background plus project traffic.

ADJACENT ROADWAYS

As stated previously, the project is located south of Gandy Boulevard and east of Snug Harbor Road. Gandy Boulevard is a four (4) lane divided roadway in the vicinity of the project. According to Pinellas County CIP and the FDOT work program there are no capacity adding improvements budgeted in the vicinity of the project.



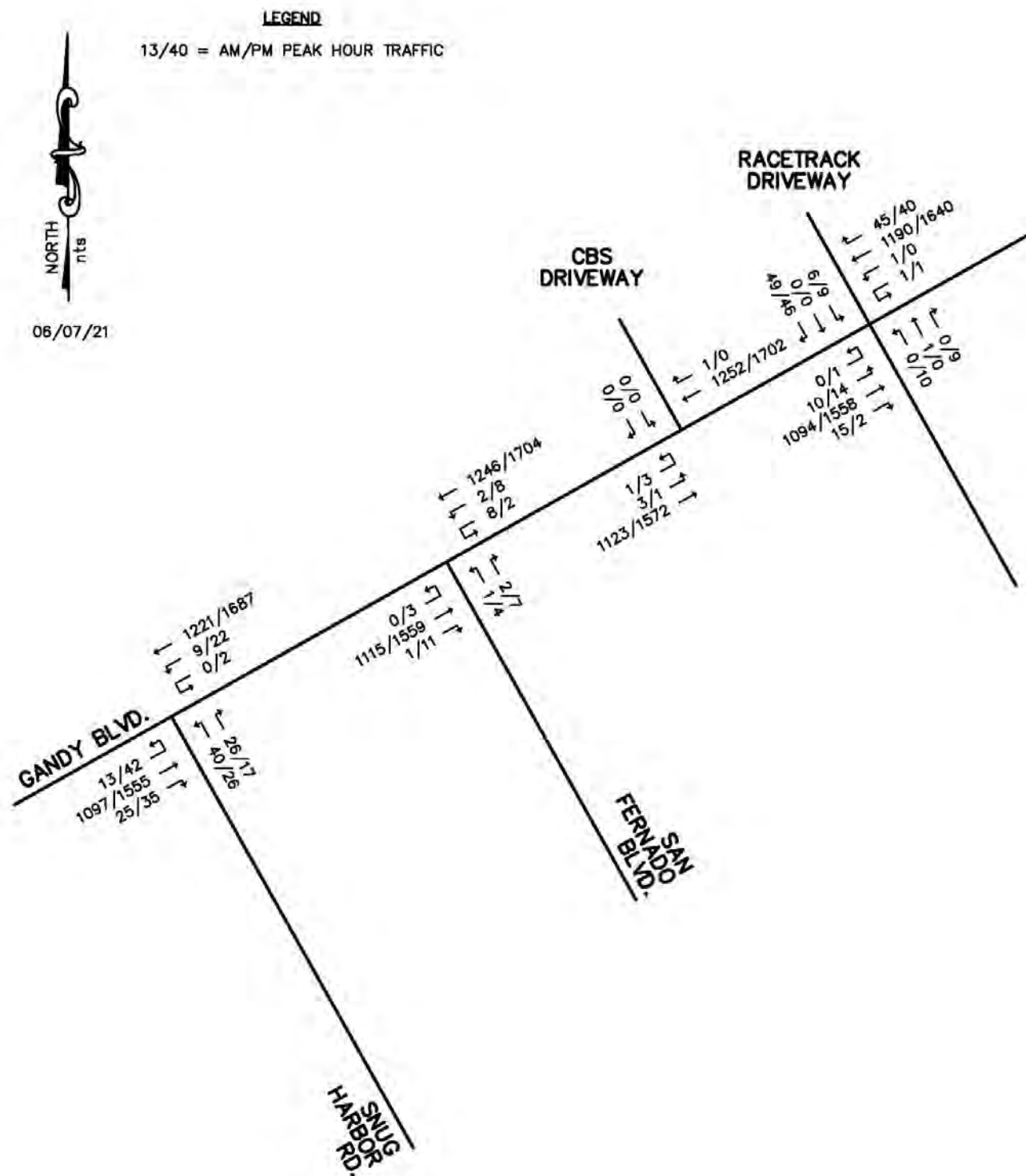


FIGURE 4
PEAK SEASON TRAFFIC



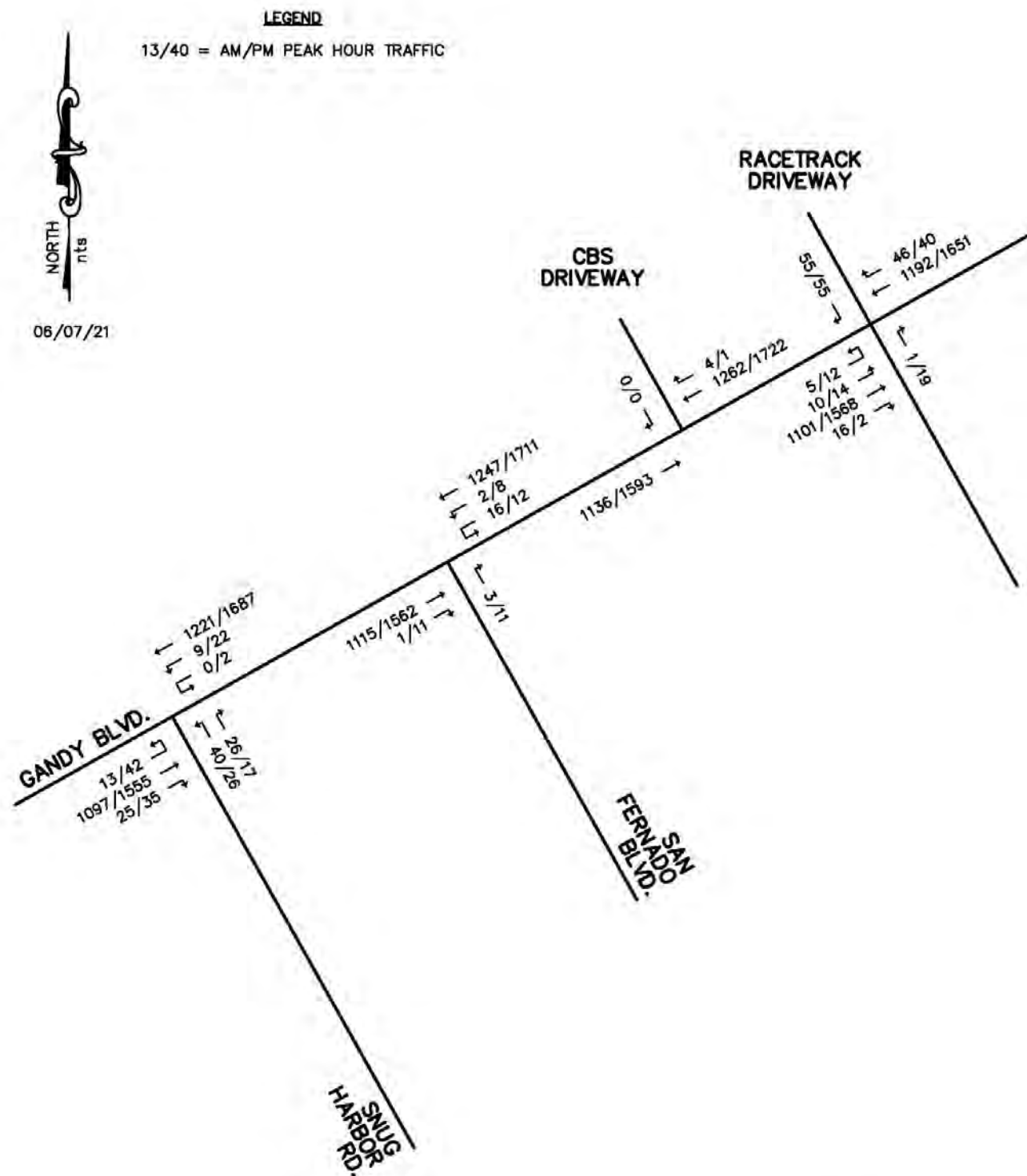


FIGURE 5
REDISTRIBUTED
PEAK SEASON TRAFFIC



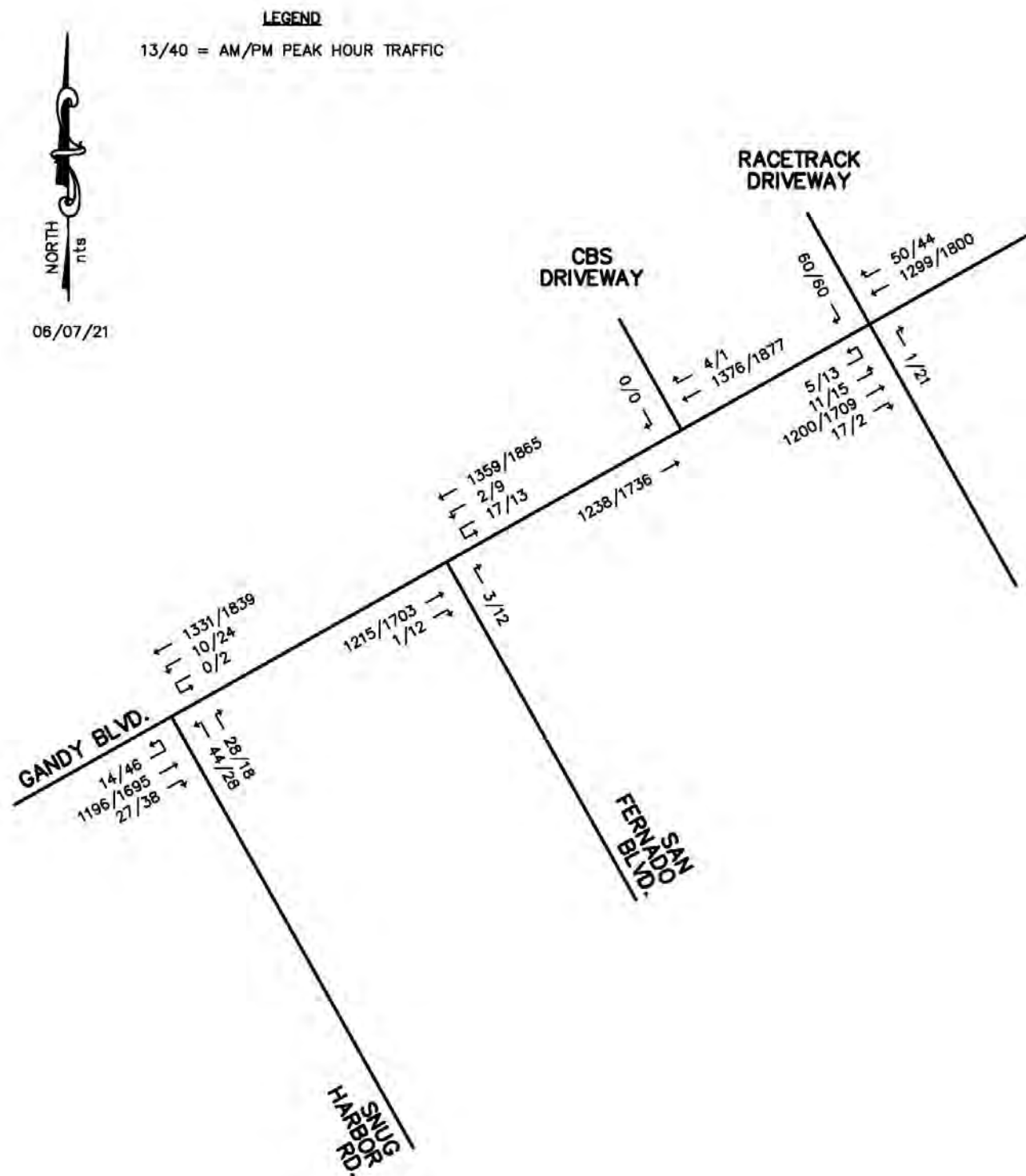


FIGURE 6
2030 BACKGROUND TRAFFIC





06/07/21

LEGEND

- 20 = BACKGROUND TRAFFIC
- (33) = NEW PROJECT TRAFFIC
- <36> = PASSERBY PROJECT TRAFFIC

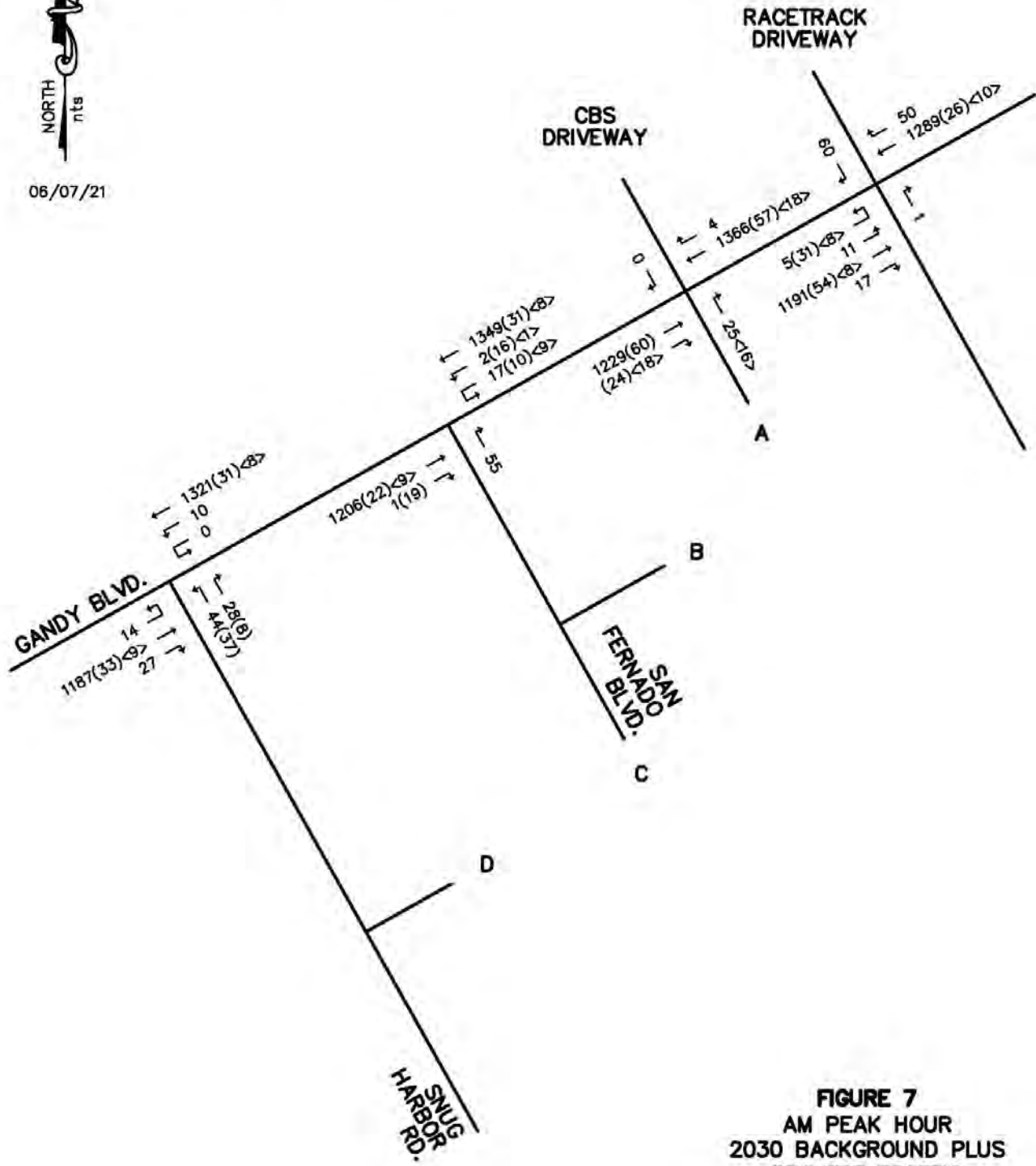


FIGURE 7
AM PEAK HOUR
2030 BACKGROUND PLUS
PROJECT TRAFFIC





06/07/21

LEGEND

- 20 = BACKGROUND TRAFFIC
- (33) = NEW PROJECT TRAFFIC
- <36> = PASSERBY PROJECT TRAFFIC

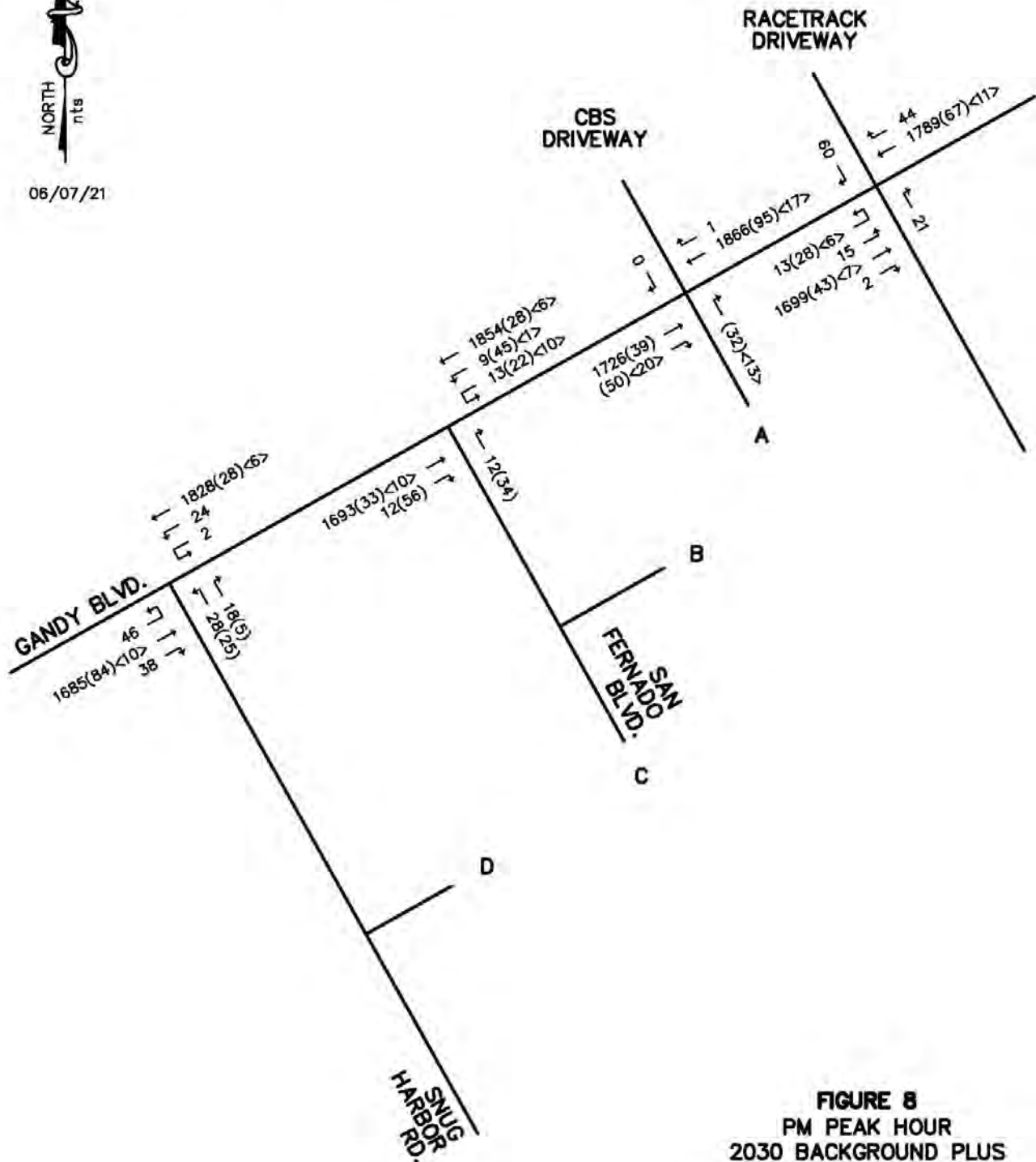


FIGURE 8
PM PEAK HOUR
2030 BACKGROUND PLUS
PROJECT TRAFFIC



INTERSECTION ANALYSIS

A capacity analysis was conducted for the AM and PM peak hours at the following intersections:

- Gandy Boulevard and Snug Harbor Road
- Gandy Boulevard and San Fernando Boulevard
- Gandy Boulevard and Project Access A
- Gandy Boulevard and RaceTrac Driveway

These calculations were performed utilizing the Highway Capacity Software (HCS) for the unsignalized intersections. Table 4 summarizes the results of the analysis for the above intersections and described in the following paragraphs:

Gandy Boulevard and Snug Harbor Road

Snug Harbor Road currently has a full unsignalized access to Gandy Boulevard. Based on unsignalized intersection analysis, all movements within the intersection should operate at a V/C ratio of less than 1.0 during AM and PM peak hours with 2030 background plus project traffic, as shown in Table 4.

Gandy Boulevard and San Fernando Boulevard

San Fernando Boulevard currently has full unsignalized access to Gandy Boulevard. As requested by FDOT, this median opening is proposed to be modified to left-in/right-in/right-out. Based on unsignalized intersection analysis, all movements within the intersection should operate at a V/C ratio of less than 1.0 during AM and PM peak hours with 2030 background plus project traffic, as shown in Table 4.





TABLE 4
ESTIMATED INTERSECTION LEVEL OF SERVICE
(V/C RATIO)

<u>Intersection</u>	<u>Direction</u>	AM Peak Hour 2030 Background Plus Project Traffic			PM Peak Hour 2030 Background Plus Project Traffic		
		<u>Left</u>	<u>Through</u>	<u>Right</u>	<u>Left</u>	<u>Through</u>	<u>Right</u>
Gandy Blvd and Snug Harbor Road	EB	0.03	*	*	0.15	*	*
	WB	0.02	*	-	0.10	*	-
	NB	0.69	-	0.69	0.97	-	0.97
Gandy Blvd and San Fernando Blvd	WB	0.23	*	-	0.70	*	-
	NB	-	-	0.13	-	-	0.16
Gandy Blvd and Access A	NB	-	-	0.10	-	-	0.16
	SB	-	-	0.0	-	-	0.0
Gandy Blvd and RaceTrac Drwy	EB	0.30	*	*	0.80	*	*
	NB	-	-	0.0	-	-	0.08
	SB	-	-	0.16	-	-	0.24

*Free Flow therefore no Level of Service reported.

Gandy Boulevard and Project Access A

This project access is proposed to have right-in/right-out access to Gandy Boulevard. Unsignalized intersection analysis indicates that all movements at this intersection should operate at a V/C ratio of less than 1.0 during both the AM and PM peak hours with the 2030 background plus project traffic, as shown in Table 4.

Gandy Boulevard and RaceTrac Driveway

This intersection is currently unsignalized with full median opening on Gandy Boulevard. As requested by FDOT, the full median opening is proposed to be modified to left-in/right-in/right-out. Based on unsignalized intersection analysis, all movements within the intersection should operate at a V/C ratio of less than 1.0 during the AM and PM peak hours with the 2030 background plus project traffic, as shown in Table 4.

ACCESS RECOMMENDATIONS

The recommendations included in this report are based on a field review of the site, the proposed site plan and the Transportation Analysis. The methodology utilized to determine the need for a right turn lane was based on the FDOT Driveway Information Guide. The lengths of the turn lanes were determined based on the FDOT Design Manual. The results are shown in Table 5 and are described in the paragraphs below:

Gandy Boulevard and San Fernando Boulevard

San Fernando Boulevard currently has full unsignalized access to Gandy Boulevard. As requested by FDOT, this intersection is proposed to be modified to left-in/right-in/right-out. Based on projected volumes, an eastbound right turn lane is warranted. Therefore it



is recommended a 350 foot eastbound right turn be provided. The existing westbound left turn lane should be extended to 450 feet, as shown in Table 5.

Gandy Boulevard and Project Access A

This project access is proposed to have right-in/right-out access to Gandy Boulevard. Based on the projected volumes, an eastbound right turn lane is warranted. Due to existing driveways to the east and west of this project access, a 300 foot eastbound right turn lane is recommended, as shown in Table 5.

Gandy Boulevard and RaceTrac Driveway

This intersection is currently unsignalized with full median opening on Gandy Boulevard. As requested by FDOT , the full median opening is proposed to be modified to left-in/right-in/right-out. With the closure of the median opening serving the CBS driveway, it is recommended the eastbound left turn lane from the RaceTrac median opening be extended to the existing eastbound left turn lane serving the CBS driveway. This will provide an approximately 610 foot eastbound left turn lane. As shown in Table 5, this should be sufficient to accommodate the 2030 background plus project traffic.





TABLE 5
ACCESS RECOMMENDATIONS

<u>Intersection</u>	<u>Movement</u>	<u>Volume (1)</u>	<u>Turn Lane Warranted? (2)</u>	<u>Queue Length (3)</u>	<u>Deceleration Length (4)</u>	<u>Total Length</u>	<u>Existing Length</u>	<u>Recommended Length</u>
Gandy Blvd and San Fernando Blvd	WBL	55/100	Existing	100'	350'	450'	335'	450'
	EBR	20/68	Yes	-	350'	350'	-	350'
Gandy Blvd and Project Access A	EBR	42/70	Yes	-	350'	350'	-	300'
Gandy Blvd and RaceTrac Drwy	EBL	55/62	Existing	100'	350'	450'	250'	610'

(1) See Figures 7 and 8, Background Plus Project Traffic, of this report.

(2) Based on FDOT Driveway Information Guide.

(3) Estimated Queue Length:

Gandy Blvd and San Fernando Blvd

WBL: $100/30 \times 25 = 83'$ Use 100'

Gandy Blvd and RaceTrac Drwy

EBL: $62/30 \times 25 = 52'$ Use 100'

(4) Based on FDOT Exhibit 212-1 and design speed of 55 MPH on Gandy Blvd.

APPENDIX



APPROVED METHODOLOGY





LINCKS & ASSOCIATES, INC.

May 7, 2021

Mr. Tom Whalen
Transportation Planning Dept.
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731

Re: Snug Harbor
Lincks Project No. 19046

Dear Mr. Whalen,

The purpose of this letter is to establish the methodology to be utilized for the Transportation Analysis for the proposed development located south of Gandy Boulevard and east of Snug Harbor Road in the City of St. Petersburg, as shown in Figure 1.

The subject property is currently approved for the following land uses:

Pirates Cove

- Retail – 72,000 Square Feet
- High-Turnover Restaurants – 21,000 Square Feet
- Multi-Family – 120 Dwelling Units
- Marina – 45 Slips

Riviera

- Townhomes – 219 Dwelling Units
- Single Family – 37 Dwelling Units
- Marina – 225 Slips

The Developer proposes to modify the existing Development Agreement for the property to allow the following land uses:

- Townhomes – 80 Dwelling Units
- Multi-Family – 296 Dwelling Units
- High-Turnover Restaurant – 8,000 Square Feet
- Marina – 270 Slips

Trip Generation

The trip rates to be utilized in the analysis will be obtained from the latest computerized version of "OTISS" which utilizes the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017, as its data base.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

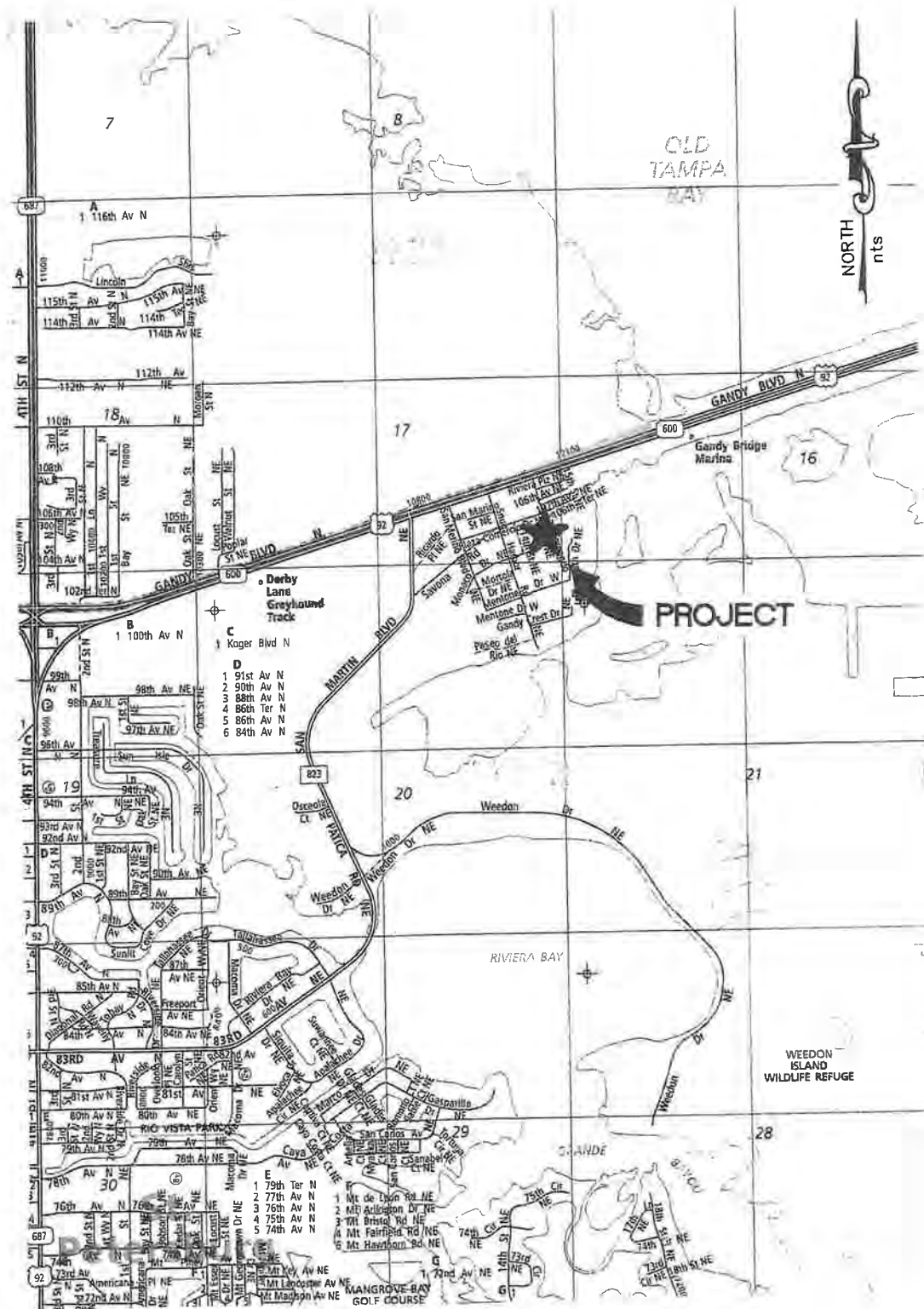


FIGURE 1
PROJECT LOCATION

Passerby Trips

The passerby percentages to be utilized in the analysis will be based on data contained in the ITE Trip Generation Handbook, 3rd Edition.

Tables 1,2, and 3 provide the daily, AM, and PM peak hour trip generation for the approved and proposed land uses. As shown in the tables the proposed land uses would result in a significant decrease of the project traffic.

Distribution

The distribution will be based on the existing development patterns in the vicinity of the project. Figure 2 illustrates the proposed project traffic distribution.

Study Network

Given the proposed project would generate/ attract significantly less traffic than the approved project the study network would be limited to the directly accessed segment of Gandy Boulevard and the intersections providing access for the project which are as follows:

- Gandy Boulevard and San Fernando Drive
- Gandy Boulevard and Snug Harbor

Buildout

Buildout of the project is anticipated to be 2030.

Background Traffic

The 2030 background traffic to be utilized in this analysis will be calculated as follows:

- 1) Lincks & Associates, Inc. will conduct AM (7:00 to 9:00) and PM (4:00 to 6:00) peak hour turning movement counts at the intersections within the study network. The intersections to be included are as follows:
 - Gandy Boulevard and San Fernando Drive
 - Gandy Boulevard and Snug Harbor
- 2) The existing counts will be adjusted to the peak season based on the 2019 FDOT Peak Season Adjustment Factors for Pinellas County.

TABLE 1
ESTIMATED DAILY TRIP ENDS

Scenario	Project	Land Use	ITE LUC	Size	Daily Trip Ends (1)	Passerby Capture (2)	New Daily External Trip Ends
Approved	Pirates Cove	Retail	820	72,000 SF	4,808	1,635	3,173
		High Turnover Restaurant	932	21,000 SF	2,356	1,013	1,343
		Multi-Family	221	120 DU's	652	0	652
		Marina	420	45 Slips	<u>108</u>	<u>0</u>	<u>108</u>
		Sub-Total			7,924	2,648	5,276
Approved	Riveria	Townhomes	220	219 DU's	1,615	0	1,615
		Single Family	210	37 DU's	417	0	417
		Marina	420	225 Slips	<u>542</u>	<u>0</u>	<u>542</u>
		Sub-Total			<u>2,574</u>	<u>0</u>	<u>2,574</u>
		Sub-Total			10,498	2,648	7,850
Proposed	Snug Harbor	Townhomes	220	80 DU's	564	0	564
		Multi-Family	221	296 DU's	1,611	0	1,611
		High Turnover Restaurant	932	8,000 SF	897	386	511
		Marina	420	270 Slips	<u>651</u>	<u>0</u>	<u>651</u>
		Sub-Total			<u>3,723</u>	<u>386</u>	<u>3,337</u>
		Difference			6,775	2,262	4,513

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(2) Passerby capture based on data contained in the ITE Trip Generation Handbook, 3rd Edition.

- Passerby Trip Ends

- Retail (72,000 SF) - 34%

$$4,808 \times 0.34 = 1,635$$

- High Turnover Restaurant (21,000 SF) - 43%

$$2,356 \times 0.43 = 1,013$$

- High Turnover Restaurant (8,000 SF) - 43%

$$897 \times 0.43 = 386$$

TABLE 2
ESTIMATED AM PEAK HOUR TRIP ENDS

Scenario	Project	Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1)			Passerby Capture (2)			New AM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total	In	Out	Total
Approved	Pirates Cove	Retail	820	72,000 SF	117	71	188	40	24	64	77	47	124
		High Turnover Restaurant	932	21,000 SF	115	94	209	50	40	90	65	54	119
		Multi-Family	221	120 DU's	11	30	41	0	0	0	11	30	41
		Marina	420	45 Slips	<u>1</u>	<u>2</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>
		Sub-Total			244	197	441	90	64	154	154	133	287
Approved	Riveria	Townhomes	220	219 DU's	23	77	100	0	0	0	23	77	100
		Single Family	210	37 DU's	8	23	31	0	0	0	8	23	31
		Marina	420	225 Slips	<u>5</u>	<u>11</u>	<u>16</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>11</u>	<u>16</u>
		Sub-Total			<u>36</u>	<u>111</u>	<u>147</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>36</u>	<u>111</u>	<u>147</u>
		Sub-Total			280	308	588	90	64	154	190	244	434
Proposed	Snug Harbor	Townhomes	220	80 DU's	9	30	39	0	0	0	9	30	39
		Multi-Family	221	296 DU's	26	73	99	0	0	0	26	73	99
		High Turnover Restaurant	932	8,000 SF	44	36	80	19	16	35	25	20	45
		Marina	420	270 Slips	<u>6</u>	<u>13</u>	<u>19</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>13</u>	<u>19</u>
		Sub-Total			<u>85</u>	<u>152</u>	<u>237</u>	<u>19</u>	<u>16</u>	<u>35</u>	<u>66</u>	<u>136</u>	<u>202</u>
		Difference			195	156	351	71	48	119	124	108	232

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(2) Source: ITE Trip Generation Handbook, 3rd Edition.

• Passerby Trip Ends

- Retail (72,000 SF) - 34%

In: $117 \times 0.34 = 40$

Out: $71 \times 0.34 = 24$

- High Turnover Restaurant (21,000 SF) - 43%

In: $115 \times 0.43 = 50$

Out: $94 \times 0.43 = 40$

- High Turnover Restaurant (8,000 SF) - 43%

In: $44 \times 0.43 = 19$

Out: $36 \times 0.43 = 16$

TABLE 3
ESTIMATED PM PEAK HOUR TRIP ENDS

Scenario	Project	Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Capture (2)			New PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total	In	Out	Total
Approved	Pirates Cove	Retail	820	72,000 SF	204	222	426	69	76	145	135	146	281
		High Turnover Restaurant	932	21,000 SF	127	78	205	55	34	89	72	44	116
		Multi-Family	221	120 DU's	32	21	53	0	0	0	32	21	53
		Marina	420	45 Slips	<u>5</u>	<u>4</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>4</u>	<u>9</u>
		Sub-Total			368	325	693	124	110	234	244	215	459
Approved	Riveria	Townhomes	220	219 DU's	75	44	119	0	0	0	75	44	119
		Single Family	210	37 DU's	25	14	39	0	0	0	25	14	39
		Marina	420	225 Slips	<u>28</u>	<u>19</u>	<u>47</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>28</u>	<u>19</u>	<u>47</u>
		Sub-Total			<u>128</u>	<u>77</u>	<u>205</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>128</u>	<u>77</u>	<u>205</u>
		Sub-Total			496	402	898	124	110	234	372	292	664
Proposed	Snug Harbor	Townhomes	220	80 DU's	30	18	48	0	0	0	30	18	48
		Multi-Family	221	296 DU's	77	49	126	0	0	0	77	49	126
		High Turnover Restaurant	932	8,000 SF	48	30	78	21	13	34	27	17	44
		Marina	420	270 Slips	<u>34</u>	<u>23</u>	<u>57</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>34</u>	<u>23</u>	<u>57</u>
		Sub-Total			<u>189</u>	<u>120</u>	<u>309</u>	<u>21</u>	<u>13</u>	<u>34</u>	<u>168</u>	<u>107</u>	<u>275</u>
		Difference			307	282	589	103	97	200	204	185	389

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

(2) Source: ITE Trip Generation Handbook, 3rd Edition.

• Passerby Trip Ends

- Retail (72,000 SF) - 34%

In: $204 \times 0.34 = 69$

Out: $222 \times 0.34 = 76$

- High Turnover Restaurant (21,000 SF) - 43%

In: $127 \times 0.43 = 55$

Out: $78 \times 0.43 = 34$

- High Turnover Restaurant (8,000 SF) - 43%

In: $48 \times 0.43 = 21$

Out: $30 \times 0.43 = 13$

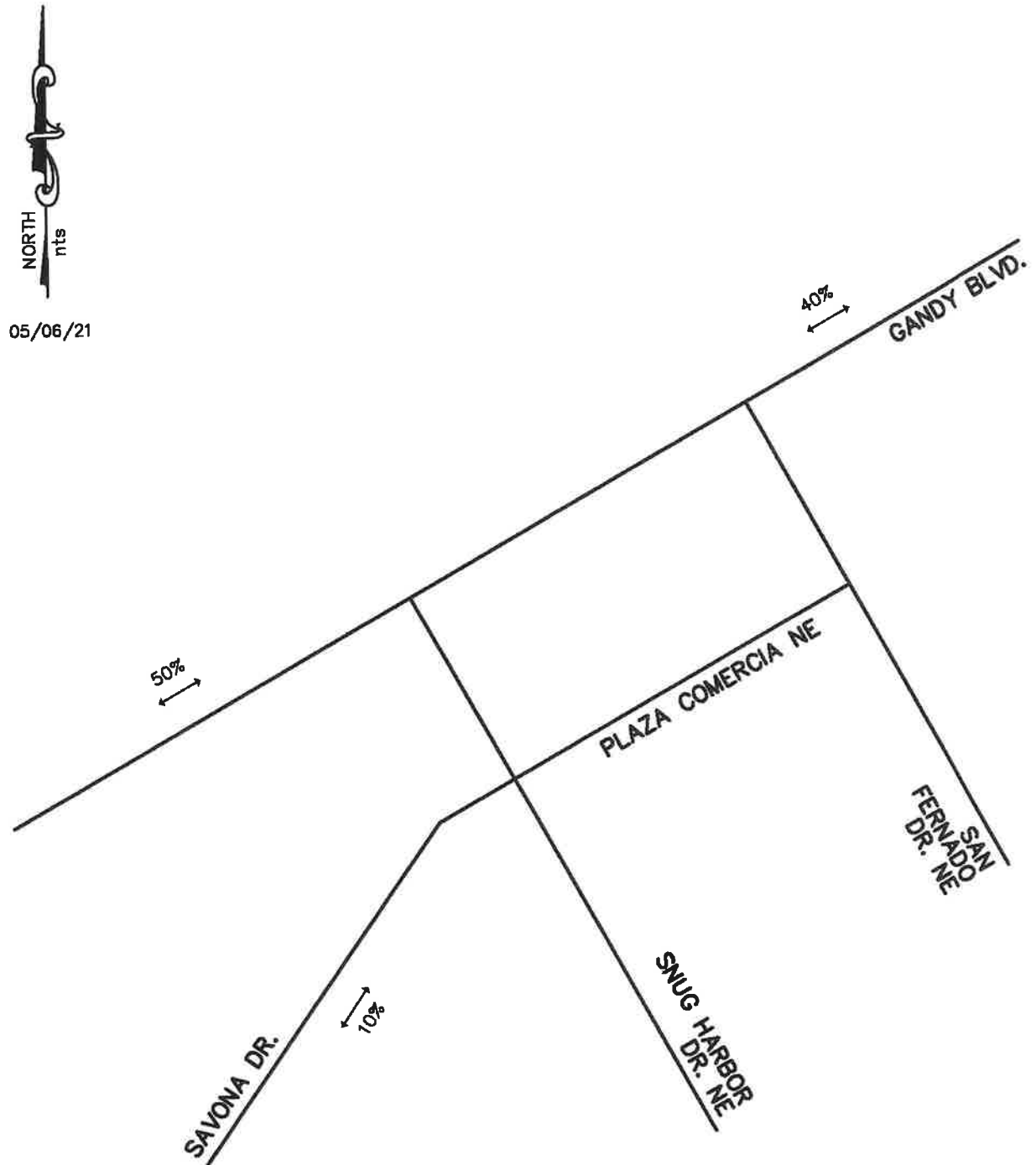


FIGURE 2
PROJECT TRAFFIC
DISTRIBUTION

growth rates along Gandy Boulevard.

Analysis Scenario

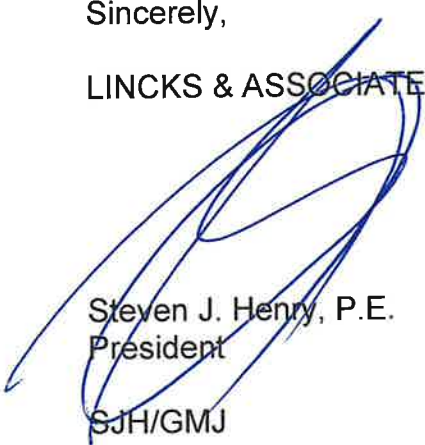
Intersection capacity analysis shall be conducted based on the SYNCHRO program for Signalized intersections and HCS for Unsignalized intersections.

- 1) 2030 background plus project traffic with budgeted geometry and signal timings. If the intersection and all movements within the intersection operate at or above the adopted level of service, then no additional analysis is required.
- 2) 2030 background plus project traffic with the improvements required to allow all movements within the intersection to operate at the adopted level of service.

Sincerely,

LINCKS & ASSOCIATES, INC.

I concur:



Steven J. Henry, P.E.
President

SJH/GMJ

Enclosures

Tom Whalen

Date

APPENDIX



TRIP GENERATION – APPROVED LAND USES



PERIOD SETTING

Analysis Name :	New Analysis	No :	
Project Name :	Snug Harbor - PC	City:	
Date:	4/8/2021	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Gen Manual, 10th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
820 - Shopping Center (General Urban/Suburban)	1000 Sq. Ft. GLA	72	Weekday	Best Fit (LOG) $\ln(T) = 0.68\ln(X) + 5.57$	2404 50%	2404 50%	4808
932 - High-Turnover (Sit-Down) Restaurant (General Urban/Suburban)	1000 Sq. Ft. GFA	21 ⁽⁰⁾	Weekday	Average 112.18	1178 50%	1178 50%	2356
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	120	Weekday	Best Fit (LIN) $T = 5.45(X) + -1.75$	326 50%	326 50%	652
420 - Marina (General Urban/Suburban)	Berths	45 ⁽⁰⁾	Weekday	Average 2.41	54 ⁽¹⁾ 50%	54 ⁽¹⁾ 50%	108 ⁽¹⁾

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
820 - Shopping Center	0 %	2404	0 %	2404
932 - High-Turnover (Sit-Down) Restaurant	0 %	1178	0 %	1178
221 - Multifamily Housing (Mid-Rise)	0 %	326	0 %	326
420 - Marina	0 %	54	0 %	54

INTERNAL TRIPS

820 - Shopping Center

Exit 2404 Demand Exit: 0 % (0)

Entry 2404 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

932 - High-Turnover (Sit-Down) Restaurant

Demand Entry: 0 % (0) **Entry** 1178

Demand Exit: 0 % (0) **Exit** 1178

820 - Shopping Center

Exit 2404 Demand Exit: 0 % (0)

Balanced:
0

221 - Multifamily Housing (Mid-Rise)

Demand Entry: 0 % (0) **Entry** 326

Entry 2404 Demand Entry: 0 % (0) Balanced: Demand Exit: 0 % (0) Exit 326
0

820 - Shopping Center

420 - Marina

Exit 2404 Demand Exit: 0 % (0) Balanced: Demand Entry: 0 % (0) Entry 54
0

Entry 2404 Demand Entry: 0 % (0) Balanced: Demand Exit: 0 % (0) Exit 54
0

932 - High-Turnover (Sit-Down) Restaurant

221 - Multifamily Housing (Mid-Rise)

Exit 1178 Demand Exit: 0 % (0) Balanced: Demand Entry: 0 % (0) Entry 326
0

Entry 1178 Demand Entry: 0 % (0) Balanced: Demand Exit: 0 % (0) Exit 326
0

932 - High-Turnover (Sit-Down) Restaurant

420 - Marina

Exit 1178 Demand Exit: 0 % (0) Balanced: Demand Entry: 0 % (0) Entry 54
0

Entry 1178 Demand Entry: 0 % (0) Balanced: Demand Exit: 0 % (0) Exit 54
0

221 - Multifamily Housing (Mid-Rise)

420 - Marina

Exit 326 Demand Exit: 0 % (0) Balanced: Demand Entry: 0 % (0) Entry 54
0

Entry 326 Demand Entry: 0 % (0) Balanced: Demand Exit: 0 % (0) Exit 54
0

820 - Shopping Center

	Total Trips	Internal Trips			Total	External Trips
		932 - High-Turnover (Sit-Down) Restaurant	221 - Multifamily Housing (Mid-Rise)	420 - Marina		
Entry	2404 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2404 (100%)
Exit	2404 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2404 (100%)
Total	4808 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	4808 (100%)

932 - High-Turnover (Sit-Down) Restaurant

	Total Trips	Internal Trips			Total	External Trips
		820 - Shopping Center	221 - Multifamily Housing (Mid-Rise)	420 - Marina		
Entry	1178 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1178 (100%)
Exit	1178 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1178 (100%)
Total	2356 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2356 (100%)

221 - Multifamily Housing (Mid-Rise)

	Total Trips	Internal Trips			Total	External Trips
		820 - Shopping Center	932 - High-Turnover (Sit-Down) Restaurant	420 - Marina		
Entry	326 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	326 (100%)
Exit	326 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	326 (100%)
Total	652 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	652 (100%)

420 - Marina

	Total Trips	Internal Trips			Total	External Trips
		820 - Shopping Center	932 - High-Turnover (Sit-Down) Restaurant	221 - Multifamily Housing (Mid-Rise)		
Entry	54 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	54 (100%)
Exit	54 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	54 (100%)
Total	108 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	108 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
820 - Shopping Center	4808	0	0	4808
932 - High-Turnover (Sit-Down) Restaurant	2356	0	0	2356
221 - Multifamily Housing (Mid-Rise)	652	0	0	652
420 - Marina	108	0	0	108

ITE DEVIATION DETAILS
Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 820 - Shopping Center (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

932 - High-Turnover (Sit-Down) Restaurant (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

420 - Marina (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	3962
Total Exiting	3962
Total Entering Reduction	0

Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	3962
Total Exiting Non-Pass-by Trips	3962

PERIOD SETTING

Analysis Name :	New Analysis	No :	
Project Name :	Snug Harbor - PC	City:	
Date:	4/8/2021	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Gen Manual, 10th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
820 - Shopping Center (General Urban/Suburban)	1000 Sq. Ft. GLA	72	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.5 (X) + 151.78$	117 62%	71 38%	188
932 - High-Turnover (Sit-Down) Restaurant (General Urban/Suburban)	1000 Sq. Ft. GFA	21 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 9.94	115 55%	94 45%	209
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	120	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.98 \ln(X) + -0.98$	11 27%	30 73%	41
420 - Marina (General Urban/Suburban)	Berths	45 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.07	1 ⁽¹⁾ 33%	2 ⁽¹⁾ 67%	3 ⁽¹⁾

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
820 - Shopping Center	0 %	117	0 %	71
932 - High-Turnover (Sit-Down) Restaurant	0 %	115	0 %	94
221 - Multifamily Housing (Mid-Rise)	0 %	11	0 %	30
420 - Marina	0 %	1	0 %	2

INTERNAL TRIPS

820 - Shopping Center

Exit 71 Demand Exit: 0 % (0)

Entry 117 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**932 - High-Turnover (Sit-Down) Restaurant**

Demand Entry: 0 % (0) Entry 115

Demand Exit: 0 % (0) Exit 94

820 - Shopping Center

Exit 71 Demand Exit: 0 % (0)

Entry 117 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**221 - Multifamily Housing (Mid-Rise)**

Demand Entry: 0 % (0) Entry 11

Demand Exit: 0 % (0) Exit 30

820 - Shopping Center

Exit 71 Demand Exit: 0 % (0)

Entry 117 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**420 - Marina**

Demand Entry: 0 % (0) Entry 1

Demand Exit: 0 % (0) Exit 2

932 - High-Turnover (Sit-Down) Restaurant

Exit 94 Demand Exit: 0 % (0)

Entry 115 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**221 - Multifamily Housing (Mid-Rise)**

Demand Entry: 0 % (0) Entry 11

Demand Exit: 0 % (0) Exit 30

932 - High-Turnover (Sit-Down) Restaurant

Exit 94 Demand Exit: 0 % (0)

Entry 115 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**420 - Marina**

Demand Entry: 0 % (0) Entry 1

Demand Exit: 0 % (0) Exit 2

221 - Multifamily Housing (Mid-Rise)

Exit 30 Demand Exit: 0 % (0)

Entry 11 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**420 - Marina**

Demand Entry: 0 % (0) Entry 1

Demand Exit: 0 % (0) Exit 2

820 - Shopping Center

	Total Trips	Internal Trips				External Trips
		932 - High-Turnover (Sit-Down) Restaurant	221 - Multifamily Housing (Mid-Rise)	420 - Marina	Total	
Entry	117 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	117 (100%)
Exit	71 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	71 (100%)
Total	188 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	188 (100%)

932 - High-Turnover (Sit-Down) Restaurant

	Total Trips	Internal Trips				External Trips
		820 - Shopping Center	221 - Multifamily Housing (Mid-Rise)	420 - Marina	Total	
Entry	115 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	115 (100%)
Exit	94 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	94 (100%)
Total	209 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	209 (100%)

221 - Multifamily Housing (Mid-Rise)

Total Trips	Internal Trips	External Trips
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		820 - Shopping Center	932 - High-Turnover (Sit-Down) Restaurant	420 - Marina	Total	
Entry	11 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	11 (100%)
Exit	30 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	30 (100%)
Total	41 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	41 (100%)

420 - Marina

	Total Trips	Internal Trips			Total	External Trips
		820 - Shopping Center	932 - High-Turnover (Sit-Down) Restaurant	221 - Multifamily Housing (Mid-Rise)		
Entry	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1 (100%)
Exit	2 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2 (100%)
Total	3 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	3 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
820 - Shopping Center	188	0	0	188
932 - High-Turnover (Sit-Down) Restaurant	209	0	0	209
221 - Multifamily Housing (Mid-Rise)	41	0	0	41
420 - Marina	3	0	0	3

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 820 - Shopping Center (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

932 - High-Turnover (Sit-Down) Restaurant (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

420 - Marina (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	244
Total Exiting	197
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	244
Total Exiting Non-Pass-by Trips	197

PERIOD SETTING

Analysis Name :	New Analysis	No :	
Project Name :	Snug Harbor - PC	City:	
Date:	4/8/2021	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Gen Manual, 10th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
820 - Shopping Center (General Urban/Suburban)	1000 Sq. Ft. GLA	72	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.74\ln(X)$ +2.89	204 48%	222 52%	426
932 - High-Turnover (Sit-Down) Restaurant (General Urban/Suburban)	1000 Sq. Ft. GFA	21 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 9.77	127 62%	78 38%	205
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	120	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.96\ln(X)$ +-0.63	32 60%	21 40%	53
420 - Marina (General Urban/Suburban)	Berths	45 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.21	5 ⁽¹⁾ 56%	4 ⁽¹⁾ 44%	9 ⁽¹⁾

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
820 - Shopping Center	0 %	204	0 %	222
932 - High-Turnover (Sit-Down) Restaurant	0 %	127	0 %	78
221 - Multifamily Housing (Mid-Rise)	0 %	32	0 %	21
420 - Marina	0 %	5	0 %	4

INTERNAL TRIPS

820 - Shopping Center

Exit	222	Demand Exit: 0 % (0)	Balanced: 0	932 - High-Turnover (Sit-Down) Restaurant	Demand Entry: 0 % (0)	Entry	127
Entry	204	Demand Entry: 0 % (0)	Balanced: 0		Demand Exit: 0 % (0)	Exit	78

820 - Shopping Center

Exit	222	Demand Exit: 0 % (0)	Balanced: 0	221 - Multifamily Housing (Mid-Rise)	Demand Entry: 0 % (0)	Entry	32
Entry	204	Demand Entry: 0 % (0)	Balanced: 0		Demand Exit: 0 % (0)	Exit	21

820 - Shopping Center

Exit	222	Demand Exit: 0 % (0)	Balanced: 0	420 - Marina	Demand Entry: 0 % (0)	Entry	5
Entry	204	Demand Entry: 0 % (0)	Balanced: 0		Demand Exit: 0 % (0)	Exit	4

932 - High-Turnover (Sit-Down) Restaurant

Exit	78	Demand Exit: 0 % (0)	Balanced: 0	221 - Multifamily Housing (Mid-Rise)	Demand Entry: 0 % (0)	Entry	32
Entry	127	Demand Entry: 0 % (0)	Balanced: 0		Demand Exit: 0 % (0)	Exit	21

932 - High-Turnover (Sit-Down) Restaurant

Exit	78	Demand Exit: 0 % (0)	Balanced: 0	420 - Marina	Demand Entry: 0 % (0)	Entry	5
Entry	127	Demand Entry: 0 % (0)	Balanced: 0		Demand Exit: 0 % (0)	Exit	4

221 - Multifamily Housing (Mid-Rise)

Exit	21	Demand Exit: 0 % (0)	Balanced: 0	420 - Marina	Demand Entry: 0 % (0)	Entry	5
Entry	32	Demand Entry: 0 % (0)	Balanced: 0		Demand Exit: 0 % (0)	Exit	4

820 - Shopping Center

	Total Trips	Internal Trips				External Trips
		932 - High-Turnover (Sit-Down) Restaurant	221 - Multifamily Housing (Mid-Rise)	420 - Marina	Total	
Entry	204 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	204 (100%)
Exit	222 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	222 (100%)
Total	426 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	426 (100%)

932 - High-Turnover (Sit-Down) Restaurant

	Total Trips	Internal Trips				External Trips
		820 - Shopping Center	221 - Multifamily Housing (Mid-Rise)	420 - Marina	Total	
Entry	127 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	127 (100%)
Exit	78 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	78 (100%)
Total	205 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	205 (100%)

221 - Multifamily Housing (Mid-Rise)



Total Trips	Internal Trips	External Trips
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		820 - Shopping Center	932 - High-Turnover (Sit-Down) Restaurant	420 - Marina	Total	
Entry	32 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	32 (100%)
Exit	21 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	21 (100%)
Total	53 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	53 (100%)

420 - Marina

	Total Trips	Internal Trips			Total	External Trips
		820 - Shopping Center	932 - High-Turnover (Sit-Down) Restaurant	221 - Multifamily Housing (Mid-Rise)		
Entry	5 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	5 (100%)
Exit	4 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	4 (100%)
Total	9 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	9 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
820 - Shopping Center	426	 34	145	281
932 - High-Turnover (Sit-Down) Restaurant	205	 43	88	117
221 - Multifamily Housing (Mid-Rise)	53	0	0	53
420 - Marina	9	0	0	9

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

420 - Marina (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	368
Total Exiting	325
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	124
Total Exiting Pass-by Reduction	109
Total Entering Non-Pass-by Trips	244
Total Exiting Non-Pass-by Trips	216

PERIOD SETTING

Analysis Name :	New Analysis	No :	
Project Name :	Snug Harbor - R	City:	
Date:	4/8/2021	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Gen Manual, 10th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	219	Weekday	Best Fit (LIN) $T = 7.56 (X) + -40.86$	808 50%	807 50%	1615
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	37	Weekday	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 2.71$	209 50%	208 50%	417
420 - Marina (General Urban/Suburban)	Berths	225	Weekday	Average 2.41	271 ⁽⁰⁾ 50%	271 ⁽⁰⁾ 50%	542 ⁽⁰⁾

(0) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
220 - Multifamily Housing (Low-Rise)	0 %	808	0 %	807
210 - Single-Family Detached Housing	0 %	209	0 %	208
420 - Marina	0 %	271	0 %	271

INTERNAL TRIPS

220 - Multifamily Housing (Low-Rise)

Exit 807	Demand Exit: 0 % (0)
Entry 808	Demand Entry: 0 % (0)

Balanced:
0

210 - Single-Family Detached Housing

Demand Entry: 0 % (0)	Entry 209
Demand Exit: 0 % (0)	Exit 208

Balanced:
0

220 - Multifamily Housing (Low-Rise)

Exit 807	Demand Exit: 0 % (0)
Entry 808	Demand Entry: 0 % (0)

Balanced:
0

Demand Entry: 0 % (0)	Entry 271
Demand Exit: 0 % (0)	Exit 271

Balanced:
0

210 - Single-Family Detached Housing

Exit 208	Demand Exit: 0 % (0)
-----------------	----------------------

Balanced:

Demand Entry: 0 % (0)

420 - Marina

Entry 271

0

Entry 209 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 271

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	420 - Marina	Total	
Entry	808 (100%)	0 (0%)	0 (0%)	0 (0%)	808 (100%)
Exit	807 (100%)	0 (0%)	0 (0%)	0 (0%)	807 (100%)
Total	1615 (100%)	0 (0%)	0 (0%)	0 (0%)	1615 (100%)

210 - Single-Family Detached Housing

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	420 - Marina	Total	
Entry	209 (100%)	0 (0%)	0 (0%)	0 (0%)	209 (100%)
Exit	208 (100%)	0 (0%)	0 (0%)	0 (0%)	208 (100%)
Total	417 (100%)	0 (0%)	0 (0%)	0 (0%)	417 (100%)

420 - Marina

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	210 - Single-Family Detached Housing	Total	
Entry	271 (100%)	0 (0%)	0 (0%)	0 (0%)	271 (100%)
Exit	271 (100%)	0 (0%)	0 (0%)	0 (0%)	271 (100%)
Total	542 (100%)	0 (0%)	0 (0%)	0 (0%)	542 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Multifamily Housing (Low-Rise)	1615	0	0	1615
210 - Single-Family Detached Housing	417	0	0	417
420 - Marina	542	0	0	542

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

Weekday

External Trips 220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

420 - Marina (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	1288
Total Exiting	1286
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	1288
Total Exiting Non-Pass-by Trips	1286

PERIOD SETTING

Analysis Name :	New Analysis	No :	
Project Name :	Snug Harbor - R	City:	
Date:	4/8/2021	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Gen Manual, 10th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	219	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	23 23%	77 77%	100
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	37	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.71(X) + 4.8$	8 26%	23 74%	31
420 - Marina (General Urban/Suburban)	Berths	225 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.07	5 ⁽¹⁾ 31%	11 ⁽¹⁾ 69%	16 ⁽¹⁾

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
220 - Multifamily Housing (Low-Rise)	0 %	23	0 %	77
210 - Single-Family Detached Housing	0 %	8	0 %	23
420 - Marina	0 %	5	0 %	11

INTERNAL TRIPS

220 - Multifamily Housing (Low-Rise)

Exit 77 Demand Exit: 0 % (0)

Entry 23 Demand Entry: 0 % (0)

220 - Multifamily Housing (Low-Rise)

210 - Single-Family Detached Housing

Balanced: 0 Demand Entry: 0 % (0) **Entry** 8

Balanced: 0 Demand Exit: 0 % (0) **Exit** 23

420 - Marina

Exit 77	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 5
Entry 23	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 11

210 - Single-Family Detached Housing

420 - Marina

Exit 23	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 5
Entry 8	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 11

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	420 - Marina	Total	
Entry	23 (100%)	0 (0%)	0 (0%)	0 (0%)	23 (100%)
Exit	77 (100%)	0 (0%)	0 (0%)	0 (0%)	77 (100%)
Total	100 (100%)	0 (0%)	0 (0%)	0 (0%)	100 (100%)

210 - Single-Family Detached Housing

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	420 - Marina	Total	
Entry	8 (100%)	0 (0%)	0 (0%)	0 (0%)	8 (100%)
Exit	23 (100%)	0 (0%)	0 (0%)	0 (0%)	23 (100%)
Total	31 (100%)	0 (0%)	0 (0%)	0 (0%)	31 (100%)

420 - Marina

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	210 - Single-Family Detached Housing	Total	
Entry	5 (100%)	0 (0%)	0 (0%)	0 (0%)	5 (100%)
Exit	11 (100%)	0 (0%)	0 (0%)	0 (0%)	11 (100%)
Total	16 (100%)	0 (0%)	0 (0%)	0 (0%)	16 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Multifamily Housing (Low-Rise)	100	0	0	100
210 - Single-Family Detached Housing	31	0	0	31
420 - Marina	16	0	0	16

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

420 - Marina (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	36
Total Exiting	111
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	36
Total Exiting Non-Pass-by Trips	111

PERIOD SETTING

Analysis Name :	New Analysis	No :	
Project Name :	Snug Harbor - R	City:	
Date:	4/8/2021	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Gen Manual, 10th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	219	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X) + -0.02$	75 63%	44 37%	119
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	37	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.96\ln(X) + 0.2$	25 64%	14 36%	39
420 - Marina (General Urban/Suburban)	Berths	225 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.21	28 ⁽¹⁾ 60%	19 ⁽¹⁾ 40%	47 ⁽¹⁾

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
220 - Multifamily Housing (Low-Rise)	0 %	75	0 %	44
210 - Single-Family Detached Housing	0 %	25	0 %	14
420 - Marina	0 %	28	0 %	19

INTERNAL TRIPS

220 - Multifamily Housing (Low-Rise)

Exit 44 Demand Exit: 0 % (0)

Entry 75 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

210 - Single-Family Detached Housing

Demand Entry: 0 % (0) **Entry** 25

Demand Exit: 0 % (0) **Exit** 14

220 - Multifamily Housing (Low-Rise)

420 - Marina

Exit 44	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 28
Entry 75	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 19

210 - Single-Family Detached Housing

Exit 14	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 28
Entry 25	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 19

420 - Marina

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips			External Trips
		210 - Single-Family Detached Housing	420 - Marina	Total	
Entry	75 (100%)	0 (0%)	0 (0%)	0 (0%)	75 (100%)
Exit	44 (100%)	0 (0%)	0 (0%)	0 (0%)	44 (100%)
Total	119 (100%)	0 (0%)	0 (0%)	0 (0%)	119 (100%)

210 - Single-Family Detached Housing

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	420 - Marina	Total	
Entry	25 (100%)	0 (0%)	0 (0%)	0 (0%)	25 (100%)
Exit	14 (100%)	0 (0%)	0 (0%)	0 (0%)	14 (100%)
Total	39 (100%)	0 (0%)	0 (0%)	0 (0%)	39 (100%)

420 - Marina

	Total Trips	Internal Trips			External Trips
		220 - Multifamily Housing (Low-Rise)	210 - Single-Family Detached Housing	Total	
Entry	28 (100%)	0 (0%)	0 (0%)	0 (0%)	28 (100%)
Exit	19 (100%)	0 (0%)	0 (0%)	0 (0%)	19 (100%)
Total	47 (100%)	0 (0%)	0 (0%)	0 (0%)	47 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Multifamily Housing (Low-Rise)	119	0	0	119
210 - Single-Family Detached Housing	39	0	0	39
420 - Marina	47	0	0	47

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

420 - Marina (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	128
Total Exiting	77
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	128
Total Exiting Non-Pass-by Trips	77

PERIOD SETTING

Analysis Name : New Analysis
Project Name : Snug Harbor
Date: 3/16/2021
State/Province:
Country:
Analyst's Name:

No :
City:
Zip/Postal Code:
Client Name:
Edition: Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	80	Weekday	Best Fit (LIN) $T = 7.56 (X) + -40.86$	282 50%	282 50%	564
932 - High-Turnover (Sit-Down) Restaurant (General Urban/Suburban)	1000 Sq. Ft. GFA	8	Weekday	Average 112.18	449 50%	448 50%	897
420 - Marina (General Urban/Suburban)	Berths	270	Weekday	Average 2.41	326 ⁽⁰⁾ 50%	325 ⁽⁰⁾ 50%	651 ⁽⁰⁾
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	296	Weekday	Best Fit (LIN) $T = 5.45 (X) + -1.75$	806 50%	805 50%	1611

(0) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
220 - Multifamily Housing (Low-Rise)	0 %	282	0 %	282
932 - High-Turnover (Sit-Down) Restaurant	0 %	449	0 %	448
420 - Marina	0 %	326	0 %	325
221 - Multifamily Housing (Mid-Rise)	0 %	806	0 %	805

INTERNAL TRIPS

220 - Multifamily Housing (Low-Rise)

Exit 282 Demand Exit: 0 % (0)

Entry 282 Demand Entry: 0 % (0)

Balanced:
0

Balanced:
0

932 - High-Turnover (Sit-Down) Restaurant

Demand Entry: 0 % (0) **Entry** 449

Demand Exit: 0 % (0) **Exit** 448

220 - Multifamily Housing (Low-Rise)

Exit 282 Demand Exit: 0 % (0)

Balanced:
0

Demand Entry: 0 % (0)

420 - Marina

Entry 326

Entry 282 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 325

220 - Multifamily Housing (Low-Rise)

Exit 282 Demand Exit: 0 % (0)

Entry 282 Demand Entry: 0 % (0)

221 - Multifamily Housing (Mid-Rise)

Balanced: 0

Demand Entry: 0 % (0)

Entry 806

Balanced: 0

Demand Exit: 0 % (0)

Exit 805

932 - High-Turnover (Sit-Down) Restaurant

Exit 448 Demand Exit: 0 % (0)

Entry 449 Demand Entry: 0 % (0)

Balanced: 0

Demand Entry: 0 % (0)

Entry 326

Balanced: 0

Demand Exit: 0 % (0)

Exit 325

420 - Marina

932 - High-Turnover (Sit-Down) Restaurant

Exit 448 Demand Exit: 0 % (0)

Entry 449 Demand Entry: 0 % (0)

Balanced: 0

Demand Entry: 0 % (0)

Entry 806

Balanced: 0

Demand Exit: 0 % (0)

Exit 805

221 - Multifamily Housing (Mid-Rise)

420 - Marina

Exit 325 Demand Exit: 0 % (0)

Entry 326 Demand Entry: 0 % (0)

Balanced: 0

Demand Entry: 0 % (0)

Entry 806

Balanced: 0

Demand Exit: 0 % (0)

Exit 805

221 - Multifamily Housing (Mid-Rise)

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips				External Trips
		932 - High-Turnover (Sit-Down) Restaurant	420 - Marina	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	282 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	282 (100%)
Exit	282 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	282 (100%)
Total	564 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	564 (100%)

932 - High-Turnover (Sit-Down) Restaurant

	Total Trips	Internal Trips				External Trips
		220 - Multifamily Housing (Low-Rise)	420 - Marina	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	449 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	449 (100%)
Exit	448 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	448 (100%)
Total	897 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	897 (100%)

420 - Marina

	Total Trips	Internal Trips				External Trips
		220 - Multifamily Housing (Low-Rise)	932 - High-Turnover (Sit-Down) Restaurant	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	326 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	326 (100%)
Exit	325 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	325 (100%)
Total	651 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	651 (100%)

221 - Multifamily Housing (Mid-Rise)

	Total Trips	Internal Trips			Total	External Trips
		220 - Multifamily Housing (Low-Rise)	932 - High-Turnover (Sit-Down) Restaurant	420 - Marina		
Entry	806 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	806 (100%)
Exit	805 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	805 (100%)
Total	1611 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1611 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Multifamily Housing (Low-Rise)	564	0	0	564
932 - High-Turnover (Sit-Down) Restaurant	897	0	0	897
420 - Marina	651	0	0	651
221 - Multifamily Housing (Mid-Rise)	1611	0	0	1611

ITE DEVIATION DETAILS**Weekday**

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

932 - High-Turnover (Sit-Down) Restaurant (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

420 - Marina (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	1863
Total Exiting	1860
Total Entering Reduction	0

Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	1863
Total Exiting Non-Pass-by Trips	1860

PERIOD SETTING

Analysis Name :	New Analysis	No :	
Project Name :	Snug Harbor	City:	
Date:	3/16/2021	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Gen Manual, 10th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	80	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.95\ln(X) + -0.51$	9 23%	30 77%	39
932 - High-Turnover (Sit-Down) Restaurant (General Urban/Suburban)	1000 Sq. Ft. GFA	8	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 9.94	44 55%	36 45%	80
420 - Marina (General Urban/Suburban)	Berths	270 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.07	6 ⁽¹⁾ 32%	13 ⁽¹⁾ 68%	19 ⁽¹⁾
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	296	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.98\ln(X) + -0.98$	26 26%	73 74%	99

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
220 - Multifamily Housing (Low-Rise)	0 %	9	0 %	30
932 - High-Turnover (Sit-Down) Restaurant	0 %	44	0 %	36
420 - Marina	0 %	6	0 %	13
221 - Multifamily Housing (Mid-Rise)	0 %	26	0 %	73

INTERNAL TRIPS

220 - Multifamily Housing (Low-Rise)

Exit 30 Demand Exit: 0 % (0)

Entry 9 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**932 - High-Turnover (Sit-Down) Restaurant**

Demand Entry: 0 % (0) Entry 44

Demand Exit: 0 % (0) Exit 36

220 - Multifamily Housing (Low-Rise)

Exit 30 Demand Exit: 0 % (0)

Entry 9 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0

Demand Entry: 0 % (0)

Demand Exit: 0 % (0)

420 - Marina

Entry 6

Exit 13

220 - Multifamily Housing (Low-Rise)

Exit 30 Demand Exit: 0 % (0)

Entry 9 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**221 - Multifamily Housing (Mid-Rise)**

Demand Entry: 0 % (0) Entry 26

Demand Exit: 0 % (0) Exit 73

932 - High-Turnover (Sit-Down) Restaurant

Exit 36 Demand Exit: 0 % (0)

Entry 44 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0

Demand Entry: 0 % (0)

Demand Exit: 0 % (0)

420 - Marina

Entry 6

Exit 13

932 - High-Turnover (Sit-Down) Restaurant

Exit 36 Demand Exit: 0 % (0)

Entry 44 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**221 - Multifamily Housing (Mid-Rise)**

Demand Entry: 0 % (0) Entry 26

Demand Exit: 0 % (0) Exit 73

420 - Marina

Exit 13 Demand Exit: 0 % (0)

Entry 6 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**221 - Multifamily Housing (Mid-Rise)**

Demand Entry: 0 % (0) Entry 26

Demand Exit: 0 % (0) Exit 73

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips				External Trips
		932 - High-Turnover (Sit-Down) Restaurant	420 - Marina	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	9 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	9 (100%)
Exit	30 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	30 (100%)
Total	39 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	39 (100%)

932 - High-Turnover (Sit-Down) Restaurant

	Total Trips	Internal Trips				External Trips
		220 - Multifamily Housing (Low-Rise)	420 - Marina	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	44 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	44 (100%)
Exit	36 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	36 (100%)
Total	80 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	80 (100%)

420 - Marina

Total Trips	Internal Trips	External Trips
-------------	----------------	----------------

		220 - Multifamily Housing (Low-Rise)	932 - High-Turnover (Sit-Down) Restaurant	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	6 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	6 (100%)
Exit	13 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	13 (100%)
Total	19 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	19 (100%)

221 - Multifamily Housing (Mid-Rise)

	Total Trips	Internal Trips			Total	External Trips
		220 - Multifamily Housing (Low-Rise)	932 - High-Turnover (Sit-Down) Restaurant	420 - Marina		
Entry	26 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	26 (100%)
Exit	73 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	73 (100%)
Total	99 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	99 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Multifamily Housing (Low-Rise)	39	0	0	39
932 - High-Turnover (Sit-Down) Restaurant	80	0	0	80
420 - Marina	19	0	0	19
221 - Multifamily Housing (Mid-Rise)	99	0	0	99

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

932 - High-Turnover (Sit-Down) Restaurant (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

420 - Marina (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	85
Total Exiting	152
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	85
Total Exiting Non-Pass-by Trips	152

PERIOD SETTING

Analysis Name : New Analysis
Project Name : Snug Harbor
Date: 3/16/2021
State/Province:
Country:
Analyst's Name:

No :
City:
Zip/Postal Code:
Client Name:
Edition: Trip Gen Manual, 10th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	Dwelling Units	80	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.89\ln(X) + -0.02$	30 62%	18 38%	48
932 - High-Turnover (Sit-Down) Restaurant (General Urban/Suburban)	1000 Sq. Ft. GFA	8	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 9.77	48 62%	30 38%	78
420 - Marina (General Urban/Suburban)	Berths	270 ⁽⁰⁾	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.21	34 ⁽¹⁾ 60%	23 ⁽¹⁾ 40%	57 ⁽¹⁾
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)	Dwelling Units	296	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.96\ln(X) + -0.63$	77 61%	49 39%	126

(0) indicates size out of range.

(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
220 - Multifamily Housing (Low-Rise)	0 %	30	0 %	18
932 - High-Turnover (Sit-Down) Restaurant	0 %	48	0 %	30
420 - Marina	0 %	34	0 %	23
221 - Multifamily Housing (Mid-Rise)	0 %	77	0 %	49

INTERNAL TRIPS

220 - Multifamily Housing (Low-Rise)

Exit 18 Demand Exit: 0 % (0)

Entry 30 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**932 - High-Turnover (Sit-Down) Restaurant**

Demand Entry: 0 % (0) Entry 48

Demand Exit: 0 % (0) Exit 30

220 - Multifamily Housing (Low-Rise)

Exit 18 Demand Exit: 0 % (0)

Entry 30 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0

Demand Entry: 0 % (0)

Demand Exit: 0 % (0)

420 - Marina

Entry 34

Exit 23

220 - Multifamily Housing (Low-Rise)

Exit 18 Demand Exit: 0 % (0)

Entry 30 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**221 - Multifamily Housing (Mid-Rise)**

Demand Entry: 0 % (0) Entry 77

Demand Exit: 0 % (0) Exit 49

932 - High-Turnover (Sit-Down) Restaurant

Exit 30 Demand Exit: 0 % (0)

Entry 48 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0

Demand Entry: 0 % (0)

Demand Exit: 0 % (0)

420 - Marina

Entry 34

Exit 23

932 - High-Turnover (Sit-Down) Restaurant

Exit 30 Demand Exit: 0 % (0)

Entry 48 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0**221 - Multifamily Housing (Mid-Rise)**

Demand Entry: 0 % (0) Entry 77

Demand Exit: 0 % (0) Exit 49

420 - Marina

Exit 23 Demand Exit: 0 % (0)

Entry 34 Demand Entry: 0 % (0)

Balanced:
0Balanced:
0

Demand Entry: 0 % (0)

Demand Exit: 0 % (0)

Entry 77

Exit 49

220 - Multifamily Housing (Low-Rise)

	Total Trips	Internal Trips			Total	External Trips
		932 - High-Turnover (Sit-Down) Restaurant	420 - Marina	221 - Multifamily Housing (Mid-Rise)		
Entry	30 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	30 (100%)
Exit	18 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	18 (100%)
Total	48 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	48 (100%)

932 - High-Turnover (Sit-Down) Restaurant

	Total Trips	Internal Trips			Total	External Trips
		220 - Multifamily Housing (Low-Rise)	420 - Marina	221 - Multifamily Housing (Mid-Rise)		
Entry	48 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	48 (100%)
Exit	30 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	30 (100%)
Total	78 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	78 (100%)

420 - Marina

Total Trips	Internal Trips	External Trips
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		220 - Multifamily Housing (Low-Rise)	932 - High-Turnover (Sit-Down) Restaurant	221 - Multifamily Housing (Mid-Rise)	Total	
Entry	34 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	34 (100%)
Exit	23 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	23 (100%)
Total	57 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	57 (100%)

221 - Multifamily Housing (Mid-Rise)

	Total Trips	Internal Trips				External Trips
		220 - Multifamily Housing (Low-Rise)	932 - High-Turnover (Sit-Down) Restaurant	420 - Marina	Total	
Entry	77 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	77 (100%)
Exit	49 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	49 (100%)
Total	126 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	126 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
220 - Multifamily Housing (Low-Rise)	48	0	0	48
932 - High-Turnover (Sit-Down) Restaurant	78	43	34	44
420 - Marina	57	0	0	57
221 - Multifamily Housing (Mid-Rise)	126	0	0	126

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

420 - Marina (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

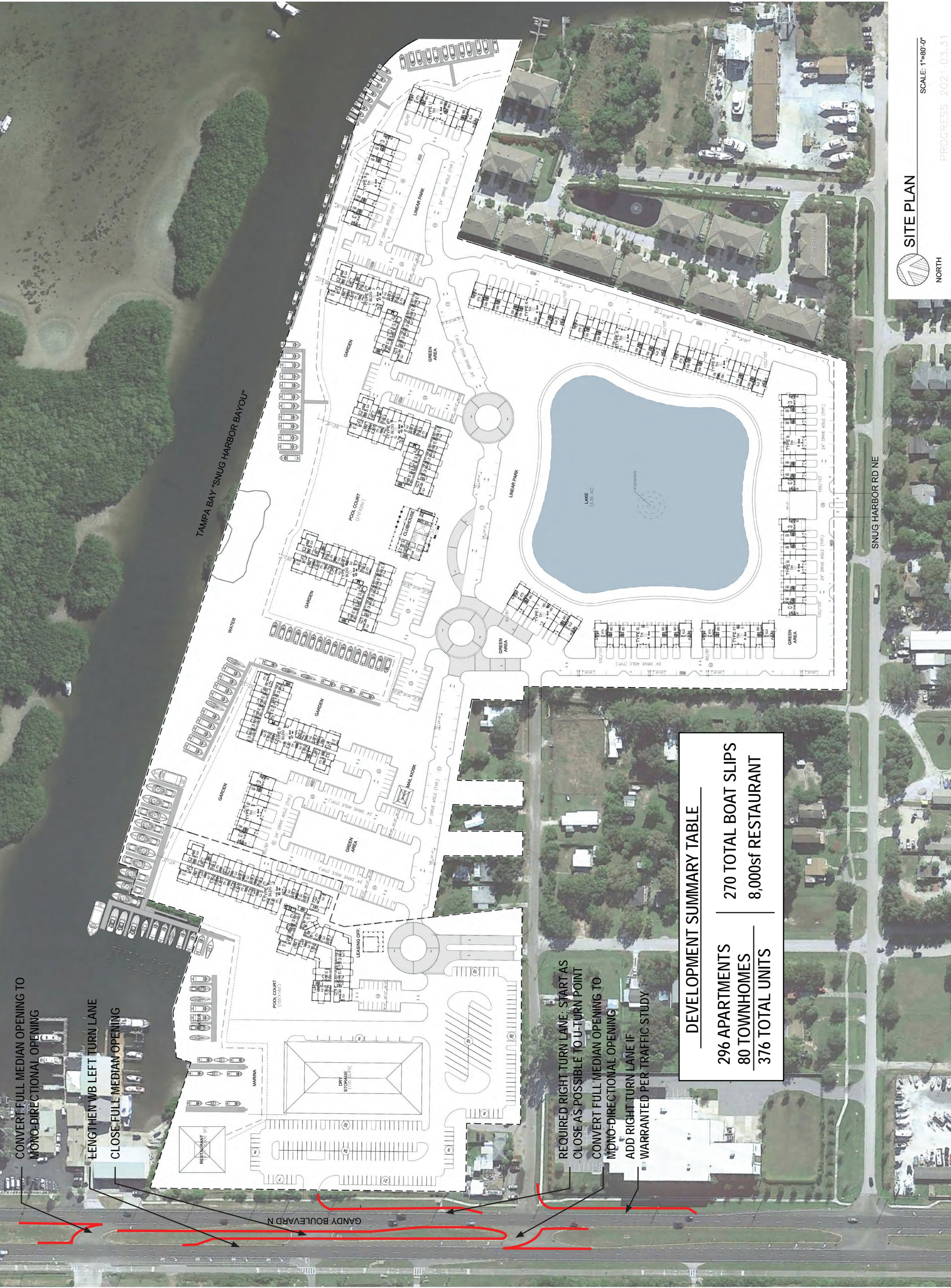
221 - Multifamily Housing (Mid-Rise) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	189
Total Exiting	120
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	21
Total Exiting Pass-by Reduction	13
Total Entering Non-Pass-by Trips	168
Total Exiting Non-Pass-by Trips	107

SITE PLAN





CONVERT FULL MEDIAN OPENING TO MONO-DIRECTIONAL OPENING

LENGTHEN WB LEFT TURN LANE

CLOSE FULL MEDIAN OPENING

GANDY BOULEVARD N

TAMPA BAY "SNUG HARBOR BAYOU"

WATER

RESTAURANT
(2,000 SF)

DRY STORAGE
(170 SLIPS)

POOL COURT
(125 X 160')

POOL COURT
(210 X 250')

MAIL ROOM

CLUBHOUSE

GARDEN

GREEN AREA

LINEAR PARK

GREEN AREA

LINEAR PARK

GREEN AREA

TYPE I

TYPE II

TYPE III

TYPE IV

TYPE V

TYPE VI

TYPE VII

TYPE VIII

TYPE IX

TYPE X

TYPE XI

TYPE XII

TYPE XIII

TYPE XIV

TYPE XV

TYPE XVI

TYPE XVII

TYPE XVIII

TYPE XIX

TYPE XX

TYPE XXI

TYPE XXII

DEVELOPMENT SUMMARY TABLE		
296 APARTMENTS	270 TOTAL BOAT SLIPS	
80 TOWNHOMES	8,000sf RESTAURANT	
376 TOTAL UNITS		

REQUIRED RIGHT TURN LANE: START AS CLOSE AS POSSIBLE TO U-TURN POINT

CONVERT FULL MEDIAN OPENING TO MONO-DIRECTIONAL OPENING

ADD RIGHT TURN LANE IF WARRANTED PER TRAFFIC STUDY



SITE PLAN

SHEET NUMBER:

SP-1

SCALE: 1"=80'-0"

DATE: 2021.03.31

DRAWN: 02/11/2021
DATE: 02/11/2021
SCALE: AS SHOWN
JOB NO. 1888.pj
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP-1

SNUG HARBOR
FOR:
KEY INTERNATIONAL
LOCATED AT:
ST. PETERSBURG, FLORIDA

BY



National Data & Surveying Services

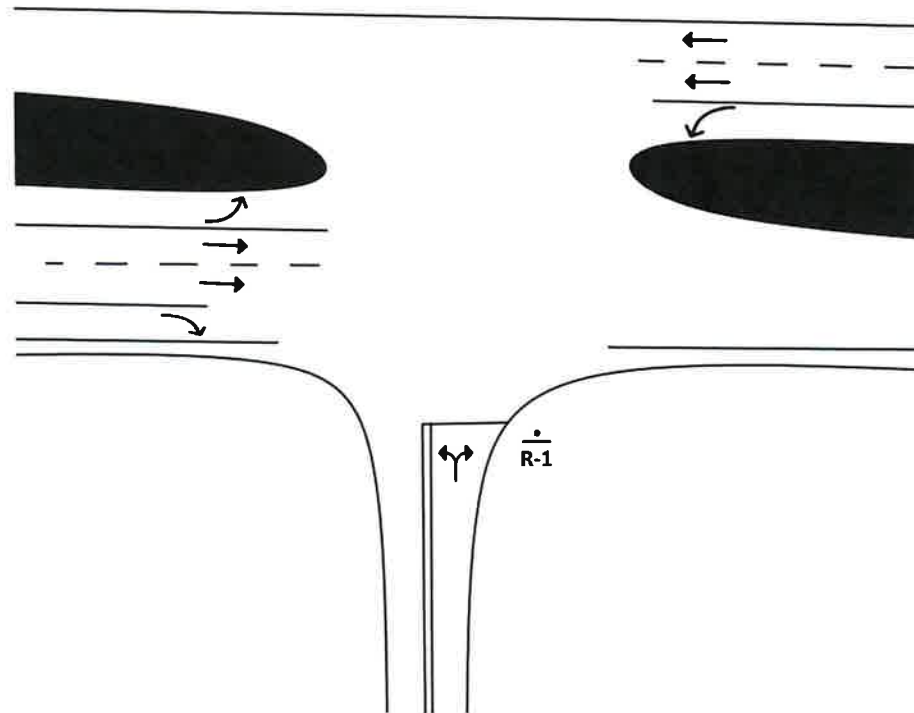
Site Code: **21-120083-001**
Date: **03/03/2021**
Weather: **Sunny**
City: **St. Petersburg**
County: **Pinellas**
Count Times: **06:00 - 10:00**
10:00 - 14:00
14:00 - 20:00
Control: **1-Way Stop(NB)**



N/S Street: **Snug Harbor Rd**

Speed: **25 MPH**

21-120083-001



E/W Street: **Gandy Blvd**

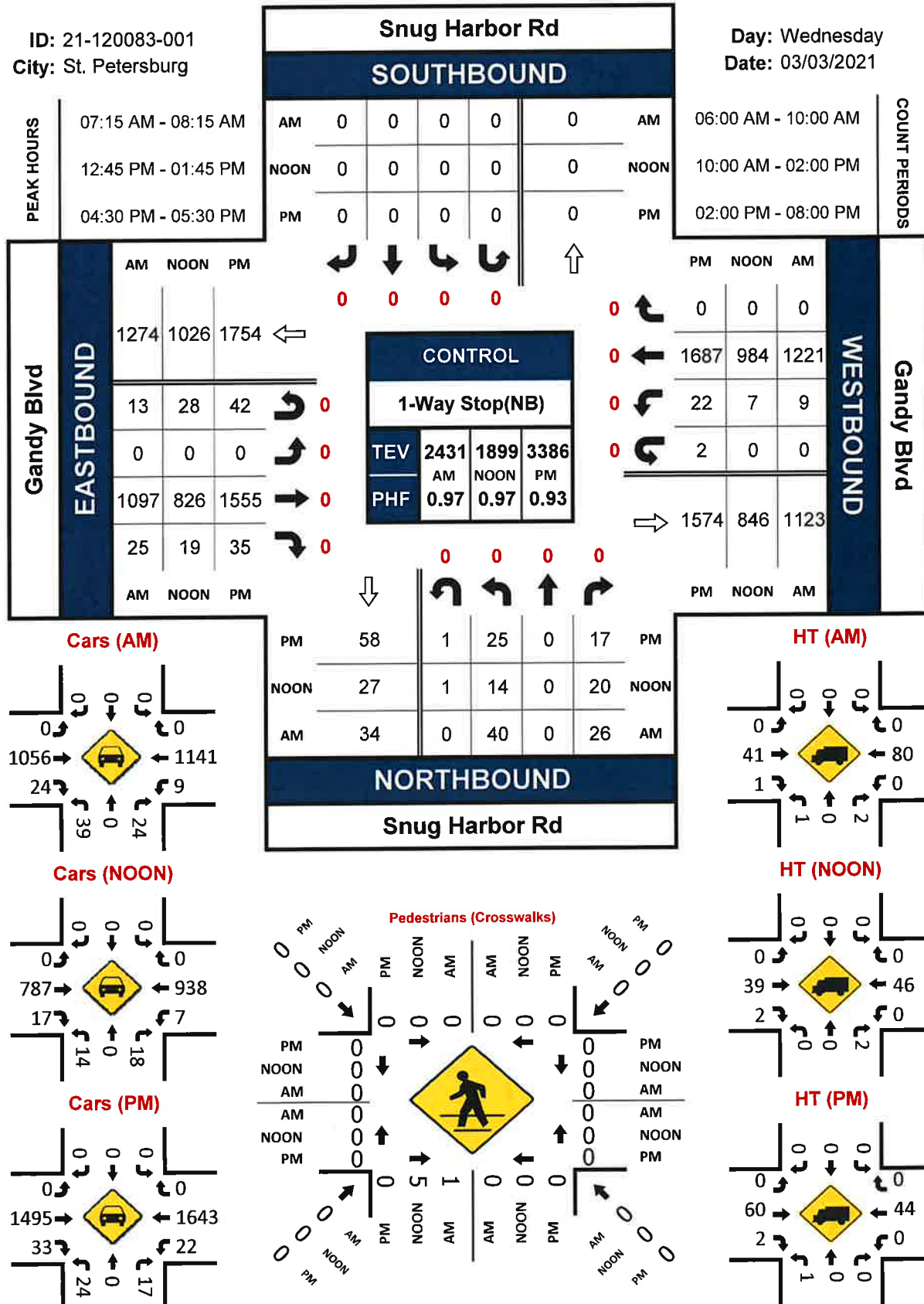
Speed: **50 MPH**

Snug Harbor Rd & Gandy Blvd

Peak Hour Turning Movement Count

ID: 21-120083-001
City: St. Petersburg

Day: Wednesday
Date: 03/03/2021



National Data & Surveying Services

Intersection Turning Movement Count

Location: Snug Harbor Rd & Gandy Blvd
City: St. Petersburg
Control: 1-Way Stop(NB)

Project ID: 21-120083-001
Date: 3/3/2021

Total

NS/EW Streets:	Snug Harbor Rd				Snug Harbor Rd				Gandy Blvd				Gandy Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
6:00 AM	3	0	4	0	0	0	0	0	0	147	2	5	0	116	0	0	277
6:15 AM	3	0	4	0	0	0	0	0	0	208	3	5	0	143	0	0	366
6:30 AM	3	0	3	0	0	0	0	0	0	240	2	0	0	194	0	0	442
6:45 AM	7	0	3	0	0	0	0	0	0	246	3	3	0	213	0	0	475
7:00 AM	3	0	1	0	0	0	0	0	0	256	5	2	4	216	0	0	487
7:15 AM	10	0	5	0	0	0	0	0	0	308	3	3	2	292	0	0	623
7:30 AM	16	0	5	0	0	0	0	0	0	278	8	3	2	314	0	0	626
7:45 AM	3	0	8	0	0	0	0	0	0	261	7	3	3	324	0	0	609
8:00 AM	11	0	8	0	0	0	0	0	0	250	7	4	2	291	0	0	573
8:15 AM	11	0	1	0	0	0	0	0	0	237	5	2	2	344	0	0	602
8:30 AM	6	0	3	0	0	0	0	0	0	241	6	9	2	288	0	0	555
8:45 AM	9	0	2	0	0	0	0	0	0	218	11	9	2	297	0	0	548
9:00 AM	7	0	5	0	0	0	0	0	0	226	9	4	2	232	0	0	485
9:15 AM	7	0	0	0	0	0	0	0	0	190	8	9	1	250	0	0	465
9:30 AM	5	0	3	0	0	0	0	0	0	208	10	1	0	227	0	0	454
9:45 AM	5	0	4	0	0	0	0	0	0	177	3	2	1	201	0	0	393
TOTAL VOLUMES :	NL 109	NT 0	NR 59	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 3691	ER 92	EU 64	WL 23	WT 3942	WR 0	WU 0	TOTAL 7980
APPROACH %'s :	64.88%	0.00%	35.12%	0.00%					0.00%	95.94%	2.39%	1.66%	0.58%	99.42%	0.00%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM				0	0	0	0	0	1097	25	13	9	1221	0	0	TOTAL 2431
PEAK HR VOL :	40	0	26	0	0.000	0.000	0.000	0.000	0.000	0.890	0.781	0.813	0.750	0.942	0.000	0.000	0.971
PEAK HR FACTOR :	0.625	0.000	0.813	0.000						0.904				0.940			

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
10:00 AM	6	0	1	0	0	0	0	0	0	174	8	4	0	174	0	0	367
10:15 AM	9	0	5	0	0	0	0	0	0	156	4	4	0	163	0	0	341
10:30 AM	5	0	3	0	0	0	0	0	0	209	7	6	0	202	0	0	432
10:45 AM	4	0	1	0	0	0	0	0	0	156	5	6	0	190	0	0	362
11:00 AM	6	0	2	0	0	0	0	0	0	192	5	5	0	167	0	0	377
11:15 AM	3	0	2	0	0	0	0	0	0	194	4	4	1	175	0	0	383
11:30 AM	5	0	5	0	0	0	0	0	0	201	8	8	1	223	0	0	451
11:45 AM	9	0	0	0	0	0	0	0	0	165	5	9	2	224	0	0	414
12:00 PM	4	0	2	0	0	0	0	0	0	190	4	4	2	185	0	0	391
12:15 PM	6	0	3	0	0	0	0	0	0	192	8	4	3	267	0	0	483
12:30 PM	5	0	5	0	0	0	0	0	0	207	7	7	3	234	0	0	468
12:45 PM	5	0	8	1	0	0	0	0	0	192	4	9	2	247	0	0	468
1:00 PM	3	0	3	0	0	0	0	0	0	198	7	9	1	242	0	0	463
1:15 PM	4	0	4	0	0	0	0	0	0	235	6	4	2	235	0	0	490
1:30 PM	2	0	5	0	0	0	0	0	0	201	2	6	2	260	0	0	478
1:45 PM	3	0	1	0	0	0	0	0	0	212	5	8	2	218	0	0	449
TOTAL VOLUMES :	NL 79	NT 0	NR 50	NU 1	SL 0	ST 0	SR 0	SU 0	EL 0	ET 3074	ER 89	EU 97	WL 21	WT 3406	WR 0	WU 0	TOTAL 6817
APPROACH %'s :	60.77%	0.00%	38.46%	0.77%					0.00%	94.29%	2.73%	2.98%	0.61%	99.39%	0.00%	0.00%	
PEAK HR :	12:45 PM - 01:45 PM				0	0	0	0	0	826	19	28	7	984	0	0	TOTAL 1899
PEAK HR VOL :	14	0	20	1	0.000	0.000	0.000	0.000	0.000	0.879	0.679	0.778	0.875	0.946	0.000	0.000	0.969
PEAK HR FACTOR :	0.700	0.000	0.625	0.250						0.891				0.946			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	9	0	5	0	0	0	0	0	0	213	9	5	1	217	0	1	460
2:15 PM	5	0	5	0	0	0	0	0	0	233	12	7	5	243	0	0	510
2:30 PM	4	0	5	0	0	0	0	0	0	190	5	5	2	287	0	0	498
2:45 PM	6	0	4	0	0	0	0	0	0	216	10	7	6	274	0	0	523
3:00 PM	4	0	3	0	0	0	0	0	0	259	7	4	2	278	0	0	557
3:15 PM	3	0	2	0	0	0	0	0	0	316	4	5	1	318	0	0	649
3:30 PM	2	0	3	0	0	0	0	0	0	411	8	10	3	349	0	0	786
3:45 PM	7	0	3	0	0	0	0	0	0	376	4	10	4	345	0	0	749
4:00 PM	7	0	2	0	0	0	0	0	0	373	13	5	5	358	0	0	763
4:15 PM	5	0	3	0	0	0	0	0	0	418	5	13	4	358	0	0	806
4:30 PM	7	0	2	1	0	0	0	0	0	383	11	6	4	448	0	1	863
4:45 PM	6	0	5	0	0	0	0	0	0	355	10	8	8	390	0	0	782
5:00 PM	4	0	5	0	0	0	0	0	0	393	7	14	6	404	0	1	834
5:15 PM	8	0	5	0	0	0	0	0	0	424	7	14	4	445	0	0	907
5:30 PM	6	0	5	0	0	0	0	0	0	386	13	9	10	351	0	0	780
5:45 PM	7	0	4	0	0	0	0	0	0	333	8	10	4	362	0	0	728
6:00 PM	4	0	6	0	0	0	0	0	0	290	12	6	5	284	0	0	607
6:15 PM	7	0	2	0	0	0	0	0	0	248	7	10	2	317	0	0	593
6:30 PM	3	0	4	0	0	0	0	0	0	231	7	6	3	231	0	0	485
6:45 PM	3	0	4	0	0	0	0	0	0	191	7	5	3	191	0	0	404
7:00 PM	3	0	3	0	0	0	0	0	0	142	7	8	2	170	0	0	335
7:15 PM	3	0	2	0	0	0	0	0	0	150	7	7	2	164	0	0	335
7:30 PM	1	0	1	0	0	0	0	0	0	138	3	3	3	158	0	0	307
7:45 PM	5	0	0	0	0	0	0	0	0	136	3	4	0	124	0	0	272
TOTAL VOLUMES :	NL 119	NT 0	NR 83	NU 1	SL 0	ST 0	SR 0	SU 0	EL 0	ET 6805	ER 186	EU 181	WL 89	WT 7066	WR 0	WU 3	TOTAL 14533
APPROACH %'s :	58.62%	0.00%	40.89%	0.49%					0.00%	94.88%	2.59%	2.52%	1.24%	98.71%	0.00%	0.04%	
PEAK HR :	04:30 PM - 05:30 PM				0	0	0	0	0	1555	35	42	22	1687	0	2	TOTAL 3386
PEAK HR VOL :	25	0	17	1	0.000	0.000	0.000	0.000	0.000	0.917	0.795	0.750	0.688	0.941	0.000	0.500	0.933
PEAK HR FACTOR :	0.781	0.000	0.850	0.250						0.917				0.944			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Snug Harbor Rd & Gandy Blvd
City: St. Petersburg
Control: 1-Way Stop(NB)

Project ID: 21-120083-001
Date: 3/3/2021

Cars

NS/EW Streets:	Snug Harbor Rd				Snug Harbor Rd				Gandy Blvd				Gandy Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
6:00 AM	2	0	4	0	0	0	0	0	0	135	2	4	0	112	0	0	259
6:15 AM	3	0	4	0	0	0	0	0	0	199	3	5	0	135	0	0	349
6:30 AM	3	0	3	0	0	0	0	0	0	233	2	0	0	184	0	0	425
6:45 AM	5	0	3	0	0	0	0	0	0	235	3	3	0	194	0	0	443
7:00 AM	2	0	1	0	0	0	0	0	0	253	5	2	3	194	0	0	460
7:15 AM	10	0	5	0	0	0	0	0	0	295	3	3	2	269	0	0	587
7:30 AM	16	0	5	0	0	0	0	0	0	268	7	3	2	297	0	0	598
7:45 AM	3	0	7	0	0	0	0	0	0	252	7	3	3	306	0	0	581
8:00 AM	10	0	7	0	0	0	0	0	0	241	7	4	2	269	0	0	540
8:15 AM	10	0	1	0	0	0	0	0	0	229	5	2	2	325	0	0	574
8:30 AM	6	0	2	0	0	0	0	0	0	231	4	9	2	272	0	0	526
8:45 AM	9	0	2	0	0	0	0	0	0	203	11	9	2	280	0	0	516
9:00 AM	6	0	4	0	0	0	0	0	0	216	6	4	2	207	0	0	445
9:15 AM	7	0	0	0	0	0	0	0	0	176	7	9	1	230	0	0	430
9:30 AM	4	0	3	0	0	0	0	0	0	193	9	1	0	216	0	0	426
9:45 AM	5	0	3	0	0	0	0	0	0	166	3	2	1	184	0	0	364
TOTAL VOLUMES :	NL 101	NT 0	NR 54	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 3525	ER 84	EU 63	WL 22	WT 3674	WR 0	WU 0	TOTAL 7523
APPROACH %'s :	65.16%	0.00%	34.84%	0.00%					0.00%	96.00%	2.29%	1.72%	0.60%	99.40%	0.00%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM				0	0	0	0	0	1056	24	13	9	1141	0	0	TOTAL 2306
PEAK HR VOL :	39	0	24	0	0.000	0.000	0.000	0.000	0.000	0.895	0.857	0.813	0.750	0.932	0.000	0.000	0.964
PEAK HR FACTOR :	0.61	0.000	0.857	0.000						0.908				0.930			

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
10:00 AM	5	0	1	0	0	0	0	0	0	155	7	4	0	156	0	0	328
10:15 AM	8	0	5	0	0	0	0	0	0	146	3	4	0	150	0	0	316
10:30 AM	5	0	3	0	0	0	0	0	0	195	6	6	0	189	0	0	404
10:45 AM	4	0	1	0	0	0	0	0	0	143	5	6	0	178	0	0	337
11:00 AM	6	0	2	0	0	0	0	0	0	185	5	5	0	157	0	0	360
11:15 AM	3	0	2	0	0	0	0	0	0	183	3	4	1	161	0	0	357
11:30 AM	5	0	5	0	0	0	0	0	0	185	8	8	1	213	0	0	425
11:45 AM	9	0	0	0	0	0	0	0	0	158	5	9	2	212	0	0	395
12:00 PM	4	0	2	0	0	0	0	0	0	181	4	4	2	174	0	0	371
12:15 PM	6	0	3	0	0	0	0	0	0	180	8	4	3	251	0	0	455
12:30 PM	5	0	5	0	0	0	0	0	0	190	7	7	3	218	0	0	435
12:45 PM	5	0	8	1	0	0	0	0	0	185	3	8	2	238	0	0	450
1:00 PM	3	0	3	0	0	0	0	0	0	188	7	9	1	229	0	0	440
1:15 PM	4	0	3	0	0	0	0	0	0	222	6	4	2	226	0	0	467
1:30 PM	2	0	4	0	0	0	0	0	0	192	1	6	2	245	0	0	452
1:45 PM	3	0	1	0	0	0	0	0	0	198	5	8	2	207	0	0	424
TOTAL VOLUMES :	NL 77	NT 0	NR 48	NU 1	SL 0	ST 0	SR 0	SU 0	EL 0	ET 2886	ER 83	EU 96	WL 21	WT 3204	WR 0	WU 0	TOTAL 6416
APPROACH %'s :	61.11%	0.00%	38.10%	0.79%					0.00%	94.16%	2.71%	3.13%	0.65%	99.35%	0.00%	0.00%	
PEAK HR :	12:45 PM - 01:45 PM				0	0	0	0	0	787	17	27	7	938	0	0	TOTAL 1809
PEAK HR VOL :	14	0	18	1	0.000	0.000	0.000	0.000	0.000	0.886	0.607	0.750	0.875	0.957	0.000	0.000	0.968
PEAK HR FACTOR :	0.70	0.000	0.563	0.250						0.895				0.956			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	8	0	5	0	0	0	0	0	0	204	8	5	1	207	0	0	438
2:15 PM	5	0	5	0	0	0	0	0	0	220	9	7	5	228	0	0	479
2:30 PM	4	0	4	0	0	0	0	0	0	180	5	5	2	276	0	0	476
2:45 PM	5	0	4	0	0	0	0	0	0	201	10	6	5	260	0	0	491
3:00 PM	4	0	3	0	0	0	0	0	0	252	7	4	2	266	0	0	538
3:15 PM	3	0	2	0	0	0	0	0	0	298	4	5	1	303	0	0	616
3:30 PM	2	0	3	0	0	0	0	0	0	389	8	10	3	342	0	0	757
3:45 PM	6	0	3	0	0	0	0	0	0	351	4	10	4	335	0	0	713
4:00 PM	7	0	2	0	0	0	0	0	0	350	13	5	5	345	0	0	727
4:15 PM	5	0	3	0	0	0	0	0	0	399	5	13	4	348	0	0	777
4:30 PM	7	0	2	1	0	0	0	0	0	369	9	6	4	433	0	1	832
4:45 PM	5	0	5	0	0	0	0	0	0	339	10	8	8	384	0	0	759
5:00 PM	4	0	5	0	0	0	0	0	0	374	7	14	6	391	0	1	802
5:15 PM	8	0	5	0	0	0	0	0	0	413	7	14	4	435	0	0	886
5:30 PM	5	0	5	0	0	0	0	0	0	371	13	9	10	343	0	0	756
5:45 PM	7	0	4	0	0	0	0	0	0	322	8	10	4	355	0	0	710
6:00 PM	4	0	6	0	0	0	0	0	0	282	12	6	5	277	0	0	592
6:15 PM	7	0	2	0	0	0	0	0	0	243	6	10	2	314	0	0	584
6:30 PM	3	0	4	0	0	0	0	0	0	224	7	6	3	228	0	0	475
6:45 PM	3	0	4	0	0	0	0	0	0	185	7	5	3	190	0	0	397
7:00 PM	3	0	3	0	0	0	0	0	0	141	7	8	2	166	0	0	330
7:15 PM	3	0	2	0	0	0	0	0	0	148	7	7	2	163	0	0	332
7:30 PM	1	0	1	0	0	0	0	0	0	137	3	3	3	153	0	0	301
7:45 PM	5	0	0	0	0	0	0	0	0	134	3	4	0	119	0	0	265
TOTAL VOLUMES :	NL 114	NT 0	NR 82	NU 1	SL 0	ST 0	SR 0	SU 0	EL 0	ET 6526	ER 179	EU 180	WL 88	WT 6861	WR 0	WU 2	TOTAL 14033
APPROACH %'s :	57.87%	0.00%	41.62%	0.51%					0.00%	94.79%	2.60%	2.61%	1.27%	98.71%	0.00%	0.03%	
PEAK HR :	04:30 PM - 05:30 PM				0	0	0	0	0	1495	33	42	22	1643	0	2	TOTAL 3279
PEAK HR VOL :	24	0	17	1	0.000	0.000	0.000	0.000	0.000	0.905	0.825	0.750	0.688	0.944	0.000	0.500	0.925
PEAK HR FACTOR :	0.75	0.000	0.850	0.250						0.904				0.949			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Snug Harbor Rd & Gandy Blvd
City: St. Petersburg
Control: 1-Way Stop(NB)

Project ID: 21-120083-001
Date: 3/3/2021

HT

NS/EW Streets:	Snug Harbor Rd				Snug Harbor Rd				Gandy Blvd				Gandy Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
6:00 AM	1	0	0	0	0	0	0	0	0	12	0	1	0	4	0	0	18
6:15 AM	0	0	0	0	0	0	0	0	0	9	0	0	0	8	0	0	17
6:30 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	10	0	0	17
6:45 AM	2	0	0	0	0	0	0	0	0	11	0	0	0	19	0	0	32
7:00 AM	1	0	0	0	0	0	0	0	0	3	0	0	1	22	0	0	27
7:15 AM	0	0	0	0	0	0	0	0	0	13	0	0	0	23	0	0	36
7:30 AM	0	0	0	0	0	0	0	0	0	10	1	0	0	17	0	0	28
7:45 AM	0	0	1	0	0	0	0	0	0	9	0	0	0	18	0	0	28
8:00 AM	1	0	1	0	0	0	0	0	0	9	0	0	0	22	0	0	33
8:15 AM	1	0	0	0	0	0	0	0	0	8	0	0	0	19	0	0	28
8:30 AM	0	0	1	0	0	0	0	0	0	10	2	0	0	16	0	0	29
8:45 AM	0	0	0	0	0	0	0	0	0	15	0	0	0	17	0	0	32
9:00 AM	1	0	1	0	0	0	0	0	0	10	3	0	0	25	0	0	40
9:15 AM	0	0	0	0	0	0	0	0	0	14	1	0	0	20	0	0	35
9:30 AM	1	0	0	0	0	0	0	0	0	15	1	0	0	11	0	0	28
9:45 AM	0	0	1	0	0	0	0	0	0	11	0	0	0	17	0	0	29
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	8	0	5	0	0	0	0	0	0	166	8	1	1	268	0	0	457
PEAK HR :	61.54%	0.00%	38.46%	0.00%					0.00%	94.86%	4.57%	0.57%	0.37%	99.63%	0.00%	0.00%	
PEAK HR VOL :	1	0	2	0	0	0	0	0	0	41	1	0	0	80	0	0	125
PEAK HR FACTOR :	0.250	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.788	0.250	0.000	0.000	0.870	0.000	0.000	0.868
	0.375								0.808				0.870				

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
10:00 AM	1	0	0	0	0	0	0	0	0	19	1	0	0	18	0	0	39
10:15 AM	1	0	0	0	0	0	0	0	0	10	1	0	0	13	0	0	25
10:30 AM	0	0	0	0	0	0	0	0	0	14	1	0	0	13	0	0	28
10:45 AM	0	0	0	0	0	0	0	0	0	13	0	0	0	12	0	0	25
11:00 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	10	0	0	17
11:15 AM	0	0	0	0	0	0	0	0	0	11	1	0	0	14	0	0	26
11:30 AM	0	0	0	0	0	0	0	0	0	16	0	0	0	10	0	0	26
11:45 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	12	0	0	19
12:00 PM	0	0	0	0	0	0	0	0	0	9	0	0	0	11	0	0	20
12:15 PM	0	0	0	0	0	0	0	0	0	12	0	0	0	16	0	0	28
12:30 PM	0	0	0	0	0	0	0	0	0	17	0	0	0	16	0	0	33
12:45 PM	0	0	0	0	0	0	0	0	0	7	1	1	0	9	0	0	18
1:00 PM	0	0	0	0	0	0	0	0	0	10	0	0	0	13	0	0	23
1:15 PM	0	0	1	0	0	0	0	0	0	13	0	0	0	9	0	0	23
1:30 PM	0	0	1	0	0	0	0	0	0	9	1	0	0	15	0	0	26
1:45 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	11	0	0	25
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	2	0	2	0	0	0	0	0	0	188	6	1	0	202	0	0	401
PEAK HR :	50.00%	0.00%	50.00%	0.00%					0.00%	96.41%	3.08%	0.51%	0.00%	100.00%	0.00%	0.00%	
PEAK HR VOL :	0	0	2	0	0	0	0	0	0	39	2	1	0	46	0	0	90
PEAK HR FACTOR :	0.00	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.750	0.500	0.250	0.000	0.767	0.000	0.000	0.865
	0.500								0.808				0.767				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	1	0	0	0	0	0	0	0	0	9	1	0	0	10	0	1	22
2:15 PM	0	0	0	0	0	0	0	0	0	13	3	0	0	15	0	0	31
2:30 PM	0	0	1	0	0	0	0	0	0	10	0	0	0	11	0	0	22
2:45 PM	1	0	0	0	0	0	0	0	0	15	0	1	1	14	0	0	32
3:00 PM	0	0	0	0	0	0	0	0	0	7	0	0	0	12	0	0	19
3:15 PM	0	0	0	0	0	0	0	0	0	18	0	0	0	15	0	0	33
3:30 PM	0	0	0	0	0	0	0	0	0	22	0	0	0	7	0	0	29
3:45 PM	1	0	0	0	0	0	0	0	0	25	0	0	0	10	0	0	36
4:00 PM	0	0	0	0	0	0	0	0	0	23	0	0	0	13	0	0	36
4:15 PM	0	0	0	0	0	0	0	0	0	19	0	0	0	10	0	0	29
4:30 PM	0	0	0	0	0	0	0	0	0	14	2	0	0	15	0	0	31
4:45 PM	1	0	0	0	0	0	0	0	0	16	0	0	0	6	0	0	23
5:00 PM	0	0	0	0	0	0	0	0	0	19	0	0	0	13	0	0	32
5:15 PM	0	0	0	0	0	0	0	0	0	11	0	0	0	10	0	0	21
5:30 PM	1	0	0	0	0	0	0	0	0	15	0	0	0	8	0	0	24
5:45 PM	0	0	0	0	0	0	0	0	0	11	0	0	0	7	0	0	18
6:00 PM	0	0	0	0	0	0	0	0	0	8	0	0	0	7	0	0	15
6:15 PM	0	0	0	0	0	0	0	0	0	5	1	0	0	3	0	0	9
6:30 PM	0	0	0	0	0	0	0	0	0	7	0	0	0	3	0	0	10
6:45 PM	0	0	0	0	0	0	0	0	0	6	0	0	0	1	0	0	7
7:00 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	4	0	0	5
7:15 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	1	0	0	3
7:30 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	5	0	0	6
7:45 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	5	0	0	7
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	5	0	1	0	0	0	0	0	0	279	7	1	1	205	0	1	500
PEAK HR :	83.33%	0.00%	16.67%	0.00%					0.00%	97.21%	2.44%	0.35%	0.48%	99.03%	0.00%	0.48%	
PEAK HR VOL :	1	0	0	0	0	0	0	0	0	60	2	0	0	44	0	0	107
PEAK HR FACTOR :	0.25	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.789	0.250	0.000	0.000	0.733	0.000	0.000	0.836
	0.250								0.816				0.733				

Intersection Turning Movement Count

Project ID: 21-120083-001
Date: 3/3/2021

NS/EW Streets:	Snug Harbor Rd				Snug Harbor Rd				Gandy Blvd				Gandy Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0	0	3
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES : APPROACH %'s :	NL 0	NT 0	NR 0	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 1	ER 2	EU 0	WL 0	WT 1	WR 0	WU 0	TOTAL 4
PEAK HR VOL :	07:15 AM - 08:15 AM																TOTAL
PEAK HR FACTOR :	0 0.000	0 0.000	0 0.000	0 0.000	0 0.000	0 0.000	0 0.000	0 0.000	0 0.000	1 0.250	1 0.250	0 0.000	0 0.000	1 0.250	0 0.000	0 0.000	3 0.250

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
12:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
1:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL 1	NT 0	NR 2	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 0	ER 2	EU 0	WL 0	WT 1	WR 0	WU 0	TOTAL 6
APPROACH %'s :	33.33%	0.00%	66.67%	0.00%					0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	12:45 PM - 01:45 PM																TOTAL 3 0.750
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	2	0	0	1	0	0	
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.000	0.250	0.000	0.000	

[illegible]

Intersection Turning Movement Count

Project ID: 21-120083-001
Date: 3/3/2021

NS/EW Streets:	Snug Harbor Rd		Snug Harbor Rd		Gandy Blvd		Gandy Blvd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
6:00 AM	0	0	0	0	0	0	0	0	0
6:15 AM	0	0	0	0	0	0	0	0	0
6:30 AM	0	0	0	0	0	0	0	0	0
6:45 AM	0	0	0	0	0	0	0	0	0
7:00 AM	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	1	0	0	0	0	0	1
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	0	1	0	0	0	0	0	1
PEAK HR :	07:15 AM - 08:15 AM		100.00%	0.00%					
PEAK HR VOL :	0	0	1	0	0	0	0	0	1
PEAK HR FACTOR :			0.250	0.250					0.250

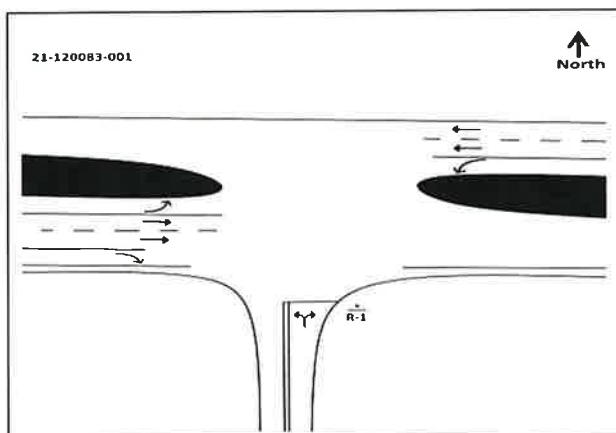
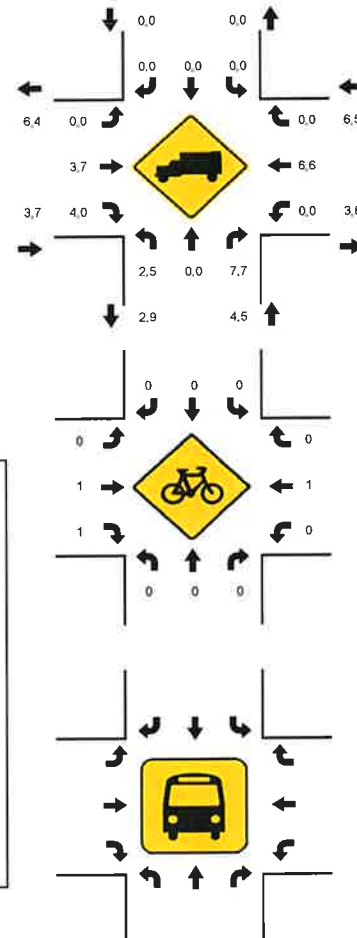
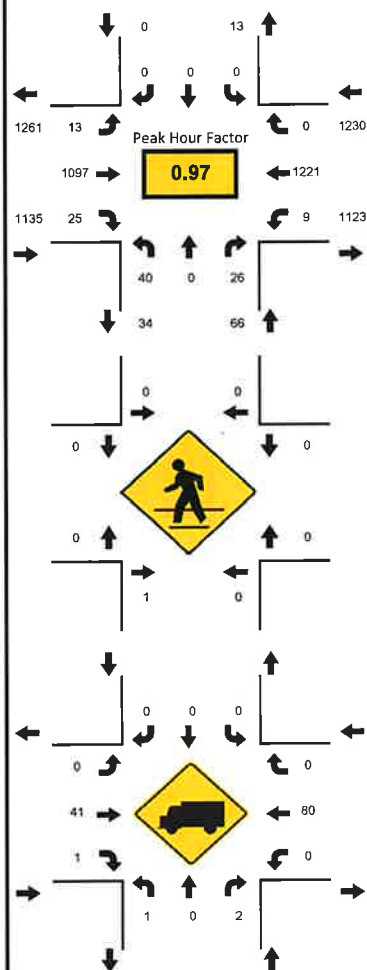
NOON	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
10:00 AM	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	2	0	0	0	0	0	2
10:30 AM	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	3	0	0	0	0	3
11:00 AM	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	1	0	0	0	0	0	1
12:30 PM	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0
1:00 PM	0	0	5	0	0	0	0	0	5
1:15 PM	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB 0	WB 0	EB 8	WB 3	NB 0	SB 0	NB 0	SB 0	TOTAL 11
APPROACH %'s :			72.73%	27.27%					
PEAK HR :	12:45 PM	01:45 PM							
PEAK HR VOL :	0	0	5	0	0	0	0	0	5
PEAK HR FACTOR :			0.250	0.250					0.250

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
2:00 PM	0	0	0	1	0	0	0	0	1
2:15 PM	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	1	0	0	0	0	1
2:45 PM	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	1	1	0	0	0	0	2
3:30 PM	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0
4:00 PM	0	0	2	0	0	0	0	0	2
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0
6:00 PM	0	0	0	2	0	0	0	0	2
6:15 PM	0	0	1	0	0	0	0	0	1
6:30 PM	0	0	0	0	0	0	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	0
7:00 PM	0	0	0	0	0	0	0	0	0
7:15 PM	0	0	0	0	0	0	0	0	0
7:30 PM	0	0	0	0	0	0	0	0	0
7:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB 0	WB 0	EB 4	WB 5	NB 0	SB 0	NB 0	SB 0	TOTAL 9
APPROACH %'s :			44.44%	55.56%					
PEAK HR :	04:30 PM - 05:30 PM								TOTAL 0
PEAK HR VOL :	0 0		0 0		0 0		0 0		
PEAK HR FACTOR :									

PROJECT ID: 21-120083-001
DATE: 03/03/2021

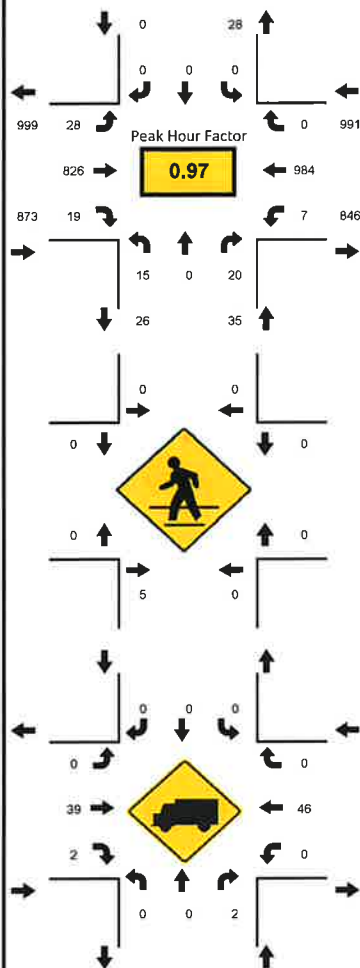


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15-Min Count Period	Snug Harbor Rd Northbound					Snug Harbor Rd Southbound					Gandy Blvd Eastbound					Gandy Blvd Westbound					Total	Hourly Total	
	Beginning At	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U			R*
{ 06:00 AM	3	0	4	0		0	0	0	0		0	147	2	5		0	116	0	0		277	1560	
	06:15 AM	3	0	4	0		0	0	0	0		0	208	3	5		0	143	0	0		366	1770
	06:30 AM	3	0	3	0		0	0	0	0		0	240	2	0		0	194	0	0		442	2027
	06:45 AM	7	0	3	0		0	0	0	0		0	246	3	3		0	213	0	0		475	2211
[07:00 AM	3	0	1	0		0	0	0	0		0	256	5	2		4	216	0	0		487	2345	
- 07:15 AM	10	0	5	0		0	0	0	0		0	308	3	3		2	292	0	0		623	2431	
07:30 AM	16	0	5	0		0	0	0	0		0	278	8	3		2	314	0	0		626	2410	
L- 07:45 AM	3	0	8	0		0	0	0	0		0	261	7	3		3	324	0	0		609	2339	
08:00 AM	11	0	8	0		0	0	0	0		0	250	7	4		2	291	0	0		573	2278	
08:15 AM	11	0	1	0		0	0	0	0		0	237	5	2		2	344	0	0		602	2190	
08:30 AM	6	0	3	0		0	0	0	0		0	241	6	9		2	288	0	0		555	2053	
08:45 AM	9	0	2	0		0	0	0	0		0	218	11	9		2	297	0	0		548	1952	
09:00 AM	7	0	5	0		0	0	0	0		0	226	9	4		2	232	0	0		485	1797	
09:15 AM	7	0	0	0		0	0	0	0		0	190	8	9		1	250	0	0		465	1312	
09:30 AM	5	0	3	0		0	0	0	0		0	208	10	1		0	227	0	0		454	847	
09:45 AM	5	0	4	0		0	0	0	0		0	177	3	2		1	201	0	0		393	393	
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound							
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total		
All Vehicles	64	0	32	0		0	0	0	0		0	1232	32	16		12	1296	0	0		2684		
Heavy Trucks	4	0	4			0	0	0			0	52	4			0	92	0			156		
Pedestrians		4					0					0					0				4		
Bicycles	0	0	0			0	0	0			0	4	4			0	4	0			12		
Railroad Stopped Buses																							

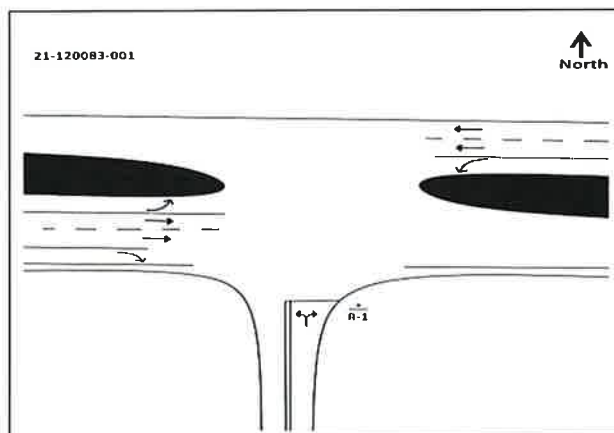
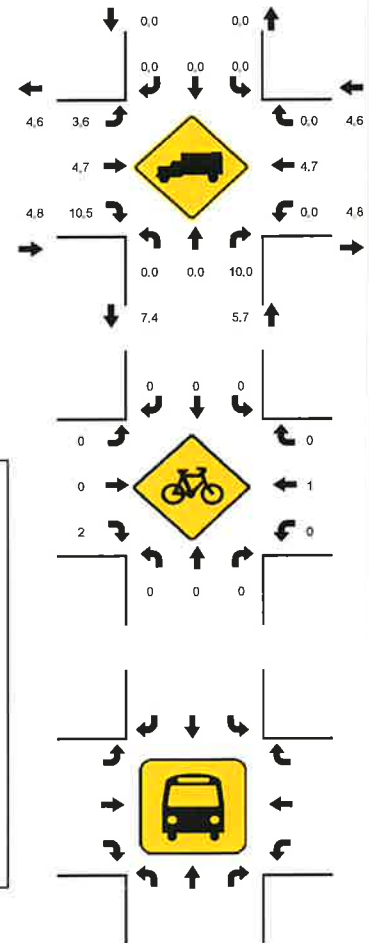
PROJECT ID: 21-120083-001
DATE: 03/03/2021



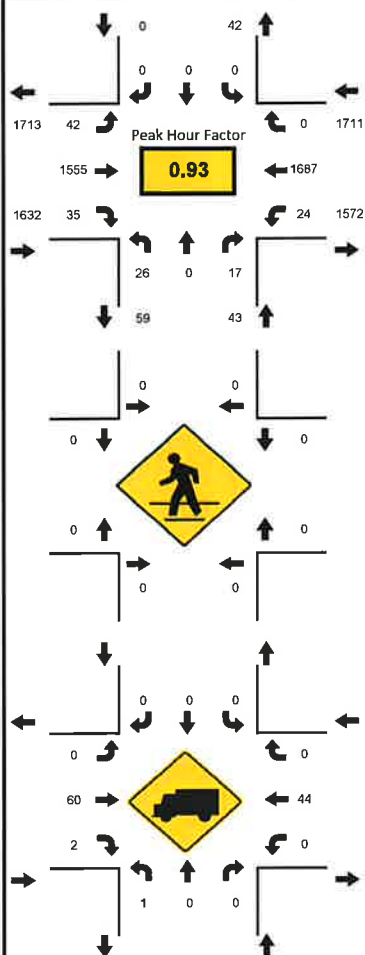
Peak-Hour: 12:45 PM - 01:45 PM
Peak 15-Minute: 01:15 PM - 01:30 PM



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[illegible]

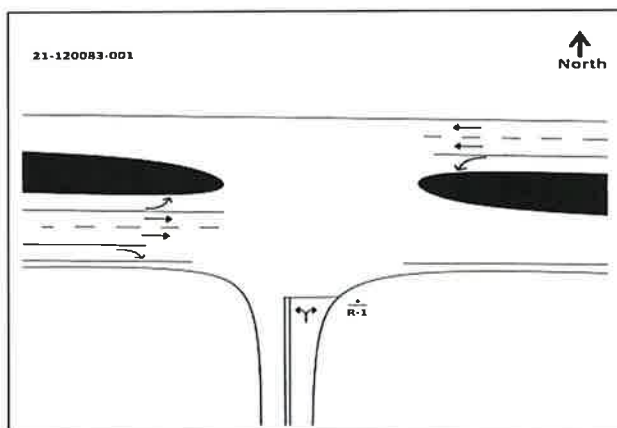
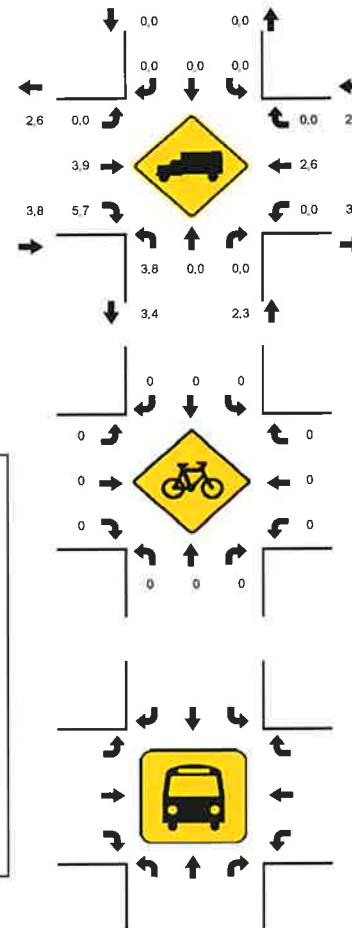
PROJECT ID: 21-120083-001
DATE: 03/03/2021



Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



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15-Min Count Period Beginning At	Snug Harbor Rd Northbound					Snug Harbor Rd Southbound					Gandy Blvd Eastbound					Gandy Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
02:00 PM	9	0	5	0		0	0	0	0		0	213	9	5		1	217	0	1		460	1991
02:15 PM	5	0	5	0		0	0	0	0		0	233	12	7		5	243	0	0		510	2088
02:30 PM	4	0	5	0		0	0	0	0		0	190	5	5		2	287	0	0		498	2227
02:45 PM	6	0	4	0		0	0	0	0		0	216	10	7		6	274	0	0		523	2515
03:00 PM	4	0	3	0		0	0	0	0		0	259	7	4		2	278	0	0		557	2741
03:15 PM	3	0	2	0		0	0	0	0		0	316	4	5		1	318	0	0		649	2947
03:30 PM	2	0	3	0		0	0	0	0		0	411	8	10		3	349	0	0		786	3104
03:45 PM	7	0	3	0		0	0	0	0		0	376	4	10		4	345	0	0		749	3181
04:00 PM	7	0	2	0		0	0	0	0		0	373	13	5		5	358	0	0		763	3214
04:15 PM	5	0	3	0		0	0	0	0		0	418	5	13		4	358	0	0		806	3285
04:30 PM	7	0	2	1		0	0	0	0		0	383	11	6		4	448	0	1		863	3386
04:45 PM	6	0	5	0		0	0	0	0		0	355	10	8		8	390	0	0		782	3303
05:00 PM	4	0	5	0		0	0	0	0		0	393	7	14		6	404	0	1		834	3249
05:15 PM	8	0	5	0		0	0	0	0		0	424	7	14		4	445	0	0		907	3022
05:30 PM	6	0	5	0		0	0	0	0		0	386	13	9		10	351	0	0		780	2708
05:45 PM	7	0	4	0		0	0	0	0		0	333	8	10		4	362	0	0		728	2413
06:00 PM	4	0	6	0		0	0	0	0		0	290	12	6		5	284	0	0		607	2089
06:15 PM	7	0	2	0		0	0	0	0		0	248	7	10		2	317	0	0		593	1817
06:30 PM	3	0	4	0		0	0	0	0		0	231	7	6		3	231	0	0		485	1559
06:45 PM	3	0	4	0		0	0	0	0		0	191	7	5		3	191	0	0		404	1381
07:00 PM	3	0	3	0		0	0	0	0		0	142	7	8		2	170	0	0		335	1249
07:15 PM	3	0	2	0		0	0	0	0		0	150	7	7		2	164	0	0		335	914
07:30 PM	1	0	1	0		0	0	0	0		0	138	3	3		3	158	0	0		307	579
07:45 PM	5	0	0	0		0	0	0	0		0	136	3	4		0	124	0	0		272	272
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	32	0	20	4		0	0	0	0		0	1696	44	56		32	1792	0	4		3680	
Heavy Trucks	4	0	0			0	0	0			0	76	8			0	60	0			148	
Pedestrians		0					0					0					0				0	
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0	
Railroad																						
Stopped Buses																						



National Data & Surveying Services

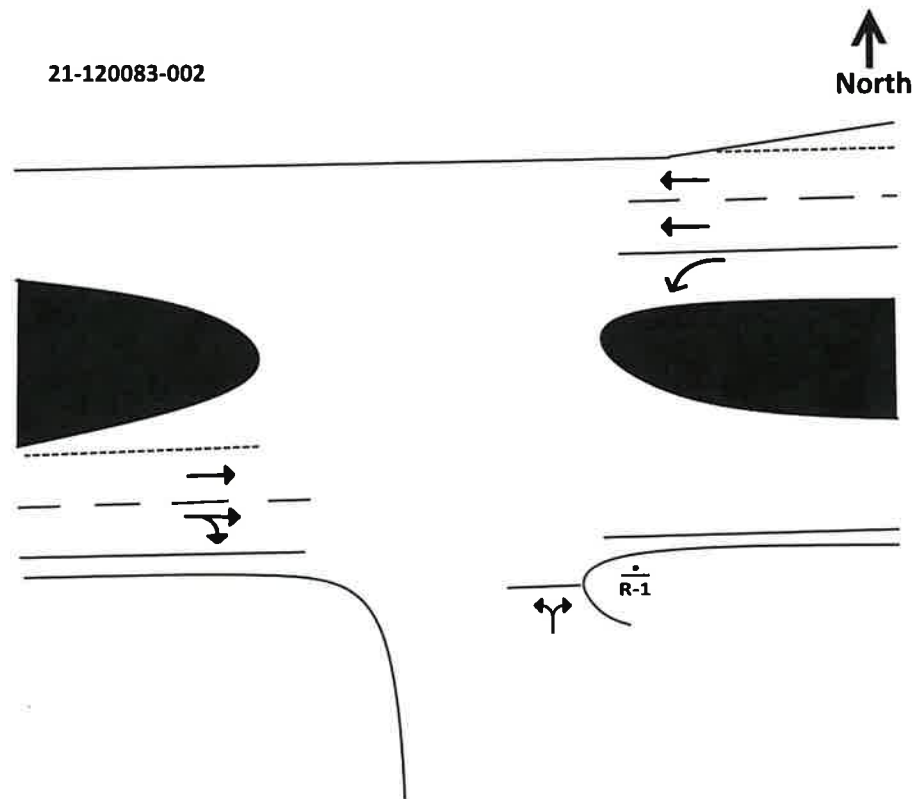
Site Code: **21-120083-002**
Date: **03/03/2021**
Weather: **Sunny**
City: **St. Petersburg**
County: **Pinellas**
Count Times: **06:00 - 10:00**
10:00 - 14:00
14:00 - 20:00
Control: **1-Way Stop(NB)**



N/S Street: **San Fernando Dr**

Speed: **N/A**

21-120083-002



E/W Street: **Gandy Blvd**

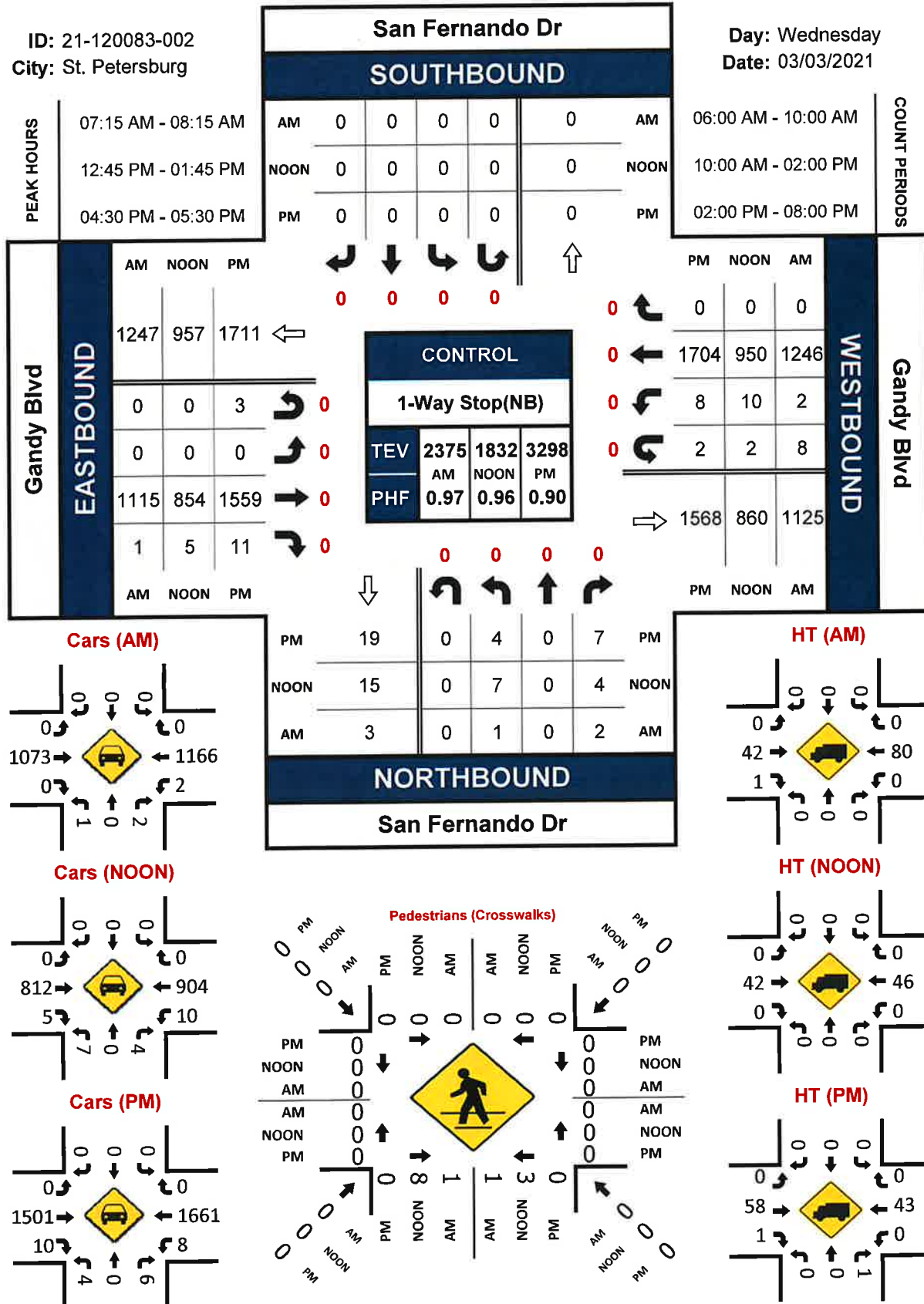
Speed: **50 MPH**

San Fernando Dr & Gandy Blvd

Peak Hour Turning Movement Count

ID: 21-120083-002
City: St. Petersburg

Day: Wednesday
Date: 03/03/2021



National Data & Surveying Services

Intersection Turning Movement Count

Location: San Fernando Dr & Gandy Blvd
 City: St. Petersburg
 Control: 1-Way Stop(NB)

Project ID: 21-120083-002
 Date: 3/3/2021

Total

NS/EW Streets:	San Fernando Dr				San Fernando Dr				Gandy Blvd				Gandy Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
6:00 AM	0	0	0	0	0	0	0	0	0	144	1	0	0	114	0	0	259
6:15 AM	0	0	0	0	0	0	0	0	0	222	0	0	0	151	0	0	373
6:30 AM	0	0	0	0	0	0	0	0	0	240	0	0	0	187	0	0	427
6:45 AM	0	0	0	0	0	0	0	0	0	250	0	0	0	218	0	0	468
7:00 AM	0	0	0	0	0	0	0	0	0	260	0	2	0	213	0	0	475
7:15 AM	0	0	0	0	0	0	0	0	0	304	0	0	1	307	0	2	614
7:30 AM	0	0	0	0	0	0	0	0	0	292	0	0	0	304	0	1	597
7:45 AM	0	0	0	0	0	0	0	0	0	264	1	0	0	330	0	2	597
8:00 AM	1	0	2	0	0	0	0	0	0	255	0	0	1	305	0	3	567
8:15 AM	1	0	0	0	0	0	0	0	0	243	0	0	0	330	0	0	574
8:30 AM	0	0	1	0	0	0	0	0	0	229	0	0	0	311	0	2	543
8:45 AM	0	0	1	0	0	0	0	0	0	234	2	1	1	275	0	0	514
9:00 AM	1	0	3	0	0	0	0	0	0	220	0	0	0	247	0	0	471
9:15 AM	1	0	1	0	0	0	0	0	0	207	0	0	1	237	0	1	448
9:30 AM	1	0	2	0	0	0	0	0	0	205	0	0	1	225	0	0	434
9:45 AM	0	0	3	0	0	0	0	0	0	173	0	0	0	211	0	0	387
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	5	0	13	0	0	0	0	0	0	3742	4	3	5	3965	0	11	7748
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	1	0	2	0	0	0	0	0	0	1115	1	0	2	1246	0	8	2375
PEAK HR FACTOR :	0.250	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.917	0.250	0.000	0.500	0.944	0.000	0.667	0.967
	0.250								0.918				0.946				

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
10:00 AM	2	0	0	0	0	0	0	0	0	180	0	0	4	167	0	0	353
10:15 AM	0	0	1	0	0	0	0	0	0	169	1	0	0	159	0	0	330
10:30 AM	1	0	1	0	0	0	0	0	0	200	1	0	2	207	0	1	413
10:45 AM	0	0	1	0	0	0	0	0	0	160	1	0	3	187	0	1	353
11:00 AM	0	0	4	0	0	0	0	0	0	203	3	0	1	171	0	0	382
11:15 AM	0	0	0	0	0	0	0	0	0	182	1	0	2	171	0	2	358
11:30 AM	0	0	1	0	0	0	0	0	0	207	0	0	0	233	0	1	442
11:45 AM	3	0	1	0	0	0	0	0	0	176	3	0	5	219	0	1	408
12:00 PM	1	0	3	0	0	0	0	0	0	180	2	0	2	191	0	1	380
12:15 PM	0	0	1	0	0	0	0	0	0	199	2	0	3	263	0	0	468
12:30 PM	3	0	1	0	0	0	0	0	0	194	4	0	1	253	0	0	456
12:45 PM	1	0	2	0	0	0	0	0	0	210	2	0	1	234	0	1	451
1:00 PM	2	0	0	0	0	0	0	0	0	192	1	0	6	244	0	0	445
1:15 PM	1	0	2	0	0	0	0	0	0	242	1	0	0	228	0	1	475
1:30 PM	3	0	0	0	0	0	0	0	0	210	1	0	3	244	0	0	461
1:45 PM	2	0	2	0	0	0	0	0	0	203	2	0	2	223	0	1	435
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	19	0	20	0	0	0	0	0	0	3107	25	0	35	3394	0	10	6610
PEAK HR :	12:45 PM - 01:45 PM																TOTAL
PEAK HR VOL :	7	0	4	0	0	0	0	0	0	854	5	0	10	950	0	2	1832
PEAK HR FACTOR :	0.583	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.882	0.625	0.000	0.417	0.973	0.000	0.500	0.964
	0.917								0.884				0.962				

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	0	0	2	0	0	0	0	0	0	210	4	0	3	220	0	1	440
2:15 PM	4	0	3	0	0	0	0	0	0	235	3	0	2	253	0	1	501
2:30 PM	4	0	1	0	0	0	0	0	0	197	1	0	1	276	0	0	480
2:45 PM	2	0	0	0	0	0	0	0	0	213	3	0	0	269	0	1	488
3:00 PM	2	0	2	0	0	0	0	0	0	248	2	0	2	291	0	2	549
3:15 PM	1	0	2	0	0	0	0	0	0	329	1	0	3	311	0	0	647
3:30 PM	0	0	2	0	0	0	0	0	0	403	2	0	2	359	0	0	768
3:45 PM	3	0	5	0	0	0	0	0	0	389	2	0	3	344	0	1	747
4:00 PM	3	0	2	0	0	0	0	0	0	358	1	1	2	352	0	0	719
4:15 PM	1	0	1	0	0	0	0	0	0	440	3	3	1	370	0	0	819
4:30 PM	0	0	0	0	0	0	0	0	0	371	2	1	1	433	0	1	809
4:45 PM	1	0	2	0	0	0	0	0	0	369	2	1	2	415	0	1	793
5:00 PM	2	0	2	0	0	0	0	0	0	380	4	1	0	389	0	0	778
5:15 PM	1	0	3	0	0	0	0	0	0	439	3	0	5	467	0	0	918
5:30 PM	0	0	5	0	0	0	0	0	0	369	3	0	5	350	0	0	732
5:45 PM	0	0	1	0	0	0	0	0	0	345	3	0	3	378	0	2	732
6:00 PM	1	0	1	0	0	0	0	0	0	291	5	0	4	289	0	0	591
6:15 PM	1	0	0	0	0	0	0	0	0	238	1	0	0	314	0	2	556
6:30 PM	1	0	0	0	0	0	0	0	0	248	1	0	1	236	0	0	487
6:45 PM	3	0	0	0	0	0	0	0	0	179	0	0	0	188	0	0	370
7:00 PM	0	0	2	0	0	0	0	0	0	155	1	0	3	175	0	0	336
7:15 PM	2	0	1	0	0	0	0	0	0	148	2	0	2	159	0	1	315
7:30 PM	4	0	4	0	0	0	0	0	0	143	1	0	0	162	0	1	315
7:45 PM	0	0	0	0	0	0	0	0	0	130	0	0	0	124	0	1	255
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	36	0	41	0	0	0	0	0	0	6827	50	7	45	7124	0	15	14145
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	4	0	7	0	0	0	0	0	0	1559	11	3	8	1704	0	2	3298
PEAK HR FACTOR :	0.500	0.000	0.583	0.000	0.000	0.000	0.000	0.000	0.000	0.888	0.688	0.750	0.400	0.912	0.000	0.500	0.898
	0.688								0.890				0.908				

National Data & Surveying Services

Intersection Turning Movement Count

Location: San Fernando Dr & Gandy Blvd
City: St. Petersburg
Control: 1-Way Stop(NB)

Project ID: 21-120083-002
Date: 3/3/2021

Cars

NS/EW Streets:	San Fernando Dr				San Fernando Dr				Gandy Blvd				Gandy Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
6:00 AM	0	0	0	0	0	0	0	0	0	134	0	0	0	110	0	0	244
6:15 AM	0	0	0	0	0	0	0	0	0	212	0	0	0	143	0	0	355
6:30 AM	0	0	0	0	0	0	0	0	0	233	0	0	0	177	0	0	410
6:45 AM	0	0	0	0	0	0	0	0	0	239	0	0	0	199	0	0	438
7:00 AM	0	0	0	0	0	0	0	0	0	257	0	2	0	191	0	0	450
7:15 AM	0	0	0	0	0	0	0	0	0	292	0	0	1	283	0	2	578
7:30 AM	0	0	0	0	0	0	0	0	0	281	0	0	0	288	0	1	570
7:45 AM	0	0	0	0	0	0	0	0	0	255	0	0	0	309	0	2	566
8:00 AM	1	0	2	0	0	0	0	0	0	245	0	0	1	286	0	3	538
8:15 AM	1	0	0	0	0	0	0	0	0	235	0	0	0	311	0	0	547
8:30 AM	0	0	1	0	0	0	0	0	0	219	0	0	0	293	0	2	515
8:45 AM	0	0	1	0	0	0	0	0	0	218	2	1	1	260	0	0	483
9:00 AM	1	0	3	0	0	0	0	0	0	209	0	0	0	219	0	0	432
9:15 AM	1	0	1	0	0	0	0	0	0	194	0	0	1	220	0	1	418
9:30 AM	1	0	2	0	0	0	0	0	0	190	0	0	1	214	0	0	408
9:45 AM	0	0	2	0	0	0	0	0	0	160	0	0	0	193	0	0	355
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	29.41%	0.00%	70.59%	0.00%	0	0	0	0	0.00%	99.86%	0.06%	0.08%	0.13%	99.57%	0.00%	0.30%	7307
PEAK HR :	07:15 AM - 08:15 AM				0	0	0	0	0	1073	0	0	2	1166	0	8	2252
PEAK HR VOL :	1	0	2	0	0	0	0	0	0	0.919	0.000	0.000	0.500	0.943	0.000	0.667	0.974
PEAK HR FACTOR :	0.25	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.919	0.000	0.000	0.500	0.943	0.000	0.667	0.974

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
10:00 AM	1	0	0	0	0	0	0	0	0	163	0	0	3	150	0	0	317
10:15 AM	0	0	1	0	0	0	0	0	0	157	1	0	0	147	0	0	306
10:30 AM	1	0	1	0	0	0	0	0	0	187	1	0	2	193	0	1	386
10:45 AM	0	0	1	0	0	0	0	0	0	147	0	0	3	176	0	1	328
11:00 AM	0	0	3	0	0	0	0	0	0	196	3	0	1	161	0	0	364
11:15 AM	0	0	0	0	0	0	0	0	0	171	1	0	2	157	0	2	333
11:30 AM	0	0	1	0	0	0	0	0	0	192	0	0	0	223	0	1	417
11:45 AM	3	0	1	0	0	0	0	0	0	168	3	0	5	205	0	1	386
12:00 PM	1	0	3	0	0	0	0	0	0	172	1	0	2	182	0	1	362
12:15 PM	0	0	1	0	0	0	0	0	0	187	2	0	3	247	0	0	440
12:30 PM	2	0	1	0	0	0	0	0	0	178	4	0	1	237	0	0	423
12:45 PM	1	0	2	0	0	0	0	0	0	202	2	0	1	226	0	1	435
1:00 PM	2	0	0	0	0	0	0	0	0	182	1	0	6	231	0	0	422
1:15 PM	1	0	2	0	0	0	0	0	0	228	1	0	0	219	0	1	452
1:30 PM	3	0	0	0	0	0	0	0	0	200	1	0	3	228	0	0	435
1:45 PM	2	0	2	0	0	0	0	0	0	189	2	0	2	213	0	1	411
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	47.22%	0.00%	52.78%	0.00%	0	0	0	0	0.00%	99.22%	0.78%	0.00%	1.05%	98.64%	0.00%	0.31%	6217
PEAK HR :	12:45 PM - 01:45 PM				0	0	0	0	0	812	5	0	10	904	0	2	1744
PEAK HR VOL :	7	0	4	0	0	0	0	0	0	0.890	0.625	0.000	0.417	0.978	0.000	0.500	0.965
PEAK HR FACTOR :	0.58	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.892	0.625	0.000	0.417	0.978	0.000	0.500	0.965

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
2:00 PM	0	0	2	0	0	0	0	0	0	202	3	0	3	209	0	1	420
2:15 PM	2	0	3	0	0	0	0	0	0	221	3	0	2	240	0	1	472
2:30 PM	4	0	1	0	0	0	0	0	0	186	1	0	1	265	0	0	458
2:45 PM	2	0	0	0	0	0	0	0	0	199	2	0	0	254	0	1	458
3:00 PM	2	0	2	0	0	0	0	0	0	241	2	0	2	277	0	1	527
3:15 PM	1	0	2	0	0	0	0	0	0	311	1	0	3	298	0	0	616
3:30 PM	0	0	2	0	0	0	0	0	0	381	2	0	2	352	0	0	739
3:45 PM	3	0	5	0	0	0	0	0	0	364	2	0	3	333	0	1	711
4:00 PM	3	0	2	0	0	0	0	0	0	337	1	1	2	339	0	0	685
4:15 PM	1	0	1	0	0	0	0	0	0	419	3	3	1	359	0	0	787
4:30 PM	0	0	0	0	0	0	0	0	0	357	2	1	1	419	0	1	781
4:45 PM	1	0	2	0	0	0	0	0	0	353	2	1	2	409	0	1	771
5:00 PM	2	0	2	0	0	0	0	0	0	362	3	1	0	375	0	0	745
5:15 PM	1	0	2	0	0	0	0	0	0	429	3	0	5	458	0	0	898
5:30 PM	0	0	5	0	0	0	0	0	0	353	3	0	5	342	0	0	708
5:45 PM	0	0	1	0	0	0	0	0	0	335	3	0	3	370	0	2	714
6:00 PM	1	0	1	0	0	0	0	0	0	283	5	0	4	282	0	0	576
6:15 PM	1	0	0	0	0	0	0	0	0	234	1	0	0	310	0	2	548
6:30 PM	1	0	0	0	0	0	0	0	0	240	1	0	1	234	0	0	477
6:45 PM	3	0	0	0	0	0	0	0	0	174	0	0	0	186	0	0	363
7:00 PM	0	0	2	0	0	0	0	0	0	153	1	0	3	172	0	0	331
7:15 PM	2	0	1	0	0	0	0	0	0	146	2	0	2	158	0	1	312
7:30 PM	4	0	4	0	0	0	0	0	0	142	1	0	0	156	0	1	308
7:45 PM	0	0	0	0	0	0	0	0	0	128	0	0	0	120	0	1	249
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	45.95%	0.00%	54.05%	0.00%	0	0	0	0	0.00%	99.18%	0.71%	0.11%	0.65%	99.15%	0.00%	0.20%	13654
PEAK HR :	04:30 PM - 05:30 PM				0	0	0	0	0	1501	10	3	8	1661	0	2	3195
PEAK HR VOL :	4	0	6	0	0	0	0	0	0	0.875	0.833	0.750	0.400	0.907	0.000	0.500	0.889
PEAK HR FACTOR :	0.50	0.000	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.876	0.833	0.750	0.400	0.907	0.000	0.500	0.889

National Data & Surveying Services

Intersection Turning Movement Count

Location: San Fernando Dr & Gandy Blvd
City: St. Petersburg
Control: 1-Way Stop(NB)

Project ID: 21-120083-002
Date: 3/3/2021

HT

NS/EW Streets:	San Fernando Dr				San Fernando Dr				Gandy Blvd				Gandy Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
6:00 AM	0	0	0	0	0	0	0	0	0	10	1	0	0	4	0	0	15
6:15 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	8	0	0	18
6:30 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	10	0	0	17
6:45 AM	0	0	0	0	0	0	0	0	0	11	0	0	0	19	0	0	30
7:00 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	22	0	0	25
7:15 AM	0	0	0	0	0	0	0	0	0	12	0	0	0	24	0	0	36
7:30 AM	0	0	0	0	0	0	0	0	0	11	0	0	0	16	0	0	27
7:45 AM	0	0	0	0	0	0	0	0	0	9	1	0	0	21	0	0	31
8:00 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	19	0	0	29
8:15 AM	0	0	0	0	0	0	0	0	0	8	0	0	0	19	0	0	27
8:30 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	18	0	0	28
8:45 AM	0	0	0	0	0	0	0	0	0	16	0	0	0	15	0	0	31
9:00 AM	0	0	0	0	0	0	0	0	0	11	0	0	0	28	0	0	39
9:15 AM	0	0	0	0	0	0	0	0	0	13	0	0	0	17	0	0	30
9:30 AM	0	0	0	0	0	0	0	0	0	15	0	0	0	11	0	0	26
9:45 AM	0	0	1	0	0	0	0	0	0	13	0	0	0	18	0	0	32
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	1	0	0	0	0	0	0	169	2	0	0	269	0	0	441
	0.00%	0.00%	100.00%	0.00%					0.00%	98.83%	1.17%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	42	1	0	0	80	0	0	123
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.875	0.250	0.000	0.000	0.833	0.000	0.000	0.854
										0.896				0.833			

NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
10:00 AM	1	0	0	0	0	0	0	0	0	17	0	0	1	17	0	0	36
10:15 AM	0	0	0	0	0	0	0	0	0	12	0	0	0	12	0	0	24
10:30 AM	0	0	0	0	0	0	0	0	0	13	0	0	0	14	0	0	27
10:45 AM	0	0	0	0	0	0	0	0	0	13	1	0	0	11	0	0	25
11:00 AM	0	0	1	0	0	0	0	0	0	7	0	0	0	10	0	0	18
11:15 AM	0	0	0	0	0	0	0	0	0	11	0	0	0	14	0	0	25
11:30 AM	0	0	0	0	0	0	0	0	0	15	0	0	0	10	0	0	25
11:45 AM	0	0	0	0	0	0	0	0	0	8	0	0	0	14	0	0	22
12:00 PM	0	0	0	0	0	0	0	0	0	8	1	0	0	9	0	0	18
12:15 PM	0	0	0	0	0	0	0	0	0	12	0	0	0	16	0	0	28
12:30 PM	1	0	0	0	0	0	0	0	0	16	0	0	0	16	0	0	33
12:45 PM	0	0	0	0	0	0	0	0	0	8	0	0	0	8	0	0	16
1:00 PM	0	0	0	0	0	0	0	0	0	10	0	0	0	13	0	0	23
1:15 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	9	0	0	23
1:30 PM	0	0	0	0	0	0	0	0	0	10	0	0	0	16	0	0	26
1:45 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	10	0	0	24
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	2	0	1	0	0	0	0	0	0	188	2	0	1	199	0	0	393
	66.67%	0.00%	33.33%	0.00%					0.00%	98.95%	1.05%	0.00%	0.50%	99.50%	0.00%	0.00%	
PEAK HR :	12:45 PM - 01:45 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	42	0	0	0	46	0	0	88
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.750	0.000	0.000	0.000	0.719	0.000	0.000	0.846
										0.750				0.719			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
2:00 PM	0	0	0	0	0	0	0	0	0	8	1	0	0	11	0	0	20
2:15 PM	2	0	0	0	0	0	0	0	0	14	0	0	0	13	0	0	29
2:30 PM	0	0	0	0	0	0	0	0	0	11	0	0	0	11	0	0	22
2:45 PM	0	0	0	0	0	0	0	0	0	14	1	0	0	15	0	0	30
3:00 PM	0	0	0	0	0	0	0	0	0	7	0	0	0	14	0	1	22
3:15 PM	0	0	0	0	0	0	0	0	0	18	0	0	0	13	0	0	31
3:30 PM	0	0	0	0	0	0	0	0	0	22	0	0	0	7	0	0	29
3:45 PM	0	0	0	0	0	0	0	0	0	25	0	0	0	11	0	0	36
4:00 PM	0	0	0	0	0	0	0	0	0	21	0	0	0	13	0	0	34
4:15 PM	0	0	0	0	0	0	0	0	0	21	0	0	0	11	0	0	32
4:30 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	14	0	0	28
4:45 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	6	0	0	22
5:00 PM	0	0	0	0	0	0	0	0	0	18	1	0	0	14	0	0	33
5:15 PM	0	0	1	0	0	0	0	0	0	10	0	0	0	9	0	0	20
5:30 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	8	0	0	24
5:45 PM	0	0	0	0	0	0	0	0	0	10	0	0	0	8	0	0	18
6:00 PM	0	0	0	0	0	0	0	0	0	8	0	0	0	7	0	0	15
6:15 PM	0	0	0	0	0	0	0	0	0	4	0	0	0	4	0	0	8
6:30 PM	0	0	0	0	0	0	0	0	0	8	0	0	0	2	0	0	10
6:45 PM	0	0	0	0	0	0	0	0	0	5	0	0	0	2	0	0	7
7:00 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0	0	5
7:15 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	1	0	0	3
7:30 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	6	0	0	7
7:45 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	4	0	0	6
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	2	0	1	0	0	0	0	0	0	277	3	0	0	207	0	1	491
	66.67%	0.00%	33.33%	0.00%					0.00%	98.93%	1.07%	0.00%	0.00%	99.52%	0.00%	0.48%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	1	0	0	0	0	0	0	58	1	0	0	43	0	0	103
PEAK HR FACTOR :	0.00	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.806	0.250	0.000	0.000	0.768	0.000	0.000	0.780
			0.250							0.776				0.768			

National Data & Surveying Services

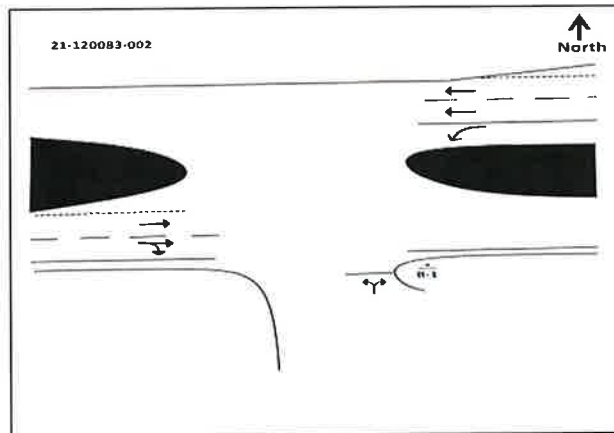
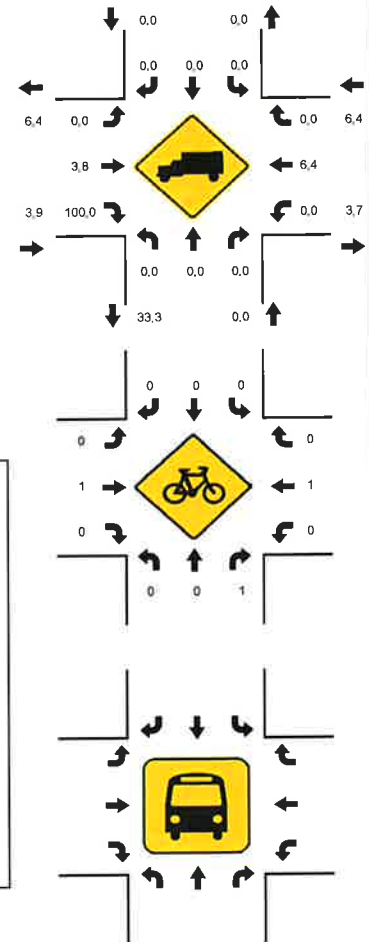
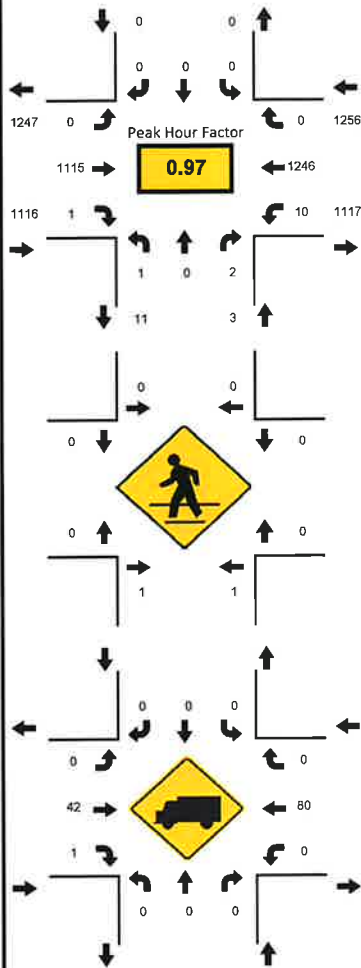
Location: San Fernando Dr & Gandy Blvd
City: St. Petersburg
Control: 1-Way Stop(NB)

Project ID: 21-120083-002
Date: 3/3/2021

Bikes

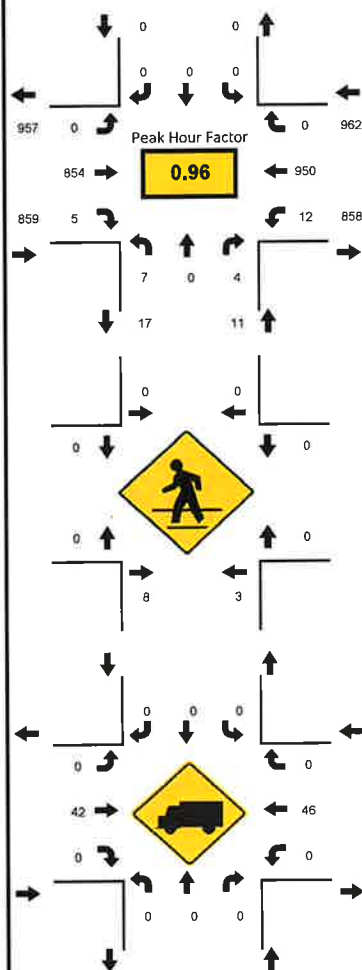
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PROJECT ID: 21-120083-002
DATE: 03/03/2021

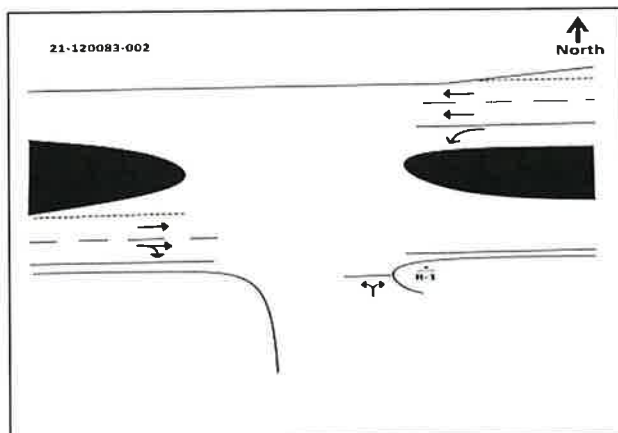
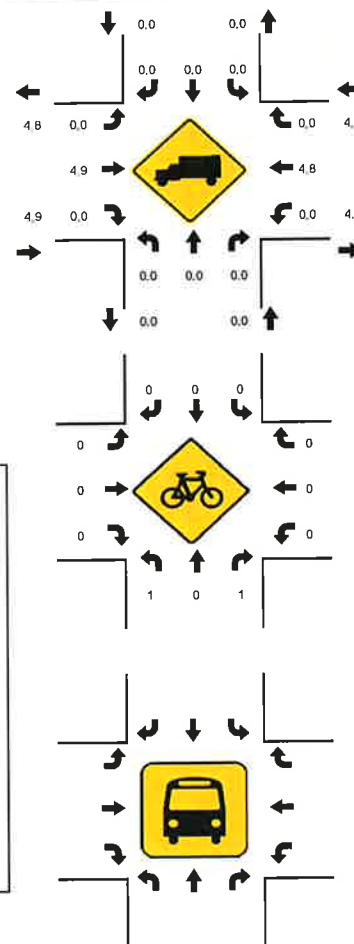


15-Min Count Period Beginning At	San Fernando Dr Northbound					San Fernando Dr Southbound					Gandy Blvd Eastbound					Gandy Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
06:00 AM	0	0	0	0		0	0	0	0		0	144	1	0		0	114	0	0		259	1527
06:15 AM	0	0	0	0		0	0	0	0		0	222	0	0		0	151	0	0		373	1743
06:30 AM	0	0	0	0		0	0	0	0		0	240	0	0		0	187	0	0		427	1984
06:45 AM	0	0	0	0		0	0	0	0		0	250	0	0		0	218	0	0		468	2154
07:00 AM	0	0	0	0		0	0	0	0		0	260	0	2		0	213	0	0		475	2283
07:15 AM	0	0	0	0		0	0	0	0		0	304	0	0		1	307	0	2		614	2375
07:30 AM	0	0	0	0		0	0	0	0		0	292	0	0		0	304	0	1		597	2335
07:45 AM	0	0	0	0		0	0	0	0		0	264	1	0		0	330	0	2		597	2281
08:00 AM	1	0	2	0		0	0	0	0		0	255	0	0		1	305	0	3		567	2198
08:15 AM	1	0	0	0		0	0	0	0		0	243	0	0		0	330	0	0		574	2102
08:30 AM	0	0	1	0		0	0	0	0		0	229	0	0		0	311	0	2		543	1976
08:45 AM	0	0	1	0		0	0	0	0		0	234	2	1		1	275	0	0		514	1867
09:00 AM	1	0	3	0		0	0	0	0		0	220	0	0		0	247	0	0		471	1740
09:15 AM	1	0	1	0		0	0	0	0		0	207	0	0		1	237	0	1		448	1269
09:30 AM	1	0	2	0		0	0	0	0		0	205	0	0		1	225	0	0		434	821
09:45 AM	0	0	3	0		0	0	0	0		0	173	0	0		0	211	0	0		387	387
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	4	0	8	0		0	0	0	0		0	1216	4	0		4	1320	0	12		2568	
Heavy Trucks	0	0	0			0	0	0			0	48	4			0	96	0			148	
Pedestrians			4					0				0					0				4	
Bicycles	0	0		4		0	0		0		0	4		0		0		4		0	12	
Railroad Stopped Buses																						

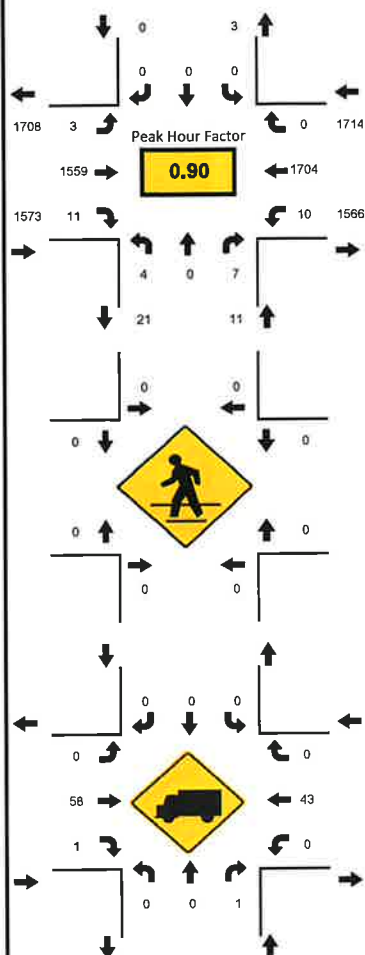
PROJECT ID: 21-120083-002
DATE: 03/03/2021



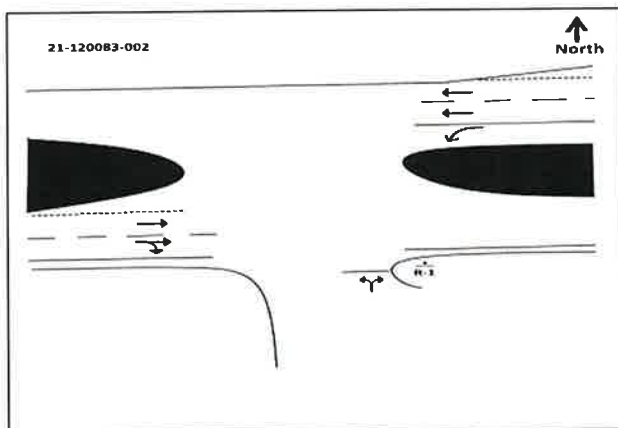
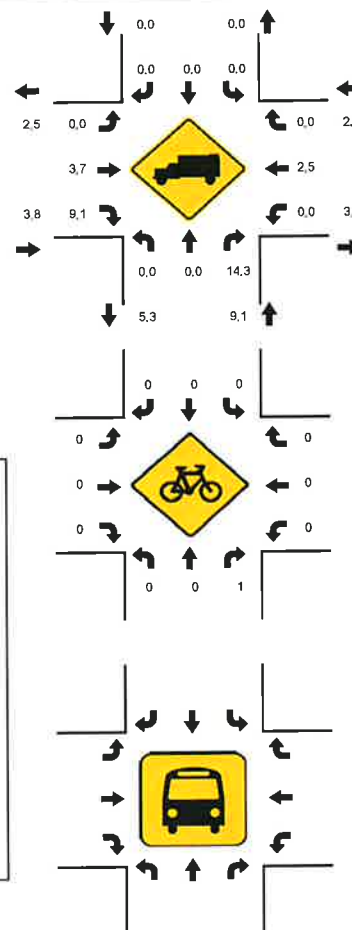
NDS
National Data & Surveying Services

[illegible]

PROJECT ID: 21-120083-002
DATE: 03/03/2021



National Data & Surveying Services



15-Min Count Period Beginning At	San Fernando Dr Northbound					San Fernando Dr Southbound					Gandy Blvd Eastbound					Gandy Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
02:00 PM	0	0	2	0		0	0	0	0		0	210	4	0		3	220	0	1		440	1909
02:15 PM	4	0	3	0		0	0	0	0		0	235	3	0		2	253	0	1		501	2018
02:30 PM	4	0	1	0		0	0	0	0		0	197	1	0		1	276	0	0		480	2164
02:45 PM	2	0	0	0		0	0	0	0		0	213	3	0		0	269	0	1		488	2452
03:00 PM	2	0	2	0		0	0	0	0		0	248	2	0		2	291	0	2		549	2711
03:15 PM	1	0	2	0		0	0	0	0		0	329	1	0		3	311	0	0		647	2881
03:30 PM	0	0	2	0		0	0	0	0		0	403	2	0		2	359	0	0		768	3053
03:45 PM	3	0	5	0		0	0	0	0		0	389	2	0		3	344	0	1		747	3094
04:00 PM	3	0	2	0		0	0	0	0		0	358	1	1		2	352	0	0		719	3140
04:15 PM	1	0	1	0		0	0	0	0		0	440	3	3		1	370	0	0		819	3199
04:30 PM	0	0	0	0		0	0	0	0		0	371	2	1		1	433	0	1		809	3298
04:45 PM	1	0	2	0		0	0	0	0		0	369	2	1		2	415	0	1		793	3221
05:00 PM	2	0	2	0		0	0	0	0		0	380	4	1		0	389	0	0		778	3160
05:15 PM	1	0	3	0		0	0	0	0		0	439	3	0		5	467	0	0		918	2973
05:30 PM	0	0	5	0		0	0	0	0		0	369	3	0		5	350	0	0		732	2611
05:45 PM	0	0	1	0		0	0	0	0		0	345	3	0		3	378	0	2		732	2386
06:00 PM	1	0	1	0		0	0	0	0		0	291	5	0		4	289	0	0		591	2004
06:15 PM	1	0	0	0		0	0	0	0		0	238	1	0		0	314	0	2		556	1749
06:30 PM	1	0	0	0		0	0	0	0		0	248	1	0		1	236	0	0		487	1508
06:45 PM	3	0	0	0		0	0	0	0		0	179	0	0		0	188	0	0		370	1336
07:00 PM	0	0	2	0		0	0	0	0		0	155	1	0		3	175	0	0		336	1221
07:15 PM	2	0	1	0		0	0	0	0		0	148	2	0		2	159	0	1		315	885
07:30 PM	4	0	4	0		0	0	0	0		0	143	1	0		0	162	0	1		315	570
07:45 PM	0	0	0	0		0	0	0	0		0	130	0	0		0	124	0	1		255	255
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	8	0	12	0		0	0	0	0		0	1756	16	4		20	1868	0	4		3688	
Heavy Trucks	0	0	4			0	0	0			0	72	4			0	56	0			136	
Pedestrians		0					0					0					0				0	
Bicycles	0	0	4			0	0	0			0	0	0			0	0	0			4	
Railroad																						
Stopped Buses																						



National Data & Surveying Services

Site Code: **21-120083-003**

Date: **03/03/2021**

Weather: **Sunny**

City: **St. Petersburg**

County: **Pinellas**

Count Times: **07:00 - 09:00**

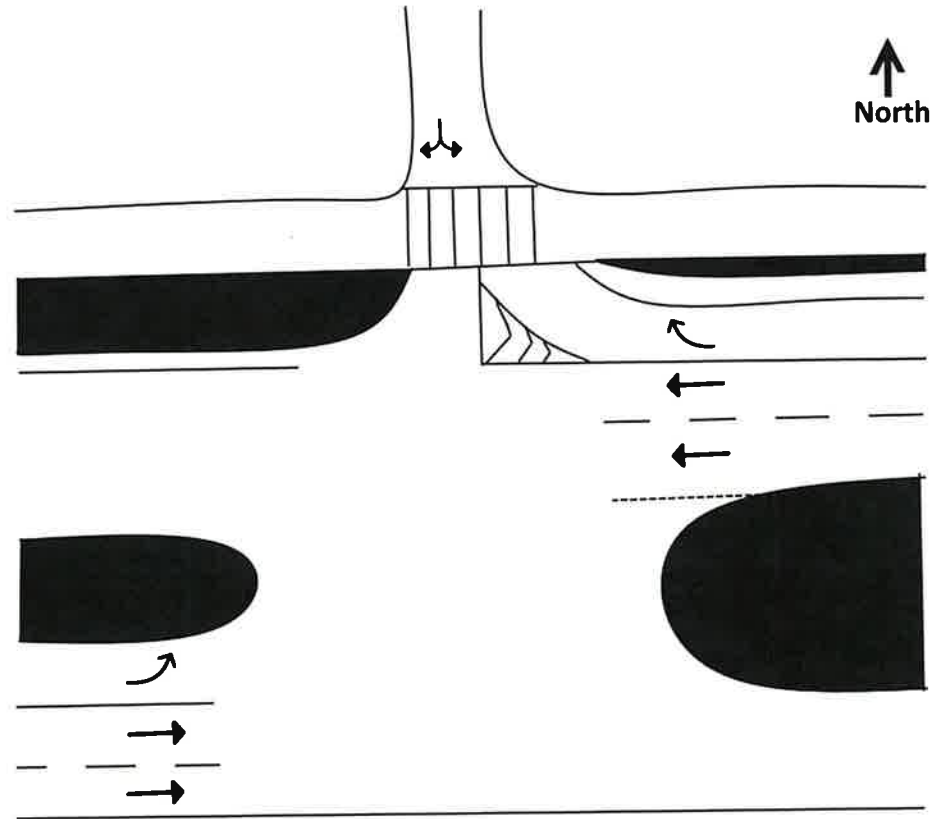
16:00 - 18:00

Control: **No Control**



N/S Street: **WTSP Dwy/E/O San Fernando Dr**

Speed: **N/A**



E/W Street: **Gandy Blvd**

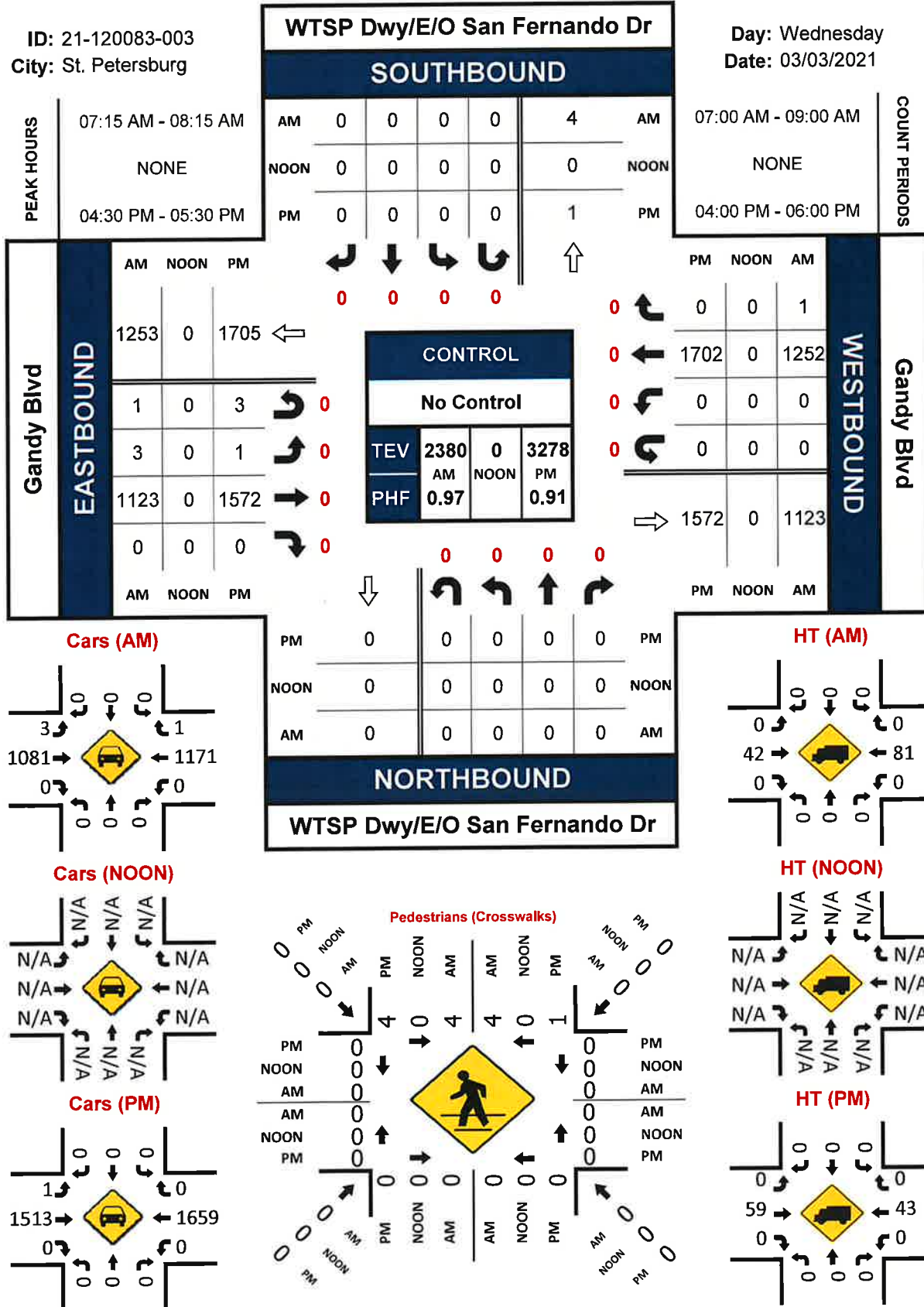
Speed: **50 MPH**

WTSP Dwy/E/O San Fernando Dr & Gandy Blvd

Peak Hour Turning Movement Count

ID: 21-120083-003
City: St. Petersburg

Day: Wednesday
Date: 03/03/2021



National Data & Surveying Services

Intersection Turning Movement Count

Location: WTSP Dwy/E/O San Fernando Dr & Gandy Blvd

City: St. Petersburg

Control: No Control

Project ID: 21-120083-003

Date: 3/3/2021

Total

NS/EW Streets:	WTSP Dwy/E/O San Fernando Dr				WTSP Dwy/E/O San Fernando Dr				Gandy Blvd				Gandy Blvd						
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL		
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU			
7:00 AM	0	0	0	0	0	0	0	0	0	257	0	0	0	221	0	0	478		
7:15 AM	0	0	0	0	0	0	0	0	0	310	0	0	0	303	0	0	613		
7:30 AM	0	0	0	0	0	0	0	0	2	285	0	1	0	319	1	0	608		
7:45 AM	0	0	0	0	0	0	0	0	0	274	0	0	0	317	0	0	591		
8:00 AM	0	0	0	0	0	0	0	0	1	254	0	0	0	313	0	0	568		
8:15 AM	0	0	0	0	0	0	0	0	1	245	0	0	0	322	1	1	570		
8:30 AM	0	0	0	0	0	0	0	0	1	225	0	0	0	317	1	0	544		
8:45 AM	0	0	0	0	0	0	0	0	1	238	0	0	0	274	0	0	513		
TOTAL VOLUMES : APPROACH %'s :	NL 0	NT 0	NR 0	NU 0	SL 0	ST 0	SR 0	SU 0	EL 6	ET 2088	ER 0	EU 1	WL 0	WT 2386	WR 3	WU 1	TOTAL 4485		
	0.29%				99.67%				0.00%		0.05%		0.00%		99.83%		0.13%		0.04%
PEAK HR :	07:15 AM - 08:15 AM																TOTAL		
PEAK HR VOL :	0	0	0	0	0	0	0	0	3	1123	0	1	0	1252	1	0	2380		
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.375	0.906	0.000	0.250	0.000	0.981	0.250	0.000	0.971		
									0.909				0.979						

PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM		0	0	0	0	0	0	0	0	1	363	0	1	0	350	0	0	715
4:15 PM		0	0	0	0	0	0	0	0	0	434	0	1	0	378	0	0	813
4:30 PM		0	0	0	0	0	0	0	0	0	377	0	1	0	426	0	0	804
4:45 PM		0	0	0	0	0	0	0	0	0	359	0	1	0	431	0	0	791
5:00 PM		0	0	0	0	0	0	0	0	1	397	0	0	0	383	0	0	781
5:15 PM		0	0	0	0	0	0	0	0	0	439	0	1	0	462	0	0	902
5:30 PM		0	0	0	0	0	0	0	0	1	362	0	1	0	368	0	0	732
5:45 PM		0	0	0	0	0	0	0	0	1	355	0	0	0	368	0	1	725
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :		0	0	0	0	0	0	0	0	4	3086	0	6	0	3166	0	1	6263
PEAK HR :		04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :		0	0	0	0	0	0	0	0	1	1572	0	3	0	1702	0	0	3278
PEAK HR FACTOR :		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.895	0.000	0.750	0.000	0.921	0.000	0.000	0.909
										0.895				0.921				

National Data & Surveying Services

Intersection Turning Movement Count

Location: WTSP Dwy/E/O San Fernando Dr & Gandy Blvd

City: St. Petersburg

Control: No Control

Project ID: 21-120083-003

Date: 3/3/2021

Cars

NS/EW Streets:	WTSP Dwy/E/O San Fernando Dr				WTSP Dwy/E/O San Fernando Dr				Gandy Blvd				Gandy Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	0	0	0	0	0	254	0	0	0	198	0	0	452
7:15 AM	0	0	0	0	0	0	0	0	0	298	0	0	0	280	0	0	578
7:30 AM	0	0	0	0	0	0	0	0	2	274	0	1	0	303	1	0	581
7:45 AM	0	0	0	0	0	0	0	0	0	265	0	0	0	296	0	0	561
8:00 AM	0	0	0	0	0	0	0	0	1	244	0	0	0	292	0	0	537
8:15 AM	0	0	0	0	0	0	0	0	1	238	0	0	0	305	1	1	546
8:30 AM	0	0	0	0	0	0	0	0	1	216	0	0	0	299	1	0	517
8:45 AM	0	0	0	0	0	0	0	0	1	220	0	0	0	259	0	0	480
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	6	2009	0	1	0	2232	3	1	4252
									0.30%	99.65%	0.00%	0.05%	0.00%	99.82%	0.13%	0.04%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	3	1081	0	1	0	1171	1	0	2257
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.375	0.907	0.000	0.250	0.000	0.966	0.250	0.000	0.971
										0.910				0.964			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	0	0	0	0	0	0	0	1	342	0	1	0	336	0	0	680
4:15 PM	0	0	0	0	0	0	0	0	0	413	0	1	0	368	0	0	782
4:30 PM	0	0	0	0	0	0	0	0	0	363	0	1	0	412	0	0	776
4:45 PM	0	0	0	0	0	0	0	0	0	343	0	1	0	425	0	0	769
5:00 PM	0	0	0	0	0	0	0	0	1	379	0	0	0	369	0	0	749
5:15 PM	0	0	0	0	0	0	0	0	0	428	0	1	0	453	0	0	882
5:30 PM	0	0	0	0	0	0	0	0	1	347	0	0	0	361	0	0	709
5:45 PM	0	0	0	0	0	0	0	0	1	345	0	0	0	360	0	1	707
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	4	2960	0	5	0	3084	0	1	6054
									0.13%	99.70%	0.00%	0.17%	0.00%	99.97%	0.00%	0.03%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	1	1513	0	3	0	1659	0	0	3176
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.884	0.000	0.750	0.000	0.916	0.000	0.000	0.900
										0.884				0.916			

National Data & Surveying Services

Intersection Turning Movement Count

Location: WTSP Dwy/E/O San Fernando Dr & Gandy Blvd

City: St. Petersburg

Control: No Control

Project ID: 21-120083-003

Date: 3/3/2021

HT

NS/EW Streets:	WTSP Dwy/E/O San Fernando Dr				WTSP Dwy/E/O San Fernando Dr				Gandy Blvd				Gandy Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	23	0	0	26
7:15 AM	0	0	0	0	0	0	0	0	0	12	0	0	0	23	0	0	35
7:30 AM	0	0	0	0	0	0	0	0	0	11	0	0	0	16	0	0	27
7:45 AM	0	0	0	0	0	0	0	0	0	9	0	0	0	21	0	0	30
8:00 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	21	0	0	31
8:15 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	17	0	0	24
8:30 AM	0	0	0	0	0	0	0	0	0	9	0	0	0	18	0	0	27
8:45 AM	0	0	0	0	0	0	0	0	0	18	0	0	0	15	0	0	33
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	79	0	0	0	154	0	0	233
									0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	42	0	0	0	81	0	0	123
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.875	0.000	0.000	0.000	0.880	0.000	0.000	0.879
										0.875				0.880			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	0	0	0	0	0	0	0	0	21	0	0	0	14	0	0	35
4:15 PM	0	0	0	0	0	0	0	0	0	21	0	0	0	10	0	0	31
4:30 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	14	0	0	28
4:45 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	6	0	0	22
5:00 PM	0	0	0	0	0	0	0	0	0	18	0	0	0	14	0	0	32
5:15 PM	0	0	0	0	0	0	0	0	0	11	0	0	0	9	0	0	20
5:30 PM	0	0	0	0	0	0	0	0	0	15	0	1	0	7	0	0	23
5:45 PM	0	0	0	0	0	0	0	0	0	10	0	0	0	8	0	0	18
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	126	0	1	0	82	0	0	209
									0.00%	99.21%	0.00%	0.79%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	59	0	0	0	43	0	0	102
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.819	0.000	0.000	0.000	0.768	0.000	0.000	0.797
										0.819				0.768			

National Data & Surveying Services

Intersection Turning Movement Count

Location: WTSP Dwy/E/O San Fernando Dr & Gandy Blvd

City: St. Petersburg

Control: No Control

Project ID: 21-120083-003

Date: 3/3/2021

Bikes

NS/EW Streets:	WTSP Dwy/E/O San Fernando Dr				WTSP Dwy/E/O San Fernando Dr				Gandy Blvd				Gandy Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
8:00 AM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL 0	NT 0	NR 0	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 3	ER 0	EU 0	WL 0	WT 1	WR 0	WU 0	TOTAL 4
APPROACH %'s :									0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	07:15 AM - 08:15 AM								0	2	0	0	0	1	0	0	TOTAL 3
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	2	0	0	0	1	0	0	3
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.375
										0.250				0.250			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL 0	NT 0	NR 0	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 1	ER 0	EU 0	WL 0	WT 3	WR 0	WU 0	TOTAL 4
APPROACH %'s :									0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	
PEAK HR :	04:30 PM - 05:30 PM								0	1	0	0	0	0	0	0	TOTAL 1
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
PEAK HR FACTOR :	0.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.250
										0.250							

Intersection Turning Movement Count

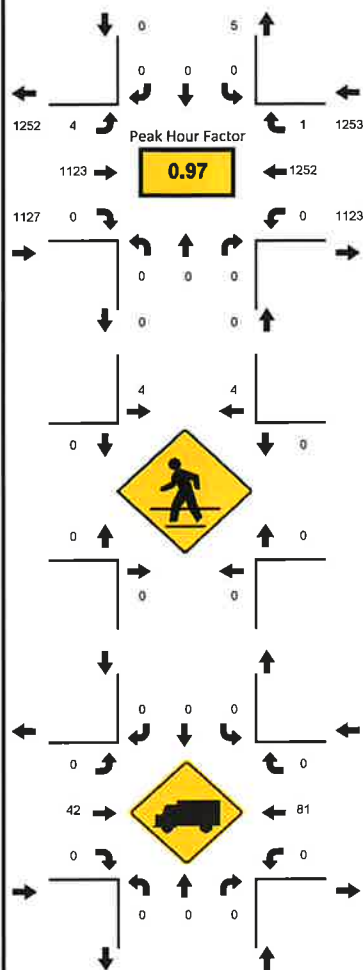
Project ID: 21-120083-003

Date: 3/3/2021

NS/EW Streets:	WTSP Dwy/E/O San Fernando Dr		WTSP Dwy/E/O San Fernando Dr		Gandy Blvd		Gandy Blvd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	1	0	0	0	0	0	0	1
7:15 AM	1	1	0	0	0	0	0	0	2
7:30 AM	1	2	0	0	0	0	0	0	3
7:45 AM	0	0	0	0	0	0	0	0	0
8:00 AM	2	1	0	0	0	0	0	0	3
8:15 AM	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0
8:45 AM	0	1	0	0	0	0	0	0	1
TOTAL VOLUMES : APPROACH %'s :	EB 4 40.00%	WB 6 60.00%	EB 0	WB 0	NB 0	SB 0	NB 0	SB 0	TOTAL 10
PEAK HR :	07:15 AM - 08:15 AM								TOTAL
PEAK HR VOL :	4	4	0	0	0	0	0	0	8
PEAK HR FACTOR :	0.500	0.500							0.667

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0
4:30 PM	2	1	0	0	0	0	0	0	3
4:45 PM	0	0	0	0	0	0	0	0	0
5:00 PM	1	0	0	0	0	0	0	0	1
5:15 PM	1	0	0	0	0	0	0	0	1
5:30 PM	1	2	0	0	0	0	0	0	3
5:45 PM	1	2	0	0	0	0	0	0	3
TOTAL VOLUMES :	EB 6	WB 5	EB 0	WB 0	NB 0	SB 0	NB 0	SB 0	TOTAL 11
APPROACH %'s :	54.55%	45.45%							
PEAK HR :	04:30 PM - 05:30 PM								TOTAL
PEAK HR VOL :	4	1	0	0	0	0	0	0	5
PEAK HR FACTOR :	0.500	0.250							0.417
	0.417								

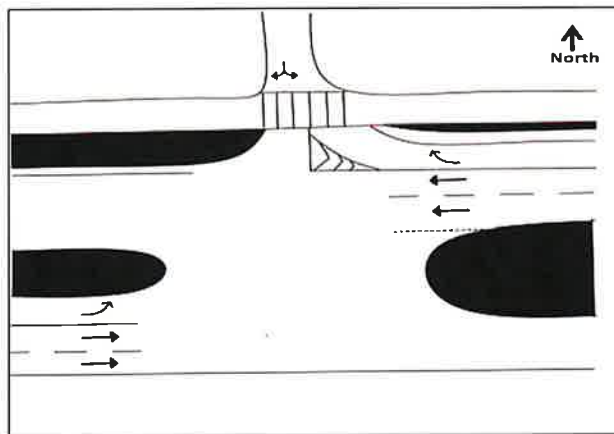
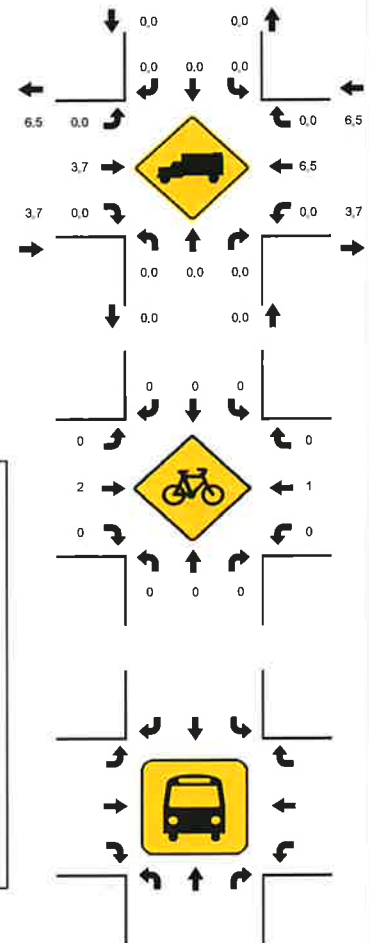
PROJECT ID: 21-120083-003
DATE: 03/03/2021



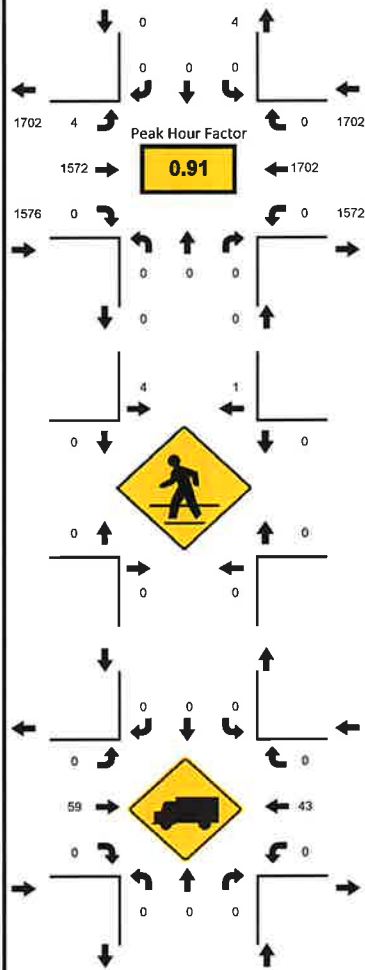
Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:15 AM - 07:30 AM



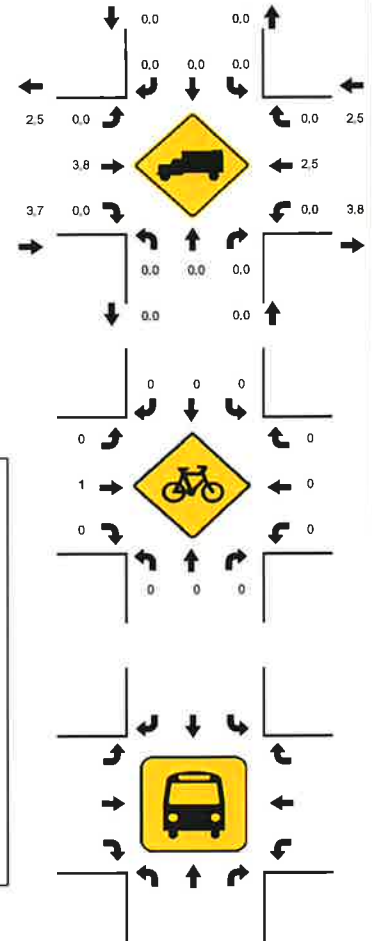
National Data & Surveying Services

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PROJECT ID: 21-120083-003
DATE: 03/03/2021



NDS
National Data & Surveying Services



15-Min Count Period Beginning At	WTSP Dwy/E/O San Fernando D Northbound					WTSP Dwy/E/O San Fernando D Southbound					Gandy Blvd Eastbound					Gandy Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	0	0	0	0	0	0	0	0	0	1	363	0	1		0	350	0	0		715	3123
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	434	0	1		0	378	0	0		813	3189
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	377	0	1		0	426	0	0		804	3278
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	359	0	1		0	431	0	0		791	3206
05:00 PM	0	0	0	0	0	0	0	0	0	0	1	397	0	0		0	383	0	0		781	3140
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	439	0	1		0	462	0	0		902	2359
05:30 PM	0	0	0	0	0	0	0	0	0	0	1	362	0	1		0	368	0	0		732	1457
05:45 PM	0	0	0	0	0	0	0	0	0	0	1	355	0	0		0	368	0	1		725	725
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0		0	0	0	0		4	1756	0	4		0	1848	0	0		3612	
Heavy Trucks	0	0	0			0	0	0			0	72	0			0	56	0			128	
Pedestrians	0						12				0					0					12	
Bicycles	0	0	0			0	0	0			0	4	0			0	0	0			4	
Railroad Stopped Buses																						



National Data & Surveying Services

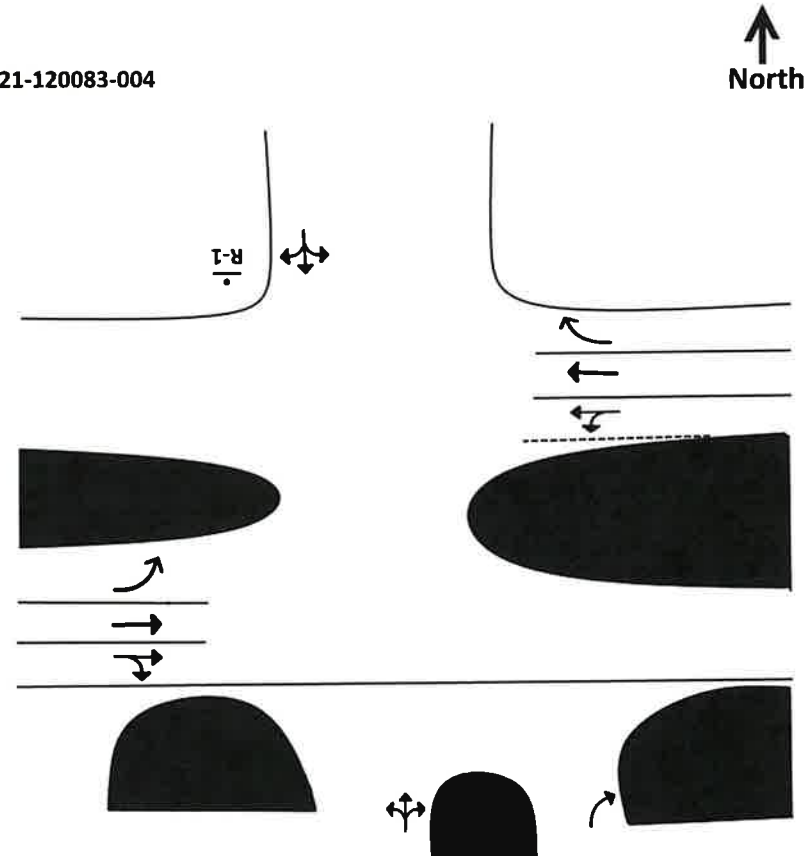
Site Code: **21-120083-004**
Date: **03/03/2021**
Weather: **Sunny**
City: **St. Petersburg**
County: **Pinellas**
Count Times: **07:00 - 09:00**
16:00 - 18:00
Control: **1-Way Stop(SB)**



N/S Street: **RaceTrac Dwy**

Speed: **N/A**

21-120083-004



E/W Street: **Gandy Blvd**

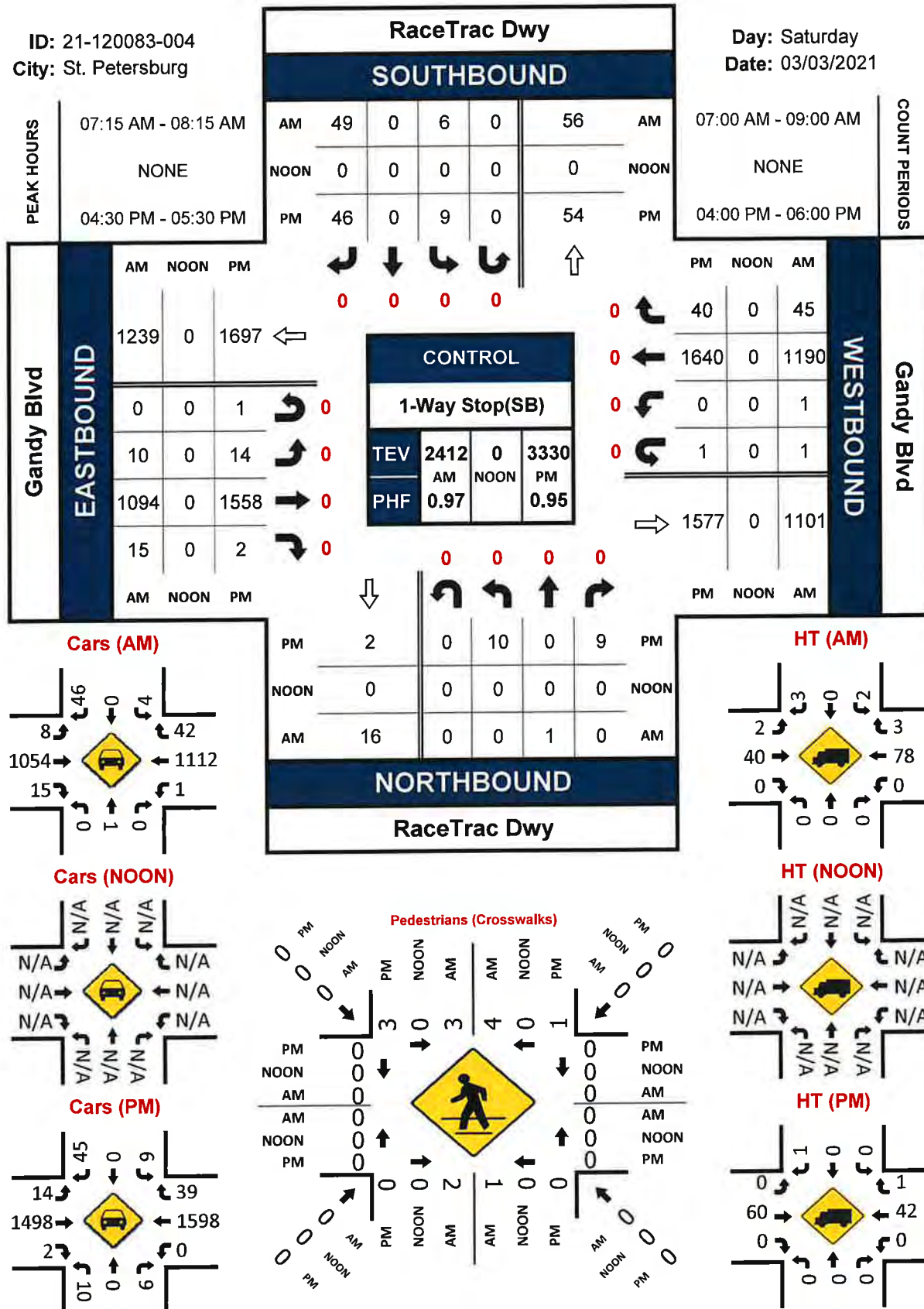
Speed: **50 MPH**

RaceTrac Dwy & Gandy Blvd

Peak Hour Turning Movement Count

ID: 21-120083-004
City: St. Petersburg

Day: Saturday
Date: 03/03/2021



National Data & Surveying Services

Intersection Turning Movement Count

Location: RaceTrac Dwy & Gandy Blvd

City: St. Petersburg

Control: 1-Way Stop(SB)

Project ID: 21-120083-004

Date: 3/3/2021

Total

NS / EW Streets	RaceTrac Dwy				Gandy Blvd				Gandy Blvd			
	NORTHBOUND		SOUTHBOUND		EASTBOUND		WESTBOUND		EASTBOUND		WESTBOUND	
AM	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU
	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES	2	1	0	0	9	0	93	0	20	2045	20	1
APPROACH %'s	66.67%	33.33%	0.00%	0.00%	8.83%	0.00%	91.18%	0.00%	0.99%	97.94%	0.98%	0.03%
PEAK HR VOL	0	0	0	0	0	0	49	0	10	1094	15	0
PEAK HR FACTOR	0.000	0.250	0.000	0.000	0.750	0.000	0.817	0.000	0.625	0.921	0.016	0.000
PM	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU
	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES	12	0	12	0	23	0	69	0	28	3063	3	2
APPROACH %'s	50.00%	0.00%	50.00%	0.00%	20.54%	0.00%	79.46%	0.00%	0.90%	98.93%	0.10%	0.00%
PEAK HR VOL	10	0	9	0	9	0	46	0	14	1558	2	1
PEAK HR FACTOR	0.357	0.000	0.430	0.000	0.750	0.000	0.639	0.000	0.700	0.999	0.030	0.250

Explanation for extra leg movements
Movements entering the extra leg
Movements coming from EB on Gandy Blvd entering into the Extra Leg (Amikids Boobyard Dwy)
Movements exiting the extra leg
Movements exiting from Extra Leg (Amikids Boobyard Dwy) entering into Gandy Blvd heading WB
N2L2



National Data & Surveying Services

Intersection Turning Movement Count

Location: RaceTrac Dwy & Gandy Blvd

City: St. Petersburg

Control: 1-Way Stop(SB)

Project ID: 21-120083-004

Date: 3/3/2021

Cars

NS/EW Streets:	RaceTrac Dwy				RaceTrac Dwy				Gandy Blvd					Gandy Blvd					
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND					WESTBOUND					TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 ER2	0 WL	0 WT	0 WR	0 WU	0 N2L2	
7:00 AM	0	0	0	0	1	0	8	0	2	258	2	0	0	1	200	10	0	0	482
7:15 AM	0	0	0	0	1	0	12	0	4	285	5	0	0	1	252	11	0	0	571
7:30 AM	0	1	0	0	1	0	14	0	2	265	4	0	0	0	292	16	1	0	596
7:45 AM	0	0	0	0	2	0	12	0	2	263	5	0	0	0	299	8	0	0	591
8:00 AM	0	0	0	0	0	0	8	0	0	241	1	0	2	0	269	7	0	1	529
8:15 AM	1	0	0	0	0	0	14	0	1	223	2	0	0	1	305	14	0	0	561
8:30 AM	0	0	0	0	2	0	7	0	3	228	0	0	0	0	279	5	0	0	524
8:45 AM	1	0	0	0	0	0	10	0	2	208	1	0	0	1	262	11	0	0	496
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	ER2	WL	WT	WR	WU	N2L2	TOTAL
APPROACH %'s :	2	1	0	0	7	0	85	0	16	1971	20	0	2	4	2158	82	1	1	4350
	66.67%	33.33%	0.00%	0.00%	7.61%	0.00%	92.39%	0.00%	0.80%	98.11%	1.00%	0.00%	0.10%	0.18%	96.12%	3.65%	0.04%	100.00%	
PEAK HR :	07:15 AM - 08:15 AM																		TOTAL
PEAK HR VOL :	0	1	0	0	4	0	46	0	8	1054	15	0	2	1	1112	42	1	1	2287
PEAK HR FACTOR :	0.00	0.250	0.000	0.000	0.500	0.000	0.821	0.000	0.500	0.925	0.750	0.000	0.250	0.250	0.930	0.656	0.250	0.250	0.959
	0.250				0.833				0.918					0.935					

NS/EW Streets:	RaceTrac Dwy				RaceTrac Dwy				Gandy Blvd					Gandy Blvd					
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND					WESTBOUND					TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 ER2	0 WL	0 WT	0 WR	0 WU	0 N2L2	
4:00 PM	1	0	2	0	2	0	14	0	2	349	1	0	0	0	339	14	0	0	724
4:15 PM	0	0	1	0	1	0	9	0	2	385	0	0	0	0	341	7	0	0	746
4:30 PM	1	0	1	0	3	0	9	0	5	380	1	1	0	0	417	9	1	0	828
4:45 PM	0	0	2	0	2	0	8	0	1	328	0	0	0	0	395	9	0	0	745
5:00 PM	7	0	5	0	2	0	11	0	3	386	1	0	0	0	373	9	0	0	797
5:15 PM	2	0	1	0	2	0	17	0	5	404	0	0	0	0	413	12	0	0	856
5:30 PM	0	0	0	0	4	0	7	0	3	362	0	1	0	0	364	11	0	0	752
5:45 PM	1	0	0	0	6	0	11	0	7	342	0	0	0	0	339	11	0	0	717
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	ER2	WL	WT	WR	WU	N2L2	TOTAL
APPROACH %'s :	12	0	12	0	22	0	86	0	28	2936	3	2	0	0	2981	82	1	0	6165
	50.00%	0.00%	50.00%	0.00%	20.37%	0.00%	79.63%	0.00%	0.94%	98.89%	0.10%	0.07%	0.00%	0.00%	97.29%	2.68%	0.03%		
PEAK HR :	04:30 PM - 05:30 PM																		TOTAL
PEAK HR VOL :	10	0	9	0	9	0	45	0	14	1498	2	1	0	0	1598	39	1	0	3226
PEAK HR FACTOR :	0.36	0.000	0.450	0.000	0.750	0.000	0.662	0.000	0.700	0.927	0.500	0.250	0.000	0.000	0.958	0.813	0.250	0.000	0.942
	0.396				0.711				0.926					0.959					

National Data & Surveying Services

Intersection Turning Movement Count

Location: RaceTrac Dwy & Gandy Blvd

City: St. Petersburg

Control: 1-Way Stop(SB)

Project ID: 21-120083-004

Date: 3/3/2021

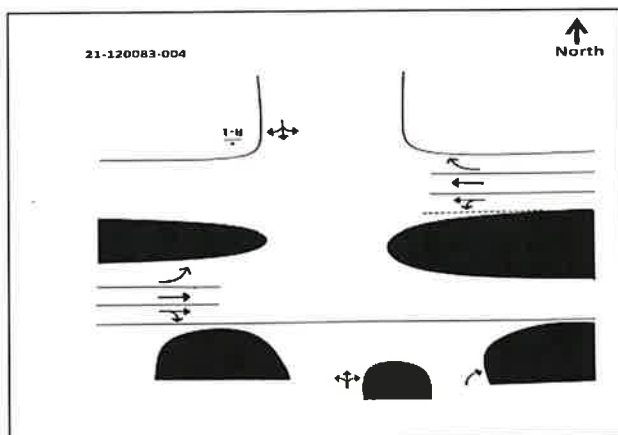
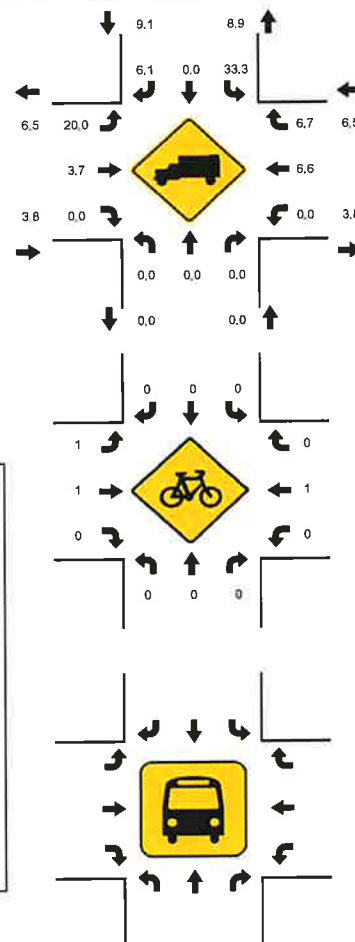
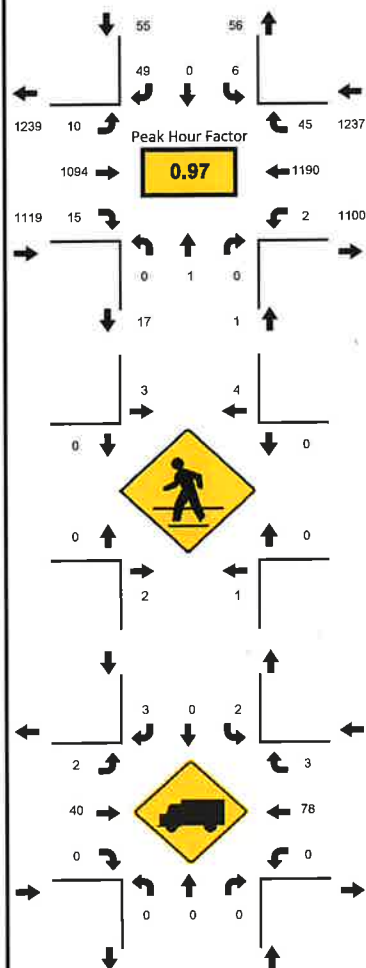
HT

NS/EW Streets:	RaceTrac Dwy				RaceTrac Dwy				Gandy Blvd					Gandy Blvd					
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND					WESTBOUND				ORTHBOUND	TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 ER2	0 WL	0 WT	0 WR	0 WU	0 N2L2	
7:00 AM	0	0	0	0	0	0	0	0	1	3	0	0	0	0	23	0	0	0	27
7:15 AM	0	0	0	0	1	0	0	0	0	12	0	0	0	0	23	0	0	0	36
7:30 AM	0	0	0	0	0	0	1	0	0	10	0	0	0	0	16	2	0	0	29
7:45 AM	0	0	0	0	0	0	1	0	1	9	0	0	0	0	19	1	0	0	31
8:00 AM	0	0	0	0	1	0	1	0	1	9	0	0	0	0	20	0	0	0	32
8:15 AM	0	0	0	0	0	0	1	0	0	7	0	0	0	0	17	1	0	0	26
8:30 AM	0	0	0	0	0	0	2	0	0	8	0	1	0	0	14	4	0	0	29
8:45 AM	0	0	0	0	0	0	2	0	1	16	0	0	0	0	13	1	0	0	33
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	ER2	WL	WT	WR	WU	N2L2	TOTAL
APPROACH %'s :	0	0	0	0	2	0	8	0	4	74	0	1	0	0	145	9	0	0	243
					20.00%	0.00%	80.00%	0.00%	5.06%	93.67%	0.00%	1.27%	0.00%	0.00%	94.16%	5.84%	0.00%		
PEAK HR :	07:15 AM - 08:15 AM				2	0	3	0	2	40	0	0	0	0	78	3	0	0	TOTAL
PEAK HR VOL :	0	0	0	0	0.500	0.000	0.750	0.000	0.500	0.833	0.000	0.000	0.000	0.000	0.848	0.375	0.000	0.000	128
PEAK HR FACTOR :	0.000	0.000	0.000	0.000			0.625				0.875				0.880				0.889
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND					WESTBOUND				ORTHBOUND	TOTAL
	0 NL	0 NT	0 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 ER2	0 WL	0 WT	0 WR	0 WU	0 N2L2	
4:00 PM	0	0	0	0	1	0	1	0	0	22	0	0	0	0	12	1	0	0	37
4:15 PM	0	0	0	0	0	0	0	0	0	20	0	0	0	0	11	0	0	0	31
4:30 PM	0	0	0	0	0	0	0	0	0	15	0	0	0	0	13	0	0	0	28
4:45 PM	0	0	0	0	0	0	0	0	0	15	0	0	0	0	7	0	0	0	22
5:00 PM	0	0	0	0	0	0	0	0	0	19	0	0	0	0	13	1	0	0	33
5:15 PM	0	0	0	0	0	0	1	0	0	11	0	0	0	0	9	0	0	0	21
5:30 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	0	6	1	0	0	21
5:45 PM	0	0	0	0	0	0	1	0	0	11	0	0	0	0	7	0	0	0	19
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	ER2	WL	WT	WR	WU	N2L2	TOTAL
APPROACH %'s :	0	0	0	0	1	0	3	0	0	127	0	0	0	0	78	3	0	0	212
					25.00%	0.00%	75.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	96.30%	3.70%	0.00%		
PEAK HR :	04:30 PM - 05:30 PM				0	0	1	0	0	60	0	0	0	0	42	1	0	0	TOTAL
PEAK HR VOL :	0	0	0	0	0.000	0.000	0.250	0.000	0.000	0.789	0.000	0.000	0.000	0.000	0.808	0.250	0.000	0.000	104
PEAK HR FACTOR :	0.00	0.000	0.000	0.000			0.250				0.789				0.768				0.788

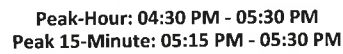
PROJECT ID: 21-120083-004
DATE: 03/03/2021



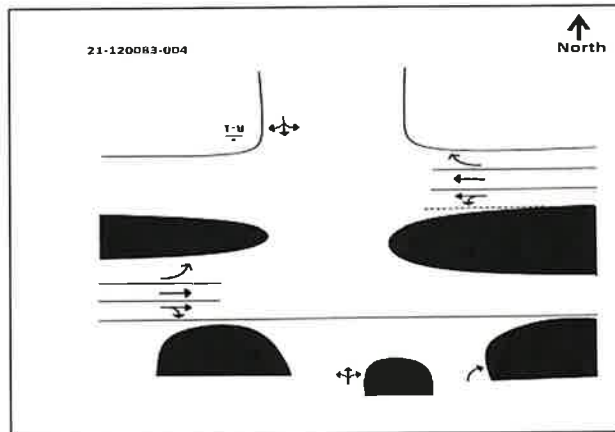
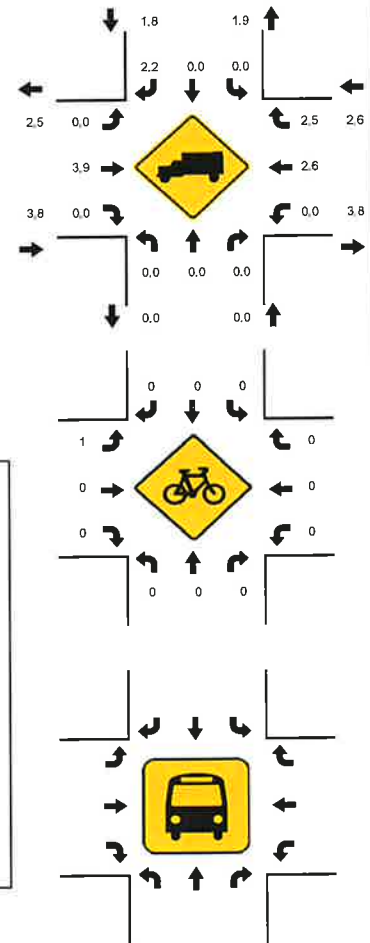
NDS
National Data & Surveying Services

[illegible]

PROJECT ID: 21-120083-004
DATE: 03/03/2021



National Data & Surveying Services

[illegible]

FDOT PEAK SEASON FACTORS



2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1500 PINELLAS COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.93 PSCF
1	01/01/2019 - 01/05/2019	1.04	1.12
2	01/06/2019 - 01/12/2019	1.03	1.11
3	01/13/2019 - 01/19/2019	1.02	1.10
4	01/20/2019 - 01/26/2019	1.00	1.08
5	01/27/2019 - 02/02/2019	0.98	1.05
* 6	02/03/2019 - 02/09/2019	0.96	1.03
* 7	02/10/2019 - 02/16/2019	0.93	1.00
* 8	02/17/2019 - 02/23/2019	0.93	1.00
* 9	02/24/2019 - 03/02/2019	0.92	0.99
*10	03/03/2019 - 03/09/2019	0.91	0.98
*11	03/10/2019 - 03/16/2019	0.91	0.98
*12	03/17/2019 - 03/23/2019	0.91	0.98
*13	03/24/2019 - 03/30/2019	0.92	0.99
*14	03/31/2019 - 04/06/2019	0.93	1.00
*15	04/07/2019 - 04/13/2019	0.94	1.01
*16	04/14/2019 - 04/20/2019	0.95	1.02
*17	04/21/2019 - 04/27/2019	0.96	1.03
*18	04/28/2019 - 05/04/2019	0.97	1.04
19	05/05/2019 - 05/11/2019	0.98	1.05
20	05/12/2019 - 05/18/2019	0.99	1.06
21	05/19/2019 - 05/25/2019	0.99	1.06
22	05/26/2019 - 06/01/2019	1.00	1.08
23	06/02/2019 - 06/08/2019	1.00	1.08
24	06/09/2019 - 06/15/2019	1.00	1.08
25	06/16/2019 - 06/22/2019	1.01	1.09
26	06/23/2019 - 06/29/2019	1.01	1.09
27	06/30/2019 - 07/06/2019	1.02	1.10
28	07/07/2019 - 07/13/2019	1.02	1.10
29	07/14/2019 - 07/20/2019	1.03	1.11
30	07/21/2019 - 07/27/2019	1.03	1.11
31	07/28/2019 - 08/03/2019	1.04	1.12
32	08/04/2019 - 08/10/2019	1.05	1.13
33	08/11/2019 - 08/17/2019	1.05	1.13
34	08/18/2019 - 08/24/2019	1.06	1.14
35	08/25/2019 - 08/31/2019	1.06	1.14
36	09/01/2019 - 09/07/2019	1.06	1.14
37	09/08/2019 - 09/14/2019	1.07	1.15
38	09/15/2019 - 09/21/2019	1.07	1.15
39	09/22/2019 - 09/28/2019	1.06	1.14
40	09/29/2019 - 10/05/2019	1.05	1.13
41	10/06/2019 - 10/12/2019	1.04	1.12
42	10/13/2019 - 10/19/2019	1.03	1.11
43	10/20/2019 - 10/26/2019	1.04	1.12
44	10/27/2019 - 11/02/2019	1.04	1.12
45	11/03/2019 - 11/09/2019	1.04	1.12
46	11/10/2019 - 11/16/2019	1.05	1.13
47	11/17/2019 - 11/23/2019	1.05	1.13
48	11/24/2019 - 11/30/2019	1.04	1.12
49	12/01/2019 - 12/07/2019	1.04	1.12
50	12/08/2019 - 12/14/2019	1.04	1.12
51	12/15/2019 - 12/21/2019	1.04	1.12
52	12/22/2019 - 12/28/2019	1.03	1.11
53	12/29/2019 - 12/31/2019	1.02	1.10

* PEAK SEASON

14-FEB-2020 15:39:31

830UPD

7_1500_PKSEASON.TXT

FDOT HISTORICAL COUNTS



FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 15 - PINELLAS

SITE: 0086 - SR-600/US-92, 1 MI E OF SAN MARTIN BLVD, PINELLAS CO

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	33662 C	E 17171	W 16491	9.00	53.00	4.90
2018	34578 C	E 17739	W 16839	9.00	53.30	5.10
2017	33441 C	E 17173	W 16268	9.00	54.50	4.90
2016	33014 C	E 17011	W 16003	9.00	55.50	4.90
2015	33876 C	E 17033	W 16843	9.00	54.50	4.90
2014	32717 C	E 16091	W 16626	9.00	53.80	4.70
2013	30572 C	E 15040	W 15532	9.00	52.50	4.40
2012	29398 C	E 14686	W 14712	9.00	52.90	4.00
2011	26500 F	E 0	W 0	9.00	53.20	2.30
2010	28098 C	E 13923	W 14175	13.13	53.21	5.30
2009	28085 C	E 14094	W 13991	12.94	54.92	5.30
2008	29445 C	E 14899	W 14546	13.17	53.72	5.30
2007	31910 C	E 15931	W 15979	13.03	53.63	5.20
2006	31924 C	E 15909	W 16015	12.34	51.67	4.80
2005	32248 C	E 16087	W 16161	12.40	51.30	5.20
2004	31007 C	E 15384	W 15623	12.40	51.90	5.00

$$\left(\frac{33662}{32717} - 1 \right) / 5 \times 100 = 0.6\% \quad \text{use } 1.0\%$$

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

INTERSECTION ANALYSIS

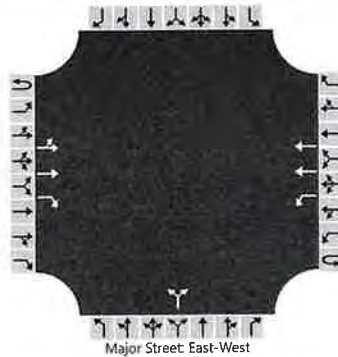


HCS7 Two-Way Stop-Control Report

General Information

Analyst		Intersection	
Agency/Co.		Jurisdiction	
Date Performed	5/25/2021	East/West Street	Gandy Blvd
Analysis Year	2030	North/South Street	Snug Harbor Rd-Access D
Time Analyzed	AM Peak	Peak Hour Factor	0.98
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Background Plus Project		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		0	1	0		0	0	0
Configuration		LT	T	R		L	T				LR					
Volume (veh/h)		14	1229	27	0	10	1360			81		36				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No															
Median Type Storage	Left Only								2							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5		6.9				
Critical Headway (sec)		4.16				4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2				2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23				2.23				3.53		3.33				

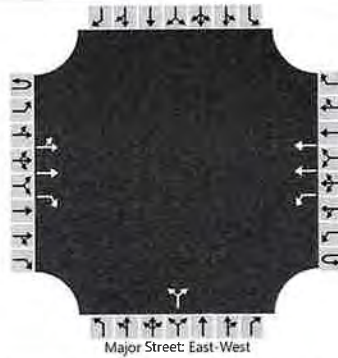
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14				10					119					
Capacity, c (veh/h)		484				532					173					
v/c Ratio		0.03				0.02					0.69					
95% Queue Length, Q ₉₅ (veh)		0.1				0.1					4.1					
Control Delay (s/veh)		12.7				11.9					62.1					
Level of Service (LOS)		B				B					F					
Approach Delay (s/veh)	0.7				0.1				62.1							
Approach LOS									F							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst		Intersection	
Agency/Co.		Jurisdiction	
Date Performed	5/25/2021	East/West Street	Gandy Blvd
Analysis Year	2030	North/South Street	Snug Harbor Rd-Access D
Time Analyzed	PM Peak	Peak Hour Factor	0.98
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Background Plus Project		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		0	1	0		0	0	0
Configuration		LT	T	R		L	T				LR					
Volume (veh/h)		46	1779	38	2	24	1862			53		23				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No															
Median Type Storage	Left Only								2							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

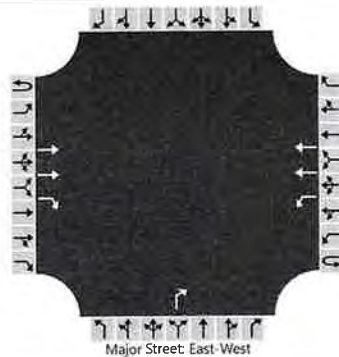
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		47				27					78					
Capacity, c (veh/h)		306				266					80					
v/c Ratio		0.15				0.10					0.97					
95% Queue Length, Q ₉₅ (veh)		0.5				0.3					5.3					
Control Delay (s/veh)		18.9				20.0					184.6					
Level of Service (LOS)		C				C					F					
Approach Delay (s/veh)	0.5				0.3				184.6							
Approach LOS									F							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst		Intersection	
Agency/Co.		Jurisdiction	
Date Performed	5/25/2021	East/West Street	Gandy Blvd
Analysis Year	2030	North/South Street	San Fernando Blvd -Accs B
Time Analyzed	AM Peak	Peak Hour Factor	0.98
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Background Plus Project		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		0	0	1		0	0	0
Configuration			T	R		L	T					R				
Volume (veh/h)			1237	20	36	19	1388					55				
Percent Heavy Vehicles (%)					3	3						3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4	4.1						6.9				
Critical Headway (sec)					6.46	4.16						6.96				
Base Follow-Up Headway (sec)					2.5	2.2						3.3				
Follow-Up Headway (sec)					2.53	2.23						3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					56							56				
Capacity, c (veh/h)					248							421				
v/c Ratio					0.23							0.13				
95% Queue Length, Q ₉₅ (veh)					0.8							0.5				
Control Delay (s/veh)					23.8							14.9				
Level of Service (LOS)					C							B				
Approach Delay (s/veh)					0.9				14.9							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

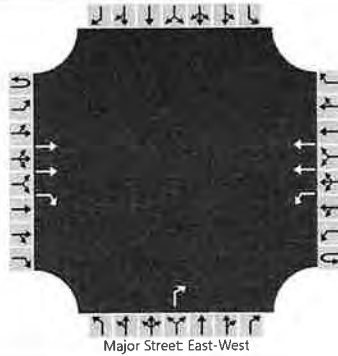
General Information

Analyst	
Agency/Co.	
Date Performed	5/25/2021
Analysis Year	2030
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background Plus Project

Site Information

Intersection	
Jurisdiction	
East/West Street	Gandy Blvd
North/South Street	San Fernando Blv-Accs B
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		0	0	1		0	0	0
Configuration			T	R		L	T					R				
Volume (veh/h)			1736	68	45	55	1888					46				
Percent Heavy Vehicles (%)					3	3						3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4	4.1						6.9				
Critical Headway (sec)					6.46	4.16						6.96				
Base Follow-Up Headway (sec)					2.5	2.2						3.3				
Follow-Up Headway (sec)					2.53	2.23						3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					102							47				
Capacity, c (veh/h)					145							286				
v/c Ratio					0.70							0.16				
95% Queue Length, Q ₉₅ (veh)					4.1							0.6				
Control Delay (s/veh)					74.3							20.1				
Level of Service (LOS)					F							C				
Approach Delay (s/veh)					3.7				20.1							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

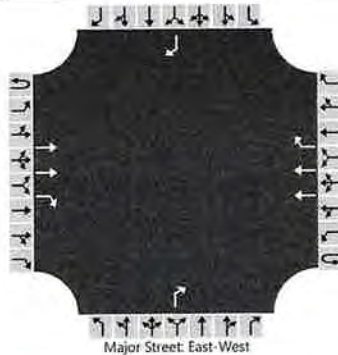
General Information

Analyst	
Agency/Co.	
Date Performed	5/25/2021
Analysis Year	2030
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Background Plus Project

Site Information

Intersection	
Jurisdiction	
East/West Street	Gandy Blvd
North/South Street	Access A
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	1		0	0	1		0	0	1
Configuration			T	R			T	R				R				R
Volume (veh/h)			1289	42			1441	4				41				0
Percent Heavy Vehicles (%)												3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				6.9
Critical Headway (sec)												6.96				6.96
Base Follow-Up Headway (sec)												3.3				3.3
Follow-Up Headway (sec)												3.33				3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												42				0
Capacity, c (veh/h)												405				360
v/c Ratio												0.10				0.00
95% Queue Length, Q ₉₅ (veh)												0.3				0.0
Control Delay (s/veh)												14.9				15.0
Level of Service (LOS)												B				C
Approach Delay (s/veh)									14.9							
Approach LOS									B							

HCS7 Two-Way Stop-Control Report

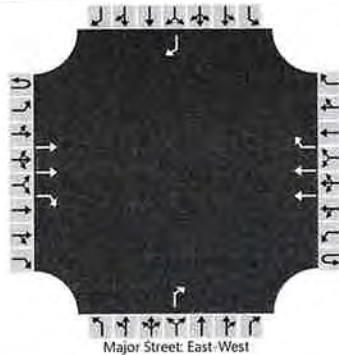
General Information

Analyst	
Agency/Co.	
Date Performed	5/25/2021
Analysis Year	2030
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background Plus Project

Site Information

Intersection	
Jurisdiction	
East/West Street	Gandy Blvd
North/South Street	Access A
Peak Hour Factor	0.98
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	1		0	0	1		0	0	1
Configuration			T	R			T	R				R				R
Volume (veh/h)			1765	70			1978	1				45				0
Percent Heavy Vehicles (%)												3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized	No				No				No				No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				6.9
Critical Headway (sec)												6.96				6.96
Base Follow-Up Headway (sec)												3.3				3.3
Follow-Up Headway (sec)												3.33				3.33

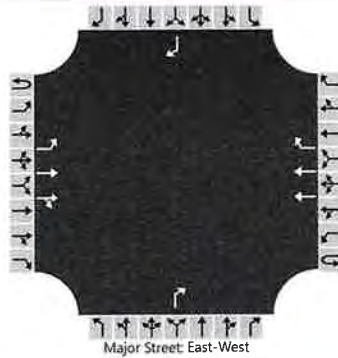
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												46				0
Capacity, c (veh/h)												279				236
v/c Ratio												0.16				0.00
95% Queue Length, Q ₉₅ (veh)												0.6				0.0
Control Delay (s/veh)												20.4				20.2
Level of Service (LOS)												C				C
Approach Delay (s/veh)									20.4							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst		Intersection	
Agency/Co.		Jurisdiction	
Date Performed	5/25/2021	East/West Street	Gandy Blvd
Analysis Year	2030	North/South Street	Race Trac Drwy
Time Analyzed	AM Peak	Peak Hour Factor	0.98
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Background Plus Project		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	1		0	0	1
Configuration		L	T	TR			T	R				R				R
Volume (veh/h)	44	11	1253	17			1325	50				1				60
Percent Heavy Vehicles (%)	3	3										3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No				No				No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1										6.9				6.9
Critical Headway (sec)	6.46	4.16										6.96				6.96
Base Follow-Up Headway (sec)	2.5	2.2										3.3				3.3
Follow-Up Headway (sec)	2.53	2.23										3.33				3.33

Delay, Queue Length, and Level of Service

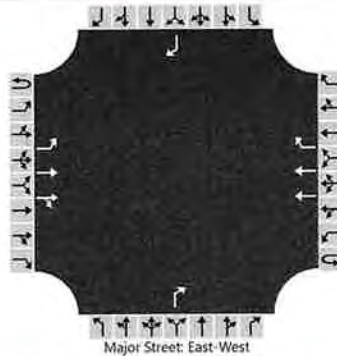
Flow Rate, v (veh/h)		56										1				61
Capacity, c (veh/h)		189										411				394
v/c Ratio		0.30										0.00				0.16
95% Queue Length, Q ₉₅ (veh)		1.2										0.0				0.5
Control Delay (s/veh)		31.8										13.8				15.8
Level of Service (LOS)		D										B				C
Approach Delay (s/veh)	1.3								13.8				15.8			
Approach LOS									B				C			

HCS7 Two-Way Stop-Control Report

General Information

Analyst		Intersection	
Agency/Co.		Jurisdiction	
Date Performed	5/25/2021	East/West Street	Gandy Blvd
Analysis Year	2030	North/South Street	Race Trac Drwy
Time Analyzed	PM Peak	Peak Hour Factor	0.98
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Background Plus Project		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	1		0	0	1		0	0	1
Configuration		L	T	TR			T	R				R				R
Volume (veh/h)	47	15	1749	2			1867	44				21				60
Percent Heavy Vehicles (%)	3	3										3				3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized					No				No				No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)	6.4	4.1										6.9				6.9
Critical Headway (sec)	6.46	4.16										6.96				6.96
Base Follow-Up Headway (sec)	2.5	2.2										3.3				3.3
Follow-Up Headway (sec)	2.53	2.23										3.33				3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		63										21				61
Capacity, c (veh/h)		79										282				258
v/c Ratio		0.80										0.08				0.24
95% Queue Length, Q ₉₅ (veh)		4.0										0.2				0.9
Control Delay (s/veh)		139.8										18.8				23.3
Level of Service (LOS)		F										C				C
Approach Delay (s/veh)	4.8								18.8				23.3			
Approach LOS									C				C			

FDOT DRIVEWAY INFORMATION GUIDE

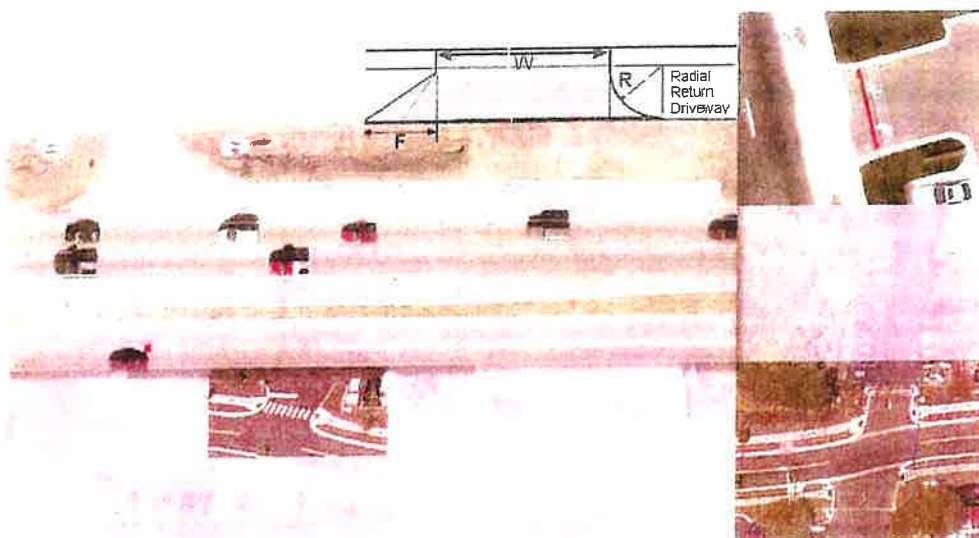


LINCKS & ASSOCIATES, INC.

Driveway Information Guide

The purpose of this document is to guide the professional through the existing rules, standards and current accepted practice. The background behind the guidelines is also provided.

Unless stated otherwise or referenced, this is not a set of Department Standards but is a comprehensive guide to assist the professional in making better decisions for driveway placement and design.



Florida Department of Transportation
Systems Planning Office
605 Suwannee St. - Station 19
Tallahassee, Florida 32399
850-414-4900

www.dot.state.fl.us/planning



WHEN SHOULD WE BUILD RIGHT TURN LANES?

Exhibit 44 Recommended Guidelines for Exclusive Right Turn Lanes to Unsignalized* Driveway

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80-125 (see note 1)
Over 45 mph	35-55 (see note 2)

*May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

1. The lower threshold of 80 right turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).
2. The lower threshold of 35 right turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).

Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.

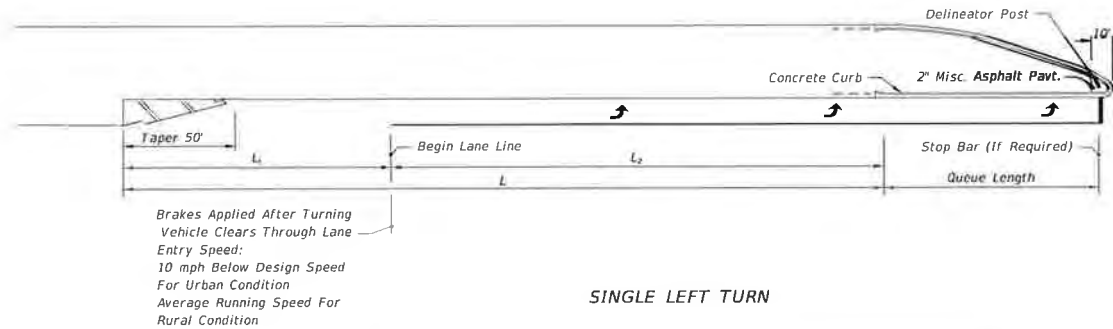
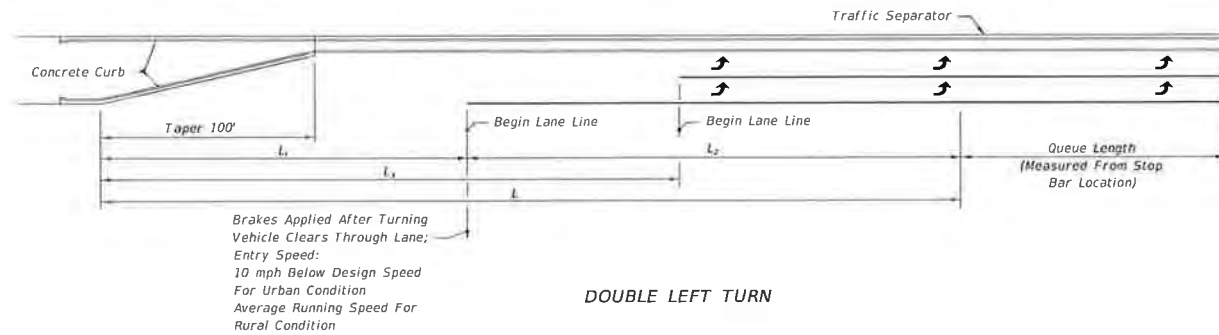
Note on Traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.

FDOT DESIGN MANUAL
EXHIBIT 212-1



LINCKS & ASSOCIATES, INC.

MEDIAN TURN LANES **MINIMUM DECELERATION LENGTHS**



MEDIAN TURN LANES								
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L ₁ (ft.)	URBAN CONDITIONS			RURAL CONDITIONS		
			Brake To Stop Distance L ₂ (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L ₁ (ft.)	Brake To Stop Distance L ₂ (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L ₁ (ft.)
35	25	70	75	145	110	—	—	—
40	30	80	75	155	120	—	—	—
45	35	85	100	185	135	—	—	—
50	40/44	105	135	240	160	185	290	160
55	48	125	—	—	—	225	350	195
60	52	145	—	—	—	260	405	230
65	55	170	—	—	—	290	460	270

NOT TO SCALE

EXHIBIT 212-1
01/01/2018



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

For Public Hearing and Recommendation to City Council on **November 8, 2021**, beginning at
2:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

Development Agreement:
Gandy Harbor I, LLC, Gandy Harbor II, LLC, Gandy Harbor III, LLC
First Amendment

This is a private-initiated amendment to an existing Development Agreement requesting that the Community Planning and Preservation Commission ("CPPC") in its capacity as the Local Planning Agency (LPA) make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the first amendment to the Development Agreement for the property generally located south of State Road 600 (Gandy Boulevard) and east of San Fernando Boulevard NE.

APPLICANT INFORMATION

OWNERS: GANDY HARBOR I, LLC, GANDY HARBOR II, LLC AND GANDY HARBOR III, LLC
Attention: Deborah Roseman 2840 West Bay Drive, #123
Belleair Bluffs, FL 33770-2620

APPLICANT/AGENT: Trenam Law Attention: C. Graham Carothers, Jr., Esq.
200 Central Avenue, Suite 1600 St. Petersburg, Florida 33701
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
Attention: S. Elise Batsel, Esq. 401 East Jackson Street, Suite 2100
Tampa, Florida 33602

CITY STAFF: **Jennifer Bryla, Zoning Official**
Development Review Services Division
One 4th Street North
St. Petersburg, Florida 33711
Jennifer.Bryla@stpete.org
(727) 892-5344

SITE DESCRIPTION

Street Address:	Generally South of Gandy Blvd and East of San Fernando Blvd. NE 17-30-17-28602-005-0050, 17-30-17-28602-005-0271(CCS-1), 17- 30-17-28602-005-0270(CCS-1), 17-30-17-28602-005-0360 (CCS- 1), 17-30-17-28602-005-0420 (NPUD)
Parcel ID No.:	
Acreage:	Gandy Center 3.23 ac. Upland, Pirates Cove 4.81 ac. Upland, Riviera 25.95 ac. Upland
Zoning:	Corridor Commercial Suburban - 1 (CCS-1) and (NPUD-1) – Neighborhood Planned Unit Development
Future Land Use:	Residential Urban (RU) and Planned Redevelopment Mixed Use (PR- MU)
Countywide Plan Map:	Multimodal Corridor (MMC) and Residential Low Medium (RLM)
Existing Use:	Vacant
Surrounding Uses:	Commercial/Gandy Boulevard to the north; single family residential and unincorporated to the west; multi-family townhomes and Tampa Bay to the south, Tampa Bay to the east
Neighborhood Association:	Not located within a neighborhood association.

Background

A Development Agreement (DA) was approved in 2009 for three parcels combined known as Gandy Center, Pirates Cove and Riviera, consisting of approximately 34 acres of upland, generally located South of Gandy Blvd and East of San Fernando Blvd. NE. The entire property is currently vacant, and the northern Gandy Center/Pirates Cove area was previously developed with 4300 sq. ft. of commercial retail, 833 sq. ft. of office/marina with 55 wet slips and 64 mobile home units. The southern portion known as the Riviera Property was previously developed with 256 mobile home units, 57 wet slips and a clubhouse. The northern portion of the site was re-zoned to Corridor Commercial Suburban – 1 (CCS-1), which allows for suburban commercial development as well as residential. The southern portion of the site was re-zoned to Neighborhood Planned Unit Development (NPUD) zoning district.

The original Development Agreement provided for 15 dwelling units per acre and 0.55 FAR for commercial/retail uses and allowed the grandfathered density to be redeveloped under the City's Redevelopment of Grandfathered Uses procedures. The northern CCS-1 portion of the project was approved to include a 120-unit apartment complex, a commercial marina with 45 wet slips, 72,000 square feet of retail space, and 21,000 square feet. of restaurant. The NPUD-1 portion to the south was approved for up to 256 residential units and 225 docks/wet slips through a Redevelopment site plan approval process.

REQUEST

The applicant is requesting the first amendment to the 2009 Development Agreement. The northern section previously known as the Gandy Center and Pirates Cove parcels will continue to include an apartment complex with a maximum of 120 units. The 72,000 square feet of retail will be replaced

with a 37,800 square foot marina/boat storage building with 200 dry slips. The 21,000 square feet for three restaurants has been reduced to one restaurant, up to 8,000 square feet. The allowance of up to 45 wet slips has not been modified. A requirement has been included in the DA to assure that the project will be mixed use, requiring that the restaurant be finished prior to or concurrently with the first multi-family building on the Gandy Center Property/Pirates Cove Property.

The changes to the Riviera Property allow more flexibility in the type of residential uses, eliminating specific approval of single-family and townhouses. The maximum of 256 units requiring approval of a Redevelopment plan is consistent with the original approval.

The following table summarizes the proposed changes to the development program:

Unit Mix Table	Initial Agreement		Proposed First Amendment	
	Gandy Center/ Pirates Cove	Riviera	Gandy Center/ Pirates Cove	Riviera
Residential Units				256
Multi-family	120		120	
Townhouse		219		
Single-family		37		
Wet Slips	45	225	45	225
Dry Slips	0	0	200	0
Non-residential sq. ft.				
Retail	72,000			
Restaurant	21,000		8,000	
Marina			37,800	
Total Non-Residential	93,000		45,800	
Total Units	120	256	120	256
Total Units combined	376		376	

Other modifications to the Development Agreement include changes to the Developer Obligations. The transportation related improvements have been modified based on the updated Transportation Analysis, in consult with the City Transportation staff and FDOT, including the elimination of the requirement for a Friendship Trail connection. Other requirements such as building a PSTA Bus Stop pad and Shelter, provision of a public kayak/canoe launch and public waterfront boardwalk have not been modified.

The original DA expiration date was April 2029; the expiration for the amendment will be 15-years from its effective date (or 2036).

Comprehensive Plan Consistency

The proposed first Amendment to the Development Agreement is consistent with the following policies set forth in the Comprehensive Plan:

- 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.
- LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.
- LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

PUBLIC NOTICE and COMMENTS

A sign was placed on the property and mail notices were sent to affected neighbors within 300 feet of the subject property on Oct. 25th, 2021. Staff has not received any comments regarding the amendment.

PUBLIC HEARING PROCESS

The proposed ordinance associated with the amended Development Agreement requires one (1) public hearing with the Community Planning & Preservation Commission (CPPC) to be held on November 8th, 2021, and one (1) public hearing with City Council to be held on December 9th beginning at 5:01 PM.

SUMMARY

City staff recommends approval of the first amendment to the Development Agreement.

Attachments:

1. Aerial Map
2. Proposed First Amendment with revised Concept Plan
3. Previously recorded Development Agreement

ATTACHMENT NO. 1

Aerial Map





**CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING & HISTORIC PRESERVATION DIVISION
COMMUNITY PLANNING & PRESERVATION COMMISSION**

AGENDA

Welcome to the City of St. Petersburg City Council meeting. Every person in any City facility will be required to comply with the public safety protocols recommended by the Centers for Disease Control and Prevention and local health authorities.

**Council Chambers, City Hall
175 – 5th Street North
St. Petersburg, Florida 33701**

**November 8, 2021
Monday
2:00 P.M.**

COMMISSIONER MEMBERS:

C. Copley Gerdes, Chair
Sharon Winters, Vice Chair
Christopher “Chris” Burke
Jeffrey “Jeff” Rogo
Thomas “Tom” Whiteman
Jeffrey M. Wolf
Vacant

ALTERNATES

1. William “Will” Michaels
2. Lisa Wannemacher
3. E. Alan Brock

I. OPENING REMARKS OF CHAIR

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE AND SWEARING IN OF WITNESSES

IV. MINUTES (Approval of 10/12 Minutes)

V. PUBLIC COMMENT

VI. LEGISLATIVE HEARING

1. Snug Harbor Development Agreement **Contact Person: Jennifer Bryla, 892-5344**
2. City File LGCP-CIE-2021 **Contact Person: Britton Wilson, 551-3542**

VII. QUASI-JUDICIAL HEARING

1. City File 21-90200096 **Contact Person: Laura Duvekot, 892-5451**
2. City File 21-90200100 **Contact Person: Kelly Perkins, 892-5470**

3. City File 21-90200104
4. City File 21-90200119

Contact Person: Kelly Perkins 892-5470
Contact Person: Kelly Perkins, 592-5470

VIII. UPDATES AND ANNOUNCEMENTS

IX. ADJOURN

X. WORKSHOPS

1. LDR 2021-06 Redevelopment of Single-Family Use in Local Historic Districts and Review of Planning & Zoning Decisions in Such Districts.
2. Proposed Text Amendments to the Certificate of Appropriateness (“COA”) Matrix

GENERAL AGENDA INFORMATION

For your convenience, the agenda and staff reports are also posted on the City’s website at www.stpete.org/meetings and generally updated the Wednesday preceding the meeting. Closed captioning is provided during the livestream of the Community Planning & Preservation Commission meeting at www.stpete.org/meetings. If you are deaf/hard of hearing and require the services of an interpreter, please call our TDD number, 892-5259, or the Florida Relay Service at 711 as soon as possible. The City requests at least 72 hours advance notice, prior to the scheduled meeting, and every effort will be made to provide that service for you. If you are a person with a disability who needs an accommodation in order to participate in this/these proceedings or have any questions, please contact the City Clerk’s Office at 893-7448.

A. Snug Harbor Development Agreement Contact Person: Derek Kilborn, 892-

Request: First Amendment to the Development Agreement associated with “Gandy Center” with 3.48 acres (mol); “Pirates Cove” with 5.68 acres (mol); “Riviera Bay” with 29.76 acres (mol) of land generally located south of State Road 600 (Gandy Boulevard) and east of San Fernando Blvd. NE.

Staff Presentation

Derek Kilborn gave a PowerPoint presentation based on the Staff Report.

Applicant Presentation

Elise Batsel, Sterns Weaver, 401 East Jackson Street, the agent spoke on in support of the project and was available for questions and comment.

Registered Opponent

None.

Public Hearing

None.

Executive Session

Commissioner Burke: We will now move into executive session, Commissioner Wolf.

Commissioner Wolf: I have a quick question for Mr. Kilborn, related to removing that amount of retail from the area. I don't know if the city has any thoughts on whether the retail is beneficial or neutral in its impact as far as adding or removing that, everything else seems pretty straight forward.

Derek Kilborn: We did not have a particular opinion about it. We think the square footage that had been identified in the original development agreement that was approved was reflecting the zoning that was already in place at that time. We do not have a strong opinion either way on that.

Commissioner Wolf: Okay, thank you.

Commissioner Wannemacher: I have a question related to the removal of the developer obligation for the Friendship Trail connector. I know that the Friendship Trail Bridge has now been demolished but I believe there is still a bicycle trail, along the north side of Gandy. I myself have ridden that many, many times on my bicycle, might there not be a future Friendship Trail and what was the Friendship Trail connector proposed. Why has that been eliminated because I really think that, that is a small ask and I personally believe that it should be retained.

Derek Kilborn: I can start by giving you the city response and then perhaps the applicant can add to it. I know in the particular case, with the development of what is purposed to you today, the city's transportation and parking management staff were involved on those discussions and the amendments to the trail portion of this have been reviewed and comments provided from the transportation office here at the City. The applicant has been a little more directly involved in the conversations about this getting here today, maybe they can address that as well if they have any additional info.

Commissioner Wannemacher: Was the city's bicycle coordinator involved, not just transportation.

Derek Kilborn: Yes, I am sorry, when I am referring to transportation and parking management, that is Evan Morey the Director, Cheryl Stacks, who coordinates the Complete Streets Program and trails, and then Tom Whalen who is always involved with traffic impact and analysis.

Commissioner Wannemacher: Okay.

Derek Kilborn: So, when I say that, I am referring to that team.

Elise Batsel: We did work very closely with Transportation, the removal of that requirement was actually a City request. We had retained it in our draft of the First Amendment to the Development

Agreement, but I understand from your staff that you are going in a different direction as far as where that is going to be located and rerouted. That was not an applicant request, that came directly from the city.

Commissioner Wannemacher: Thank you.

Commissioner Michaels: I have two questions, one of the priorities of the city presently is to increase and enhance affordable housing throughout the city and there were a couple references to affordable housing made in the presentation, could you expand on that? I would not that policy LU1.35 does address income, so it does tie directly to the policies that we were asked to look t. What is your intention with respect to affordable housing?

Derek Kilborn: In this particular case they had a preexisting Development Agreement that was created in response to grandfathering the mobile home units that were there previously. It is my understanding the workforce housing units were not a requirement of the original Development Agreement and redevelopment proposal that was described. In this particular case here, the number of units are not increasing that were recommended through this amendment. 19:37 We did not look at, nor did we feel it was appropriate to require any use of a workforce housing bonus. The language was set up to accommodate that flexibility if that is a direction that the developer wants to go, but at this time right now, it is not something that was proposed to be included in the Development Agreement with a specific minimum number.

Commissioner Michaels: Could the developer speak to their intentions?

Elise Batsel: Absolutely, Elise Batsel, Sterns Weaver Miller, we actually retained that on purpose to give us the flexibility to add affordable housing units if as we progress down these development entitlements, we determine that it is something we can make work from a proforma perspective. At this point in time, they are examining those numbers to see if that is something they can add in. I do not know if they made that determination at this point in time, once we get closer to DRC I think we will be able to say for sure whether we can incorporate affordable housing or not, but we really wanted to retain that language in order to have the flexibility to do that.

Commissioner Michaels: Okay what I understand you are saying, is affordable housing is something you are seriously examining and will do if it is feasible.

Elise Batsel: As you know, it is not just about adding affordable housing it is as you add units, do you have room for parking, and can your setbacks and your impervious surface and greenspace, so you can add affordable housing using density but that means more units which means additional requirements. Right now, we are looking at if we can fit all of that on the property given the site that we have today.

Commissioner Michaels: Thank you, I had a second question, this development is in the Coastal High Hazard Area (CHHA), are the new construction standard requirements going to apply to this development, in other words four feet (4 ft) above base flood elevation and the one hundred fifty mile per hour (150 mph), wind resistance?

Derek Kilborn: Yes.

Commissioner Michaels: Thank you.

Commissioner Rogo: Mr. Chairman, I want to thank Mr. Kilborn for an excellent presentation, a summary of the changes that have been made. It helped to clarify for me something that caught my eye as I was reviewing the Capital Improvement Element (CIE), the update to our Comprehensive Plan which is the next item on our agenda. I noted that Gandy Blvd., the roadway between San Martin and 4th, has a Level of Service (LOS) of F, one of the few areas within the City that has that level. When you think about it the new Development Agreement, the amendment if you would, reduces the amount of retail which should reduce the amount of traffic and it also opens up the possibility that multi-family would replace the single family and townhomes in the southern part of the project and that too would also probably diminish the impact on traffic, so I am pleased to see that and my concern is gone.

Commissioner Burke: Anyone else? I would just say, Commissioner Michaels you were wrong when you said, the city's priority is affordable housing. The city says their priority is affordable housing, but this is, in the last year, this is the third project that has come before this commission where we have taken down mobile homes, now I realize they have a limited life span, but we have taken down mobile homes, a very affordable form of housing, and are putting up something less affordable. We have this project, the one on 54th Ave. N. and 4th Street S., so it was a big issue in our mayoral election and our city council election, I just hope someday we start taking that a little bit more seriously. This is going to be a great addition to that area, we need marinas we need high and dry space in the city, it looks like it is going to be a good project. Do I have a motion to approve this amendment?

Motion:

Commissioner Brock moved to approve the First Amendment to the Development Agreement associated with "Gandy Center" with 3.48 acres (mol); "Pirates Cove" with 5.68 acres (mol); "Riviera Bay" with 29.76 acres (mol) of land generally located south of State Road 600 (Gandy Boulevard) and east of San Fernando Blvd. NE.

Commissioner Wolf, Second

**VOTE: YES -7 –Burke, Rogo, Whiteman, Wolf, Michaels, Brock, Wannemacher
NO – 0**

Motion passed unanimously.

SNUG HARBOR DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (hereinafter the "Agreement" or "Development Agreement") is made and entered into this ____ day of _____, 2008, by and between PIRATES COVE OF TAMPA BAY, LLC, a Florida limited liability company ("Pirates Cove"), GANDY CENTER, LLC, a Florida limited liability company ("Gandy Center") and RIVIERA-PINELLAS, LLC, a Florida limited liability company ("Riviera") (collectively, hereinafter referred to as the "Developer"), and the CITY OF ST. PETERSBURG, FLORIDA (hereinafter, the "City").

PARTIALS 92 to

RECITALS:

1. Gandy Center is the fee simple title owner of approximately 3.48 acres of land consisting of 3.23 upland acres located within the jurisdictional boundaries of the City. The legal description of the Gandy Center Property is attached hereto and incorporated herein as Exhibit A-1 (the "Gandy Center Property"); and
2. Pirates Cove is the fee simple title owner of approximately 5.68 acres of land consisting of 4.81 upland acres, located within the jurisdictional boundaries of the City. The legal description of the Pirates Cove Property is attached hereto and incorporated herein as Exhibit A-2 (the "Pirates Cove Property"); and
3. Riviera is the fee simple title owner of approximately 29.76 acres of land consisting of 25.95 upland acres, located within the jurisdictional boundaries of the City. The legal description of the Riviera Property is attached hereto and incorporated herein as Exhibit A-3 (the "Riviera Property"); and
4. Riviera filed a rezoning application with the City on July 6, 2007 (the "Riviera Rezoning") requesting that the Riviera Property be rezoned from NMH (Neighborhood Mobile Home) to NPUD-1 (Neighborhood Planned Unit Development). The City's Future Land Use Plan Category for the Riviera Property is RU (Residential Urban); and
5. The City Council held the first public hearing on the Riviera Rezoning on December 6, 2007 and the second public hearing on the Riviera Rezoning on December 20, 2007, at which time the City Council approved the Riviera Rezoning; and
6. Developer desires to develop 2.49 acres of the Gandy Center Property as permitted in the City's CCS-1 (Corridor Commercial Suburban) zoning district with a PR-MU (Planned Redevelopment-Mixed Use) City Future Land Use Plan Category; and
7. Developer desires to develop a portion of the Gandy Center Property consisting of 0.74 upland acres, as permitted in the City's CCS-1 (Corridor Commercial Suburban) zoning district, subject to the limitations set forth in this Development Agreement, with a PR-MU (Planned Redevelopment-Mixed Use) City Future Land Use Plan Category; and
8. Developer desires to develop 4.81 acres of the Pirates Cove Property as permitted in the City's CCS-1 (Corridor Commercial Suburban) zoning district, subject to the limitations set forth in this Development Agreement, with a PR-MU (Planned Redevelopment-Mixed Use) City Future Land Use Plan Category; and
9. Gandy Center and Pirates Cove filed a petition for a Rezoning and Comprehensive Plan Amendment with the City on April 30, 2007, requesting that the Pirates Cove Property (4.81 acres) and a portion of the Gandy Center Property (0.74 acres) be rezoned from NPUD-1 (Neighborhood Planned Unit Development) to CCS-1 (Corridor Commercial Suburban) and a City Future Land Use Plan Category change for a total acreage of 5.55 from RU (Residential Urban) to PR-MU (Planned Redevelopment-Mixed Use) (together, the "Pirates Cove Comp Plan Amendment and Rezoning"); and
10. The City held the first public hearing on the Pirates Cove Comp Plan Amendment and Rezoning on January 10, 2008 and the second public hearing on January 24, 2008, at which time the City Council adopted the Pirates Cove Comp Plan Amendment and approved the companion rezoning; and

11. The Pinellas County Planning Council ("PPC") held a public hearing on February 20, 2008, whereby the PPC recommended approval to the Countywide Planning Authority ("CPA") and the Pinellas County Board of County Commissioners sitting as the CPA public hearing was held on March 11, 2008, whereby the CPA approved the Comprehensive Plan Amendment; and

12. Developer and the City desire to establish certain terms and conditions relating to the proposed development of the Riviera Property, the Pirates Cove Property and the Gandy Center Property in accordance with Sections 163.3220-163.3243, Florida Statutes, the Florida Local Government Development Act (hereinafter the "Act"); and

13. Florida law requires that public facilities and services needed to support new development shall be available "concurrent" with the impact of such new development and also provides particular concurrency requirements for roads, water and sewer, parks, and stormwater management as well as schools [§163.3180, Florida Statutes]; and

14. In accordance with Florida law and Sections 16.03.050 and 16.03.060 of the City's Land Development Code, the City shall determine during the site plan review process, after reviewing all of the potential impacts of the proposed residential development of the Pirates Cove Property, the Gandy Center Property and the Riviera Property on public facilities, that a Certificate of Concurrency may be issued for the Project; and

15. In accordance with Section 163.3220, Florida Statutes, et. seq. and Section 16.05 of the City's Land Development Code, the City is authorized to enter into a Development Agreement; and

16. The first public hearing on this Development Agreement was held by the Planning & Visioning Commission on December 11, 2007; and

17. The first reading on this Development Agreement was held by the City Council on January 10, 2008; and

18. The second reading and public hearing on this Development Agreement was held by the City Council on January 24, 2008, at which time the City Council approved this Development Agreement; and

19. The Developer desires to develop the Riviera Property, the Gandy Center Property and the Pirates Cove Property in accordance with the above mentioned approvals, as well as the conditions and limitations set forth in this Development Agreement.

DEFINITIONS

The terms defined in this Development Agreement shall have the following meanings, except as herein otherwise expressly provided:

"Agreement" means this Development Agreement, including any Exhibits, and any amendments hereto or thereto.

"Authorized Representative" means the person or persons designated and appointed from time to time as such by the Developer or the City.

"Building Permit" means, for all or any part of the Project to be constructed on the Project Site, any permit issued by a Governmental Authority authorizing, allowing and permitting the commencement, prosecution and completion of construction to the extent provided in said permit.

"City" means the City of St. Petersburg, Florida, a Florida municipal corporation, and any successors or assigns thereto.

"City Council" means the governing body of the City, by whatever name known or however constituted from time to time.

"City's Comprehensive Plan" means the City of St. Petersburg Comprehensive Plan, as most recently amended prior to the date hereof.

"City's Land Development Code" means the City of St. Petersburg Land Development Regulations, as most recently amended prior to the date hereof.

"Development" means all improvements on a zoning lot, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved land.

"Developer" means Pirates Cove of Tampa Bay, LLC, Gandy Center, LLC, and Riviera-Pinellas, LLC, and their successors and assigns thereof.

"Exhibits" means those agreements, diagrams, drawings, specifications, instruments, forms of instruments, and other documents attached hereto and designated as exhibits to, and incorporated in and made a part of, this Development Agreement.

"Expiration Date" means the date on which this Agreement expires, as provided by this Agreement.

"Florida Statutes" means all references herein to "Florida Statutes" are to Florida Statutes (2007), as amended from time to time.

"Governmental Authority" means the City, the County or other governmental entity having regulatory authority over the Project and that issues a Permit or Building Permit for the Project to be constructed and opened for business.

"Impact Fees" means those fees and charges levied and imposed by the City, the County and any other Governmental Authority on the Project.

"Project" means the proposed mixed-use development to be located on the Project Site as contemplated by this Agreement.

"Project Site" means the Pirates Cove Property, the Gandy Center Property and the Riviera Property, as more particularly described and depicted on Exhibits A-1, A-2 and A-3, and as shown on the Project Site Plan.

"Project Site Plan" means the "Snug Harbor Conceptual Site Plan", attached hereto and incorporated herein as Exhibit B.

"Properties" mean the Gandy Center Property, the Pirates Cove Property and the Riviera Property.

"Termination Date" means the date on which this Agreement is terminated by either party hereto.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein and other good and valuable considerations, the receipt and sufficiency are hereby acknowledged, the parties hereby agrees follows:

1. **Recitals:** The recitals set forth above are true and correct and are incorporated herein by this reference.
2. **Intent.** It is the intent of Developer and the City that this Agreement shall be adopted in conformity with the Act and that this Agreement should be construed and implemented so as to effectuate the purposes and intent of the Act. This Agreement shall not be executed by or binding upon any party until adopted in conformity with the Act.

3. Effective Date and Duration. This Agreement shall become effective upon its execution by Developer and the City and final approval of the Pirates Cove Comp Plan Amendment and Rezoning. The initial term of this Agreement shall be for twenty (20) years from the date of execution. Developer agrees that this Agreement may be extended by the City at the end of the initial term for an additional twenty (20) year renewal term, subject to public hearings in accordance with Section 163.3225, Florida Statutes.

4. Permitted Development Uses and Building Intensities.

A. Existing Uses:

1. Gandy Center Property/Pirates Cove Property: 4300 sq. ft. of commercial retail, 833 sq. ft. of office/marina with 55 wet slips, and 64 mobile home units existed on the site.
2. Riviera Property: 256 mobile home units existed on the site, together with 57 wet slips and clubhouse.

B. Maximum Density and Intensity of Proposed Uses:

1. Gandy Center Property/Pirates Cove Property: Allowed density and intensity for upland property includes 15 units per acre residential, 0.55 FAR commercial/retail uses, and if compliant with the Workforce Housing Plan, 0.2 FAR Intensity Bonus for workforce housing. The proposed project is a mixed use of commercial-retail-residential, which may include but shall not be limited to restaurants and specialty retail, 120 unit apartment complex, and a commercial marina (including 45 wet slips), which would provide a percentage of slips for public access and rental. According to the Conceptual Plan and the Transportation Study provided by the applicants, the Gandy Center and Pirates Cove properties will be redeveloped with 72,000 sq. ft. of retail space; 21,000 sq. ft. of restaurant space (e.g., three 7,000 sq. ft. restaurants); 120 apartment units; and a marina with 45 docks/wet slips.
2. Riviera Property: Allowed density and intensity for upland property includes 7.5 units per acre residential, 0.30 FAR non-residential uses and six units per acre density bonus for workforce housing if compliant with the Workforce Housing Plan, or 256 residential dwelling units if a Redevelopment Plan is approved, together with 225 wet slips. According to the Conceptual Plan and the Transportation Study provided by the applicants, the Riviera property will be redeveloped with 219 townhomes, 37 single family homes, and 225 docks/wet slips.

C. Height of Proposed Uses: For the purposes of this Development Agreement, height shall be as provided by the City's Land Development Code.

D. Ownership of Land Subject to Development Agreement: A true and correct copy of the conveyance deeds for the Pirates Cove Property, the Gandy Center Property and the Riviera Property are attached hereto and incorporated herein as Exhibit C.

5. Description of New and Existing Public Facilities and Services that will Service Development: The following existing and needed public facilities are identified as serving the Project.

A. Potable Water: The City will provide potable water to the Project Site. Sufficient supply capacity is available to service the Project, consistent with the requirements of the City's concurrency management regulations.

B. Sanitary Sewer: The City will provide sanitary sewer service to the Project Site. Sufficient treatment capacity is available to service the Project, consistent with the requirements of the City's concurrency management regulations.

C. Stormwater Management: Stormwater management level of service is project-dependant rather than based on the provision and use of public facilities and is not directly provided by the City. With the design and construction of the proposed stormwater facilities on the Project Site in compliance with the requirements of the Southwest Florida Water Management District, the Project will meet concurrency requirements for stormwater and will not result in degradation of the level of service below City's adopted level of service.

D. Law Enforcement: Law Enforcement protection will be provided by the City of St. Petersburg Police Department using available facilities and service capacity already in place. Such capacity is sufficient to allow the Project to meet the applicable level of service requirements, and no new public facilities will be needed to service the Project.

E. Fire Protection and Emergency Medical Service: Fire protection and emergency medical services will be provided by the City using available facilities and service capacity already in place. Such capacity is sufficient to allow the Project to meet the applicable level of service requirements, and no new public facilities will be needed to service the Project.

F. Library Facilities and Services: Library facilities and services will be provided by the City using available facilities and service capacity already in place. Such capacity is sufficient to allow the Project to meet the applicable level of service requirements and no new public library facilities will be needed to service the Project.

G. Public Schools: Public school facilities and services will be provided by the Pinellas County School Board. Such capacity is sufficient to allow the Project to meet the applicable level of service requirements and no new public facilities will be needed to service the Project.

H. Solid Waste: Solid waste collection services will be provided by the City using facilities, equipment and service capacity already in place, while waste disposal services will be handled by Pinellas County. Capacity is sufficient to allow the Project to meet the applicable level of service requirements, and no new public facilities will be needed to service the Project.

I. Transportation/Mass Transit: The Project Site is served by the following public roads. These public roads and mass transit facilities have been determined to meet the adopted level of service both before and after the traffic impacts of the Project are considered.

- Gandy Boulevard
- San Martin Boulevard

The traffic analysis for the Riviera Property, the Gandy Center Property and the Pirates Cove Property are attached hereto and incorporated herein as Composite Exhibit D.

6. Obligations of the Developer. In order to secure approval of the Development Agreement and subject to receiving all necessary governmental approvals and permits, Developer agrees to design and construct the following:

1. Eastbound deceleration/turn-lane off Gandy Blvd. into the Project entrance, as more fully depicted on the Site Plan.
2. Westbound deceleration/turn-lane on Gandy Blvd. to access the Project entrance, as more fully depicted on the Site Plan.
3. PSTA Bus Shelter/Bus Bay on Gandy Blvd., as more fully depicted on the Site Plan.
4. Friendship Trail connection, as more fully depicted on the Site Plan.
5. Signalization at either the Project entrance on Gandy Blvd., or at San Fernando Road/Gandy Blvd. intersection subject to FDOT permitting and warrants within one (1) year of full build-out of the project. In the event that FDOT determines a signal is not warranted, then this obligation shall be of no further force and effect.

6. Internal pedestrian walkway connections to connect the residential dwelling units to the commercial component of the Project, as more fully depicted on the Site Plan.
7. Public pedestrian connection to the public marina facility and kayak launch, as more fully depicted on the Site Plan.
8. Public waterfront boardwalk, which shall be a minimum of six (6) feet wide, installed along the eastern boundary of the Gandy Center Property and the Pirates Cove Property, as more fully depicted on the Site Plan.
9. Canal maintenance.
10. Redevelopment Plan for the Riviera Property, pursuant to City Code, Section 16.70.040.1.15., if the Redevelopment Plan is utilized.
11. Kayak/canoe launch as depicted on the site plan.
12. Such other obligations as the City may reasonably impose as part of the site plan review and approval process.

7. Obligations of the City. The City agrees to the following conditions or actions to implement this Development Agreement:

A. Commencing with the approval of the site plan by the Development Review Commission (DRC), the City shall deem the Project as approved by the DRC to be vested in accordance with the terms hereof for five (5) years, and any extensions thereto, in accordance with Section 16.70.010.9 of the City Code, for potable water, sanitary sewer, recreation/open space, libraries, stormwater management, law enforcement, fire protection/emergency medical services, public schools, solid waste/recycling and transportation/mass transit public facilities.

B. The City acknowledges that Developer is entitled to transportation impact fee credits for the previous uses at the Project.

C. Developer shall be entitled to design, permit, construct, and maintain all internal roads to the Project as private roads, including the installation of gates and other traffic calming devices deemed necessary by Developer, in its sole discretion, to enhance the safety and operation of the Project. Notwithstanding the foregoing, the parties acknowledge that the aforementioned traffic calming devices shall be subject to design review by the City through the City's site plan review process to ensure public safety. Developer shall ensure such roads are designed to City standards for "public" roads. Otherwise, the City will not accept said roads as "public" roads.

D. Developer shall maintain the total open space area for the Project as required by the City's Land Development Code, however, Developer shall be able to locate such open space areas throughout the Project Site and at locations to be determined by Developer during the site plan review process.

E. Notwithstanding anything in this Agreement to the contrary, Developer shall be entitled to Impact Fee credits for any qualified Project improvements identified in Section 6 above and for other dedications, conveyances or other matters as provided by the City's Land Development Code, the Pinellas County Transportation Impact Fee (TIF) Ordinance and Florida law.

F. Developer shall be entitled to construct the Project in phases, in accordance with a phasing plan to be approved by the City.

8. Land Development Approvals/Permits Required: The local development permits that have been approved or may be needed to be approved for the development of the Project on the Project Site include:

- A. Future Land Use amendment approval for the Pirates Cove Property and a portion of the Gandy Center Property;
- B. Rezoning approval for the Properties;
- C. City site and construction plan approvals;
- D. Plat or subdivision approvals, including infrastructure construction plan approval;
- E. City ROW use permit;
- F. City building permits;

- G. Water, sewer, paving and drainage permit;
- H. Certificates of Occupancy;
- I. Wet slip Permitting;
- J. Redevelopment Plan for the Riviera Property; and
- K. Such other City, County, State or Federal permits as may be required by law.

9. Applicable City Ordinances and Codes: In accordance with §163.3233, Florida Statutes and with Section 16.05 of the City's Land Development Code, all codes, policies and ordinances of City governing the development of the Project upon the date of execution of this Development Agreement shall continue to govern the development of the Project for the duration of this Development Agreement, including relevant provisions of the City's Comprehensive Plan.

10. Concurrency and Comprehensive Plan Findings: The City has determined that the concurrency requirements of Sections 16.03.050 and 16.03-060 of the City's Land Development Code and the City's Comprehensive Plan will be met for the Project. The City has found that the Project and this Development Agreement are consistent with and further the goals, objectives, policies and action strategies of the City's Comprehensive Plan and with the City's Land Development Code.

11. Subsequent Laws: Except in the case of termination, the Riviera Property, the Pirates Cove Property, and the Gandy Center Property shall be subject to the Land Development Regulations in effect on the effective date of this Agreement unless the City Council holds a hearing pursuant to Section 163.3241, Florida Statutes and finds:

A. They are not in conflict with the laws and policies governing this Agreement and do not prevent development of the land uses, intensities, or densities as set forth in this Development Agreement;

B. Substantial changes have occurred in pertinent conditions existing at the time of approval of this Development Agreement;

C. They are essential to the public health, safety or welfare and expressly state that they shall apply to the development that is subject to a development agreement;

D. They are specifically anticipated and provided for in this Development Agreement; or

E. The local government demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Development Agreement which adversely impact the public health, safety, and welfare.

12. Effect of Development Agreement: The failure of this Agreement to address a particular permit, condition, term or restriction shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions.

13. Developer's Information: The City acknowledges that it has had an adequate opportunity to independently review and analyze the terms of this Agreement and the information supplied with it, that it has reviewed and analyzed all information supplied by the Developer, and that it acknowledges the information supplied by the Developer is complete and accurate.

14. Disclaimer of Joint Venture: Developer and City represent that by the execution of this Development Agreement it is not the intent of the parties that this Development Agreement be construed or deemed to represent a joint venture or common undertaking between City and Developer, or between either and any third party. While engaged in carrying out and complying with the terms of this Agreement, Developer is an independent principal and not a contractor for or an officer or employee of City. Developer shall not at any time or in any manner represent that it or any of its agents or employees are employees of City.

15. Successors in Interest: The burdens of the Development Agreement shall be binding upon, and the benefits of the Development Agreement shall enure to the parties to this Development Agreement and their successors in interest. Developer, in its sole discretion, shall have the right to make a conveyance or an assignment of its interest

in the Project Site to a successor, in which all rights and obligations of the Developer hereunder shall be assigned to and assumed by the successor, and Developer shall thereafter have no further obligations under this Agreement. This Agreement shall constitute a covenant running with the land for the duration hereof and shall be binding upon Developer and upon all persons deriving title by, through or under said Developer and upon its assigns and successors in title. The agreements contained herein shall benefit and limit all present and future Developers of the Project and the City for the term hereof. The covenants and restrictions required herein shall be of the duration expressed herein.

16. Amendments: The parties acknowledge that this Development Agreement may be amended by mutual consent of the parties subsequent to execution in accordance with §163.3237, Florida Statutes and Section 16.05 of the City's Land Development Code. All amendments to this Agreement shall be ineffective unless reduced to writing and executed by City and Developer, in accordance with the City's Land Development Code. The City agrees to work with Developer during the site planning process to achieve a site plan which is mutually acceptable to the City and the Developer. Further, the parties anticipate that subsequent modifications to this Development Agreement may be necessary to achieve the ultimate Project development. The City agrees not to require any additional commitments of land for the Project or to impose any conditions which would increase the affordable housing commitment for the Project, as long as the Project development does not exceed the levels of density and intensity set forth in Paragraph 4.B. of this Agreement.

17. Recording of this Development Agreement: The City Clerk shall, no later than fourteen (14) days after the execution of this Development Agreement by all parties, record this Development Agreement in the public records of Pinellas County. The City shall bear the expense of recording this Agreement. Additionally, the City Clerk shall mail a recorded copy of this Development Agreement to the Florida Department of Community Affairs by certified mail, return receipt requested, no later than fourteen (14) days after City receives the recorded Development Agreement from the Clerk of the Circuit Court. The City Clerk shall record a notice in the Public Records of Pinellas County to reflect the date indicated on the return receipt card to establish the date of receipt of this Development Agreement by the Florida Department of Community Affairs.

18. Limitations and Conditions on Use. A conceptual site plan for the Property is attached hereto and incorporated herein as Exhibit B. This site plan is conceptual only to provide a conceptual layout for the general location of the proposed uses and is subject to full site plan review in accordance with existing procedures and requirements established by the City's Land Development Code.

19. Reservation or Dedication of Land. Developer shall not be required to reserve or dedicate land within the Property for municipal purposes other than public utility easements for utilities servicing the Property.

20. Notices:

A. Delivery. All notices, demands, requests for approvals or other communications given by either party to another shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested, by a recognized national overnight courier service, or by facsimile transmission to the office for each party indicated below and addressed as follows:

To the Developer:

Pirates Cove of Tampa Bay, LLC
Gandy Center, LLC
Riviera-Pinellas Partners, LLC
Attn: John Lum, Managing Partner
403 N. Howard Ave., Suite 200
Tampa, FL 33606

To the City:

City of St. Petersburg
Attn: Rick W. MacAulay, Manager
Urban Planning, Design and Historic Preservation Division
City of St. Pete Development Services Dept
One 4th Street North
St. Petersburg, FL 33701

With a copy to:

Marilyn Mullen Healy, Esq.
Ruden McClosky Smith Schuster & Russell
401 E. Jackson St., Suite 2700
Tampa, FL 33602

With copies to:

Al Galbraith, Esq.,
Assistant City Attorney, City of St. Petersburg
Municipal Services Center
One 4th Street North
St. Petersburg, FL 33701

21. Effectiveness of Notice. Notices given by courier service or by hand delivery shall be effective upon delivery and notices given by mail shall be effective on the fifth (5) business day after mailing. Refusal by any person to accept delivery of any notice delivered to the office at the address indicated above (or as it may be changed) shall be deemed to have been an effective delivery as provided in this Paragraph. The addresses to which notices are to be sent may be changed from time to time by written notice delivered to the other parties and such notices shall be effective upon receipt. Until notice of change of address is received as to any particular party hereto, all other parties may rely upon the last address given. Notices given by facsimile transmission shall be effective on the date sent.

22. Default. In the event either party is in default of any provision hereof, the non-defaulting party, as a condition precedent to the exercise of its remedies, shall be required to give the defaulting party written notice of the same pursuant to this Agreement. The defaulting party shall have thirty (30) business days from the receipt of such notice to cure the default. If the defaulting party timely cures the default, this Agreement shall continue in full force and effect. If the defaulting party does not timely cure such default, the non-defaulting party shall be entitled to pursue its remedies available at law or equity.

23. Non-Action on Failure to Observe Provisions of this Development Agreement. The failure of the City or the Developer to promptly or continually insist upon strict performance of any term, covenant, condition or provision of this Development Agreement, or any Exhibit hereto, or any other agreement, instrument or document of whatever form or nature contemplated hereby shall not be deemed a waiver of any right or remedy that the City or the Developer may have, and shall not be deemed a waiver of a subsequent default or nonperformance of such term, covenant, condition or provision.

24. Applicable Law and Construction. The laws of the State of Florida shall govern the validity, performance and enforcement of this Development Agreement. This Development Agreement has been negotiated by the City and the Developer, and the Development Agreement, including, without limitation, the Exhibits, shall not be deemed to have been prepared by the City or the Developer, but by all equally. -

25. Venue; Submission to Jurisdiction:

A. For purposes of any suit, action, or other proceeding arising out of or relating to this Development Agreement, the parties hereto do acknowledge, consent, and agree that venue thereof is Pinellas County, Florida.

B. Each party to this Development Agreement hereby submits to the jurisdiction of the State of Florida, Pinellas County and the courts thereof and to the jurisdiction of the United States District Court for the Middle District of Florida, for the purposes of any suit, action, or other proceeding arising out of or relating to this Development Agreement.

26. Entire Agreement:

A. This Development Agreement, and all the terms and provisions contained herein, including without limitation the Exhibits hereto, constitute the full and complete agreement between the parties hereto to the date hereof, and supersedes and controls over any and all prior agreements, understanding, representations, correspondence and statements whether written or oral.

B. Any provisions of this Development Agreement shall be read and applied *in para materia* with all other provisions hereof.

27. Holidays. It is hereby agreed and declared that whenever a notice or performance under the terms of this Development Agreement is to be made or given on a Saturday or Sunday or on a legal holiday observed by the City, it shall be postponed to the next following business day.

28. Exhibits. Each Exhibit referred to and attached to this Development Agreement is an essential part of this Agreement.

29. Certification. The Developer and the City shall at any time and from time to time, upon not less than ten (10) days prior notice by the other party execute, acknowledge and deliver to the other party (and, in the case of the City, to a Project Lender) a statement in recordable form certifying that this Development Agreement has not been modified and is in full force and effect (or if there have been modifications that this Development Agreement as modified is in full force and effect and setting forth a notation of such modifications), and that to the knowledge of such party, neither it nor the other party is then in default hereof (or if the other party is then in default hereof, stating the nature and details of such default), it being intended that any such statement delivered pursuant to this Paragraph may be conclusively relied upon by any prospective purchaser, mortgagee, successor, assignee of any mortgage or assignee of the respective interest in the Project, if any, of any party made in accordance with the provisions of this Development Agreement.

30. Survival of Warranties, Representations. The warranties, representations, covenants and obligations of the parties hereto shall be binding upon the parties and their respective successors in interest.

31. Termination. This Development Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

A. The full performance by all parties hereto of each and every one of their respective obligations arising under the terms of this Development Agreement; or

B. The expiration of twenty (20) years from the Effective Date of this Development Agreement, as defined herein; or

C. The revocation of this Development Agreement by the City Council in accordance with Section 163.3235, Florida Statutes and Section 16.05 of the City's Land Development Code; or

D. The execution of a written agreement by all parties, or by their successors in interest, providing for the cancellation and termination of this Development Agreement.

32. Deadline for Execution. The failure of Developer to execute this Development Agreement no later than ten (10) days after the date on which the City Council approved this Development Agreement shall cause this Development Agreement to be void and of no further force and effect.

33. Non-Compliance. Developer will not be deemed to have failed to comply with the terms of this Agreement in the event such non-compliance, in the reasonable judgment of the "Person Officially Designated" by the City is deemed of a minor or inconsequential nature.

34. Covenant of Cooperation. The parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement and in achieving the completion of development of the Project Site, including processing amendments to this Development Agreement.

35. Approvals. Whenever an approval or consent is required under or contemplated by this Agreement, such approval or consent shall not be unreasonably withheld, delayed or conditioned. All such approvals and consents shall be requested and granted in writing.

36. Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this Agreement, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable by a court of competent jurisdiction, shall not be affected thereby and

shall with the remainder of this Agreement, continue unmodified and in full force and effect. Notwithstanding the foregoing, if such responsibilities of any party thereto to the extent that the purpose of this Agreement or the benefits sought to be received hereunder are frustrated, such party shall have the right to terminate this Agreement upon fifteen (15) days notice to the other parties.

36. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which shall constitute a single instrument.

37. Cancellation. If the Developer fails to obtain rezoning or Comprehensive Plan Amendment as more fully set forth above, this Development Agreement shall become null and void.

IN WITNESS WHEREOF, the parties have executed this Development Agreement as of the day and year first above written.

CITY:

ATTEST:

CITY OF ST. PETERSBURG, FLORIDA

Eva Andujar
CITY CLERK

By: Rick Baker
RICK BAKER, Mayor

27th day of April, 2009

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 27th day of April, 2009, by Rick Baker, Mayor, and Eva Andujar, City Clerk, on behalf of the City of St. Petersburg, Florida, who are personally known to me or who have produced _____ as identification.



NOTARY PUBLIC

Sign: Cathy E. Davis
Print: _____
Notary Public, State of Florida
My commission expires: _____

APPROVED AS TO CONTENT:

City Attorney (or designee)
By: [Signature]
Assistant City Attorney

APPROVED AS TO FORM:

City Attorney (or designee)
By: [Signature]
Assistant City Attorney

[SIGNATURES CONTINUED ON NEXT PAGE]



[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

WITNESSES:

Signature

Print Name

Signature

Print Name

DEVELOPER:

PIRATES COVE OF TAMPA BAY, LLC,
a Florida limited liability company

By:

Print Name:

Title:

Date:

STATE OF FLORIDA

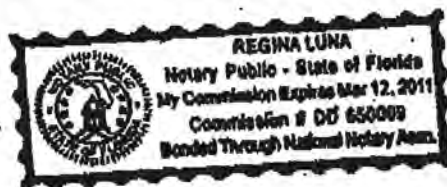
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 25 day of January, 2008, by John Lum as managing member PIRATES COVE OF TAMPA BAY, LLC, a Florida limited liability company on behalf of the limited liability company. He/she is personally known to me or produced _____ as identification.

Signature of Notary Public, State of Florida

Print/type name of Notary Public

[SIGNATURES CONTINUED ON NEXT PAGE]



[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

WITNESSES:

Signature [Signature]
Print Name Carol Lynn
Signature [Signature]
Print Name Regina Luna

GANDY CENTER, LLC,
a Florida limited liability company

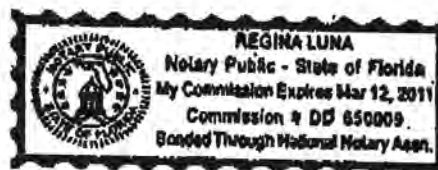
By: [Signature]
Print Name: John Luna
Title: MANAGING MEMBER
Date: JAN -25 08

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 25 day of January, 2008, by John Luna as managing member of GANDY CENTER, LLC, a Florida limited liability company on behalf of the limited liability company. He/she is personally known to me or produced as identification.

Signature of Notary Public, State of Florida

Print/type name of Notary Public



[SIGNATURES CONTINUED ON NEXT PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

WITNESSES:

Signature [Signature]
Print Name Gerald
Signature [Signature]
Print Name Regina Luna

Partners
RIVIERA-PINELLAS, LLC,
a Florida limited liability company

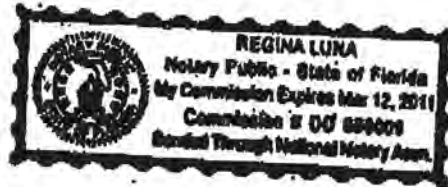
By: [Signature]
Print Name: John Luna
Title: MANAGING MEMBER
Date: JAN. 25. 08

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 25 day of January, 2008, by John Luna as managing member of RIVIERA-PINELLAS, LLC, a Florida limited liability company on behalf of the limited liability company. He/she is personally known to me or produced as identification.

Signature of Notary Public, State of Florida

Print/type name of Notary Public



**Snug Harbor Development Agreement
Exhibits**

<u>Exhibit</u>	<u>Exhibit Name</u>	<u>Status</u>
A-1	Legal Description of the Gandy Center Property	Attached
A-2	Legal Description of the Pirates Cove Property	Attached
A-3	Legal Description of the Riviera Property	Attached
B	Snug Harbor Conceptual Site Plan	Attached
C	Conveyance Deeds of the Pirates Cove Property, the Gandy Center Property and the Riviera Property	On File
D	Traffic Analysis	On File



DESCRIPTION (GANDY CENTER)

PARCEL 1 (EXHIBIT "A")

Lots 5 through 26, Block 5, inclusive and part of Lot 35, Block 5 described as: Begin at the Northeast corner of Lot 35, thence South $72^{\circ}44'16''$ West 157.56 feet along the North boundary of Lot 35 to a point 24.93 feet Northeasterly from the Northwest corner of Lot 35; thence South $54^{\circ}51'12''$ East 96.12 feet to the Easterly boundary of Lot 35; thence North $35^{\circ}08'48''$ East 124.85 feet to the POINT OF BEGINNING(1), in Block 5, FLORIDA RIVIERA PLAT NO. 5, according to the map or plat thereof on file and of record in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida.

TOGETHER WITH:

A portion of those two 30 feet vacated rights of way in Block 5, FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida being described as follows:

From the Northeast corner of Lot 26, of said Block 5, as the Point of Beginning(2), thence along the Easterly extension of the North line thereof $N72^{\circ}44'16''E$, 31.42 feet to the East line of the Southeast 1/4 of Section 17, Township 30 South, Range 17 East; thence along said line, South, 157.08 feet to the Northeast corner of Lot 35 of said Block 5, said point also being on the South line of the 30 foot right of way shown on said plat; thence along said South line, $S72^{\circ}44'16''W$, 157.56 feet; thence leaving said South line, $N17^{\circ}15'44''W$, 15.00 feet to the centerline of the 30 foot right of way; thence along said centerline $S72^{\circ}44'16''W$, 419.00 feet, to a point on a line being the Southerly extension of the West line of Lot 5, Block 5; thence along said line $N17^{\circ}15'44''W$, 15.00 feet to the Southwest corner of said Lot 5; thence along the Southerly line of Lots 5 through 26 of said Block 5, $N72^{\circ}44'16''E$, 554.46 feet to the Southeast corner of said Lot 26; thence along the east line thereof, North 125.66 feet to the Point of Beginning.

AND

Parcel 2 (EXHIBIT "B")

A portion of Lots 27 through 36, inclusive, Block 5, FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, Page 41, and the southerly 15.00 feet of a 30.00 foot wide Vacated Right-of-way abutting thereon, vacated per Pinellas County Resolution No. 96-272, O.R. Book 9495, Page 1474, all being recorded in the public records of being described as follows:

Commence at the intersection of the West boundary line of Section 16, Township 30 South, Range 17 East and the centerline of Gandy Boulevard; thence $S 00^{\circ}00'00'' E$ along the said west boundary line of Section 16 for a distance of 209.43 feet to northern most corner of Lot 36, Block 5, FLORIDA RIVIERA PLAT NO. 5 as recorded in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida and the Point of Beginning; thence $S 00^{\circ}00'00'' E$, continuing along aforementioned west line for a distance of 94.25 feet; thence $S 72^{\circ}44'16'' W$ for a distance of 653.58 feet to a point on the Easterly right-of-way line of San Fernando Boulevard

Exhibit A-1
continued

and the Westerly boundary line of Lot 27, of said Block 5; thence N 17°15'44" W along said Easterly right-of-way line and said Westerly boundary line and the Northerly prolongation thereof for a distance of 105.00 feet to the centerline of a 30.00 feet wide Vacated right-of-way; thence N 72°44'16" E along the said centerline for a distance of 524.00 feet; thence departing said centerline the following three (3) courses and distances: 1) S 17°15'44" E, 15.00 feet; 2) S 54°51'12" E, 96.12 feet; 3) N 35°08'48" E, 124.85 feet to the Point of Beginning.

Said lands containing 151653.69 square feet or 3.48 acres, more or less.



DESCRIPTION (PIRATES COVE)

PARCEL 1

Lots 27 through 35, inclusive Block 5, of FLORIDA RIVIERA PLAT NO. 5, according to map or plat thereof recorded in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida, LESS that part of Lot 35 described as follows:

From a Point of Beginning at the Northeast corner of Lot 35, Block 5; Thence S72°44'16"W, 157.66 feet along the North Boundary of Lot 35 to a point 24.93 feet Northeasterly from the Northwest corner of Lot 35; thence S54°51'12"E, 96.12 feet to the Easterly Boundary of said Lot 35; thence N35°08'48"E, 124.85 feet to the Point of Beginning, all lying a being in Pinellas County, Florida.

AND

Beginning at the NW corner of Lot 27, Block 5, FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, Page 41, public records of Pinellas County, Florida, thence N 17°15'44" W, a distance of 15 feet to a point on the centerline of a 30 foot right of way as vacated by Resolution 96-272, recorded in O.R. Book 9495, page 1474; thence N 72°44'16" E, a distance of 524 feet; thence S 17°15'44" E, a distance of 15 feet to a point, said point also being on the North boundary of Lot 35, Block 5, 24.93 feet Northeasterly from the NW corner of said Lot 35; thence S 72°44'16" W, a distance of 524 feet to the POINT OF BEGINNING.

AND TOGETHER WITH the North 1/2 of the following:

All that portion of vacated Bronson Place (a 60 foot right of way) lying South of Lots 27 through 35, Block 5 of Florida Riviera Plat No. 5 as recorded in Plat Book 7, page 41, Public Records of Pinellas County, Florida and lying North of Lots 1 through 7, Block 11 of said Florida Riviera Plat No. 5 and lying East of the East right of way line of San Fernando Boulevard (Coniston Drive by plat - a 60 foot right of way) and lying North and West of the Northerly limits of that certain 60 foot right of way for Plymouth Drive vacated by Resolution recorded in O.R. Book 3482, pages 923 and 924, Public Records of Pinellas County, Florida (which Northerly limits were the Northwest corner of Lot 36, Block 5 of said Florida Riviera Plat No. 5); all according to the plat of FLORIDA RIVIERA PLAT NO. 5 as recorded in Plat Book 7, page 41, Public Records of Pinellas County, Florida.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING:

A portion of Lots 13 through 18, inclusive, Block 5 and a portion of a 30 foot vacated right-of-way, FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, Page 41, of the public records of Pinellas County, Florida, described as follows:

Commence at the Northeast corner of Lot 26, Block 5, of said FLORIDA RIVIERA PLAT NO. 5; thence S 72°44'16" W along the Northerly boundary line of said Block 5, also being the

Exhibit A-2
continued

Southerly right-of-way line of Gandy Boulevard for a distance of 261.55 feet to the beginning of a non-tangent curve (radial bearing S 74°04'14" W) and the Point of Beginning, thence Southerly, 29.90 feet along the arc of said curve concave Westerly having a radius of 63.00 feet and a chord bearing and distance of S 02°20'00" E, 29.62 feet to a point of non-tangency (radial bearing N 87°44'14" W); thence S 11°15'46" W for a distance of 121.08 feet to a point on the centerline of a 30.00 foot vacated right-of-way; thence S 72°44'17" W along the centerline of said vacated right-of-way, a distance of 56.91 feet; thence N 11°15'46" E for a distance of 148.25 feet to the beginning of a non-tangent curve (radial bearing N 78°44'14" W); thence Northerly 5.00 feet along the arc of said curve, concave Westerly having a radius of 13.00 feet and a chord bearing and distance of N 11°14'13" E, 4.97 feet to a point of non-tangency (radial bearing S 79°12'39" W) and the North boundary of said Block 5; thence N 72°44'16" E along said North boundary line for a distance of 50.07 feet to the Point of Beginning. All lying in Section 17, Township 30 South, Range 17 East, Pinellas County, Florida.

SAID PARCEL CONTAINS 111,753 SQUARE FEET or 2.56 acres, MORE OR LESS.

PARCEL 2

(TRACT 1)

From a point marking the intersection of the West line of said Section 16, Township 30 South, Range 17 East, Pinellas County, Florida and the centerline of Gandy Boulevard, run thence South 0 deg. 02' 35" West, along the West line of said Section 16, 640.08 feet to a point marking the Southwest corner of property described in deed recorded in Deed Book 1462, page 599, Public Records of Pinellas County, Florida, said point being the POINT OF BEGINNING; run thence South 89 deg. 57' 25" East, along the South line of said property described in Deed Book 1462, page 599, 250 feet to a point; run thence South 0 deg 02' 35" West, 100 feet; run thence North 89 deg. 57'.25" West, 250 feet to a point on the West line of said Section 16; run thence North 0 deg. 02' 35" East, along the West line of said Section 16, 100 feet to the POINT OF BEGINNING;

AND

(TRACT 2)

From the Southeast corner of Section 17, Township 30 South, Range 17 East, Pinellas County, Florida, run North, along the East line of said Section, the same being the East line of Florida Riviera Plat No. 5 as recorded in Plat Book 7, page 41, Public Records of Pinellas County, Florida, 1576.63 feet to the Northeast corner of Lot 37, Block 5 of said Florida Riviera Plat No. 5; thence run South 69 deg. 32' 41" West, 22.87 feet along the North line of said Lot 37 to the intersection with the mean high water mark for a POINT OF BEGINNING; thence run North 55 deg. East, 100 feet; thence run North 21 deg. 49' 52" West, 89.95 feet; thence run West 59 feet; thence run South 51 deg. 38' West, 107 feet to the intersection with the North line of Lot 36, Block 5 of said Florida Riviera Plat No. 5 and the mean high water mark; thence meander the mean high water mark in a Southeasterly direction to the POINT OF BEGINNING;

Exhibit A-2
continued

AND

(TRACT 3)

From the Southeast corner of Section 17, Township 30 South, Range 17 East, Pinellas County, Florida, run North, along the East line of said Section, the same being the East line of Florida Riviera Plat No. 5 as recorded in Plat Book 7, page 41, Public Records of Pinellas County, Florida, 1576.63 feet to the Northeast corner of Lot 37, Block 5 of said Florida Riviera Plat No. 5; thence run South 69 deg. 32' 41" West, 22.87 feet along the North line of said Lot 37 to the intersection with the mean high water mark for a POINT OF BEGINNING; thence run North 55 deg. East, 100 feet; thence run South 198.99 feet; thence run East, 151.52 feet; thence run South 50 feet to the intersection with the Easterly extension of the South line of Lot 39, Block 5 of said Florida Riviera Plat No. 5; thence run West 250 feet, along the South line of said Lot 39 to the intersection with the mean high water mark; thence meander the mean high water mark, in a Northerly direction, to the POINT OF BEGINNING;

AND

(TRACT 4)

That portion of the East $\frac{1}{2}$ of vacated Plymouth Drive, lying North of the Westerly extension of the South line of Lot 41, Block 5 of Florida Riviera Plat No. 5 as recorded in Plat Book 7, page 41, Public Records of Pinellas County, Florida and Southerly of the Southwesterly extension of the Northwesterly line of Lot 36, Block 5 of said Florida Riviera Plat No. 5;

AND

(TRACT 5)

That portion of the West $\frac{1}{2}$ of vacated Plymouth Drive lying Northerly of the Southerly line of Lot 7, Block 11 of Florida Riviera Plat No. 5 as recorded in Plat Book 7, page 41, Public Records of Pinellas County, Florida as extended Easterly to the centerline of said Plymouth Drive and lying Southerly of the Southwesterly extension of the Northwesterly line of Lot 36, Block 5 of said Florida Riviera Plat No. 5 as extended to the centerline of said Plymouth Drive;

AND

(TRACT 6)

THE SOUTH $\frac{1}{2}$ OF THE FOLLOWING DESCRIBED PROPERTY:

All that portion of vacated Bronson Place (a 60 foot right of way) lying South of Lots 27 through 35, Block 5 of Florida Riviera Plat No. 5 as recorded in Plat Book 7, page 41, Public Records of Pinellas County, Florida and lying North of Lots 1 through 7, Block 11 of said Florida Riviera Plat No. 5 and lying East of the East right of way line of San Fernando Boulevard (Coniston Drive by plat - a 60 foot right of way) and lying North and West of the Northerly limits of that certain 60 foot right of way for Plymouth Drive vacated by Resolution recorded in O.R. Book 3482, pages 923 and 924, Public Records of Pinellas County, Florida (which Northerly limits were the Northwest corner of Lot 36, Block 5 of said Florida Riviera Plat No. 5); all according to

Exhibit A-2
continued

the plat of FLORIDA RIVIERA PLAT NO. 5 as recorded in Plat Book 7, page 41, Public Records of Pinellas County, Florida.

AND

Lots 36,37,38,39,40 and 41, Block 5, FLORIDA RIVIERA PLAT NO. 5, according to the plat thereof as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida.

AND

Lots 1 through 7, Block 11, FLORIDA RIVIERA PLAT NO. 5, according to the plat thereof as recorded in Plat Book 7, Page 41, Public Records of Pinellas County, Florida.

SAID PARCEL CONTAINS 197,487 SQUARE FEET or 4.53 acres, MORE OR LESS.

LESS THIS PARCEL NOT INCLUDED IN SCHEDULE "A" (SEE GENERAL ENDORSEMENT)

A portion of Lots 27 through 36, inclusive, Block 5, FLORIDA RIVIERA PLAT NO. 5, as recorded in Plat Book 7, Page 41, and the southerly 15.00 feet of a 30.00 foot wide Vacated Right-of-way abutting thereon, vacated per Pinellas County Resolution No. 96-272, O.R. Book 9495, Page 1474, all being recorded in the public records of being described as follows:

Commence at the intersection of the West boundary line of Section 16, Township 30 South, Range 17 East and the centerline of Gandy Boulevard; thence S 00°00'00" E along the said west boundary line of Section 16 for a distance of 209.43 feet to northern most corner of Lot 36, Block 5, FLORIDA RIVIERA PLAT NO. 5 as recorded in Plat Book 7, Page 41, of the Public Records of Pinellas County, Florida and the Point of Beginning; thence S 00°00'00" E, continuing along aforementioned west line for a distance of 94.25 feet; thence S 72°44'16" W for a distance of 653.58 feet to a point on the Easterly right-of-way line of San Fernando Boulevard and the Westerly boundary line of Lot 27, of said Block 5; thence N 17°15'44" W along said Easterly right-of-way line and said Westerly boundary line and the Northerly prolongation thereof for a distance of 105.00 feet to the centerline of a 30.00 feet wide Vacated right-of-way; thence N 72°44'16" E along the said centerline for a distance of 524.00 feet; thence departing said centerline the following three (3) courses and distances: 1) S 17°15'44" E, 15.00 feet; 2) S 54°51'12" E, 96.12 feet; 3) N 35°08'48" E, 124.85 feet to the Point of Beginning.

Said lands containing 61940 square feet or 1.42 acres, more or less.



DESCRIPTION (RIVIERA)

Lots 42 through 66 and that part of Lot 67 in Section 17, Township 30 South, Range 17 East, Block 5; and Lots 8 through 20, 24 and 26, Block 11, as shown on FLORIDA RIVIERA PLAT NO. 5, recorded in Plat Book 7, Page 41, of the Public records of Pinellas County, Florida; together with one half the vacated rights-of-way abutting thereon.

AND

A parcel of land in the Southwest 1/4 of Section 16, Township 30 South, Range 17 East, Pinellas County, Florida, described as follows:

Beginning at the Southwest corner of said Section 16; thence North along the West boundary of said Section 16, 1276.74 feet, more or less to the Southwest corner of the land described in Official Records Book 125, page 290, of the Public Records of Pinellas County, Florida; thence East 250 feet to the Southeast corner of said land; thence South 1276.74 feet, more or less, to the South boundary of said Section 16; thence West along the South boundary of said Section 16, 250 feet to the Point of Beginning.

AND

All that part of the West 250 feet of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 30 South, Range 17 East, Pinellas County, Florida lying North and West of the Bulkhead Line, Section 8.

AND

All of Blocks 12 and 17, and so much of Block 18 as lies within Section 17, Township 30 South, Range 17 East, as shown on SECTION E FLORIDA RIVIERA PLAT NO. 5 recorded in Plat Book 17, Page 38 of the public records of Pinellas County, Florida; together with 1/2 the vacated alleys and rights-of-way abutting thereon, and together with the vacated portion of Snug Harbor Road abutting thereon.

ALSO KNOWN AS:

A parcel of land in the Southwest 1/4 of Section 16, the Southeast 1/4 of Section 17 and the Northwest 1/4 of Section 21, all of Township 30 South, Range 17 East, Pinellas County, Florida; said parcel of land being more specifically described as follows:

As a POINT OF BEGINNING commence at the Southeast corner of Section 17, thence bear S89°45'07"W, along the South line of the Southeast 1/4 of said Section 17, a distance of 810.87 feet to the Westerly boundary of a portion of vacated Snug Harbor Road (Riviera Boulevard by plat) right-of-way vacated in Official Record Book 5188, Page 215 of the Public Records of Pinellas County, Florida, as shown on the recorded plat of Section E, Florida Riviera Plat No. 5, a subdivision as recorded in Plat Book 17 on Page 38 of the Public Records of Pinellas County, Florida; thence N17°14'21"W, along said Westerly boundary of vacated right-of-way, a distance of 649.13 feet to a point on a Westerly projection of the Southerly right of way line of Monaco

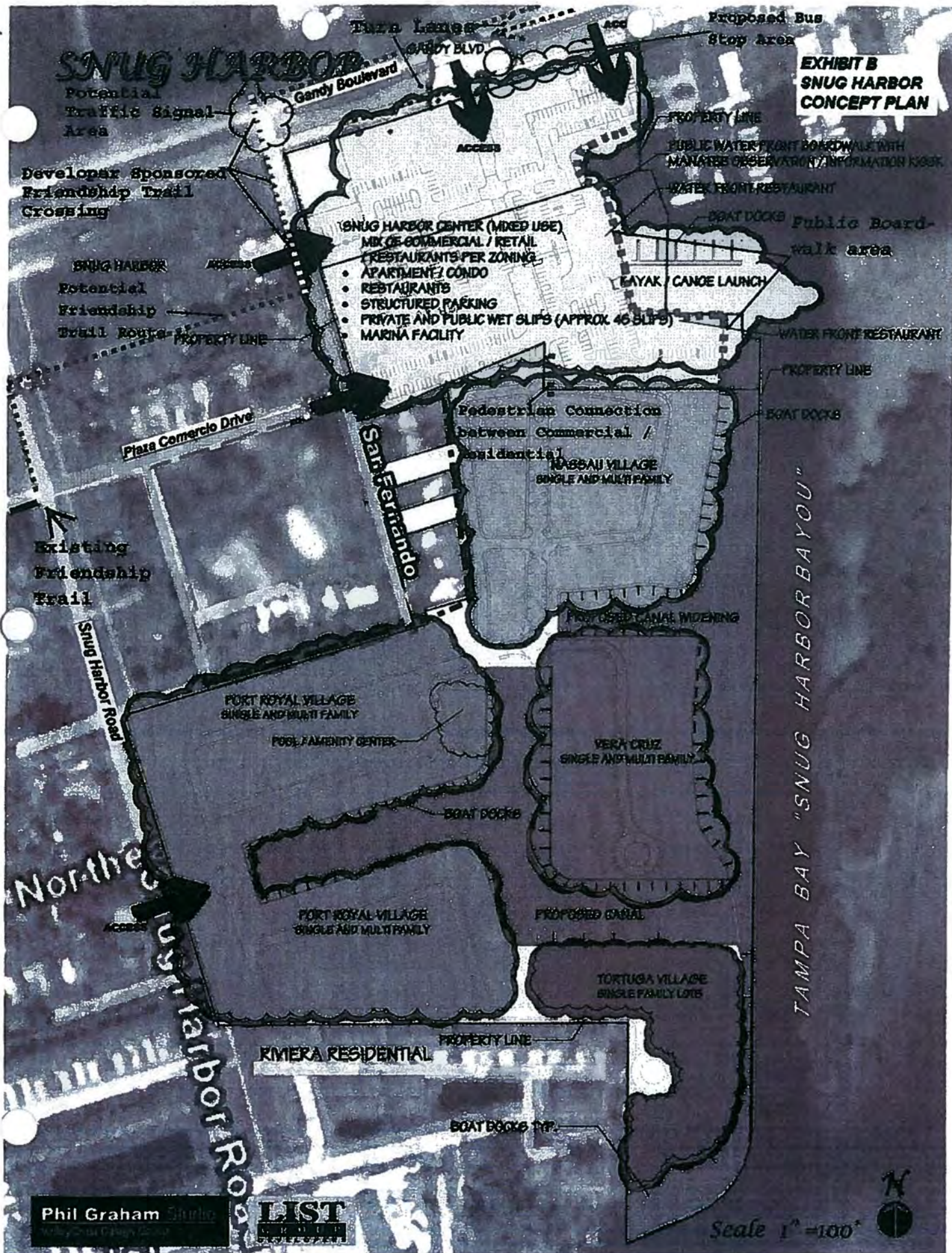
Exhibit A-3
continued

Drive as shown on said plat; thence N72°46'21"E, along said Westerly projection and the Southerly right of way line of Monaco Drive, a distance of 630.32 feet to an intersection thereof with the Easterly right of way line of San Fernando Blvd., as shown on said plat; thence N17°07'24"W, along said Easterly right of way line, a distance of 25.02 feet; thence N73°22'05"E, along the North boundary of Lot 20, Block 11 of Florida Riviera Plat No. 5, as recorded in Plat Book 7, on Page 41 of the Public Records of Pinellas County, Florida, a distance of 103.43 feet; thence along portions of said Florida Riviera Plat No. 5 on the following twelve calls:

1. Thence N08°03'07"W, a distance of 162.00 feet;
2. Thence S73°15'06"W, a distance of 129.29 feet;
3. Thence N17°01'36"W, a distance of 49.69 feet;
4. Thence N73°07'53"E, a distance of 135.70 feet;
5. Thence N06°15'24"W, a distance of 51.50 feet;
6. Thence S73°00'25"W, a distance of 145.63 feet;
7. Thence N17°19'05"W, a distance of 49.75 feet;
8. Thence N73°10'32"E, a distance of 153.54 feet;
9. Thence N07°56'44"W, a distance of 121.08 feet to an intersection with the Southerly boundary of Lots 1 through 7, Block 11, said Florida Riviera Plat No. 5;
10. Thence N66°46'57"E, along said Southerly Line and its Eastern extension, a distance of 208.16 feet to the centerline of Plymouth Drive as shown on said plat of Florida Riviera Plat No. 5;
11. Thence S00°03'35"W, along said centerline, a distance of 91.60 feet;
12. Thence, along the North boundary of Lot 42, Block 5, said Florida Riviera Plat No. 5 and its Western extension, S89°59'24"E, a distance of 431.24 feet to an intersection with a portion of the Westerly line of the Pinellas County Bulkhead Line, Segment 8, as recorded in Bulkhead Book 1 on Page 90 of the Public Records of Pinellas County, Florida; Thence S00°00'36"W, along said bulkhead line a distance of 1481.47 feet to the Point of Curvature of a curve concave Northwesterly, having a radius of 200 feet and a chord which bears S. 33° 04' 08" W., a distance of 218.20 feet; thence Southwesterly, along the arc of said curve to the right, a distance of 230.79 feet to the Point of Tangency; thence S66°07'40"W, continuing along said bulkhead line, a distance of 144.94 feet to an intersection with the West boundary of the aforesaid Section 21; thence N00°00'24"E, along said West boundary, a distance of 443.70 feet to the POINT OF BEGINNING.

SNUG HARBOR

EXHIBIT B SNUG HARBOR CONCEPT PLAN



TAMPA BAY "SNUG HARBOR BAYOU"

Phil Graham Studio

LIST

Scale 1" = 100'



The following page(s) contain the backup material for Agenda Item: Setting December 16, 2021 as the public hearing date for the following proposed Ordinance(s): Ordinance 748-L amending Section 16.06.010. to create design review procedures for certain development proposals with the Intown and Intown West Community Redevelopment Areas. (City File: LDR-2021-07)
Please scroll down to view the backup material.



G-6



Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: Ordinance 748-L amending Section 16.06.010. to create design review procedures for certain development proposals with the Intown and Intown West Community Redevelopment Areas.

BACKGROUND:

On October 7, 2021, staff made a presentation to City Council regarding the process for review of development projects within the Intown and Intown West Community Redevelopment Areas (CRAs), see attached memo. As noted in that presentation, the current process for review of projects in Intown and Intown West CRAs under CRA Resolution 2007-5 is not readily found by interested citizen or neighborhood, there are rare instances of recurring process not set forth in City Code/LDRs, there is no outreach or notice provision. Staff also discussed the growing interest from neighborhoods in CRA design review items (EDGE District) and that without a clearly delineated process and review criteria there is uncertainty for developer, confusion for neighborhood, and a lack of guidance to City staff and City Council in performing reviews.

Section 16.60, Community Redevelopment Areas does not currently include procedural, application, standards of review or notice requirements. It is the intent of this amendment to clearly define when the Community Redevelopment Agency Review is required for projects located in the Intown and Intown West CRAs, when a modification to the original approval is required and the types of documents required to be submitted. This section will also include standards of review and a requirement for notification to any neighborhood or business association and the Council of Neighborhood Associations.

The CRA resolution 2007-5 currently specifies that projects over \$1,000,000 are to be reviewed by City Council. This amendment proposes to increase that threshold to \$5,000,000. In the DRC staff report, the table of CRA approvals provides a list of projects that have been reviewed by City Council since 2014. Staff finds that projects with this construction cost did not require approval of a site plan by the Development Review Commission, were 6-stories or less and had less than 75-dwelling units and in most cases less than 50-dwelling units.

Lastly, the companion Resolution to the Intown West Redevelopment Plan includes new design guidelines. The amendment includes a requirement for consistency with these design guidelines.

Public Outreach

On October 27, 2021, a community meeting was held with on the Intown West Redevelopment Plan Update.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Development Review Commission (DRC): On November 3, 2021, the DRC held a public hearing regarding the text amendment to the Land Development Regulations and voted 7 to 0 to find the amendment consistent with the comprehensive plan and recommend APPROVAL.

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinances; AND 2) SET the second reading and public hearing for December 16, 2021.

Attachments: Ordinance, DRC Staff Report

Ord. - 748-L

AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING ITS LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 16.06.010. OF THE CITY CODE TO CREATE DESIGN REVIEW PROCEDURES FOR CERTAIN DEVELOPMENT PROPOSALS WITHIN THE INTOWN AND INTOWN WEST COMMUNITY REDEVELOPMENT AREAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The City of St. Petersburg does ordain:

SECTION ONE. Section 16.06.010. of the St. Petersburg City Code is hereby amended to read as follows:

16.06.010. Generally ~~(Reserved)~~.

16.06.010.1. – Design review for development proposals in the Intown Redevelopment Area and Intown West Redevelopment Area.

- A. Applicability. Within the Intown Redevelopment Area and the Intown West Redevelopment Area, all development proposals, including the rehabilitation of existing buildings, with a total construction cost in excess of five million dollars shall be reviewed by the Community Redevelopment Agency (CRA) for consistency with the duly adopted underlying redevelopment plan. CRA design review is a legislative action of the City Council. Development proposals with a total construction cost under five million dollars shall be reviewed by the POD for consistency with the duly adopted underlying redevelopment plan.
- B. Application. An application shall include the following information in addition to the information that the POD may generally require for a CRA design review application:
1. Location, height, and shape of buildings;
 2. Location and amount of open spaces and sidewalk treatment;
 3. Building coverage and square feet;
 4. Residential density (number of units);
 5. Non-residential square footage;
 6. Street layout;
 7. Location of parking;
 8. Location, size, and type of existing trees;
 9. Building plans, elevations, and sections;
 10. Perspective drawings or a scale model;

11. Landscape plan;
 12. A site plan of the subject property, including elevations depicting architectural details and materials for all sides of each structure; and
 13. Any other information required by the POD.
- C. Procedures. A complete application for CRA design review shall be submitted not less than 30 days prior to the next regularly scheduled Community Redevelopment Agency meeting. Additionally, an application shall be subject to the following requirements:
1. Notice of intent to file. A minimum of ten days prior to filing an application for CRA design review, the applicant shall send a copy of the application by email or certified mail the Council of Neighborhood Associations (CONA) and to all neighborhood associations and/or business associations within 300 feet of the subject property. The applicant shall file evidence of such notice with the application to the POD. Failure to include such evidence shall render the application incomplete.
 2. Timing of application with other planning and zoning decisions. For development proposals that require additional approvals under these Land Development Regulations (e.g., site plan review or special exception), an applicant shall receive CRA design review approval prior to the hearing of any other request before a board or commission of the City or the City Council.
 3. Duration of approvals. CRA or POD design review approvals shall be valid for three (3) years. Phased development proposal approvals shall be valid for a period of time consistent with the time frames specified for phased projects set forth in Section 16.70.010.9. (or successor section). CRA-approved development proposals that require additional approvals from any board or commission of the City or the City Council shall receive an extension administratively from the POD consistent with the time frames established in these additional approvals.
 4. Extensions. Applicants may request up to two two-year extensions from the POD. The application shall be revised to comply with any code amendments and redevelopment plan amendments that were adopted after the original approval.
 5. Modifications. The POD shall be notified of any modifications to an approved development proposal by the applicant and the POD shall determine whether the development proposal must be resubmitted through the process set forth in this section, notwithstanding other applicable provisions regarding modifications elsewhere in these Land Development Regulations.
 6. Appeals. In the event that a development proposal with a total construction cost under five million dollars is denied by the POD, the applicant may appeal the decision to the CRA by submitting a written request to the City Clerk within ten (10) days of the POD's decision. The CRA decision is the final action of the City.
- D. Standards for review. In reviewing an application made pursuant to this section, the POD or the City Council decision shall be guided by the following factors:
1. The development proposal is consistent with the duly adopted underlying redevelopment plan;

2. The development proposal furthers the purpose of the Comprehensive Plan and the Land Development Regulations;
3. The development proposal is generally consistent with the design review criteria currently set forth in City Council Resolution 2021-nnn.

SECTION TWO. Coding. Words that are ~~struck through~~ shall be deleted from the existing City Code and language which is underlined shall be added to the existing City Code. Provisions not specifically amended shall continue in full force and effect.

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

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

/s/ Michael J. Dema
City Attorney (designee)
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DEVELOPMENT REVIEW COMMISSION

Prepared by Planning and Development Review Services
For Public Hearing on Wednesday November 3, 2021
at 1:00 p.m. at City Hall in City Council Chambers at 175 5th Street North, St. Petersburg, Florida.

City File: LDR 2021-07 CRA Procedures and Notice

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

STAFF ANALYSIS

Background

On October 7, 2021, staff made a presentation to City Council regarding the process for review of development projects within the Intown and Intown West Community Redevelopment Areas (CRAs), see attached memo. Section 16.60, Community Redevelopment Areas does not currently include procedural, application, standards of review or notice requirements. It is the intent of this amendment to clearly define when the Community Redevelopment Agency Review is required for projects located in the Intown and Intown West CRAs, when a modification to the original approval is required and the types of documents required to be submitted. This section will also include standards of review and a requirement for notification to any neighborhood or business association and the Council of Neighborhood Associations. The CRA resolution currently specifies that projects over \$1,000,000 are to be reviewed by City Council. This amendment proposes to increase that threshold to \$5,000,000. The attached table of CRA approvals provides a list of projects that have been reviewed by City Council since 2014.

PROPOSED LDR TEXT AMENDMENT

The proposed amended language is shown in the attached Draft Ordinance in ~~strike-through~~ and underline format.

Consistency and Compatibility (with Comprehensive Plan)

Pursuant to Section 16.80.020.1 of the City Code of Ordinances, the DRC, acting as the LDRC, is responsible for reviewing and making a recommendation to the City Council on all proposed amendments to the LDRs.

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

Vision Element:

Governance Mission Statement:

St. Petersburg will have governance structures that facilitate the successful implementation of shared community values and important public interests through concise, effective and understandable laws and regulations. These governance structures support social, physical and economic fairness and mutual support. They facilitate maximum political access, empowerment to its citizens and seek to include the voices of those who are not easily heard.

Citizen Based Communication Mission Statement:

St. Petersburg will facilitate citizen involvement and public discussion in building its community. All neighborhoods and business associations will take ownership in their city, and participate in useful and constructive dialogue regarding the broad vision and specific decisions. Everyone will feel connected to local representatives and welcomed and encouraged to participate. Citizens will know that they are being heard.

Likes:

Open processes that are inclusive, ability to be heard, variety of ways to be included or participate, accessibility through local communication networks, local representation.

Future Land Use Element:

- OBJECTIVE LU21: The City shall, on an ongoing basis, review and consider for adoption, amendments to existing or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.

PUBLIC HEARING PROCESS

The ordinance associated with the LDR text amendment requires one (1) public hearing by the Development Review Commission ("DRC") and one (1) by the City Council.

RECOMMENDATION

Staff recommends that the Development Review Commission, in its capacity as the Land Development Regulation Commission, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the City Code, Chapter 16 LDR text amendment described herein.

Attachments: Memo to Council dated October 7, 2021; Draft Ordinance; Table of CRA approvals

City of St. Petersburg Housing Affordability Impact Statement

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

I. Initiating Department: Planning & Development Services Development

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

See attached proposed amendments to Chapter 16, City Code of Ordinances (City File LDR 2021-07).

III. Impact Analysis:

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

No X (No further explanation required.)

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

No X (No further explanation required)

IV: Certification

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

CHECK ONE:

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

 /s/Elizabeth Abernethy
Director, Planning & Development Services (signature)

 10-28-21
Date

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

M E M O R A N D U M

City of St. Petersburg Community Redevelopment Agency Meeting of October 7, 2021

To: The Honorable Ed Montanari, Chair and CRA Members

From: Michael Dema, Managing Assistant City Attorney – Land Use and Environmental Matters

Subject: Discussion regarding updates to the CRA design review process as it relates to projects over one million dollars located in the Intown CRA and Intown West CRA

CRA Resolution 2007-5 (Exhibit A) provides for a process to review development projects with a total cost of more than \$1,000,000 in the City's community redevelopment areas for consistency and compatibility with the relevant redevelopment plan ("CRA Design Review Process"). While this process dates back to approximately 1982 (for projects greater than \$150,000) and updated in 1994 (for projects greater than \$250,000), the procedural and substantive review criteria contained therein are not set forth the same way as other City land use review processes (i.e., in the Land Development Regulations). In recent years, the CRA Design Review Process has been engaged regularly by citizens and neighborhoods interested in certain projects, and it has even been the subject of one court case. Given this increased interest, the City Attorney's Office, in consultation with Planning and Economic Development staff, sees an opportunity to update the CRA Design Review Process so that the procedural requirements and review criteria are set forth in a clearer and more accessible manner that ensures predictability and transparency for applicants, neighbors, City staff, and ultimately the CRA in determining consistency with the City's redevelopment plans.

Topics to be considered include:

- Total cost threshold
- Procedural requirements; particularly, public participation
- Substantive review criteria, gleaned from the redevelopment plans
- Potential codification

Draft design review criteria are included with this item (Exhibit B).

Recommendation:

Discuss the current CRA Design Review Process and provide guidance regarding updates to the procedural and substantive review criteria.

Attachments (2): Exhibit A – CRA Resolution No. 2007-5
 Exhibit B – CRA Design and Development Guidelines (draft)

/s/Michael J. Dema
Legal

Elizabeth Abernethy for Alan DeLisle
Administration

CRA NO. 2007-5

A RESOLUTION AMENDING CRA
RESOLUTION 94-1 REGARDING
DEVELOPMENT REVIEW PROCEDURES;
AMENDING CONSTRUCTION COST
THRESHOLDS FOR PROJECTS REQUIRING
COMMUNITY REDEVELOPMENT AGENCY
REVIEW; AND PROVIDING AN EFFECTIVE
DATE

WHEREAS, the City Council of the City of St. Petersburg had adopted Community Redevelopment Plans, established a Community Redevelopment Agency (CRA) under Chapter 163, Part III – Florida Statutes, for each of the City of St. Petersburg's community redevelopment areas and mandated CRA compliance review of development occurring in redevelopment areas by Resolution 82-712 and Ordinance 583-F, which have been superseded by CRA Resolution 94-1; and

WHEREAS, in order to determine if proposed development occurring in designated redevelopment areas is in compliance with the adopted underlying Redevelopment Plan, a review procedure is necessary; and

NOW, THEREFORE, BE IT RESOLVED by the Community Redevelopment Agency of the City of St. Petersburg that:

1. The Community Redevelopment Agency (CRA) and/or CRA staff shall review all development proposals, including the rehabilitation of existing buildings, within designated redevelopment areas. The CRA and/or the CRA staff will determine if a proposal is in compliance with adopted Redevelopment Plans in regard to land use, and development and design guidelines defined in the redevelopment plans;
2. Only the CRA may approve development review for new projects or rehabilitation of existing buildings when the total cost is \$250,0001 million or greater. The Executive Director or person of designation of the CRA has the authority to approve development review requests for new projects or rehabilitation of an existing building when the total cost is less than \$250,0001 million. The Executive Director or person of designation may also forward any such above development review requests to the CRA for a determination. In the event the development review request is denied by the Executive Director or person of designation, the applicant may appeal to the CRA to make a determination by submitting a letter to the Agency Clerk within ten (10) calendar days from the date of the CRA staff decision.

3. Requests for CRA development review for compliance with adopted Redevelopment Plans shall be submitted not less than 30 days prior to the next regularly scheduled Community Redevelopment Agency meeting.

The development review submittal to the CRA and/or CRA staff shall include, but not be limited to information indicating:

- location, height and shape of buildings
- location and amount of open spaces and sidewalk treatment
- building coverage and square feet
- residential density (number of units)
- street layout
- location of parking
- location, size and type of existing trees
- building plans, elevations and sections
- perspective drawings or a scale model
- landscape plan

4. In reviewing a development proposal, the CRA and/or CRA staff may:
 - a) determine the proposed development is in compliance with the Redevelopment Plan, with or without modification in which case the applicant may proceed to fulfill other approval procedures required by and in accordance with City Codes; or
 - b) determine that the proposed development is not in compliance with the adopted Redevelopment Plan and deny the request.
5. Review of development proposals by the CRA and/or staff shall not exempt an applicant from complying with other development review requirements established by City Codes, including site plan review, special exceptions, platting, variance and other approval requirements.
6. Community Redevelopment Agency and/or CRA staff development review approval for a project shall be valid for ~~18th months~~ a period of time consistent with the time frames specified in the City Code regarding duration of approvals (see City Code Sections 16.70.010.9 & 10 or successor section). ~~whereby said development review approval shall expire unless a building permit has been issued and the entire foundation has been poured for the principal structure;~~


7. The CRA shall make reasonable modifications to the ~~18-month~~ validation period specified in subsection 6 above in consideration of time phased projects and requests for extensions not to exceed the not to exceed one year for each request and a total extension period not to exceed two years period of time consistent with the time frames specified in City Code regarding duration of approvals (City Code Sections 16.70.010.9 & 10 or successor section).

Projects approved by the CRA that have also been reviewed by and received extensions from any board or commission of the City shall receive an extension administratively from CRA staff consistent with the time frames, actions taken and conditions required by the subject body who has jurisdiction over the application.

8. The CRA and/or CRA staff shall be notified by the applicant of any modification made to an approved project and the CRA and/or CRA staff shall make a determination on whether the project should be resubmitted through the development review process.

This Resolution shall be effective immediately upon its adoption.

Adopted at a regular session of the Community Redevelopment Agency held on the 23rd day of August, 2007.


James S. Bennett Agency member/Chair
Presiding Officer of the CRA

ATTEST:


Eva Andujar Agency Clerk



CRA DESIGN AND DEVELOPMENT GUIDELINES

The design and development guidelines listed below were created in order to ensure compatibility between the types of developments that are desired in the downtown and how such developments should relate to the environment and each other.

All real property in the project area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of adoption of this Plan, except in conformance with the provisions of this Plan and all applicable State and local laws in effect from time to time.

DESIGN PARAMETERS

General

- All redevelopment sites shall meet all the applicable Land Development Regulations.
- All development projects shall comply with any adopted City neighborhood or business district master plan or equivalent, when not in direct conflict with the Land Development Regulations.
- Developers of projects within the redevelopment area shall submit project proposals and designs to the Community Redevelopment Agency (CRA) for development review and also provide notice of their proposals to existing Business Association(s) where the project is located prior to being heard by the CRA.
- All development should demonstrate the use of energy conservation techniques to reduce space cooling, hot water, and space heating demands. These techniques should address, but not be limited to:
 - building orientation
 - building facade materials
 - shading of buildings and parking lots
 - wind control for cooling ground level spaces and/or buildings
 - use of solar energy (if practical) to meet development energy needs or individual building requirements, e.g., shared solar hot water
 - ~~use of paving material other than concrete or asphalt for parking lots to reduce area heat gain (such as turf block)~~
 - use of natural sunlight for interior lighting (daylighting).
- All new and redeveloped surface parking areas shall be landscaped according to applicable City requirements.
- All parking structures shall utilize the same architectural style, fenestration, detailing as the principal structure or be encased by a liner building that utilizes the same architectural style. ~~should provide decorative facades through building materials and/or landscaping along each.~~

- The ground level of all parking structures should contain pedestrian oriented uses, such as retail, office, restaurants and bars, museums, hotel lobbies and studios
- All buildings within the development project should integrate architecturally, aesthetically and functionally through building design, materials, open spaces, scale, circulation systems, pedestrian level activities, and uniform signage and lighting.
- All new development and redevelopment should provide design elements (trees, canopies, street furniture, entryways, etc.) to bring the building and related activity spaces in scale with human dimensions and perception of space.
- Development should provide appropriate architectural variety to the area. ~~and generate street level activities, such as outdoor cafes and cultural activities.~~
- The ground floor of the building shall contain any use as permitted by the Land Development Regulations or the façade abutting the street (not alleys) shall include architectural details such as fenestration, false display windows, natural finishes, or other architectural features.

Open and Pedestrian Spaces

Open spaces shall:

- be directly linked to the pedestrian system (sidewalks or skyways) and these links shall meet the Plaza Parkway Design Guidelines, an adopted City approved neighborhood or business district master plan, or equivalent. ~~established in Appendix B; and~~
- provide sufficient lighting to ensure night security.

Open spaces should:

- relate to activities and buildings within the block;
- establish visual and functional ties to surrounding activities and create a sense of seclusion in spaces set aside from the main pedestrian flow such as found in court yards;
- provide various types of open space use (public, private, and semi-public spaces);
- ~~provide sit ability in terms of comfort and number of seating spaces (1 linear foot of seating space for each 300 square feet of open space), and such seating can be provided by appropriately designed benches, ledges or chairs;~~
- provide for human comfort and scale through the use of landscaping and/or canopies for shade and highlighting building entrances;

- ~~be considered for location on roof tops or upper levels in conjunction with activity spaces, to provide views of Tampa Bay, especially for development along Beach Drive and 1st Street;~~
- provide sculptures, murals &/or water features; and
- provide simple designs which dictate logical order and arrangement, allowing users to easily orient and relate themselves to the space and surrounding activities.

~~Pedestrian systems (all projects and areas within the Intown Redevelopment Area):~~

- ~~shall be designed in conformance with the Plaza Parkway Design Manual (CRA Resolution 92-2).~~
- Mid-block pedestrian connections for large developments with streets at the front and rear should be considered.

Historic

- Renovation, redevelopment or new construction on historic properties shall comply with the City's historic preservation ordinance.
- The development should be sensitive to adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts.
- When available, the Florida Master Site File should be consulted for historic properties.
- Developments on sites with historic structures are encouraged to utilize the incentives offered by the City's land development regulations.

Residential

- All infill development should create a sense of place and neighborhood identity by relating to old and new architecture and by developing interrelated open and pedestrian spaces.
- All new development within and adjacent to residential areas should relate in building scale and mass with the surrounding neighborhood.

Ord. - _____

AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING ITS LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 16.06.010. OF THE CITY CODE TO CREATE DESIGN REVIEW PROCEDURES FOR CERTAIN DEVELOPMENT PROPOSALS WITHIN THE INTOWN AND INTOWN WEST COMMUNITY REDEVELOPMENT AREAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The City of St. Petersburg does ordain:

SECTION ONE. Section 16.06.010. of the St. Petersburg City Code is hereby amended to read as follows:

16.06.010. Generally (~~Reserved~~).

16.06.010.1. – Design review for development proposals in the Intown Redevelopment Area and Intown West Redevelopment Area.

- A. Applicability. Within the Intown Redevelopment Area and the Intown West Redevelopment Area, all development proposals, including the rehabilitation of existing buildings, with a total construction cost in excess of five million dollars shall be reviewed by the Community Redevelopment Agency (CRA) for consistency with the duly adopted underlying redevelopment plan. CRA design review is a legislative action of the City Council. Development proposals with a total construction cost under five million dollars shall be reviewed by the POD for consistency with the duly adopted underlying redevelopment plan.
- B. Application. An application shall include the following information in addition to the information that the POD may generally require for a CRA design review application:
1. Location, height, and shape of buildings;
 2. Location and amount of open spaces and sidewalk treatment;
 3. Building coverage and square feet;
 4. Residential density (number of units);
 5. Non-residential square footage;
 6. Street layout;
 7. Location of parking;
 8. Location, size, and type of existing trees;
 9. Building plans, elevations, and sections;
 10. Perspective drawings or a scale model;

11. Landscape plan;
 12. A site plan of the subject property, including elevations depicting architectural details and materials for all sides of each structure; and
 13. Any other information required by the POD.
- C. Procedures. A complete application for CRA design review shall be submitted not less than 30 days prior to the next regularly scheduled Community Redevelopment Agency meeting. Additionally, an application shall be subject to the following requirements:
1. Notice of intent to file. A minimum of ten days prior to filing an application for CRA design review, the applicant shall send a copy of the application by email or certified mail the Council of Neighborhood Associations (CONA) and to all neighborhood associations and/or business associations within 300 feet of the subject property. The applicant shall file evidence of such notice with the application to the POD. Failure to include such evidence shall render the application incomplete.
 2. Timing of application with other planning and zoning decisions. For development proposals that require additional approvals under these Land Development Regulations (e.g., site plan review or special exception), an applicant shall receive CRA design review approval prior to the hearing of any other request before a board or commission of the City or the City Council.
 3. Duration of approvals. CRA or POD design review approvals shall be valid for three (3) years. Phased development proposal approvals shall be valid for a period of time consistent with the time frames specified for phased projects set forth in Section 16.70.010.9. (or successor section). CRA-approved development proposals that require additional approvals from any board or commission of the City or the City Council shall receive an extension administratively from the POD consistent with the time frames established in these additional approvals.
 4. Extensions. Applicants may request up to two two-year extensions from the POD. The application shall be revised to comply with any code amendments and redevelopment plan amendments that were adopted after the original approval.
 5. Modifications. The POD shall be notified of any modifications to an approved development proposal by the applicant and the POD shall determine whether the development proposal must be resubmitted through the process set forth in this section, notwithstanding other applicable provisions regarding modifications elsewhere in these Land Development Regulations.
 6. Appeals. In the event that a development proposal with a total construction cost under five million dollars is denied by the POD, the applicant may appeal the decision to the CRA by submitting a written request to the City Clerk within ten (10) days of the POD's decision. The CRA decision is the final action of the City.
- D. Standards for review. In reviewing an application made pursuant to this section, the POD or the City Council decision shall be guided by the following factors:
1. The development proposal is consistent with the duly adopted underlying redevelopment plan;

2. The development proposal furthers the purpose of the Comprehensive Plan and the Land Development Regulations;
3. The development proposal is generally consistent with the design review criteria currently set forth in City Council Resolution 2021-nnn.

SECTION TWO. Coding.

SECTION THREE. Severability.

SECTION FOUR. Effective Date.

City Attorney (designee)
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City of St. Petersburg
CRA Approved Projects
October 2021

Project Location	Project Description	Year Approved	Case No#	Cost in Millions	Threshold Options
SW corner of 3rd Ave and 7th St S	3-story, 12-dwelling units	2021	IRP 21-3a	1.65	
1750 2nd Ave N	5-story, 33-dwelling units	2020	IWRP 20-1a	2.3	
226 17th St and 1700 Burlington Ave N	2-story, 31-dwelling units	2021	IWRP 21-4a	2.34	
357 5th St S	5-story, 25-dwelling units	2020	IRP 20-4a	2.5	11%
SW corner of 3rd Ave and 6th St S	6-story, 10-dwelling units	2020	IRP 20-2a	3.45	
1725 and 1735 1st Ave N	6-story, 50-dwelling units	2020	IWRP 20-2a	3.5	
200 17th St N and 1711 2nd Ave N	6-story, 74-dwelling units	2020	IWRP 20-3a	3.5	18%
1530 Burlington Ave N	4-story, 92,000 sq. ft. mini-storage facility	2016	IWRP 16-1a	5	21%
1650 Central Ave - TRU hotel	7-story, 131-room hotel	2018	IWRP 18-1a	6.5	
745 Delmar Terrace	12-story building, 65-dwelling units	2018	IRP 18-1a	8	
644 3rd Ave S	5-story, 40 dwelling units	2020	IRP 20-3a	9.17	
SE corner of 1st Ave N and 11th St N (revised plans)	7-story, 100-dwelling units	2021	IWRP 21-1a	9.5	34%
SW corner of 4th Ave and 1st St N - BEZU	19-story, 20-dwelling units	2018	IRP 18-2a	11	
SW corner of 4th Ave and 1st St N - BEZU (revised plans)	19-story, 20-dwelling units	2019	IRP 19-1a	11	
700 Central Ave - Publix	6-story grocery store	2015	IRP15-2a	12	
176 4th Ave NE - Bliss	18-story, 30-dwelling units	2014	IRP 14-3a	18	
199 Dali Blvd S - Salvador	13-story, 74-dwelling units	2015	IRP 15-1a	21	
1200 and 1246 Central Ave	7-story, 161-room hotel	2019	IWRP 19-2a	23.7	
SE corner of 1st Ave N and 11th St N	11-story, 139-room hotel	2019	IWRP 19-1a	25.4	
145 4th Ave N	16-story, 72-dwelling units	2014	IRP 14-2a	30	
201 4th Ave and 330 3rd St S	18-story, 95 dwelling units	2021	IRP 21-4a	30	
114 16th St N	11-story, 211-dwelling units	2017	IWRP 17-2a	32	
930 Central Ave	6-story, 218-dwelling units	2016	IWRP 16-2a	35	
1601 Central Ave	6-story, 254 dwelling units and 12,141 sq. ft. of commercial space	2018	IWRP 17-3a	35	
114 4th St and 333 2nd Ave S	20-story, 51-dwelling units and 10,400 sq. ft. commercial space	2021	IRP 21-2a	40	
712 1st Ave S - Hermitage	8-story, 348-dwelling units	2014	IRP 14-1a	45	
334 2nd St S	24-story 203-dwelling units and 13,887 sq. ft. commercial space	2017	IRP 17-2a	47	
1701 Central Ave	5-story, 243-dwelling units	2018	IWRP 17-4a	48	
1301 1st Ave N - Police Station	176,226 sq. ft. police station	2017	IWRP 17-1a	61	
800 2nd Ave NE - St Pete Pier	26-acre St Pete Pier	2017	IRP 17-1a	70	
1000 1st Ave N	Two 15-story buildings, 254-dwelling units and 21,463 sq. ft. of commercial space	2021	IWRP 21-2a	70	
201 17th St S	8-story and 20-story, 383-dwelling units, 15,316 sq. ft. commercial space	2021	IWRP 21-3a	80	
444, 476 and 486 1st Ave N	28-story 110-room hotel, 165-dwelling units, 73,145 sq. ft. office space and 47,615 sq. ft. commercial space	2021	IRP 21-1a	85	
800 2nd Ave S - UPC	4-story, 150,000 sq. ft. office, 17-story, 180-room hotel	2019	IRP 19-3a	91.5	
NW corner of 1st Ave and 2nd St N - Ascent	36-story, 172-room hotel and 354-dwelling units	2019	IRP 19-4a	117	
25 2nd St N - ONE	13-story, 174-room hotel, 41-story, 253 dwelling units and 17,129 sq. ft. of retail space	2015	IRP 15-3a	120	
333 1st St S	35-story, 192-dwelling units	2019	IRP 19-2a	136	
400 Central Ave	20-story, 225-room hotel, 45-story, 300-dwelling units, 20,000 sq. ft. office and 25,000 sq ft. commercial space	2020	IRP 20-1a	300	

The following page(s) contain the backup material for Agenda Item: Setting December 16, 2021 as the public hearing date for the following proposed Ordinance(s): Ordinance 493-H, modifying the Local Government Comprehensive Plan related to the annual update of the Capital Improvements Element. (LGCP CIE 2021)

Please scroll down to view the backup material.



G-7

ST. PETERSBURG CITY COUNCIL

Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: City-initiated application to modify the Comprehensive Plan for the purpose of implementing legislative requirements of Chapter 163, Part II, Florida Statutes, related to the annual update of the Capital Improvements Element (CIE) for fiscal years 2022 to 2026. (City File LGCP-CIE-2021)

REQUEST: ORDINANCE 493-H, modifying the Local Government Comprehensive Plan related to the annual update of the Capital Improvements Element.

A detailed analysis of the proposed modification is provided in the attached staff report.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Public Input: None to date.

Community Planning & Preservation Commission (CPPC): On November 8, 2021, the CPPC conducted a public hearing for this request and voted 7-0 thereby making a finding of consistency with the Comprehensive Plan and recommending to City Council APPROVAL of the proposed CIE update.

Recommended City Council Action:

- 1) CONDUCT the first reading of the proposed ordinance; AND
- 2) SET the second reading and public hearing for December 16, 2021.

Attachments: Ordinance including CIP schedules, draft CPPC minutes, and staff report.

ORDINANCE NO. 493-H

AN ORDINANCE MODIFYING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ST. PETERSBURG, FLORIDA BY UPDATING THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE AND REPLACING ALL PREVIOUSLY ADOPTED CAPITAL IMPROVEMENT SCHEDULES; ADOPTING FUND SUMMARIES FOR THE GENERAL CAPITAL IMPROVEMENT FUND (3001), BICYCLE/PEDESTRIAN SAFETY IMPROVEMENTS FUND (3004), CITYWIDE INFRASTRUCTURE FUND (3027), RECREATION AND CULTURE CAPITAL FUND (3029), MULTIMODAL IMPACT FEES CAPITAL IMPROVEMENT FUND (3071), DOWNTOWN PARKING IMPROVEMENT FUND (3073), WATER RESOURCES CAPITAL PROJECTS FUND (4003), STORMWATER DRAINAGE CAPITAL FUND (4013), AIRPORT CAPITAL PROJECTS FUND (4033), MARINA CAPITAL IMPROVEMENT FUND (4043), AND PORT CAPITAL IMPROVEMENT FUND (4093), FOR THE FISCAL YEARS 2021 THROUGH 2025; ADOPTING THE FDOT DISTRICT SEVEN'S ADOPTED FIVE-YEAR WORK PROGRAM FOR THE FISCAL YEARS 2021/22 TO 2025/26; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has adopted a Comprehensive Plan to establish goals, policies and objectives to guide the development and redevelopment of the City; and

WHEREAS, the City has adopted level of service (LOS) standards for potable water, sanitary sewer, drainage, solid waste, recreation and open space; and

WHEREAS, the Comprehensive Plan includes a Capital Improvements Element containing five-year capital improvement schedules of costs and revenue sources for capital improvements necessary to achieve and/or maintain the City's adopted LOS standards; and

WHEREAS, the Capital Improvements Element of the City's Comprehensive Plan, including the five-year capital improvement schedules of costs and revenue sources, must be reviewed by the City on an annual basis pursuant to F.S. § 163.3177(3)(b); and

WHEREAS, the City has reviewed the Capital Improvements Element for Fiscal Year 2022 and has revised the five-year capital improvement schedules of costs and revenue sources for Fiscal Years 2022 through 2026, as set forth in Exhibits A through K attached to this ordinance; and

WHEREAS, the five-year capital improvement schedules of costs and revenue sources for the Florida Department of Transportation (FDOT) District 7 Road Capacity Projects have been reviewed and revised for Fiscal Years 2022 through 2026, as set forth in Exhibit L attached to this ordinance; and

WHEREAS, the City desires to modify its Capital Improvements Element to update the five-year capital improvement schedules of costs and revenue sources for Fiscal Years 2022 through 2026; and

WHEREAS, modifications of the Capital Improvements Element to update the five-year capital improvements schedules may be accomplished by ordinance pursuant to F.S. § 163.3177(3)(b); and

WHEREAS, under F.S. § 163.3177(3)(b), such modifications of the Capital Improvements Element to update the five-year capital improvements schedules may not be deemed to be amendments to the City's Comprehensive Plan; and

WHEREAS, the Community Planning and Preservation Commission has reviewed the proposed updated five-year capital improvements schedules of costs and revenue sources at a public hearing on November 8, 2021, and has recommended approval; and

WHEREAS, the City Council, after taking into consideration the recommendations of the City Administration and the Community Planning and Preservation Commission, and the comments received during the public hearing conducted by the City Council on this matter, finds that the proposed modifications of the Capital Improvements Element to update the five-year capital improvements schedules are in the best interests of the City; now, therefore,

THE CITY OF ST. PETERSBURG, FLORIDA, DOES ORDAIN:

Section 1. Chapter 10, the Capital Improvements Element of the Comprehensive Plan, is hereby modified and updated by deleting pages CI15-CI25 containing the existing fund summaries for Fiscal Years 2021 through 2025, and by replacing such deleted pages with the attached Exhibits A through L containing the fund summaries for Fiscal Years 2022 through 2026:

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-2021

Michael J. Dema
City Attorney/Designee

11/18/2021
Date

/s/ Elizabeth Abernethy
Planning & Development Services Dept.

Date

Exhibit A - General Capital Improvement (3001)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	29,072,676	-	-	-	-	-	29,072,676
Earnings on Investments	432,987	50,000	50,000	50,000	50,000	50,000	682,987
Future Borrowings	-	11,082,500	-	-	-	-	11,082,500
GR Central Ave Bus Rapid Transit Corridor	891,610	-	-	-	-	-	891,610
GR DEO- Carter G. Woodson Museum	17,090	-	-	-	-	-	17,090
GR EPA- Brownfields Assessment Grant	27,701	-	-	-	-	-	27,701
GR FDEP - Willow Marsh Boardwalk	320,000	-	-	-	-	-	320,000
GR FDOT- 40th Ave NE Over Placido Bayou	3,734,105	-	-	-	-	-	3,734,105
GR FDOT- District 7 LS Imps HLRMOA	1,918,727	-	-	-	-	-	1,918,727
GR USF- City Trails Bicycle Trails	38,696	-	-	-	-	-	38,696
Harvard Jolly PD Building	26,711	-	-	-	-	-	26,711
Pinellas County - Road Transfer Agreement	1,789,368	-	-	-	-	-	1,789,368
Reimbursement Pier Approach Floor Drains D	11,785	-	-	-	-	-	11,785
Reimbursement Pier Demo Sonny Glassbrenn	72,685	-	-	-	-	-	72,685
Reimbursement Pier TI Design Doc Ford's	4,000	-	-	-	-	-	4,000
Reimbursement Pier TI Tampa Bay Watch	430,419	-	-	-	-	-	430,419
Reimbursement Pier TI UPS Bait Shop	87,712	-	-	-	-	-	87,712
Reimbursement Pier TI UPS Concession Area	453,809	-	-	-	-	-	453,809
Sunken Gardens Foundation Donation	100,000	-	-	-	-	-	100,000
Transfer Assessments Revenue Fund	200,000	-	-	-	-	-	200,000
Transfer Bicycle/Safety Improvements Fund	241,000	-	-	-	-	-	241,000
Transfer Debt Service JP Morgan Chase	24,310,000	-	-	-	-	-	24,310,000
Transfer Downtown Redevelopment	101,225	-	-	-	-	-	101,225
Transfer Fleet Management Fund	300,000	-	-	-	-	-	300,000
Transfer from the Technology and Infrastructu	372,000	750,000	-	-	-	-	1,122,000
Transfer General Fund	1,430,000	1,433,000	-	-	-	-	2,863,000
Transfer General Fund Public Safety	1,721,000	575,000	575,000	575,000	325,000	325,000	4,096,000
Transfer Key Government Finance Fund	2,611,868	-	-	-	-	-	2,611,868
Transfer Municipal Office Buildings	1,854,000	1,215,000	1,250,000	1,110,000	600,000	2,340,000	8,369,000
Transfer Parking Revenue Fund	140,000	-	-	-	-	-	140,000
Transfer Pier Echleman Sculpture Donation	33,195	-	-	-	-	-	33,195
Transfer Sanitation Fund	1,500,000	-	-	-	-	-	1,500,000
Total Resources	74,244,369	15,105,500	1,875,000	1,735,000	975,000	2,715,000	96,649,869
Athletic Facilities							
Outdoor Court Facility Improvements		285,000	-	-	-	-	285,000
City Facilities							
Dwight H. Jones Center Storage Area		50,000	-	-	-	-	50,000
M.O.B. Repairs & Improvements FY22		1,215,000	-	-	-	-	1,215,000
M.O.B. Repairs & Improvements FY23		-	1,250,000	-	-	-	1,250,000
M.O.B. Repairs & Improvements FY24		-	-	1,100,000	-	-	1,100,000
M.O.B. Repairs & Improvements FY25		-	-	-	600,000	-	600,000
M.O.B. Repairs & Improvements FY26		-	-	-	-	2,340,000	2,340,000
New Sanitation Facility		11,082,500	-	-	-	-	11,082,500
City Facility HVAC Replacement/Upgrade							
Childs Park Gym HVAC Replacement		275,000	-	-	-	-	275,000
Neighborhoods							
Grand Central District Lighting Upgrade		158,000	-	-	-	-	158,000
Union Central District Gateway Features		100,000	-	-	-	-	100,000
Police							
CAD/RMS/Mobile System		1,000,000	-	-	-	-	1,000,000

Exhibit A - General Capital Improvement (3001)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Street & Road Improvements							
Sidewalk Reconstruction		400,000	-	-	-	-	400,000
Transportation & Parking Management							
Complete Streets Enhancements		450,000	-	-	-	-	450,000
Rectangular Rapid Flashing Beacon Improve		150,000	-	-	-	-	150,000
Inflation Contingency	-	-	-	-	-	-	-
Prior Year Funding	73,291,699	-	-	-	-	-	73,291,699
Total Requirements	73,291,699	15,165,500	1,250,000	1,100,000	600,000	2,340,000	93,747,199
Assigned for Police CAD/RMS/ Mobile	-	-	250,000	250,000	-	-	500,000
Assigned for SCBA/Bunker Gear - Fire	100,000	325,000	325,000	325,000	325,000	325,000	1,725,000
Unappropriated Balance	852,670	467,670	517,670	577,670	627,670	677,670	677,670

Notes

1) GR = Grant Funding

Exhibit B - Bicycle/Pedestrian Safety Improvements (3004)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	259,505	-	-	-	-	-	259,505
GR FDOT Forward Pinellas - Demonstration	50,000	-	-	-	-	-	50,000
GR FDOT LAP 3rd Street North	1,660,509	-	-	-	-	-	1,660,509
GR FDOT LAP 71st Street Trail	-	-	80,131	675,297	-	-	755,428
GR FDOT LAP North Shore Elementary	-	488,692	-	724,791	-	-	1,213,483
GR FDOT LAP Sexton Elementary	322,287	-	-	-	-	-	322,287
GR FDOT PC MPO - 18th A/S Complete Stre	50,000	-	-	-	-	-	50,000
GR Pinellas Trail Extension Landscaping	(41,079)	-	-	-	-	-	(41,079)
Total Resources	2,301,222	488,692	80,131	1,400,088	-	-	4,270,133
Bicycle Pedestrian Improvements							
71st Street Trail Connection		-	80,131	675,297	-	-	755,428
Transportation & Parking Management							
North Shore Elementary Sidewalks		488,692	-	724,791	-	-	1,213,483
Inflation Contingency	-	-	-	-	-	-	-
Prior Year Funding	2,268,863	-	-	-	-	-	2,268,863
Total Requirements	2,268,863	488,692	80,131	1,400,088	-	-	4,237,774
Unappropriated Balance	32,359	32,359	32,359	32,359	32,359	32,359	32,359

Notes

1) GR = Grant Funding

Exhibit C - Citywide Infrastructure Capital Improvement (3027)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	28,691,121	-	-	-	-	-	28,691,121
Earnings on Investments	624,570	100,000	100,000	100,000	100,000	100,000	1,124,570
Local Option Sales Surtax	40,059,422	22,902,034	23,537,980	25,197,380	25,625,082	26,036,243	163,358,141
Total Resources	69,375,113	23,002,034	23,637,980	25,297,380	25,725,082	26,136,243	193,173,832
Bicycle Pedestrian Improvements							
Bicycle Pedestrian Facilities		100,000	100,000	100,000	100,000	100,000	500,000
Bridge Recon/Replacement							
157186 Venetian Blvd W of Shore Acres		850,000	2,650,000	-	-	-	3,500,000
157189 Overlook Dr NE over Smacks Bayou		350,000	1,950,000	1,200,000	-	-	3,500,000
157236 7th Street N Over Gateway		-	-	250,000	-	-	250,000
157302 38th Ave S over Minnow Canal		2,250,000	-	-	-	-	2,250,000
157367 58th St N over Bear Creek		-	-	750,000	3,750,000	-	4,500,000
Bridge Life Extension Program		750,000	750,000	750,000	750,000	1,150,000	4,150,000
Bridge Replacement Program		-	-	1,550,000	-	3,500,000	5,050,000
Housing							
Affordable Housing Land Acquisitions		1,250,000	-	-	-	-	1,250,000
Neighborhoods							
Neighborhood Enhancement		50,000	-	50,000	-	50,000	150,000
Neighborhood Partnership Grants		-	75,000	-	75,000	-	150,000
Sanitary Sewer Collection System							
SAN Annual Pipe CIPP Lining Program		-	-	4,000,000	4,000,000	4,000,000	12,000,000
SAN Annual Pipe Repair & Replacement		5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000
SAN Priority Area CIPP		4,000,000	4,000,000	-	-	-	8,000,000
Storm Drainage Improvements							
Minor Storm Drainage		500,000	500,000	500,000	500,000	500,000	2,500,000
Street & Road Improvements							
Alley and Roadway Reconstruction - Brick		200,000	200,000	200,000	200,000	200,000	1,000,000
Alley Reconstruction - Unpaved		200,000	200,000	200,000	200,000	200,000	1,000,000
Curb/Ramp Reconstruction		100,000	100,000	100,000	100,000	100,000	500,000
Sidewalk Reconstruction		400,000	400,000	400,000	400,000	400,000	2,000,000
Street and Road Improvements		4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	21,250,000
Traffic Signal/BRT System Upgrades		-	400,000	-	-	-	400,000
Transportation & Parking Management							
Bike Share		100,000	100,000	100,000	100,000	100,000	500,000
Complete Streets		450,000	300,000	300,000	300,000	300,000	1,650,000
Neighborhood Transportation Management Pr		100,000	100,000	100,000	100,000	100,000	500,000
Sidewalk Expansion Program		250,000	250,000	250,000	250,000	250,000	1,250,000
Sidewalks - Neighborhood & ADA Ramps		250,000	250,000	250,000	250,000	250,000	1,250,000
Transit Shelter Expansion		200,000	200,000	200,000	200,000	200,000	1,000,000
Wayfaring Signage		-	150,000	150,000	150,000	150,000	600,000
Undefined/Other							
Seawall Renovations & Replacement		875,000	800,000	1,500,000	1,500,000	1,500,000	6,175,000
Transfer Repayment Debt Service		737,656	799,106	813,813	826,887	841,594	4,019,056

Exhibit C - Citywide Infrastructure Capital Improvement (3027)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Inflation Contingency	-	-	343,125	657,500	988,125	1,330,000	3,318,750
Prior Year Funding	65,349,211	-	-	-	-	-	65,349,211
Total Requirements	65,349,211	23,212,656	23,867,231	23,621,313	23,990,012	24,471,594	184,512,017
Assignment for Affordable Housing Land	-	-	1,500,000	1,750,000	1,750,000	1,750,000	6,750,000
Assignment for Debt Service (Bridge)	737,656	61,450	14,707	13,074	14,707	14,708	856,302
Unappropriated Balance	3,288,246	3,016,174	1,272,216	1,185,209	1,155,572	1,055,513	1,055,513

Notes

- 1) Projects shown in the plan for years 2022-2026 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) The city issued Non-Ad Valorem Revenue Note, Series 2020 in FY20 to fund the 40th Avenue NE Bridge Over Placido Bayou. Repayment began in FY21 and ends in FY30.
- 3) There is no inflation contingency calculating on the Sanitary Sewer Collection System Projects or Transfer Repayment Debt Service Project.
- 4) A total of \$6,750,000 is programmed to be assigned for Affordable Housing Land Acquisition in FY23-26.
- 5) A total of \$856,302 is programmed to be assigned in FY22-26 for debt service repayment for the 40th Avenue NE Bridge Over Placido Bayou Project.

Exhibit D - Recreation and Culture Capital Improvement (3029)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	17,707,927	-	-	-	-	-	17,707,927
Earnings on Investments	430,086	50,000	50,000	50,000	50,000	50,000	680,086
Local Option Sales Surtax	6,054,107	3,970,828	4,304,945	4,379,218	4,503,590	4,540,087	27,752,775
Transfer Citywide Infrastructure Fund	3,129,537	-	-	-	-	-	3,129,537
Transfer from Old Funds (3021) and (3023)	4,374	-	-	-	-	-	4,374
Total Resources	27,326,031	4,020,828	4,354,945	4,429,218	4,553,590	4,590,087	49,274,699
Athletic Facilities							
Athletic Facilities Improvements		200,000	200,000	200,000	200,000	200,000	1,000,000
City Facility HVAC Replacement/Upgrade							
Frank Pierce Gym HVAC Replacement		-	-	40,000	290,000	-	330,000
Johnson Library Chiller Replacement		20,000	260,000	-	-	-	280,000
Lake Vista Gym & Teen Room HVAC Replac		-	50,000	290,000	-	-	340,000
Cultural Facilities Improvements							
Mahaffey Theater Improvements		400,000	400,000	400,000	400,000	400,000	2,000,000
Golf Improvements							
Cypress Links Renovation - Greens & Tees		150,000	-	-	-	-	150,000
Mangrove Bay Clubhouse Improvements		83,000	-	-	-	-	83,000
Libraries							
General Library Improvements		200,000	200,000	200,000	200,000	200,000	1,000,000
Mirror Lake Library - HVAC Replacement		-	-	-	45,000	350,000	395,000
Parks & Open Space							
Park Facilities Improvements		350,000	350,000	350,000	350,000	350,000	1,750,000
Parks Lighting Improvements		100,000	100,000	100,000	100,000	100,000	500,000
Play Equipment Replacement		600,000	600,000	600,000	600,000	600,000	3,000,000
Preserve Improvements		100,000	100,000	100,000	100,000	100,000	500,000
Pool Improvements							
North Shore Aquatic Center ADA Improveme		-	100,000	-	-	-	100,000
Swimming Pool Improvements		400,000	400,000	400,000	400,000	400,000	2,000,000
Recreation/Community Centers							
Recreation Center Improvements		300,000	300,000	300,000	300,000	300,000	1,500,000
Sunken Gardens							
Sunken Gardens Parking Lot Improvements		110,000	-	-	-	-	110,000
Undefined/Other							
Transfer Repayment Debt Service		1,480,807	1,456,635	1,483,444	1,507,275	1,534,084	7,462,245
Inflation Contingency	-	-	76,500	149,000	223,875	300,000	749,375
Prior Year Funding	23,650,648	-	-	-	-	-	23,650,648
Total Requirements	23,650,648	4,493,807	4,593,135	4,612,444	4,716,150	4,834,084	46,900,268
Assignment for Debt Service (SA & OML)	3,350,407	(257,872)	(206,891)	(209,869)	(206,891)	(206,891)	2,261,993
Unappropriated Balance	324,976	109,869	78,570	105,213	149,544	112,438	112,438

Notes

- 1) Projects shown in the plan for years 2022-2026 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) The city issued Non-Ad Valorem Revenue Note, Series 2020 in FY20 to fund a portion of the Shore Acres Recreation Center and the Obama Main Library Renovation Projects. Repayment began in FY21 and ends in FY30.
- 3) There is no inflation contingency calculating on the Transfer Repayment Debt Service Project.
- 4) A total of \$2,261,993 is programmed to be assigned in FY22-26 for debt service repayment for the Shore Acres Recreation Center and the Obama Main Library Renovation Projects.

Exhibit E - Multimodal Impact Fees Capital Improvement (3071)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	12,395,382	-	-	-	-	-	12,395,382
Earnings on Investments	419,645	176,000	176,000	176,000	176,000	176,000	1,299,645
Transfer District 11	534,010	350,000	350,000	350,000	350,000	350,000	2,284,010
Transfer District 8	25,000	74,000	25,000	25,000	25,000	25,000	199,000
Transfer Intown (District 11)	1,471,944	400,000	350,000	350,000	350,000	350,000	3,271,944
Total Resources	14,845,981	1,000,000	901,000	901,000	901,000	901,000	19,449,981
Traffic Circulation - MIF & GATISAF							
City Trails - Multi-use Trails		200,000	200,000	200,000	200,000	200,000	1,000,000
Downtown Intersection & Pedestrian Facilitie		500,000	500,000	250,000	250,000	250,000	1,750,000
Traffic Safety Program		200,000	200,000	100,000	100,000	100,000	700,000
Transportation & Parking Management							
Complete Streets		350,000	350,000	350,000	350,000	350,000	1,750,000
Sidewalk Expansion Program		100,000	100,000	50,000	50,000	50,000	350,000
Inflation Contingency	-	-	33,750	47,500	71,250	95,000	247,500
Prior Year Funding	11,459,240	-	-	-	-	-	11,459,240
Total Requirements	11,459,240	1,350,000	1,383,750	997,500	1,021,250	1,045,000	17,256,740
Unappropriated Balance	3,386,741	3,036,741	2,553,991	2,457,491	2,337,241	2,193,241	2,193,241

Notes

- 1) MIF = Multimodal Impact Fees
- 2) GATISAF = Gateway Area Transportation Improvements Special Assessment Fee

Exhibit F - Downtown Parking Capital Improvement (3073)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	6,558,788	-	-	-	-	-	6,558,788
Earnings on Investments	133,074	-	-	-	-	-	133,074
Transfer Parking Revenue Fund	650,000	-	200,000	-	200,000	-	1,050,000
Total Resources	7,341,862	-	200,000	-	200,000	-	7,741,862
Transportation & Parking Management							
New Meters Downtown		-	200,000	-	200,000	-	400,000
Inflation Contingency	-	-	5,000	-	15,000	-	20,000
Prior Year Funding	6,444,617	-	-	-	-	-	6,444,617
Total Requirements	6,444,617	-	205,000	-	215,000	-	6,864,617
Unappropriated Balance	897,245	897,245	892,245	892,245	877,245	877,245	877,245

Exhibit G - Water Resources Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	196,169,002	-	-	-	-	-	196,169,002
Bond Proceeds	125,171,000	-	-	-	-	-	125,171,000
Brown & Caldwell CCC Gate Replacement W	249,484	-	-	-	-	-	249,484
Connection Fees/Meter Sales Reclaimed	137,531	75,000	75,000	75,000	75,000	75,000	512,531
Connection Fees/Meter Sales Sewer	1,725,138	800,000	800,000	800,000	800,000	800,000	5,725,138
Connection Fees/Meter Sales Water	1,766,523	1,050,000	850,000	850,000	850,000	850,000	6,216,523
Earnings on Investments	3,612,224	368,000	379,000	390,000	402,000	413,000	5,564,224
Future Borrowings	-	-	58,497,000	60,336,000	60,900,000	60,612,000	240,345,000
GR SWFWMD Leak Detection	60,000	-	-	-	-	-	60,000
Miscellaneous/Other	(657)	-	-	-	-	-	(657)
Pinellas County BCC - Haines Road	471,143	-	-	-	-	-	471,143
Reclaimed Water Assessments	37,927	15,000	15,000	15,000	15,000	15,000	112,927
SRF Funding	1,496,178	-	-	-	-	-	1,496,178
Transfer WR Operating Fund	27,081,848	13,482,000	27,878,000	29,094,000	29,375,000	29,338,000	156,248,848
Total Resources	357,977,341	15,790,000	88,494,000	91,560,000	92,417,000	92,103,000	738,341,341
Computerized Systems							
ASM Computer HW/SW Replace/Enhance		100,000	100,000	100,000	100,000	100,000	500,000
ASM SAN Storage		-	150,000	-	-	-	150,000
ASM SCADA Hardware Upgrades		-	-	-	250,000	-	250,000
ASM WRD Facilities Connection Upgrade		500,000	3,500,000	4,000,000	-	-	8,000,000
Lift Station Improvements							
LST Electrical Upgrades		-	200,000	200,000	200,000	200,000	800,000
LST Engineering Rehab/Replace		250,000	-	1,500,000	-	-	1,750,000
LST Landscape & Fence Replacement		125,000	125,000	125,000	125,000	125,000	625,000
LST Office and Shop		-	-	50,000	1,000,000	-	1,050,000
LST Portable Generator Replacements		160,000	160,000	170,000	170,000	170,000	830,000
LST Pump, Valves, Piping		300,000	300,000	300,000	300,000	300,000	1,500,000
LST Rehab/Replace		-	-	2,700,000	4,200,000	4,200,000	11,100,000
LST Replace Stationary Generators		-	-	-	-	400,000	400,000
LST SCADA Enhancements		-	250,000	250,000	250,000	250,000	1,000,000
LST Standard Rehab/Replace		900,000	1,650,000	-	-	-	2,550,000
Reclaimed Water System Improvements							
REC Bridge Replacement		200,000	200,000	200,000	200,000	200,000	1,000,000
REC Condition Assessment		300,000	300,000	-	-	-	600,000
REC Main/Valve/Tap/Flushing Appurt		150,000	150,000	150,000	150,000	150,000	750,000
REC Metering		-	-	1,000,000	3,000,000	3,000,000	7,000,000
REC NE Main Replacement		1,000,000	1,000,000	1,000,000	-	-	3,000,000
REC NW PCCP Replace 2 A/N 5 A/S @ 64th		-	-	-	6,000,000	-	6,000,000
REC NW PCCP Replace NWWRF 2 A/N		950,000	-	9,400,000	-	-	10,350,000
REC Saddle Replacement		850,000	875,000	900,000	925,000	950,000	4,500,000
REC Service Taps & Backflows		75,000	75,000	75,000	75,000	75,000	375,000

Exhibit G - Water Resources Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Sanitary Sewer Collection System							
SAN 42nd Ave N Capacity Imps.		-	1,500,000	-	-	-	1,500,000
SAN Annual Bridge Replacements		500,000	500,000	500,000	500,000	500,000	2,500,000
SAN Annual Manhole Rehab Program		800,000	800,000	800,000	800,000	800,000	4,000,000
SAN Annual Pipe CIPP Lining Program		5,000,000	4,000,000	-	-	-	9,000,000
SAN Aqueous Crossing Rehab		-	50,000	50,000	50,000	50,000	200,000
SAN Commerce Park Pipe Replacement		750,000	-	-	-	-	750,000
SAN Condition Assessment		300,000	300,000	300,000	300,000	-	1,200,000
SAN Gravity Extensions		50,000	50,000	50,000	50,000	50,000	250,000
SAN I&I Diagnosis Repairs		700,000	700,000	700,000	700,000	700,000	3,500,000
SAN Large Diameter Pigging		250,000	-	-	250,000	250,000	750,000
SAN Manhole Ring and Cover Replacement		450,000	450,000	450,000	450,000	450,000	2,250,000
SAN New Service Connections		-	50,000	-	50,000	-	100,000
SAN Pasadena Force Main		1,500,000	-	-	-	-	1,500,000
SAN Priority Area CIPP		-	-	3,000,000	3,000,000	3,000,000	9,000,000
SAN Priority Repair/Replace		3,350,000	2,850,000	2,350,000	2,350,000	2,350,000	13,250,000
SAN Private Laterals		-	-	1,000,000	1,000,000	1,000,000	3,000,000
Water Distribution System Improvements							
DIS Annual Bridge Replacements		500,000	500,000	500,000	500,000	500,000	2,500,000
DIS Backflow Prevention/Meter Replace		2,050,000	2,100,000	2,150,000	2,200,000	2,250,000	10,750,000
DIS Central Ave Main Replacement		-	-	2,000,000	-	-	2,000,000
DIS Condition Assessment		-	300,000	300,000	300,000	300,000	1,200,000
DIS Downtown Main Replacement		-	2,500,000	2,500,000	3,000,000	3,000,000	11,000,000
DIS Galvanized and Unlined Pipe Elimination		-	3,000,000	3,000,000	3,000,000	3,000,000	12,000,000
DIS Main Relocation		100,000	100,000	100,000	100,000	100,000	500,000
DIS Main/Valve Replace/Aqueous Crossings		3,000,000	4,500,000	4,500,000	4,500,000	4,500,000	21,000,000
DIS New Water Main Extensions		50,000	50,000	50,000	50,000	50,000	250,000
DIS PC Belcher Road (38 A/N to 54 A/N)		50,000	-	-	-	-	50,000
DIS PC/FDOT Valve Cover & Hydrant Reloc		50,000	-	50,000	-	50,000	150,000
DIS Service Taps, Meters & Backflows		1,000,000	800,000	800,000	800,000	800,000	4,200,000
Water Reclamation Facilities Improvements							
NE #2 Clarifier Rehab		-	-	1,600,000	-	-	1,600,000
NE #3 Clarifier Rehab		-	-	2,000,000	-	-	2,000,000
NE Actuator and Valve Replacement		-	200,000	-	200,000	200,000	600,000
NE Backwash Pump/Motor Replacement		-	-	-	250,000	250,000	500,000
NE Bar Screen Expansion		-	-	300,000	-	3,000,000	3,300,000
NE CCC Eff. Sump Inspection & Repair		-	-	150,000	1,500,000	-	1,650,000
NE CCC Recoating		-	-	-	-	400,000	400,000
NE Clarifiers 3 & 4 Pumping Station Rehab		-	200,000	-	2,000,000	-	2,200,000
NE Denit Filter Upgrade & FF Pumps		-	-	-	-	10,660,000	10,660,000
NE Diffuser System Rehabilitation		-	125,000	-	125,000	-	250,000
NE Drying Pad Upgrade		200,000	1,450,000	-	-	-	1,650,000
NE Electrical Distribution Improvements		7,000,000	2,000,000	-	-	-	9,000,000
NE Facility Plan Design		-	-	-	2,000,000	-	2,000,000
NE Filter Valve & Piping Replacement		-	250,000	-	250,000	250,000	750,000
NE Influent Buildings Pumping Rehab		-	-	30,000	300,000	-	330,000
NE Influent Wet Well Rehab		-	-	40,000	400,000	-	440,000
NE Injection Well Acidizations		-	-	800,000	-	-	800,000
NE Inplant Lift Station Rehab		600,000	-	-	-	-	600,000
NE Maintenance Shop Replacement		-	-	1,100,000	-	-	1,100,000
NE New Injection Well		400,000	-	4,250,000	-	-	4,650,000

Exhibit G - Water Resources Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
NE New Plant Pump Station Upgrade		-	300,000	-	1,100,000	1,000,000	2,400,000
NE Operations & Lab Building Replacement		-	4,400,000	-	-	-	4,400,000
NE Pipe Repairs/Lining/Replacement		-	500,000	-	500,000	500,000	1,500,000
NE Process Control Instruments		-	300,000	-	-	-	300,000
NE Recoating Filter Backwash Tank		-	100,000	-	-	-	100,000
NE Reject Tank		-	400,000	-	6,000,000	-	6,400,000
NE SCADA Upgrade		-	500,000	-	-	-	500,000
NE Secondary Grit Removal System		-	-	300,000	1,200,000	-	1,500,000
NE Sludge Storage Tank Modification		200,000	1,300,000	-	-	-	1,500,000
NE Stormwater Rehab		-	-	200,000	-	2,000,000	2,200,000
NW Actuator and Valve Replacement		-	200,000	-	200,000	200,000	600,000
NW Automatic Security Fencing		-	75,000	-	-	-	75,000
NW CCC Gate Replace & Recoat		-	-	550,000	-	-	550,000
NW Clarifier #1 Rehab		-	1,600,000	-	-	-	1,600,000
NW Clarifier #3 Rehab		-	-	-	2,000,000	-	2,000,000
NW Clarifier #4 Rehab & Piping		-	-	1,800,000	-	-	1,800,000
NW Clarifier Splitter Box Rehab		500,000	-	-	-	-	500,000
NW Disk Filter Rehab		-	-	-	250,000	-	250,000
NW Drying Pad Upgrade		200,000	1,450,000	-	-	-	1,650,000
NW Facility Plan Project Design		-	-	-	-	2,000,000	2,000,000
NW Facility Plan		-	800,000	-	-	-	800,000
NW Filter Fine Screen Rehab		-	150,000	-	-	-	150,000
NW Filter Rehab 1-3		-	200,000	-	-	-	200,000
NW Filter Rehab 4-6		-	-	-	200,000	-	200,000
NW Grit System Rehab		-	1,100,000	-	-	-	1,100,000
NW Influent Pump Station Replacement		-	4,500,000	-	-	-	4,500,000
NW Injection Well Acidizations		-	800,000	-	-	-	800,000
NW Irrigation System Replacement		-	-	-	100,000	-	100,000
NW Maintenance Shop Replacement		-	800,000	-	-	-	800,000
NW Operations & Lab Building Replacement		-	50,000	4,360,000	-	-	4,410,000
NW Pipe Repairs/Lining/Replacement		-	500,000	-	500,000	500,000	1,500,000
NW Plant Lighting Upgrade		100,000	-	-	-	-	100,000
NW RAS Pump Install		-	-	-	300,000	-	300,000
NW RAS Pump Rebuild		-	-	150,000	-	-	150,000
NW Sludge Tank Modification		200,000	1,300,000	-	-	-	1,500,000
NW Solar Panel Installation		2,000,000	-	-	-	-	2,000,000
NW Stormwater Rehab		-	-	-	-	200,000	200,000
SW Acidize 8 Wells		-	-	-	2,100,000	-	2,100,000
SW AW Demo & EQ tank Construction		-	100,000	900,000	13,000,000	-	14,000,000
SW Design/Replace Scum Ejectors		-	500,000	-	-	-	500,000
SW Digester 3		-	-	-	-	50,000	50,000
SW Disk Filter Rehab		250,000	250,000	-	-	-	500,000
SW Facility Plan		-	800,000	-	-	-	800,000
SW GBT Expansion		-	4,000,000	-	-	-	4,000,000
SW Grit Removal Rehab		650,000	-	-	-	-	650,000
SW Headworks Rehab		-	-	-	3,000,000	-	3,000,000
SW Influent Odor Control		100,000	1,500,000	-	-	-	1,600,000
SW Inplant Lift Station Improvements		-	-	-	-	150,000	150,000
SW Operations and Lab Building Replacemen		-	-	6,000,000	-	-	6,000,000
SW Primary Clarifier Bar Screen		-	100,000	1,700,000	-	-	1,800,000
SW Rehab Primary Clarifiers & Clean		-	-	-	-	500,000	500,000
SW Replace/Rebuild Distribution Pumps		-	300,000	300,000	-	-	600,000

Exhibit G - Water Resources Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
SW Secondary Clarifier Rehab		-	-	500,000	2,000,000	-	2,500,000
SW WAS Holding Tank		-	-	-	50,000	550,000	600,000
Water Resources Building Improvements							
FAC Admin Reconfiguration		100,000	500,000	-	-	-	600,000
FAC Emergency Power Consolidation		-	-	250,000	-	3,000,000	3,250,000
FAC Equipment Building Replacement		-	-	1,000,000	-	-	1,000,000
FAC PV Infrastructure		-	500,000	500,000	-	-	1,000,000
FAC WRD Equip & Veh Infrastructure Rehab		-	-	-	550,000	-	550,000
FAC WRD Main Campus Reconfiguration		100,000	1,000,000	-	-	10,000,000	11,100,000
Water Treatment/Supply							
COS 36" Transmission Main to 42"		-	-	50,000	-	450,000	500,000
COS Accelerator #3 Rehabilitation		1,400,000	-	-	-	-	1,400,000
COS Accelerator #4 & #5 Rehabilitation		2,400,000	-	-	-	-	2,400,000
COS Accelerator #6 Rehabilitation		1,200,000	-	-	-	-	1,200,000
COS Aeration Basin Coating		-	-	-	-	650,000	650,000
COS Chemical Bldg Elevator Replace		500,000	-	-	-	-	500,000
COS Chlorine Gas Upgrades		900,000	-	-	-	-	900,000
COS Facility Plan Project Design		-	-	-	-	2,000,000	2,000,000
COS Filter Media Evaluation/Renewal		650,000	-	-	-	-	650,000
COS Gulf to Bay Electrical Improvements		730,000	-	-	-	-	730,000
COS Lime Softening Upgrades		-	-	-	-	500,000	500,000
COS McMullen Booth Interties PWC-SOP		-	-	1,500,000	-	-	1,500,000
COS Sluice Gates/Raw Bypass Valve		-	1,100,000	-	-	-	1,100,000
COS Solar Panel Installation		-	-	2,000,000	-	-	2,000,000
COS Storage Tank - Plant Water		-	8,500,000	-	-	-	8,500,000
COS Switchgear VFD/Pumps		5,600,000	7,500,000	7,500,000	-	-	20,600,000
OBE Replace Existing Tanks With Concrete		-	-	50,000	2,500,000	10,900,000	13,450,000
OBE Storage Tank Valves Replacement		350,000	-	-	-	-	350,000
WAS Replace Existing Tanks With Concrete		-	-	50,000	2,500,000	-	2,550,000
WAS Storage Tank Valve Replacements		350,000	-	-	-	-	350,000
Inflation Contingency	-	-	2,158,375	4,360,000	6,447,750	8,373,000	21,339,125
Prior Year Funding	320,716,765	-	-	-	-	-	320,716,765
Total Requirements	320,716,765	52,990,000	88,493,375	91,560,000	92,417,750	92,103,000	738,280,890
Unappropriated Balance	37,260,576	60,576	61,201	61,201	60,451	60,451	60,451

Notes

- 1) AMP= Management review goals linked to Asset Management Principles LA Consulting Recommendation
- 2) CO= Consent Order DEP
- 3) MP= Master Plan
- 4) I&I= Inflow and Infiltration

Exhibit H - Stormwater Drainage Capital Projects (4013)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	7,192,411	-	-	-	-	-	7,192,411
Bond Proceeds	9,272,000	-	-	-	-	-	9,272,000
Contributions from Developers	13,590	10,000	10,000	10,000	10,000	10,000	63,590
Earnings on Investments	229,921	87,000	87,000	87,000	87,000	87,000	664,921
Future Borrowings	-	-	11,908,000	23,552,000	18,193,000	21,500,000	75,153,000
GR DEP Resilient Stormwater Infrastructure	75,000	-	-	-	-	-	75,000
GR FEMA Flood Mitigation	75,000	-	-	-	-	-	75,000
GR SWFWMD 50th A/N West of 5th St.	-	1,500,000	1,228,500	-	-	-	2,728,500
GR SWFWMD 7th Street	1,200,472	-	-	-	-	-	1,200,472
GR SWFWMD 8th A/S to 44th S/S	1,230,776	-	-	-	-	-	1,230,776
GR SWFWMD Snell Isle Blvd and Rafael	392,270	-	-	-	-	-	392,270
GR SWFWMD Various	-	-	-	1,000,000	1,000,000	1,000,000	3,000,000
GR SWFWMD Watershed Management	515,345	-	-	-	-	-	515,345
Transfer Stormwater Utility Fund	3,175,000	1,134,000	3,528,000	4,562,000	4,823,000	8,313,000	25,535,000
Total Resources	23,371,785	2,731,000	16,761,500	29,211,000	24,113,000	30,910,000	127,098,285
Lift Station Improvements							
Stormwater Pump Stations		600,000	250,000	250,000	300,000	300,000	1,700,000
Storm Drainage Improvements							
46th Ave S & 37th St S SDI		-	550,000	-	-	-	550,000
Bartlett Lake/Salt Creek Pump Station		-	-	200,000	1,000,000	5,500,000	6,700,000
Master Plan Projects		-	-	-	-	2,500,000	2,500,000
Minor Storm Drainage		500,000	750,000	750,000	750,000	750,000	3,500,000
Stormwater System Resiliency Enhancements		500,000	2,100,000	1,750,000	3,500,000	5,000,000	12,850,000
Stormwater Management Projects							
50th Avenue North West of 5th Street SDI		3,000,000	3,878,500	-	-	-	6,878,500
5th Avenue North at 74th Street to 76th Street		-	-	1,700,000	-	-	1,700,000
Bartlett Lake SDI		1,500,000	-	-	-	-	1,500,000
Crescent Lake Water Quality Improvements		75,000	100,000	300,000	-	-	475,000
Drainage Line Rehab/Replacement		1,500,000	1,750,000	2,000,000	2,500,000	2,500,000	10,250,000
Lake Improvements		200,000	225,000	250,000	275,000	300,000	1,250,000
Little Bayou Water Quality Improvements		150,000	150,000	250,000	-	-	550,000
MLK Channel Improvements		-	-	1,000,000	4,000,000	-	5,000,000
MLK South of Salt Creek to 32nd Avenue Sou		-	400,000	1,500,000	-	5,000,000	6,900,000
Old NE Stormwater Drainage Improvements		300,000	5,000,000	4,000,000	4,000,000	6,000,000	19,300,000
Stormwater Vaults & Backflow Preventers		160,000	200,000	200,000	250,000	250,000	1,060,000
SW Facility Master Plan		-	1,000,000	13,670,000	5,855,000	-	20,525,000
Inflation Contingency	-	-	408,838	1,391,000	1,682,250	2,810,000	6,292,088
Prior Year Funding	17,484,424	-	-	-	-	-	17,484,424
Total Requirements	17,484,424	8,485,000	16,762,338	29,211,000	24,112,250	30,910,000	126,965,012
Unappropriated Balance	5,887,361	133,361	132,524	132,524	133,274	133,274	133,274

Notes

1) GR = Grant Funding

Exhibit G - Airport Capital Projects (4033)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	838,469	-	-	-	-	-	838,469
Earnings on Investments	12,787	-	-	-	-	-	12,787
GR FAA Design Runway 18/36	278,103	-	-	-	-	-	278,103
GR FAA Master Plan Update	201,828	-	-	-	-	-	201,828
GR FAA Rehab Airfield Vault	-	-	540,000	-	-	-	540,000
GR FAA Rehab Airfield Vault Design	-	108,000	-	-	-	-	108,000
GR FAA Runway 18/36	3,440,331	-	-	-	-	-	3,440,331
GR FAA Taxiway "A" Design	-	-	108,000	-	-	-	108,000
GR FAA Taxiway "A" Rehab	-	-	-	1,350,000	-	-	1,350,000
GR FAA Taxiway "B" Design	-	-	-	-	135,000	-	135,000
GR FAA Taxiway B Rehab	-	-	-	-	-	990,000	990,000
GR FDOT Airport Fuel Farm	-	-	480,000	-	-	-	480,000
GR FDOT Airport Runway 18/36	360,000	-	-	-	-	-	360,000
GR FDOT Airport Security Enhancement	80,000	-	-	-	-	-	80,000
GR FDOT Design Runway 18/36	21,600	-	-	-	-	-	21,600
GR FDOT Fuel Farm Design	-	96,000	-	-	-	-	96,000
GR FDOT Master Plan Update	18,883	-	-	-	-	-	18,883
GR FDOT Rehab Airfield Vault	-	-	48,000	-	-	-	48,000
GR FDOT Rehab Airfield Vault Design	-	9,600	-	-	-	-	9,600
GR FDOT SW Hangar Redevelopment	5,485,892	-	-	-	-	-	5,485,892
GR FDOT Taxiway "A" Design	-	-	9,600	-	-	-	9,600
GR FDOT Taxiway "A" Rehab	-	-	-	120,000	-	-	120,000
GR FDOT Taxiway "B" Design	-	-	-	-	12,000	-	12,000
GR FDOT Taxiway "D5" Replacement	160,000	-	-	-	-	-	160,000
GR FDOT Taxiway B Rehab	-	-	-	-	-	88,000	88,000
Miscellaneous	314	-	-	-	-	-	314
Transfer Airport Operating	116,000	75,000	100,000	100,000	100,000	100,000	591,000
Total Resources	11,014,207	288,600	1,285,600	1,570,000	247,000	1,178,000	15,583,407
Airport Improvements							
Airport Fuel Farm Replacement		120,000	600,000	-	-	-	720,000
Rehab Airfield Vault		120,600	600,000	-	-	-	720,600
Taxiway "A" Rehab		-	120,000	1,500,000	-	-	1,620,000
Taxiway "B" Rehab		-	-	-	150,000	1,100,000	1,250,000
Inflation Contingency	-	-	-	-	-	-	-
Prior Year Funding	10,767,127	-	-	-	-	-	10,767,127
Total Requirements	10,767,127	240,600	1,320,000	1,500,000	150,000	1,100,000	15,077,727
Unappropriated Balance	247,080	295,080	260,680	330,680	427,680	505,680	505,680

Notes

1) GR = Grant Funding

Exhibit J - Marina Capital Improvement (4043)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	3,785,181	-	-	-	-	-	3,785,181
Earnings on Investments	91,998	27,000	27,000	27,000	27,000	27,000	226,998
GR DOI Marina Transient Docks	565,082	-	-	-	-	-	565,082
Rebuild Central Yacht Basin Bond Proceeds	-	34,000,000	-	-	-	-	34,000,000
Transfer Marina Operating	356,996	-	200,000	200,000	200,000	200,000	1,156,996
Total Resources	4,799,257	34,027,000	227,000	227,000	227,000	227,000	39,734,257
Marina Improvements							
Marina Facility Improvements		-	200,000	200,000	200,000	200,000	800,000
Marina Rebuild Central Yacht Basin		34,000,000	-	-	-	-	34,000,000
Inflation Contingency	-	-	5,000	10,000	15,000	20,000	50,000
Prior Year Funding	3,691,970	-	-	-	-	-	3,691,970
Total Requirements	3,691,970	34,000,000	205,000	210,000	215,000	220,000	38,541,970
Unappropriated Balance	1,107,287	1,134,287	1,156,287	1,173,287	1,185,287	1,192,287	1,192,287

Notes

1) GR = Grant Funding

Exhibit K - Port Capital Improvement (4093)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	35,954	-	-	-	-	-	35,954
Earnings on Investments	506	-	-	-	-	-	506
GR FDOT Berth Rehab Initiative	127,196	-	-	-	-	-	127,196
Transfer General Fund	12,371	-	-	-	-	-	12,371
Total Resources	176,027	-	-	-	-	-	176,027
Inflation Contingency	-	-	-	-	-	-	-
Prior Year Funding	169,567	-	-	-	-	-	169,567
Total Requirements	169,567	-	-	-	-	-	169,567
Unappropriated Balance	6,460	6,460	6,460	6,460	6,460	6,460	6,460

Exhibit L

FDOT District Seven's Adopted Five-Year Work Program Fiscal Years 2020/21 to 2024/25 Road Capacity Projects in the City of St. Petersburg

Project No.	Roadway	From	To	Project Description	Project Phases	2019 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	D/F
3	Gandy Boulevard	4 th Street	W. of Gandy Bridge	Adding Lanes, 4 to 6	Note 6	C
4	I-275	54 th Ave. S.	S. of Roosevelt Blvd.	Lane Continuity and Express Lanes N. of I-375	Note 8	D/E/F

Project No.	2021	2022	2023	2024	2025	Total	Revenue Sources
1	\$1,000,000	0	0	0	\$0	\$525,357,678	Note 3
2	\$2,521,722	\$8,970,613	\$20,721,812	\$23,211,404	\$0	\$55,912,422	Note 5
3	0	0	\$1,000	\$5,863,522	\$0	\$5,864,522	Note 7
4	\$7,100,000	\$20,444,900	\$0	\$0	\$286,926,016	\$316,977,614	Note 9

Notes:

1. Project phases includes preliminary engineering, railroad and utilities, 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.
6. Project phase includes preliminary engineering.
7. Federal and state funding will be used to expand Gandy Boulevard from 4 to 6 lanes.
8. Project phases include preliminary engineering, right of way, and design build.
9. Federal and state funding will be used for the lane continuity and express lanes.

*Draft 2019 LOS data from Forward Pinellas



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

For Public Hearing and Executive Action on November 8, 2021
at 2:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: LGCP-CIE-2021
Annual Capital Improvements Element (CIE) Update

This is a City-initiated application requesting that the Community Planning and Preservation Commission (“CPPC”) in its capacity as the Local Planning Agency (LPA) make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the annual update to the Comprehensive Plan’s Capital Improvements Element (CIE) for Fiscal Years (FY) 2022 to 2026.

PURPOSE

The Capital Improvements Element (CIE) annual update for Fiscal Years (FY) 2022 to 2026 represents the City’s modification to the Capital Improvements Schedule of the currently adopted CIE including addition of the new fifth year (FY 2026). The modified schedule includes projects that are needed to meet future demands of development in accordance with Section 163.3202(2)(g), Florida Statutes. While there have been amendments to the Growth Management Act over the years, Florida law continues to require that the CIE and the schedule of capital improvements, also referred to as the Capital Improvement Program (CIP), be reviewed on an annual basis and modified as necessary.

While the purpose of the CIE is to consider the need, location and the efficient use of public facilities, the Capital Improvements Schedule demonstrates the fiscal feasibility of the element’s goals. This is accomplished by estimating costs of improvements, analysis of the City’s fiscal capability to finance and construct improvements, and adoption of financial policies to guide funding. To demonstrate the ability to provide for needed improvements, the City has adopted the Capital Improvement Schedule as part of the Comprehensive Plan. The Capital Improvement Schedule includes a schedule of projects, funding dates, all costs reasonably associated with the completion of the project, and a demonstration that the City has the necessary funding to provide public facility needs concurrent with or prior to previously issued Development Orders or future development.

BACKGROUND

The process of developing the CIE demonstrates that a reasonable, measurable and affordable plan is in place to reduce, eliminate or prevent facility deficiencies within the established specified time frame. The costs of projects may be paid or contracted for in phases, as necessary to meet or maintain the facility's adopted Level of Service (LOS) standard as provided for within the Comprehensive Plan. These facilities include:

1. potable water;
2. sanitary sewer;
3. solid waste;
4. drainage/stormwater; and
5. recreation.

In accordance with state statutes and mobility planning efforts at the county level, the LOS for roadways and mass transit were removed from the Comprehensive Plan in March of 2016. However, because the City continues to monitor transportation conditions for site impact review and transportation planning purposes, an analysis is included in this report.

Capital Improvement Plan - Financial Feasibility

Each year City Council adopts an operating budget and a capital improvement budget. The capital improvement budget is the first year of the five-year Capital Improvement Program (CIP). The annual CIE update reflects a subset of the City's recently adopted CIP in that it only includes project schedules that contribute to the above listed facility's LOS. Florida Statutes requires a statement of project financial feasibility, which is demonstrated through the identification of both committed revenue and planned revenue anticipated to undertake project expenditures as shown within the five-year schedule. All projects listed in the City's CIP are considered priority projects and deemed financially feasible.

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

1. General Fiscal Policy I.A.4. – “The city shall prepare and implement a Capital Improvement Program (CIP) consistent with State requirements, which shall schedule the funding and construction of projects for a five-year period, including a one-year CIP Budget. The CIP shall balance the needs for improved public facilities and infrastructure, consistent with the city's Comprehensive Plan, within the fiscal capabilities and limitations of the city.”
2. General Fiscal Policy I.A.5. – “The city shall maintain its accounting records in accordance with Generally Accepted Accounting Principles (GAAP), applied to governmental units as promulgated by the Governmental Accounting Standards Board (GASB) and the Financial Accounting Standards Board (FASB). In addition, federal and state grant accounting standards will be met.”

3. Fiscal Policy for Capital Expenditures and Debt Financing, Policy IV.A.1.a. – “Revenue projections for the one-year Capital Improvement Program Budget and five-year Capital Improvement Program Plan shall be based on conservative assumptions of dedicated fees and taxes, future earnings and bond market conditions.”
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.”

Population Estimate

Functional population for 2020 is used as the basis for the update. An estimate of functional population is needed to determine if a facility is meeting or exceeding the adopted level of service on a per capita basis. Functional population is defined as the number of people occupying space in the community on a 24 hour per day, seven day-per-week basis. By estimating the functional population of a community, estimations of current and future demand for certain facilities can be improved. The functional population for 2020 was calculated using a combination of the best available data from different sources to arrive at the most accurate population estimate. The base population number came from the University of Florida’s Bureau of Economic and Business Research’s (BEBR) 2020 population estimate of 260,778 for the City. Since BEBR does not include seasonal and tourist populations, the Southwest Florida Water Management District’s (SWFWMD) 2020 seasonal and tourist population of 15,426 was added. Finally, based on the estimated number of people per household, 3,542 individuals were added as a result of new residential dwelling units completed during the 2020 calendar year. The 2020 estimated functional population of **279,746** is supported by the best available data.

Functional population numbers will vary per LOS analysis due to service areas of those facilities extending outside of City boundaries.

CONCURRENCY & MOBILITY MONITORING REPORT (Sec. 16.03.070, City Code)

Concurrency monitoring allows for the determination of facility needs through the consideration of level of service (LOS), required repairs or renovations that reflect new system capacity and new growth demands for projects. A needs analysis for each facility is summarized below. A relative priority of need among facility type is indicated through the extent of improvements scheduled within the adopted CIP (see attached corresponding facility project schedule Exhibits A through L). The following annual concurrency and mobility monitoring report is provided in accordance with Section 16.03.070 of the City Code.

Solid Waste

Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year, while there is no generation rate for nonresidential uses. The County currently receives and disposes of municipal solid waste and some construction and demolition debris, which are generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted or buried at the Bridgeway Acres sanitary landfill. City recycling is handled at the local level and not disposed of at the County.

In calendar year 2020, the City’s collection demand for solid waste service was approximately 0.82 tons per person per year, resulting in a demand rate below the adopted LOS standard of 1.3. This figure is calculated by the total sum of collected commercial and residential solid waste tonnage including traditional recyclables (glass, paper, plastic and metals) divided by the City’s 2020 functional population.

$$230,112 / 279,746 = 0.82 \text{ tons per person per year}$$

Demand for solid waste service for all of Pinellas County in calendar year 2020 was 1.17 tons per person per year, also below the adopted LOS waste disposal rate. The County's LOS figure is calculated by the total sum of solid waste tonnage collected at Pinellas County Solid Waste-to-Energy facility (580,607 tons) plus the landfill (573,381 tons), divided by the County's functional population.

$$(992,869 + 200,082) / 984,054 = 1.17 \text{ tons per person per year}$$

Following the City's successful curb-side recycling program that began in 2015, traditional recycling has increased by 105% from 6,552 tons collected in 2015 to 13,462 tons collected in 2020. Additionally, the City diverts from that landfill an annual average of 72 tons per year of yard waste, which is processed and recycled locally. The City and County's commitment to recycling and waste reduction programs, and the continued participation of residents and businesses in these programs, have assisted in keeping down the actual demand for solid waste disposal.

The Pinellas County Waste-to-Energy facility and the Bridgeway Acres Sanitary Landfill are the responsibility of the Pinellas County Department of Solid Waste and are operated and maintained under contract by two private companies. In calendar 2020, the Waste-to-Energy facility incinerated 580,607 tons and operated below its design operating capacity of incinerating 930,750 tons of solid waste per year. The continuation of recycling efforts and the efficient operation of the Waste-to-Energy facility have helped to extend the life span of Bridgeway Acres. The landfill is expected to remain in use for approximately 78 years, based on current design, grading and projected disposal rates.

Solid waste facilities are operating within their LOS standard and there are no solid waste related projects scheduled in the five-year CIP.

Drainage/Stormwater

Drainage LOS identifies minimum criteria for existing and future facilities impacted by rain events. This is often quantified by a "design storm" with a specific duration, rainfall amount and return frequency. Currently the design storm used by the City is a 10-year return frequency, 1-hour duration storm as outlined in Drainage Ordinance, Section 16.40.030 of the Land Development Regulations (LDR). Unlike the other concurrency related facilities, stormwater LOS is not calculated with a per capita formula. Instead, the City implements the LOS standard through review of drainage plans for new development and redevelopment where all new construction of and improvements to existing surface water management systems will be required to meet design standards outlined in LDR Section 16.40.030. This ordinance requires all new development projects to be permitted through the City and SWFWMD to ensure projects meet quantity and quality design standards for stormwater treatment.

The adopted level of service consists of three parts that express the City's desire to upgrade drainage facilities through retrofit over time:

1. Construction of new projects and improvements to existing stormwater management systems require permits from the Southwest Florida Water Management District (SWFWMD) as applicable. As a condition to municipal development approval, new development and redevelopment within the City which requires a SWFWMD permit shall meet the District's water quantity and quality design standards. Development that is exempt from SWFWMD permitting requirements shall be required to obtain a letter of exemption.

2. Construction of new stormwater management systems and improvements to existing systems by the City and private entities are required to meet design standards outlined in the Drainage Ordinance. Improvements to the municipal stormwater drainage system will also be designed to convey the runoff from a 10-year, 1-hour storm event.
3. Due to the back log of municipal stormwater drainage system improvements and the time required to implement improvements, *existing conditions are adopted as the level of service.*

The City's existing Stormwater Management Master Plan (SWMP) contains detailed information on the 26 basins that comprise the stormwater management area. An update to the plan is currently underway with the assistance of cooperative funding from SWFWMD. The City's commitment to upgrading the capacity of stormwater management systems is demonstrated by continued implementation of the SWMP, the Stormwater Utility Fee and capital improvement budgeting for needed improvements. The City is updating the Stormwater Management Master Plan with an expected completion before the end of calendar year 2022.

The City's continues to demonstrate its commitment to funding stormwater drainage system improvements. In 2017, the Stormwater Utility Fee approved by Council was a flat fee of \$10.00 per month for each single-family residential parcel. In FY 2019 the fee was increased to \$11.00 per month. Recognizing the impact of parcel and building size on stormwater drainage, the City approved a tiered rate system in FY 2020 at the rates of \$4.99, \$9.93, \$15.59 and \$23.27 for tiers 1, 2, 3 and 4 respectively. The new tiered rates included, a 9.09% overall rate increase which was recommended in the FY 2020 Revenue Sufficiency Analysis. A 10.07% rate increase was adopted for FY21 resulting in rates of \$5.49, \$10.03, \$17.16 and \$25.61 across tiers 1, 2, 3 and 4 respectively.

Drainage project schedules are listed in attached Fund 4013 (Exhibit H), identifying resource funding from SWFWMD grants, additional project matching funds from "Penny for Pinellas" are listed in Fund 3027 (Exhibit C).

Potable Water

The City's adopted LOS standard for potable water is 125 gallons per capita per day (gpcd) with a systemwide capacity of 68 million gallons per day (mgd). The water treatment plant, water transmission system, water repump facilities and water distribution system network were designed and constructed to handle 68 mgd.

Over the years the Water Conservation Coordinator's office has worked to implement targeted conservation initiatives including the toilet rebate program. These efforts increased efficient potable water usage by City customers, and in conjunction with reclaimed water use for irrigation, result in a current demand of approximately 78 gpcd. The City's purchases of water from Tampa Bay Water reflects the increased conservation and currently total approximately 27 mgd.

The City's successful reclaimed water program, initiated in 1977, has greatly reduced reliance on potable water for irrigation purposes while at the same time reducing the amount of treated effluent disposed through deep injection wells. Since 2000, the average annual daily demand for reclaimed water has been approximately 19.13 mgd.

Due to the 68 mgd capacity in the water distribution system, only in isolated situations is a developer responsible to pay for a system capacity upgrade to accommodate a development project. At this time no additional capital expenditures are anticipated beyond those required for replacement, maintenance, efficiency, energy conservation and modernization. Potable water distribution system project schedules are listed in Fund 4003 (Exhibit G).

Sanitary Sewer

The sanitary sewer LOS for wastewater collection and treatment was established in the Integrated Water Resources Master Plan (St. Pete Water Plan) completed by Jacobs in 2019. The LOS is intended to provide adequate protection against future sanitary sewer overflows with consideration for future conditions including population projects and climate change. The actual amount of wastewater requiring conveyance and treatment is directly related to per capita potable water demand within the City's Sanitary Sewer Service Area and the amount of inflow and infiltration anticipated from a 7-inch, 24-hour rainfall event.

The City owns and operates almost 900 miles of gravity sanitary sewer, and 82 lift stations to transfer wastewater to three Water Reclamation Facilities (WRFs). The Northeast, Southwest and Northwest WRFs provide the required wastewater treatment to meet regulatory requirements and produce reclaimed water for the City's reclaimed water distribution systems.

The adopted LOS for sanitary sewer is expressed in terms of gallons per capita per day (gpcd) for each of the three WRF service areas. The adopted LOS standards shown in the following table reflect the highest annual average daily flow rate at the WRFs from 1990 through 1995, divided by WRF service area functional population (based on the 1990 census). The LOS standards in the below table remain unchanged.

2020 Sanitary Sewer Flow Rates, Per Capita Demand & Adopted LOS

Water Reclamation Facility	2020 WRF Functional Population	CY 2020 Annual Average Daily Flow (mgd)⁽¹⁾	Actual 2020 GPCD	Adopted LOS GPCD	Proposed LOS GPCD⁽²⁾
Northeast (Zone 2)	89,847	7.70	85.70	173	148
Northwest (Zone 3)	94,218	9.11	96.69	170	206
Southwest (Zone 1)	159,300	14.95	93.91	161	214
Total	343,365	31.76	92.53	N/A	N/A

(1) Water Resources Department (Daily Flow Data from CY20 Monthly Monitoring Reports)

(2) Proposed LOS based on 2016 Maximum Month Daily Flow divided by the 2016 population. The LOS revision will be proposed in the Comprehensive Plan revision and if accepted will be implemented next year.

The City's average flow rate for Calendar Year (CY) 2020 was 31.76 mgd, while the aggregated sanitary sewer system's annual average capacity for its three wastewater treatment facilities is 56 mgd, resulting in an estimated excess annual average capacity of 24.24 mgd.

2020 Sanitary Sewer Capacity Analysis

Facility	Permitted Average Daily Capacity (mgd)	Annual Average Daily Flow (mgd)	Excess Capacity (mgd)
Northeast	16.0	7.70	8.30
Northwest	20.0	9.11	10.89
Southwest	20.0	14.95	5.05
Totals	56.0	31.76	24.24

Following several major rain events in 2015-2016, the City increased its' peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak

flow capacity. As outlined in the St. Pete Water Plan, the City is implementing system reliability improvements at the WRFs, aggressively improving the gravity collection system to decrease Inflow and Infiltration (I&I) which reduces peak flows at the WRFs, and addressing sea level rise system vulnerabilities at lift stations.

The City remains committed to spending approximately \$16 million a year in continued I&I reduction. Also, the City is fully committed to implementing selected recommendations from the St. Pete Water Plan, which incorporates growth projections and outlines the required system and network improvements needed to provide a resilient wastewater collection and treatment system.

Water Resources' total capital improvement project schedules are listed in Fund 4003 (Exhibit G), which identifies a FY 2022 budget total of approximately \$52.9 million.

Recreation and Open Space

The City seeks to ensure that parks, open spaces, and recreational facilities are adequate and efficiently maintained for all segments and districts of the population consistent with the established LOS. The City has adopted and maintains a LOS standard of 9 acres of useable recreation and open space acres per 1,000 population.

As shown in the below table, the City is well within the adopted LOS standard, with a substantial excess of useable recreation and open space. With an adopted LOS standard of 9 acres, the City enjoys an estimated 26.4 acres per 1,000 permanent and seasonal residents. Recreation and cultural project schedules are listed in Fund 3029 (Exhibit D).

2020 Useable Recreation and Open Space Acres

Population	City (acres/1,000 persons)¹	City and County (acres/1,000 persons)²
260,778 (Permanent)	21.6	28.9
279,746 (Functional) ³	20.14	26.9

Table Notes

1. Total active and passive recreation/open space and preservation in the City is equal to approximately 5,635 acres.
2. Total useable recreation/open space and preservation in the City is equal to 7,534 acres when 1,899 acres for county parks is added, which includes Ft. De Soto (1136), Sawgrass Lake (390), War Veterans Memorial (122), Gandy Causeway (126), and Skyway Causeway (125).
3. Functional population includes seasonal and tourist populations (see definition in background section above).

Mobility Monitoring

The City eliminated LOS standards for major roads and transit when it adopted the Pinellas County Mobility Plan in 2016. The Mobility Plan provides a countywide framework for a coordinated multimodal approach to managing the traffic impacts of development projects as a replacement for local transportation concurrency systems, which are no longer required by the State of Florida because of the 2011 Community Planning Act.

The City continues to monitor the LOS for motor vehicles on major roadways and the availability of transit service for transportation planning purposes and to assess the impact of land development projects and proposed rezonings and Future Land Use Map amendments on the surface transportation system. As shown in the below table, the total number of major roadway miles in the City (excluding the Interstate system) is approximately 212.

Miles of Major Roadways

Classification	Distance (Miles)
Principal Arterial	18.89
Minor Arterial	92.52
Collector and Neighborhood Collector	100.38
Total	211.78

Of the City's 212 roadway miles, 99% have a relatively low level of traffic congestion (LOS "A-D"), partially due to the street network's efficient grid pattern. Only the three roadway segments listed in the following table (consisting of 2.636 roadway miles) operate at a high level of traffic congestion (LOS "F"); there are currently no road segments that operate at a LOS "E." While the City no longer has an adopted roadway LOS standard, the vast majority of the City's major roads operate at the City's previously adopted LOS standard of "D" or better.

2020 LOS "F" Road Segments

Roadway Section	From	To	Jurisdiction	LOS	Distance (Miles)
40 th Ave. NE	1 st St. N	Shore Acres Blvd.	City	F	1.567
Gandy Blvd	Brighton Blvd	San Martin Blvd	State	F	0.329
Gandy Blvd	Brighton Blvd	4 th St N	State	F	0.740
Total					2.636

Data Source: Forward Pinellas (2020 Level of Service Data)

Multimodal impact fees are assessed for development projects that are projected to have a larger traffic impact fee than previous land uses on their site. Projects projected to generate between 51 to 300 new PM peak hour trips and impact heavily congested roadways are to address their impacts through the implementation of a transportation management plan. Development projects projected to generate over 300 new PM peak hour trips and impact heavily congested roads are required to submit a traffic impact study to identify potential traffic mitigation strategies.

The Neighborhood Transportation division of the City's Transportation and Parking Management Department works to ensure the safe movement of all modes of transportation by addressing the following: traffic control through the use of traffic signs and pavement marking systems; neighborhood transportation management program; planning and design of operational modifications; investigation and implementation of proven counter measures for safety and accessibility needs as identified through public contact and staff studies; and collection and maintenance of transportation data/records.

To fulfill these responsibilities, the Neighborhood Transportation division works directly with neighborhood associations and residents in the development of Neighborhood Traffic Plans, which are modified on an ongoing basis to address new and changing needs. The section also implements Rectangular Rapid Flashing Beacons (RRFBs) at mid-block locations across the city. The City was the first municipality in the United States to use RRFBs, which continue to show significant safety benefits for pedestrians and increased driver yield rates.

The Pinellas Suncoast Transit Authority (PSTA) has provided countywide public transportation since 1984. The PSTA is contracted to provide the following service minimums for the City:

- approximately 2.5 million miles of fixed route service;
- approximately 217,000 miles of DART service;
- fixed route service within a 1/4 mile of approximately 90 percent of the service area; and
- headways less than one hour.

Due to the City's high population density and major attractors, all five of PSTA's top routes in terms of ridership serve the City. In addition to their fixed-route service, PSTA offers multiple innovative and technology-based programs. PSTA's Direct Connect program provides a \$5 discount on Uber or United Taxi trips to or from 26 locations around Pinellas County that connect with PSTA's route network. Riders could use the program for a trip from their house to a Direct Connect stop to connect to a different PSTA route or at the end of their trip from a Direct Connect stop to their destination. If riders are making 150% or less of the federal poverty level, they would qualify for PSTA's Transportation Disadvantaged (TD) program which provides a monthly bus pass for \$11. They would also be eligible for PSTA's TD Late Shift program which provides up to 25 on-demand trips per month to/from work when bus service is not available for a \$9 copay. Properties within three-fourths of a mile of a PSTA route are served by PSTA's Americans with Disabilities Act (ADA) paratransit service, called PSTA Access (previously called Demand Response Transportation or "DART"). Eligibility for the DART program is set by federal law and is based on the inability to utilize existing fixed-route transit service due to a disability.

In 2020, PSTA began construction on the SunRunner Bus Rapid Transit (BRT) service, which will connect downtown St. Petersburg to western St. Petersburg, South Pasadena and St. Pete Beach. The SunRunner is the Tampa Bay region's first BRT project funded through the Federal Transit Administration's (FTA's) highly competitive Capital Investment Grant ("New Starts") Program with matching funds from the Florida Department of Transportation, PSTA and City of St. Petersburg. The SunRunner service will have long operating hours and 15-minute daytime headways seven days a week. The service will be rapid due to a limited number of stops, semi-dedicated lanes for most of its route, and extended green time at traffic signals when necessary to keep buses on schedule. Hybrid electric buses will provide multi-door boarding and interior bicycle racks. SunRunner stations will provide a comfortable waiting area for passengers and level boarding. Revenue service on the SunRunner is anticipated to begin in the late spring/early summer.

In 2020, PSTA continued their successful partnership with the City of St. Petersburg and St. Petersburg Downtown Partnership on the updated Looper Trolley service. The Looper service was enhanced in October 2018 and consisted of modifications to the Looper route in the downtown core, expansion of the route to the medical facilities in the Innovation District, increased operating hours, fare-free service, and frequent service.

The City continued working on design plans in 2020 for pedestrian improvements at intersections where the SunRunner stations are located and along the north-south streets connecting the SunRunner stations to Central Avenue. The project is funded through FTA grant funds in the amount of \$975,000 to enhance the Central Avenue corridor from Dr. ML King Jr. Street to 66th Street. These improvements will help connect the SunRunner service on the 1st Avenues to destinations on Central Avenue and the PSTA's popular Central Avenue Trolley service.

PSTA and its consultant continued working on the Transit Oriented Development (TOD) Strategic Plan for the SunRunner BRT corridor throughout 2020, funded through a \$1.2 million grant from the FTA. The PSTA, City and Forward Pinellas are contributing staff time as the local match for the FTA grant. Strategies will be developed to enable communities along the BRT corridor to become more

livable, walkable and transit-friendly if they so desire. In St. Petersburg, the Strategic Plan will build upon the progress that has been made along Central Avenue since the Central Avenue Revitalization Plan was adopted in 2012, which provided guiding principles for the encouragement of higher densities and intensities, mixed use development and transit-oriented development.

The City of St. Petersburg is committed to maintaining a safe transportation system for all users, including pedestrians and bicyclists. A Complete Streets administrative policy was signed in November 2015 that aims to make all city streets and travel ways safe and accommodating to all modes of transportation and pedestrians. In 2019, City Council adopted the Complete Streets Implementation Plan, an update to the City's Bicycle Pedestrian Master Plan which was adopted in 2003 and which has largely been implemented.

Multimodal Impact Fee improvement project schedules are listed in Fund 3071 (Exhibit E). Bicycle/Pedestrian Safety improvement project schedules are listed in Fund 3004 (Exhibit B). Downtown parking improvement project schedules are listed in Fund 3073 (Exhibit F). State roadway improvement project schedules are listed in FDOT District Seven's adopted 5-year work program (Exhibit L).

COMPREHENSIVE PLAN COMPLIANCE

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

Policy CI1.1:

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

Objective 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.

CONCURRENCY ANALYSIS SUMMARY

The 2021 Annual Concurrency Report concludes that the City continued to maintain substantial excess capacity as defined by the adopted level of service standards for potable water, sanitary sewer, solid waste, stormwater and recreation. Continued improvements to the drainage system are required to address maintenance and projected deficiencies. Improvements to the wet-weather capacity of the sanitary sewer system are ongoing and address current and projected needs. The City's CIP projects generally fall under the category of "replacement" and "maintenance" rather than "new" facilities or even "expansion" of existing facilities, largely due to the built-out nature of the City.

The majority of City roadways are operating at a low level of congestion and within the previously adopted LOS standard of "D" or better. The City will continue to work with PSTA to provide additional transit service in support of City growth and redevelopment. Neighborhood transportation programs and the Bicycle Pedestrian Master Plan have been successfully implemented both in terms of public safety and popularity with residents. The next stage of transportation improvements will be the continued implementation of the recently adopted complete streets administrative policy and development of the TOD plan for the SunRunner BRT corridor.

PUBLIC HEARING PROCESS

The ordinance associated with the Comprehensive Plan annual CIE update is a modification to the 5-year schedule of capital improvements and is not a Comprehensive Plan text amendment. Pursuant to Section 163.3177(3)(b), Florida Statutes, only one (1) public hearing before City Council is required.

RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission, acting in its capacity as the Local Planning Agency, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the annual update to the Comprehensive Plan's Capital Improvements Element (CIE) for Fiscal Years (FY) 2022-2026 described herein.

ATTACHMENT

Attachment: Proposed Ordinance 493-H with Exhibits A through L (CIP Schedules)

ORDINANCE NO. 493-H

AN ORDINANCE MODIFYING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ST. PETERSBURG, FLORIDA BY UPDATING THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE AND REPLACING ALL PREVIOUSLY ADOPTED CAPITAL IMPROVEMENT SCHEDULES; ADOPTING FUND SUMMARIES FOR THE GENERAL CAPITAL IMPROVEMENT FUND (3001), BICYCLE/PEDESTRIAN SAFETY IMPROVEMENTS FUND (3004), CITYWIDE INFRASTRUCTURE FUND (3027), RECREATION AND CULTURE CAPITAL FUND (3029), MULTIMODAL IMPACT FEES CAPITAL IMPROVEMENT FUND (3071), DOWNTOWN PARKING IMPROVEMENT FUND (3073), WATER RESOURCES CAPITAL PROJECTS FUND (4003), STORMWATER DRAINAGE CAPITAL FUND (4013), AIRPORT CAPITAL PROJECTS FUND (4033), MARINA CAPITAL IMPROVEMENT FUND (4043), AND PORT CAPITAL IMPROVEMENT FUND (4093), FOR THE FISCAL YEARS 2021 THROUGH 2025; ADOPTING THE FDOT DISTRICT SEVEN'S ADOPTED FIVE-YEAR WORK PROGRAM FOR THE FISCAL YEARS 2021/22 TO 2025/26; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has adopted a Comprehensive Plan to establish goals, policies and objectives to guide the development and redevelopment of the City; and

WHEREAS, the City has adopted level of service (LOS) standards for potable water, sanitary sewer, drainage, solid waste, recreation and open space; and

WHEREAS, the Comprehensive Plan includes a Capital Improvements Element containing five-year capital improvement schedules of costs and revenue sources for capital improvements necessary to achieve and/or maintain the City's adopted LOS standards; and

WHEREAS, the Capital Improvements Element of the City's Comprehensive Plan, including the five-year capital improvement schedules of costs and revenue sources, must be reviewed by the City on an annual basis pursuant to F.S. § 163.3177(3)(b); and

WHEREAS, the City has reviewed the Capital Improvements Element for Fiscal Year 2022 and has revised the five-year capital improvement schedules of costs and revenue sources for Fiscal Years 2022 through 2026, as set forth in Exhibits A through K attached to this ordinance; and

WHEREAS, the five-year capital improvement schedules of costs and revenue sources for the Florida Department of Transportation (FDOT) District 7 Road Capacity Projects have been reviewed and revised for Fiscal Years 2022 through 2026, as set forth in Exhibit L attached to this ordinance; and

WHEREAS, the City desires to modify its Capital Improvements Element to update the five-year capital improvement schedules of costs and revenue sources for Fiscal Years 2022 through 2026; and

WHEREAS, modifications of the Capital Improvements Element to update the five-year capital improvements schedules may be accomplished by ordinance pursuant to F.S. § 163.3177(3)(b); and

WHEREAS, under F.S. § 163.3177(3)(b), such modifications of the Capital Improvements Element to update the five-year capital improvements schedules may not be deemed to be amendments to the City's Comprehensive Plan; and

WHEREAS, the Community Planning and Preservation Commission has reviewed the proposed updated five-year capital improvements schedules of costs and revenue sources at a public hearing on November 8, 2021, and has recommended approval; and

WHEREAS, the City Council, after taking into consideration the recommendations of the City Administration and the Community Planning and Preservation Commission, and the comments received during the public hearing conducted by the City Council on this matter, finds that the proposed modifications of the Capital Improvements Element to update the five-year capital improvements schedules are in the best interests of the City; now, therefore,

THE CITY OF ST. PETERSBURG, FLORIDA, DOES ORDAIN:

Section 1. Chapter 10, the Capital Improvements Element of the Comprehensive Plan, is hereby modified and updated by deleting pages CI15-CI25 containing the existing fund summaries for Fiscal Years 2021 through 2025, and by replacing such deleted pages with the attached Exhibits A through L containing the fund summaries for Fiscal Years 2022 through 2026:

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-2021

City Attorney/Designee

Date

Planning & Development Services Dept.

Date

Exhibit A - General Capital Improvement (3001)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	29,072,676	-	-	-	-	-	29,072,676
Earnings on Investments	432,987	50,000	50,000	50,000	50,000	50,000	682,987
Future Borrowings	-	11,082,500	-	-	-	-	11,082,500
GR Central Ave Bus Rapid Transit Corridor	891,610	-	-	-	-	-	891,610
GR DEO- Carter G. Woodson Museum	17,090	-	-	-	-	-	17,090
GR EPA- Brownfields Assessment Grant	27,701	-	-	-	-	-	27,701
GR FDEP - Willow Marsh Boardwalk	320,000	-	-	-	-	-	320,000
GR FDOT- 40th Ave NE Over Placido Bayou	3,734,105	-	-	-	-	-	3,734,105
GR FDOT- District 7 LS Imps HLRMOA	1,918,727	-	-	-	-	-	1,918,727
GR USF- City Trails Bicycle Trails	38,696	-	-	-	-	-	38,696
Harvard Jolly PD Building	26,711	-	-	-	-	-	26,711
Pinellas County - Road Transfer Agreement	1,789,368	-	-	-	-	-	1,789,368
Reimbursement Pier Approach Floor Drains D	11,785	-	-	-	-	-	11,785
Reimbursement Pier Demo Sonny Glassbrenn	72,685	-	-	-	-	-	72,685
Reimbursement Pier TI Design Doc Ford's	4,000	-	-	-	-	-	4,000
Reimbursement Pier TI Tampa Bay Watch	430,419	-	-	-	-	-	430,419
Reimbursement Pier TI UPS Bait Shop	87,712	-	-	-	-	-	87,712
Reimbursement Pier TI UPS Concession Area	453,809	-	-	-	-	-	453,809
Sunken Gardens Foundation Donation	100,000	-	-	-	-	-	100,000
Transfer Assessments Revenue Fund	200,000	-	-	-	-	-	200,000
Transfer Bicycle/Safety Improvements Fund	241,000	-	-	-	-	-	241,000
Transfer Debt Service JP Morgan Chase	24,310,000	-	-	-	-	-	24,310,000
Transfer Downtown Redevelopment	101,225	-	-	-	-	-	101,225
Transfer Fleet Management Fund	300,000	-	-	-	-	-	300,000
Transfer from the Technology and Infrastructu	372,000	750,000	-	-	-	-	1,122,000
Transfer General Fund	1,430,000	1,433,000	-	-	-	-	2,863,000
Transfer General Fund Public Safety	1,721,000	575,000	575,000	575,000	325,000	325,000	4,096,000
Transfer Key Government Finance Fund	2,611,868	-	-	-	-	-	2,611,868
Transfer Municipal Office Buildings	1,854,000	1,215,000	1,250,000	1,110,000	600,000	2,340,000	8,369,000
Transfer Parking Revenue Fund	140,000	-	-	-	-	-	140,000
Transfer Pier Echleman Sculpture Donation	33,195	-	-	-	-	-	33,195
Transfer Sanitation Fund	1,500,000	-	-	-	-	-	1,500,000
Total Resources	74,244,369	15,105,500	1,875,000	1,735,000	975,000	2,715,000	96,649,869
Athletic Facilities							
Outdoor Court Facility Improvements		285,000	-	-	-	-	285,000
City Facilities							
Dwight H. Jones Center Storage Area		50,000	-	-	-	-	50,000
M.O.B. Repairs & Improvements FY22		1,215,000	-	-	-	-	1,215,000
M.O.B. Repairs & Improvements FY23		-	1,250,000	-	-	-	1,250,000
M.O.B. Repairs & Improvements FY24		-	-	1,100,000	-	-	1,100,000
M.O.B. Repairs & Improvements FY25		-	-	-	600,000	-	600,000
M.O.B. Repairs & Improvements FY26		-	-	-	-	2,340,000	2,340,000
New Sanitation Facility		11,082,500	-	-	-	-	11,082,500
City Facility HVAC Replacement/Upgrade							
Childs Park Gym HVAC Replacement		275,000	-	-	-	-	275,000
Neighborhoods							
Grand Central District Lighting Upgrade		158,000	-	-	-	-	158,000
Union Central District Gateway Features		100,000	-	-	-	-	100,000
Police							
CAD/RMS/Mobile System		1,000,000	-	-	-	-	1,000,000

Exhibit A - General Capital Improvement (3001)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Street & Road Improvements							
Sidewalk Reconstruction		400,000	-	-	-	-	400,000
Transportation & Parking Management							
Complete Streets Enhancements		450,000	-	-	-	-	450,000
Rectangular Rapid Flashing Beacon Improve		150,000	-	-	-	-	150,000
Inflation Contingency	-	-	-	-	-	-	-
Prior Year Funding	73,291,699	-	-	-	-	-	73,291,699
Total Requirements	73,291,699	15,165,500	1,250,000	1,100,000	600,000	2,340,000	93,747,199
Assigned for Police CAD/RMS/ Mobile	-	-	250,000	250,000	-	-	500,000
Assigned for SCBA/Bunker Gear - Fire	100,000	325,000	325,000	325,000	325,000	325,000	1,725,000
Unappropriated Balance	852,670	467,670	517,670	577,670	627,670	677,670	677,670

Notes

1) GR = Grant Funding

Exhibit B - Bicycle/Pedestrian Safety Improvements (3004)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	259,505	-	-	-	-	-	259,505
GR FDOT Forward Pinellas - Demonstration	50,000	-	-	-	-	-	50,000
GR FDOT LAP 3rd Street North	1,660,509	-	-	-	-	-	1,660,509
GR FDOT LAP 71st Street Trail	-	-	80,131	675,297	-	-	755,428
GR FDOT LAP North Shore Elementary	-	488,692	-	724,791	-	-	1,213,483
GR FDOT LAP Sexton Elementary	322,287	-	-	-	-	-	322,287
GR FDOT PC MPO - 18th A/S Complete Stre	50,000	-	-	-	-	-	50,000
GR Pinellas Trail Extension Landscaping	(41,079)	-	-	-	-	-	(41,079)
Total Resources	2,301,222	488,692	80,131	1,400,088	-	-	4,270,133
Bicycle Pedestrian Improvements							
71st Street Trail Connection		-	80,131	675,297	-	-	755,428
Transportation & Parking Management							
North Shore Elementary Sidewalks		488,692	-	724,791	-	-	1,213,483
Inflation Contingency	-	-	-	-	-	-	-
Prior Year Funding	2,268,863	-	-	-	-	-	2,268,863
Total Requirements	2,268,863	488,692	80,131	1,400,088	-	-	4,237,774
Unappropriated Balance	32,359	32,359	32,359	32,359	32,359	32,359	32,359

Notes

1) GR = Grant Funding

Exhibit C - Citywide Infrastructure Capital Improvement (3027)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	28,691,121	-	-	-	-	-	28,691,121
Earnings on Investments	624,570	100,000	100,000	100,000	100,000	100,000	1,124,570
Local Option Sales Surtax	40,059,422	22,902,034	23,537,980	25,197,380	25,625,082	26,036,243	163,358,141
Total Resources	69,375,113	23,002,034	23,637,980	25,297,380	25,725,082	26,136,243	193,173,832
Bicycle Pedestrian Improvements							
Bicycle Pedestrian Facilities		100,000	100,000	100,000	100,000	100,000	500,000
Bridge Recon/Replacement							
157186 Venetian Blvd W of Shore Acres		850,000	2,650,000	-	-	-	3,500,000
157189 Overlook Dr NE over Smacks Bayou		350,000	1,950,000	1,200,000	-	-	3,500,000
157236 7th Street N Over Gateway		-	-	250,000	-	-	250,000
157302 38th Ave S over Minnow Canal		2,250,000	-	-	-	-	2,250,000
157367 58th St N over Bear Creek		-	-	750,000	3,750,000	-	4,500,000
Bridge Life Extension Program		750,000	750,000	750,000	750,000	1,150,000	4,150,000
Bridge Replacement Program		-	-	1,550,000	-	3,500,000	5,050,000
Housing							
Affordable Housing Land Acquisitions		1,250,000	-	-	-	-	1,250,000
Neighborhoods							
Neighborhood Enhancement		50,000	-	50,000	-	50,000	150,000
Neighborhood Partnership Grants		-	75,000	-	75,000	-	150,000
Sanitary Sewer Collection System							
SAN Annual Pipe CIPP Lining Program		-	-	4,000,000	4,000,000	4,000,000	12,000,000
SAN Annual Pipe Repair & Replacement		5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	25,000,000
SAN Priority Area CIPP		4,000,000	4,000,000	-	-	-	8,000,000
Storm Drainage Improvements							
Minor Storm Drainage		500,000	500,000	500,000	500,000	500,000	2,500,000
Street & Road Improvements							
Alley and Roadway Reconstruction - Brick		200,000	200,000	200,000	200,000	200,000	1,000,000
Alley Reconstruction - Unpaved		200,000	200,000	200,000	200,000	200,000	1,000,000
Curb/Ramp Reconstruction		100,000	100,000	100,000	100,000	100,000	500,000
Sidewalk Reconstruction		400,000	400,000	400,000	400,000	400,000	2,000,000
Street and Road Improvements		4,250,000	4,250,000	4,250,000	4,250,000	4,250,000	21,250,000
Traffic Signal/BRT System Upgrades		-	400,000	-	-	-	400,000
Transportation & Parking Management							
Bike Share		100,000	100,000	100,000	100,000	100,000	500,000
Complete Streets		450,000	300,000	300,000	300,000	300,000	1,650,000
Neighborhood Transportation Management Pr		100,000	100,000	100,000	100,000	100,000	500,000
Sidewalk Expansion Program		250,000	250,000	250,000	250,000	250,000	1,250,000
Sidewalks - Neighborhood & ADA Ramps		250,000	250,000	250,000	250,000	250,000	1,250,000
Transit Shelter Expansion		200,000	200,000	200,000	200,000	200,000	1,000,000
Wayfaring Signage		-	150,000	150,000	150,000	150,000	600,000
Undefined/Other							
Seawall Renovations & Replacement		875,000	800,000	1,500,000	1,500,000	1,500,000	6,175,000
Transfer Repayment Debt Service		737,656	799,106	813,813	826,887	841,594	4,019,056

Exhibit C - Citywide Infrastructure Capital Improvement (3027)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Inflation Contingency	-	-	343,125	657,500	988,125	1,330,000	3,318,750
Prior Year Funding	65,349,211	-	-	-	-	-	65,349,211
Total Requirements	65,349,211	23,212,656	23,867,231	23,621,313	23,990,012	24,471,594	184,512,017
Assignment for Affordable Housing Land	-	-	1,500,000	1,750,000	1,750,000	1,750,000	6,750,000
Assignment for Debt Service (Bridge)	737,656	61,450	14,707	13,074	14,707	14,708	856,302
Unappropriated Balance	3,288,246	3,016,174	1,272,216	1,185,209	1,155,572	1,055,513	1,055,513

Notes

- 1) Projects shown in the plan for years 2022-2026 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) The city issued Non-Ad Valorem Revenue Note, Series 2020 in FY20 to fund the 40th Avenue NE Bridge Over Placido Bayou. Repayment began in FY21 and ends in FY30.
- 3) There is no inflation contingency calculating on the Sanitary Sewer Collection System Projects or Transfer Repayment Debt Service Project.
- 4) A total of \$6,750,000 is programmed to be assigned for Affordable Housing Land Acquisition in FY23-26.
- 5) A total of \$856,302 is programmed to be assigned in FY22-26 for debt service repayment for the 40th Avenue NE Bridge Over Placido Bayou Project.

Exhibit D - Recreation and Culture Capital Improvement (3029)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	17,707,927	-	-	-	-	-	17,707,927
Earnings on Investments	430,086	50,000	50,000	50,000	50,000	50,000	680,086
Local Option Sales Surtax	6,054,107	3,970,828	4,304,945	4,379,218	4,503,590	4,540,087	27,752,775
Transfer Citywide Infrastructure Fund	3,129,537	-	-	-	-	-	3,129,537
Transfer from Old Funds (3021) and (3023)	4,374	-	-	-	-	-	4,374
Total Resources	27,326,031	4,020,828	4,354,945	4,429,218	4,553,590	4,590,087	49,274,699
Athletic Facilities							
Athletic Facilities Improvements		200,000	200,000	200,000	200,000	200,000	1,000,000
City Facility HVAC Replacement/Upgrade							
Frank Pierce Gym HVAC Replacement		-	-	40,000	290,000	-	330,000
Johnson Library Chiller Replacement		20,000	260,000	-	-	-	280,000
Lake Vista Gym & Teen Room HVAC Replac		-	50,000	290,000	-	-	340,000
Cultural Facilities Improvements							
Mahaffey Theater Improvements		400,000	400,000	400,000	400,000	400,000	2,000,000
Golf Improvements							
Cypress Links Renovation - Greens & Tees		150,000	-	-	-	-	150,000
Mangrove Bay Clubhouse Improvements		83,000	-	-	-	-	83,000
Libraries							
General Library Improvements		200,000	200,000	200,000	200,000	200,000	1,000,000
Mirror Lake Library - HVAC Replacement		-	-	-	45,000	350,000	395,000
Parks & Open Space							
Park Facilities Improvements		350,000	350,000	350,000	350,000	350,000	1,750,000
Parks Lighting Improvements		100,000	100,000	100,000	100,000	100,000	500,000
Play Equipment Replacement		600,000	600,000	600,000	600,000	600,000	3,000,000
Preserve Improvements		100,000	100,000	100,000	100,000	100,000	500,000
Pool Improvements							
North Shore Aquatic Center ADA Improveme		-	100,000	-	-	-	100,000
Swimming Pool Improvements		400,000	400,000	400,000	400,000	400,000	2,000,000
Recreation/Community Centers							
Recreation Center Improvements		300,000	300,000	300,000	300,000	300,000	1,500,000
Sunken Gardens							
Sunken Gardens Parking Lot Improvements		110,000	-	-	-	-	110,000
Undefined/Other							
Transfer Repayment Debt Service		1,480,807	1,456,635	1,483,444	1,507,275	1,534,084	7,462,245
Inflation Contingency	-	-	76,500	149,000	223,875	300,000	749,375
Prior Year Funding	23,650,648	-	-	-	-	-	23,650,648
Total Requirements	23,650,648	4,493,807	4,593,135	4,612,444	4,716,150	4,834,084	46,900,268
Assignment for Debt Service (SA & OML)	3,350,407	(257,872)	(206,891)	(209,869)	(206,891)	(206,891)	2,261,993
Unappropriated Balance	324,976	109,869	78,570	105,213	149,544	112,438	112,438

Notes

- 1) Projects shown in the plan for years 2022-2026 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) The city issued Non-Ad Valorem Revenue Note, Series 2020 in FY20 to fund a portion of the Shore Acres Recreation Center and the Obama Main Library Renovation Projects. Repayment began in FY21 and ends in FY30.
- 3) There is no inflation contingency calculating on the Transfer Repayment Debt Service Project.
- 4) A total of \$2,261,993 is programmed to be assigned in FY22-26 for debt service repayment for the Shore Acres Recreation Center and the Obama Main Library Renovation Projects.

Exhibit E - Multimodal Impact Fees Capital Improvement (3071)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	12,395,382	-	-	-	-	-	12,395,382
Earnings on Investments	419,645	176,000	176,000	176,000	176,000	176,000	1,299,645
Transfer District 11	534,010	350,000	350,000	350,000	350,000	350,000	2,284,010
Transfer District 8	25,000	74,000	25,000	25,000	25,000	25,000	199,000
Transfer Intown (District 11)	1,471,944	400,000	350,000	350,000	350,000	350,000	3,271,944
Total Resources	14,845,981	1,000,000	901,000	901,000	901,000	901,000	19,449,981
Traffic Circulation - MIF & GATISAF							
City Trails - Multi-use Trails		200,000	200,000	200,000	200,000	200,000	1,000,000
Downtown Intersection & Pedestrian Facilitie		500,000	500,000	250,000	250,000	250,000	1,750,000
Traffic Safety Program		200,000	200,000	100,000	100,000	100,000	700,000
Transportation & Parking Management							
Complete Streets		350,000	350,000	350,000	350,000	350,000	1,750,000
Sidewalk Expansion Program		100,000	100,000	50,000	50,000	50,000	350,000
Inflation Contingency	-	-	33,750	47,500	71,250	95,000	247,500
Prior Year Funding	11,459,240	-	-	-	-	-	11,459,240
Total Requirements	11,459,240	1,350,000	1,383,750	997,500	1,021,250	1,045,000	17,256,740
Unappropriated Balance	3,386,741	3,036,741	2,553,991	2,457,491	2,337,241	2,193,241	2,193,241

Notes

- 1) MIF = Multimodal Impact Fees
- 2) GATISAF = Gateway Area Transportation Improvements Special Assessment Fee

Exhibit F - Downtown Parking Capital Improvement (3073)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	6,558,788	-	-	-	-	-	6,558,788
Earnings on Investments	133,074	-	-	-	-	-	133,074
Transfer Parking Revenue Fund	650,000	-	200,000	-	200,000	-	1,050,000
Total Resources	7,341,862	-	200,000	-	200,000	-	7,741,862
Transportation & Parking Management							
New Meters Downtown		-	200,000	-	200,000	-	400,000
Inflation Contingency	-	-	5,000	-	15,000	-	20,000
Prior Year Funding	6,444,617	-	-	-	-	-	6,444,617
Total Requirements	6,444,617	-	205,000	-	215,000	-	6,864,617
Unappropriated Balance	897,245	897,245	892,245	892,245	877,245	877,245	877,245

Exhibit G - Water Resources Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	196,169,002	-	-	-	-	-	196,169,002
Bond Proceeds	125,171,000	-	-	-	-	-	125,171,000
Brown & Caldwell CCC Gate Replacement W	249,484	-	-	-	-	-	249,484
Connection Fees/Meter Sales Reclaimed	137,531	75,000	75,000	75,000	75,000	75,000	512,531
Connection Fees/Meter Sales Sewer	1,725,138	800,000	800,000	800,000	800,000	800,000	5,725,138
Connection Fees/Meter Sales Water	1,766,523	1,050,000	850,000	850,000	850,000	850,000	6,216,523
Earnings on Investments	3,612,224	368,000	379,000	390,000	402,000	413,000	5,564,224
Future Borrowings	-	-	58,497,000	60,336,000	60,900,000	60,612,000	240,345,000
GR SWFWMD Leak Detection	60,000	-	-	-	-	-	60,000
Miscellaneous/Other	(657)	-	-	-	-	-	(657)
Pinellas County BCC - Haines Road	471,143	-	-	-	-	-	471,143
Reclaimed Water Assessments	37,927	15,000	15,000	15,000	15,000	15,000	112,927
SRF Funding	1,496,178	-	-	-	-	-	1,496,178
Transfer WR Operating Fund	27,081,848	13,482,000	27,878,000	29,094,000	29,375,000	29,338,000	156,248,848
Total Resources	357,977,341	15,790,000	88,494,000	91,560,000	92,417,000	92,103,000	738,341,341
Computerized Systems							
ASM Computer HW/SW Replace/Enhance		100,000	100,000	100,000	100,000	100,000	500,000
ASM SAN Storage		-	150,000	-	-	-	150,000
ASM SCADA Hardware Upgrades		-	-	-	250,000	-	250,000
ASM WRD Facilities Connection Upgrade		500,000	3,500,000	4,000,000	-	-	8,000,000
Lift Station Improvements							
LST Electrical Upgrades		-	200,000	200,000	200,000	200,000	800,000
LST Engineering Rehab/Replace		250,000	-	1,500,000	-	-	1,750,000
LST Landscape & Fence Replacement		125,000	125,000	125,000	125,000	125,000	625,000
LST Office and Shop		-	-	50,000	1,000,000	-	1,050,000
LST Portable Generator Replacements		160,000	160,000	170,000	170,000	170,000	830,000
LST Pump, Valves, Piping		300,000	300,000	300,000	300,000	300,000	1,500,000
LST Rehab/Replace		-	-	2,700,000	4,200,000	4,200,000	11,100,000
LST Replace Stationary Generators		-	-	-	-	400,000	400,000
LST SCADA Enhancements		-	250,000	250,000	250,000	250,000	1,000,000
LST Standard Rehab/Replace		900,000	1,650,000	-	-	-	2,550,000
Reclaimed Water System Improvements							
REC Bridge Replacement		200,000	200,000	200,000	200,000	200,000	1,000,000
REC Condition Assessment		300,000	300,000	-	-	-	600,000
REC Main/Valve/Tap/Flushing Appurt		150,000	150,000	150,000	150,000	150,000	750,000
REC Metering		-	-	1,000,000	3,000,000	3,000,000	7,000,000
REC NE Main Replacement		1,000,000	1,000,000	1,000,000	-	-	3,000,000
REC NW PCCP Replace 2 A/N 5 A/S @ 64th		-	-	-	6,000,000	-	6,000,000
REC NW PCCP Replace NWWRF 2 A/N		950,000	-	9,400,000	-	-	10,350,000
REC Saddle Replacement		850,000	875,000	900,000	925,000	950,000	4,500,000
REC Service Taps & Backflows		75,000	75,000	75,000	75,000	75,000	375,000

Exhibit G - Water Resources Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Sanitary Sewer Collection System							
SAN 42nd Ave N Capacity Imps.		-	1,500,000	-	-	-	1,500,000
SAN Annual Bridge Replacements		500,000	500,000	500,000	500,000	500,000	2,500,000
SAN Annual Manhole Rehab Program		800,000	800,000	800,000	800,000	800,000	4,000,000
SAN Annual Pipe CIPP Lining Program		5,000,000	4,000,000	-	-	-	9,000,000
SAN Aqueous Crossing Rehab		-	50,000	50,000	50,000	50,000	200,000
SAN Commerce Park Pipe Replacement		750,000	-	-	-	-	750,000
SAN Condition Assessment		300,000	300,000	300,000	300,000	-	1,200,000
SAN Gravity Extensions		50,000	50,000	50,000	50,000	50,000	250,000
SAN I&I Diagnosis Repairs		700,000	700,000	700,000	700,000	700,000	3,500,000
SAN Large Diameter Pigging		250,000	-	-	250,000	250,000	750,000
SAN Manhole Ring and Cover Replacement		450,000	450,000	450,000	450,000	450,000	2,250,000
SAN New Service Connections		-	50,000	-	50,000	-	100,000
SAN Pasadena Force Main		1,500,000	-	-	-	-	1,500,000
SAN Priority Area CIPP		-	-	3,000,000	3,000,000	3,000,000	9,000,000
SAN Priority Repair/Replace		3,350,000	2,850,000	2,350,000	2,350,000	2,350,000	13,250,000
SAN Private Laterals		-	-	1,000,000	1,000,000	1,000,000	3,000,000
Water Distribution System Improvements							
DIS Annual Bridge Replacements		500,000	500,000	500,000	500,000	500,000	2,500,000
DIS Backflow Prevention/Meter Replace		2,050,000	2,100,000	2,150,000	2,200,000	2,250,000	10,750,000
DIS Central Ave Main Replacement		-	-	2,000,000	-	-	2,000,000
DIS Condition Assessment		-	300,000	300,000	300,000	300,000	1,200,000
DIS Downtown Main Replacement		-	2,500,000	2,500,000	3,000,000	3,000,000	11,000,000
DIS Galvanized and Unlined Pipe Elimination		-	3,000,000	3,000,000	3,000,000	3,000,000	12,000,000
DIS Main Relocation		100,000	100,000	100,000	100,000	100,000	500,000
DIS Main/Valve Replace/Aqueous Crossings		3,000,000	4,500,000	4,500,000	4,500,000	4,500,000	21,000,000
DIS New Water Main Extensions		50,000	50,000	50,000	50,000	50,000	250,000
DIS PC Belcher Road (38 A/N to 54 A/N)		50,000	-	-	-	-	50,000
DIS PC/FDOT Valve Cover & Hydrant Reloc		50,000	-	50,000	-	50,000	150,000
DIS Service Taps, Meters & Backflows		1,000,000	800,000	800,000	800,000	800,000	4,200,000
Water Reclamation Facilities Improvements							
NE #2 Clarifier Rehab		-	-	1,600,000	-	-	1,600,000
NE #3 Clarifier Rehab		-	-	2,000,000	-	-	2,000,000
NE Actuator and Valve Replacement		-	200,000	-	200,000	200,000	600,000
NE Backwash Pump/Motor Replacement		-	-	-	250,000	250,000	500,000
NE Bar Screen Expansion		-	-	300,000	-	3,000,000	3,300,000
NE CCC Eff. Sump Inspection & Repair		-	-	150,000	1,500,000	-	1,650,000
NE CCC Recoating		-	-	-	-	400,000	400,000
NE Clarifiers 3 & 4 Pumping Station Rehab		-	200,000	-	2,000,000	-	2,200,000
NE Denit Filter Upgrade & FF Pumps		-	-	-	-	10,660,000	10,660,000
NE Diffuser System Rehabilitation		-	125,000	-	125,000	-	250,000
NE Drying Pad Upgrade		200,000	1,450,000	-	-	-	1,650,000
NE Electrical Distribution Improvements		7,000,000	2,000,000	-	-	-	9,000,000
NE Facility Plan Design		-	-	-	2,000,000	-	2,000,000
NE Filter Valve & Piping Replacement		-	250,000	-	250,000	250,000	750,000
NE Influent Buildings Pumping Rehab		-	-	30,000	300,000	-	330,000
NE Influent Wet Well Rehab		-	-	40,000	400,000	-	440,000
NE Injection Well Acidizations		-	-	800,000	-	-	800,000
NE Inplant Lift Station Rehab		600,000	-	-	-	-	600,000
NE Maintenance Shop Replacement		-	-	1,100,000	-	-	1,100,000
NE New Injection Well		400,000	-	4,250,000	-	-	4,650,000

Exhibit G - Water Resources Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
NE New Plant Pump Station Upgrade		-	300,000	-	1,100,000	1,000,000	2,400,000
NE Operations & Lab Building Replacement		-	4,400,000	-	-	-	4,400,000
NE Pipe Repairs/Lining/Replacement		-	500,000	-	500,000	500,000	1,500,000
NE Process Control Instruments		-	300,000	-	-	-	300,000
NE Recoating Filter Backwash Tank		-	100,000	-	-	-	100,000
NE Reject Tank		-	400,000	-	6,000,000	-	6,400,000
NE SCADA Upgrade		-	500,000	-	-	-	500,000
NE Secondary Grit Removal System		-	-	300,000	1,200,000	-	1,500,000
NE Sludge Storage Tank Modification		200,000	1,300,000	-	-	-	1,500,000
NE Stormwater Rehab		-	-	200,000	-	2,000,000	2,200,000
NW Actuator and Valve Replacement		-	200,000	-	200,000	200,000	600,000
NW Automatic Security Fencing		-	75,000	-	-	-	75,000
NW CCC Gate Replace & Recoat		-	-	550,000	-	-	550,000
NW Clarifier #1 Rehab		-	1,600,000	-	-	-	1,600,000
NW Clarifier #3 Rehab		-	-	-	2,000,000	-	2,000,000
NW Clarifier #4 Rehab & Piping		-	-	1,800,000	-	-	1,800,000
NW Clarifier Splitter Box Rehab		500,000	-	-	-	-	500,000
NW Disk Filter Rehab		-	-	-	250,000	-	250,000
NW Drying Pad Upgrade		200,000	1,450,000	-	-	-	1,650,000
NW Facility Plan Project Design		-	-	-	-	2,000,000	2,000,000
NW Facility Plan		-	800,000	-	-	-	800,000
NW Filter Fine Screen Rehab		-	150,000	-	-	-	150,000
NW Filter Rehab 1-3		-	200,000	-	-	-	200,000
NW Filter Rehab 4-6		-	-	-	200,000	-	200,000
NW Grit System Rehab		-	1,100,000	-	-	-	1,100,000
NW Influent Pump Station Replacement		-	4,500,000	-	-	-	4,500,000
NW Injection Well Acidizations		-	800,000	-	-	-	800,000
NW Irrigation System Replacement		-	-	-	100,000	-	100,000
NW Maintenance Shop Replacement		-	800,000	-	-	-	800,000
NW Operations & Lab Building Replacement		-	50,000	4,360,000	-	-	4,410,000
NW Pipe Repairs/Lining/Replacement		-	500,000	-	500,000	500,000	1,500,000
NW Plant Lighting Upgrade		100,000	-	-	-	-	100,000
NW RAS Pump Install		-	-	-	300,000	-	300,000
NW RAS Pump Rebuild		-	-	150,000	-	-	150,000
NW Sludge Tank Modification		200,000	1,300,000	-	-	-	1,500,000
NW Solar Panel Installation		2,000,000	-	-	-	-	2,000,000
NW Stormwater Rehab		-	-	-	-	200,000	200,000
SW Acidize 8 Wells		-	-	-	2,100,000	-	2,100,000
SW AW Demo & EQ tank Construction		-	100,000	900,000	13,000,000	-	14,000,000
SW Design/Replace Scum Ejectors		-	500,000	-	-	-	500,000
SW Digester 3		-	-	-	-	50,000	50,000
SW Disk Filter Rehab		250,000	250,000	-	-	-	500,000
SW Facility Plan		-	800,000	-	-	-	800,000
SW GBT Expansion		-	4,000,000	-	-	-	4,000,000
SW Grit Removal Rehab		650,000	-	-	-	-	650,000
SW Headworks Rehab		-	-	-	3,000,000	-	3,000,000
SW Influent Odor Control		100,000	1,500,000	-	-	-	1,600,000
SW Inplant Lift Station Improvements		-	-	-	-	150,000	150,000
SW Operations and Lab Building Replacemen		-	-	6,000,000	-	-	6,000,000
SW Primary Clarifier Bar Screen		-	100,000	1,700,000	-	-	1,800,000
SW Rehab Primary Clarifiers & Clean		-	-	-	-	500,000	500,000
SW Replace/Rebuild Distribution Pumps		-	300,000	300,000	-	-	600,000

Exhibit G - Water Resources Capital Projects (4003)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
SW Secondary Clarifier Rehab		-	-	500,000	2,000,000	-	2,500,000
SW WAS Holding Tank		-	-	-	50,000	550,000	600,000
Water Resources Building Improvements							
FAC Admin Reconfiguration		100,000	500,000	-	-	-	600,000
FAC Emergency Power Consolidation		-	-	250,000	-	3,000,000	3,250,000
FAC Equipment Building Replacement		-	-	1,000,000	-	-	1,000,000
FAC PV Infrastructure		-	500,000	500,000	-	-	1,000,000
FAC WRD Equip & Veh Infrastructure Rehab		-	-	-	550,000	-	550,000
FAC WRD Main Campus Reconfiguration		100,000	1,000,000	-	-	10,000,000	11,100,000
Water Treatment/Supply							
COS 36" Transmission Main to 42"		-	-	50,000	-	450,000	500,000
COS Accelerator #3 Rehabilitation		1,400,000	-	-	-	-	1,400,000
COS Accelerator #4 & #5 Rehabilitation		2,400,000	-	-	-	-	2,400,000
COS Accelerator #6 Rehabilitation		1,200,000	-	-	-	-	1,200,000
COS Aeration Basin Coating		-	-	-	-	650,000	650,000
COS Chemical Bldg Elevator Replace		500,000	-	-	-	-	500,000
COS Chlorine Gas Upgrades		900,000	-	-	-	-	900,000
COS Facility Plan Project Design		-	-	-	-	2,000,000	2,000,000
COS Filter Media Evaluation/Renewal		650,000	-	-	-	-	650,000
COS Gulf to Bay Electrical Improvements		730,000	-	-	-	-	730,000
COS Lime Softening Upgrades		-	-	-	-	500,000	500,000
COS McMullen Booth Interties PWC-SOP		-	-	1,500,000	-	-	1,500,000
COS Sluice Gates/Raw Bypass Valve		-	1,100,000	-	-	-	1,100,000
COS Solar Panel Installation		-	-	2,000,000	-	-	2,000,000
COS Storage Tank - Plant Water		-	8,500,000	-	-	-	8,500,000
COS Switchgear VFD/Pumps		5,600,000	7,500,000	7,500,000	-	-	20,600,000
OBE Replace Existing Tanks With Concrete		-	-	50,000	2,500,000	10,900,000	13,450,000
OBE Storage Tank Valves Replacement		350,000	-	-	-	-	350,000
WAS Replace Existing Tanks With Concrete		-	-	50,000	2,500,000	-	2,550,000
WAS Storage Tank Valve Replacements		350,000	-	-	-	-	350,000
Inflation Contingency	-	-	2,158,375	4,360,000	6,447,750	8,373,000	21,339,125
Prior Year Funding	320,716,765	-	-	-	-	-	320,716,765
Total Requirements	320,716,765	52,990,000	88,493,375	91,560,000	92,417,750	92,103,000	738,280,890
Unappropriated Balance	37,260,576	60,576	61,201	61,201	60,451	60,451	60,451

Notes

- 1) AMP= Management review goals linked to Asset Management Principles LA Consulting Recommendation
- 2) CO= Consent Order DEP
- 3) MP= Master Plan
- 4) I&I= Inflow and Infiltration

Exhibit H - Stormwater Drainage Capital Projects (4013)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	7,192,411	-	-	-	-	-	7,192,411
Bond Proceeds	9,272,000	-	-	-	-	-	9,272,000
Contributions from Developers	13,590	10,000	10,000	10,000	10,000	10,000	63,590
Earnings on Investments	229,921	87,000	87,000	87,000	87,000	87,000	664,921
Future Borrowings	-	-	11,908,000	23,552,000	18,193,000	21,500,000	75,153,000
GR DEP Resilient Stormwater Infrastructure	75,000	-	-	-	-	-	75,000
GR FEMA Flood Mitigation	75,000	-	-	-	-	-	75,000
GR SWFWMD 50th A/N West of 5th St.	-	1,500,000	1,228,500	-	-	-	2,728,500
GR SWFWMD 7th Street	1,200,472	-	-	-	-	-	1,200,472
GR SWFWMD 8th A/S to 44th S/S	1,230,776	-	-	-	-	-	1,230,776
GR SWFWMD Snell Isle Blvd and Rafael	392,270	-	-	-	-	-	392,270
GR SWFWMD Various	-	-	-	1,000,000	1,000,000	1,000,000	3,000,000
GR SWFWMD Watershed Management	515,345	-	-	-	-	-	515,345
Transfer Stormwater Utility Fund	3,175,000	1,134,000	3,528,000	4,562,000	4,823,000	8,313,000	25,535,000
Total Resources	23,371,785	2,731,000	16,761,500	29,211,000	24,113,000	30,910,000	127,098,285
Lift Station Improvements							
Stormwater Pump Stations		600,000	250,000	250,000	300,000	300,000	1,700,000
Storm Drainage Improvements							
46th Ave S & 37th St S SDI		-	550,000	-	-	-	550,000
Bartlett Lake/Salt Creek Pump Station		-	-	200,000	1,000,000	5,500,000	6,700,000
Master Plan Projects		-	-	-	-	2,500,000	2,500,000
Minor Storm Drainage		500,000	750,000	750,000	750,000	750,000	3,500,000
Stormwater System Resiliency Enhancements		500,000	2,100,000	1,750,000	3,500,000	5,000,000	12,850,000
Stormwater Management Projects							
50th Avenue North West of 5th Street SDI		3,000,000	3,878,500	-	-	-	6,878,500
5th Avenue North at 74th Street to 76th Street		-	-	1,700,000	-	-	1,700,000
Bartlett Lake SDI		1,500,000	-	-	-	-	1,500,000
Crescent Lake Water Quality Improvements		75,000	100,000	300,000	-	-	475,000
Drainage Line Rehab/Replacement		1,500,000	1,750,000	2,000,000	2,500,000	2,500,000	10,250,000
Lake Improvements		200,000	225,000	250,000	275,000	300,000	1,250,000
Little Bayou Water Quality Improvements		150,000	150,000	250,000	-	-	550,000
MLK Channel Improvements		-	-	1,000,000	4,000,000	-	5,000,000
MLK South of Salt Creek to 32nd Avenue Sou		-	400,000	1,500,000	-	5,000,000	6,900,000
Old NE Stormwater Drainage Improvements		300,000	5,000,000	4,000,000	4,000,000	6,000,000	19,300,000
Stormwater Vaults & Backflow Preventers		160,000	200,000	200,000	250,000	250,000	1,060,000
SW Facility Master Plan		-	1,000,000	13,670,000	5,855,000	-	20,525,000
Inflation Contingency	-	-	408,838	1,391,000	1,682,250	2,810,000	6,292,088
Prior Year Funding	17,484,424	-	-	-	-	-	17,484,424
Total Requirements	17,484,424	8,485,000	16,762,338	29,211,000	24,112,250	30,910,000	126,965,012
Unappropriated Balance	5,887,361	133,361	132,524	132,524	133,274	133,274	133,274

Notes

1) GR = Grant Funding

Exhibit G - Airport Capital Projects (4033)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	838,469	-	-	-	-	-	838,469
Earnings on Investments	12,787	-	-	-	-	-	12,787
GR FAA Design Runway 18/36	278,103	-	-	-	-	-	278,103
GR FAA Master Plan Update	201,828	-	-	-	-	-	201,828
GR FAA Rehab Airfield Vault	-	-	540,000	-	-	-	540,000
GR FAA Rehab Airfield Vault Design	-	108,000	-	-	-	-	108,000
GR FAA Runway 18/36	3,440,331	-	-	-	-	-	3,440,331
GR FAA Taxiway "A" Design	-	-	108,000	-	-	-	108,000
GR FAA Taxiway "A" Rehab	-	-	-	1,350,000	-	-	1,350,000
GR FAA Taxiway "B" Design	-	-	-	-	135,000	-	135,000
GR FAA Taxiway B Rehab	-	-	-	-	-	990,000	990,000
GR FDOT Airport Fuel Farm	-	-	480,000	-	-	-	480,000
GR FDOT Airport Runway 18/36	360,000	-	-	-	-	-	360,000
GR FDOT Airport Security Enhancement	80,000	-	-	-	-	-	80,000
GR FDOT Design Runway 18/36	21,600	-	-	-	-	-	21,600
GR FDOT Fuel Farm Design	-	96,000	-	-	-	-	96,000
GR FDOT Master Plan Update	18,883	-	-	-	-	-	18,883
GR FDOT Rehab Airfield Vault	-	-	48,000	-	-	-	48,000
GR FDOT Rehab Airfield Vault Design	-	9,600	-	-	-	-	9,600
GR FDOT SW Hangar Redevelopment	5,485,892	-	-	-	-	-	5,485,892
GR FDOT Taxiway "A" Design	-	-	9,600	-	-	-	9,600
GR FDOT Taxiway "A" Rehab	-	-	-	120,000	-	-	120,000
GR FDOT Taxiway "B" Design	-	-	-	-	12,000	-	12,000
GR FDOT Taxiway "D5" Replacement	160,000	-	-	-	-	-	160,000
GR FDOT Taxiway B Rehab	-	-	-	-	-	88,000	88,000
Miscellaneous	314	-	-	-	-	-	314
Transfer Airport Operating	116,000	75,000	100,000	100,000	100,000	100,000	591,000
Total Resources	11,014,207	288,600	1,285,600	1,570,000	247,000	1,178,000	15,583,407
Airport Improvements							
Airport Fuel Farm Replacement		120,000	600,000	-	-	-	720,000
Rehab Airfield Vault		120,600	600,000	-	-	-	720,600
Taxiway "A" Rehab		-	120,000	1,500,000	-	-	1,620,000
Taxiway "B" Rehab		-	-	-	150,000	1,100,000	1,250,000
Inflation Contingency	-	-	-	-	-	-	-
Prior Year Funding	10,767,127	-	-	-	-	-	10,767,127
Total Requirements	10,767,127	240,600	1,320,000	1,500,000	150,000	1,100,000	15,077,727
Unappropriated Balance	247,080	295,080	260,680	330,680	427,680	505,680	505,680

Notes

1) GR = Grant Funding

Exhibit J - Marina Capital Improvement (4043)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	3,785,181	-	-	-	-	-	3,785,181
Earnings on Investments	91,998	27,000	27,000	27,000	27,000	27,000	226,998
GR DOI Marina Transient Docks	565,082	-	-	-	-	-	565,082
Rebuild Central Yacht Basin Bond Proceeds	-	34,000,000	-	-	-	-	34,000,000
Transfer Marina Operating	356,996	-	200,000	200,000	200,000	200,000	1,156,996
Total Resources	4,799,257	34,027,000	227,000	227,000	227,000	227,000	39,734,257
Marina Improvements							
Marina Facility Improvements		-	200,000	200,000	200,000	200,000	800,000
Marina Rebuild Central Yacht Basin		34,000,000	-	-	-	-	34,000,000
Inflation Contingency	-	-	5,000	10,000	15,000	20,000	50,000
Prior Year Funding	3,691,970	-	-	-	-	-	3,691,970
Total Requirements	3,691,970	34,000,000	205,000	210,000	215,000	220,000	38,541,970
Unappropriated Balance	1,107,287	1,134,287	1,156,287	1,173,287	1,185,287	1,192,287	1,192,287

Notes

1) GR = Grant Funding

Exhibit K - Port Capital Improvement (4093)

Resources / Requirements	Appropriated To Date	FY 2022 Adopted	FY 2023 Estimate	FY 2024 Estimate	FY 2025 Estimate	FY 2026 Estimate	CIP Total
Beginning Fund Balance	35,954	-	-	-	-	-	35,954
Earnings on Investments	506	-	-	-	-	-	506
GR FDOT Berth Rehab Initiative	127,196	-	-	-	-	-	127,196
Transfer General Fund	12,371	-	-	-	-	-	12,371
Total Resources	176,027	-	-	-	-	-	176,027
Inflation Contingency	-	-	-	-	-	-	-
Prior Year Funding	169,567	-	-	-	-	-	169,567
Total Requirements	169,567	-	-	-	-	-	169,567
Unappropriated Balance	6,460	6,460	6,460	6,460	6,460	6,460	6,460

Exhibit L

FDOT District Seven's Adopted Five-Year Work Program Fiscal Years 2020/21 to 2024/25 Road Capacity Projects in the City of St. Petersburg

Project No.	Roadway	From	To	Project Description	Project Phases	2019 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	D/F
3	Gandy Boulevard	4 th Street	W. of Gandy Bridge	Adding Lanes, 4 to 6	Note 6	C
4	I-275	54 th Ave. S.	S. of Roosevelt Blvd.	Lane Continuity and Express Lanes N. of I-375	Note 8	D/E/F

Project No.	2021	2022	2023	2024	2025	Total	Revenue Sources
1	\$1,000,000	0	0	0	\$0	\$525,357,678	Note 3
2	\$2,521,722	\$8,970,613	\$20,721,812	\$23,211,404	\$0	\$55,912,422	Note 5
3	0	0	\$1,000	\$5,863,522	\$0	\$5,864,522	Note 7
4	\$7,100,000	\$20,444,900	\$0	\$0	\$286,926,016	\$316,977,614	Note 9

Notes:

1. Project phases includes preliminary engineering, railroad and utilities, 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.
6. Project phase includes preliminary engineering.
7. Federal and state funding will be used to expand Gandy Boulevard from 4 to 6 lanes.
8. Project phases include preliminary engineering, right of way, and design build.
9. Federal and state funding will be used for the lane continuity and express lanes.

*Draft 2019 LOS data from Forward Pinellas

The following page(s) contain the backup material for Agenda Item: Setting December 16, 2021 as the public hearing date for the following proposed Ordinance(s): Ordinance 749-L, a proposed amendment to the Land Development Regulations (Chapter 16, City Code of Ordinances) pertaining to the redevelopment of single-family use in local historic districts and review of planning and zoning decisions in such districts. (City File: LDR-2021-06)
Please scroll down to view the backup material.



G-8



Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: Ordinance 749-L amending the Land Development Regulations (LDRs) Section 16.70.040.1.15. to eliminate the time limit for submittal of Redevelopment applications related to a single-family use located in a local historic district and Section 16.70.015 amending the Decisions & Review Table to allow for review of Planning and Zoning decisions concurrent with the Certificate of Appropriateness application to be heard by the Community Planning & Preservation Commission.
(City File: LDR 2021-06)

BACKGROUND:

This text amendment application proposes to eliminate the time limit for submittal of Redevelopment applications related to a single-family use located in a Local Historic District where the predominant use within the district is single family and amends the Decisions & Review Table so that certain Planning & Zoning decisions including Redevelopments are heard by the Community Planning and Preservation Commission, when located in these districts, concurrent with the Certificate of Appropriateness application

Public Comments

No public comments have been received.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Development Review Commission (DRC): On November 3, 2021, the DRC held a public hearing regarding the text amendment to the Land Development Regulations and voted 7 to 0 to find the amendment consistent with the comprehensive plan and recommend APPROVAL.

Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinances; AND 2) SET the second reading and public hearing for December 16, 2021.

Attachments: Ordinance, DRC Staff Report

ORDINANCE NO. 749-L

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING SECTION 16.70.040.1.15 TO ELIMINATE THE TIME LIMIT FOR SUBMITTAL OF REDEVELOPMENT APPLICATIONS RELATED TO A SINGLE-FAMILY USE LOCATED IN A LOCAL HISTORIC DISTRICT; AND AMENDING SECTION 16.70.015. DECISIONS AND APPEALS TABLE, TO ALLOW CERTAIN PLANNING & ZONING DECISIONS INCLUDING REDEVELOPMENTS, SITE PLAN REVIEWS AND SPECIAL EXCEPTIONS TO BE HEARD BY THE COMMUNITY PLANNING & PRESERVATION COMMISSION, WHEN LOCATED IN LOCAL HISTORIC DISTRICTS, CONCURRENT WITH CERTIFICATE OF APPROPRIATENESS APPLICATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Section 16.70.040.1.15 of the St. Petersburg City Code is hereby amended, as excerpted in pertinent part, to read as follows:

16.70.040.1.15. Redevelopment of grandfathered uses.

C. Conditions and requirements.

1. *Requirements.* The POD shall not accept an application which does not meet the following requirements:
 - a. If the grandfathered use has been abandoned, an application to reinstate the use shall be submitted with the application to approve the redevelopment plan;
 - b. A redevelopment plan for a structure which had been destroyed (excluding voluntary demolition) shall be filed not more than one year from the event that caused the destruction of the structure (e.g., the date of the fire, hurricane, etc.);
 - c. In cases involving voluntary demolition of a grandfathered use, a redevelopment plan shall be approved prior to the demolition. If a redevelopment plan is not approved prior to demolition, new development shall conform to the regulations for the district in which the property is located, except when the demolition involves a mobile home park and conversion to another residential use; in that situation, the redevelopment plan shall be submitted within one year of the effective date of the zoning allowing the new residential use. When the demolition is located in a local historic district where the predominant use within the district is single-family, there shall be no time limit on submittal of the redevelopment plan for a single-family use. The term "voluntary demolition" means any demolition which is not necessary because of damage to a structure as the result of an unforeseen event (fire, hurricane, etc.) and shall include structures subject to City-initiated demolition cases;

SECTION 2. Section 16.70.015 of the St. Petersburg City Code is hereby amended, as excerpted to read as follows:

16.70.015. - DECISIONS AND APPEALS TABLE

The following table summarizes decisions and appeals routes regarding many zoning permits, planning and zoning decisions, subdivision decisions, historic preservation, and supplemental procedures. Refer to the City Code section listed for a detailed description of the procedure. The text of the relevant City Code section shall be determinative of the procedure required. Not all decision and appeal rights are outlined herein.

<i>Decisions and Appeals</i>				
Process Type	City Code Section	POD Decision	Commission Decision	City Council Decision
Planning & Zoning Decisions (Section 16.70.040.)				
<u>Site Plan Review, related to a Certificate of Appropriateness Application</u>	<u>16.70.040.1.4.</u>	<u>Advisory to CPPC</u>	<u>CPPC (appealable to City Council)</u>	<u>Final</u>
<u>Special Exceptions, related to a Certificate of Appropriateness Application</u>	<u>16.70.040.1.5.</u>	<u>Advisory to CPPC</u>	<u>CPPC (appealable to City Council)</u>	<u>Final</u>
<u>Redevelopment of Grandfathered Uses, related to a Certificate of Appropriateness Application</u>	<u>16.70.040.1.15</u>	<u>Advisory to CPPC</u>	<u>CPPC (Final)</u>	<u>Not Applicable</u>

SECTION 3. Coding: As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

SECTION 4. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

SECTION 5. 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 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 this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

APPROVED AS TO FORM AND CONTENT:

Michael J. Dema
CITY ATTORNEY (designee)

/s/ Elizabeth Abernethy
PLANNING & DEVELOPMENT SERVICES DEPT.



Staff Report to the Development Review Commission
Prepared by the Planning & Development Services Department,
Urban Planning and Historic Preservation Division

For Public Hearing on Wednesday November 3, 2021
at 1:00 p.m. in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

City File: LDR-2021-06

Redevelopment of Single-Family Use in Local Historic Districts and Review of Planning & Zoning Decisions in Such Districts

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

APPLICANT INFORMATION

APPLICANT: City of St. Petersburg
175 5th Street North
St. Petersburg, Florida 33712

**STAFF
CONTACT:** Ann Vickstrom, AICP, Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One – 4th Street North
St. Petersburg, Florida 33711
Ann.Vickstrom@stpete.org
(727) 892-5807

REQUEST

This text amendment application proposes to eliminate the time limit for submittal of Redevelopment applications related to a single-family use located in a Local Historic District where the predominant use within the district is single family and amends the Decisions & Review Table so that certain Planning & Zoning decisions including Redevelopments are heard by the Community Planning and Preservation Commission, when located in these districts, concurrent with the Certificate of Appropriateness application.

Staff finds that the most appropriate development on a vacant lot located in a Local Historic District is one which is consistent with the existing development pattern within that district. There are certain Local Historic Districts located in the Downtown Center zoning districts including Lang's Bungalow Court where the predominant pattern is single-family residential homes, however, the use is considered Grandfathered, and therefore an application for Redevelopment of the grandfathered use is currently limited by certain time constraints. This amendment will eliminate that time limit, thereby allowing an application for Redevelopment of vacant lots in these areas, regardless of how long they may have been vacant.

In a Local Historic District, there is also a requirement for approval of a Certificate of Appropriateness for development. In order to relieve an applicant of having to present their applications before two separate review boards, there is a proposed change to the Decisions and Appeals table to allow one board to hear these applications, along with Site Plan Review and Special Exception applications.

LDR 2021-06: PROPOSED LDR TEXT AMENDMENTS

The following changes are shown in Strike-through/Underline Format

16.70.040.1.15. Redevelopment of grandfathered uses.

C. Conditions and requirements.

1. *Requirements.* The POD shall not accept an application which does not meet the following requirements:
 - a. If the grandfathered use has been abandoned, an application to reinstate the use shall be submitted with the application to approve the redevelopment plan;
 - b. A redevelopment plan for a structure which had been destroyed (excluding voluntary demolition) shall be filed not more than one year from the event that caused the destruction of the structure (e.g., the date of the fire, hurricane, etc.);
 - c. In cases involving voluntary demolition of a grandfathered use, a redevelopment plan shall be approved prior to the demolition. If a redevelopment plan is not approved prior to demolition, new development shall conform to the regulations for the district in which the property is located, except when the demolition involves a mobile home park and conversion to another residential use; in that situation, the redevelopment plan shall be submitted within one year of the effective date of the zoning allowing the new residential use. When the demolition is located in a local historic district where the predominant use within the district is single-family, there shall be no time limit on submittal of the redevelopment plan for a single-family use. The term "voluntary demolition" means any demolition which is not necessary because of damage to a structure as the result of an unforeseen event (fire, hurricane, etc.) and shall include structures subject to City-initiated demolition cases;

16.70.015. - DECISIONS AND APPEALS TABLE

The following table summarizes decisions and appeals routes regarding many zoning permits, planning and zoning decisions, subdivision decisions, historic preservation, and supplemental procedures. Refer to the City Code section listed for a detailed description of the procedure. The text of the relevant City Code section shall be determinative of the procedure required. Not all decision and appeal rights are outlined herein.

<i>Decisions and Appeals</i>				
Process Type	City Code Section	POD Decision	Commission Decision	City Council Decision
Planning & Zoning Decisions (Section 16.70.040.)				
<u>Site Plan Review, related to a Certificate of Appropriateness Application</u>	<u>16.70.040.1.4.</u>	<u>Advisory to CPPC</u>	<u>CPPC (appealable to City Council)</u>	<u>Final</u>
<u>Special Exceptions, related to a Certificate of Appropriateness Application</u>	<u>16.70.040.1.5.</u>	<u>Advisory to CPPC</u>	<u>CPPC (appealable to City Council)</u>	<u>Final</u>
<u>Redevelopment of Grandfathered Uses, related to a Certificate of Appropriateness Application</u>	<u>16.70.040.1.15</u>	<u>Advisory to CPPC</u>	<u>CPPC (Final)</u>	<u>Not Applicable</u>

CONSISTENCY and COMPATIBILITY WITH COMPREHENSIVE PLAN

The Urban Planning & Historic Preservation Division staff reviewed the proposed text amendments in the context of the Comprehensive Plan and found consistency and compatibility with the following Comprehensive Plan objectives and policies:

Policy VI.1: *Development decisions and strategies shall integrate the guiding principles found in the Vision Element with sound planning principles followed in the formal planning process.*

Quality of Life Statements

Enhancement of historic themes.

Strengthened and enhanced neighborhoods.

Community of choice to live, work, play and learn

The proposed amendments follow the decisions and strategies found in the Vision Element and most specifically with the citizen-based Mission Statement that address the Quality of Life and references to enhancement of historic themes and strengthens neighborhoods.

Policy LU 2.5: *The Land Use Plan shall make the maximum use of available public facilities and minimize*

the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

The text amendments affect properties in the Downtown Center district and along Commercial Corridors which have adequate public facilities and excess capacities available.

Policy LU3.26: *Land development regulations shall provide performance standards that ensure compatibility with surrounding uses.*

City Code Sections 16.70.040.1.4, Site Plan Review, 16.70.040.1.5 Special Exception, and 16.70.040.1.15 Redevelopment of Grandfathered Uses provides standards for review including sensitivity to development on-site or on adjacent properties with historic resources. The design standards relate to scale, mass, building materials, and other impacts. The standards also include compatibility of uses within the neighborhood. In addition, it provides for the orientation of buildings and facilities in relation to the characteristics on and adjacent to the property.

Policy LU 3.4: *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.*

City Code Sections 16.70.040.1.4, Site Plan Review, 16.70.040.1.5 Special Exception, and 16.70.040.1.15 Redevelopment of Grandfathered Uses provides standards for review including sensitivity to development on-site or on adjacent properties with historic resources relating to scale, mass, building materials, and other impacts. The standards also include compatibility of uses within the neighborhood and provides for the orientation of buildings and facilities in relation to the characteristics on and adjacent to the property. In addition, the Above Sections of the Code provide for sufficiency of setbacks, screens, buffers, and general amenities to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

Policy LU 3.6: *Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.*

The review of the single-family use in the Local Historic Districts is dependent on the Certificate of Appropriateness application which reviews the property and proposed development for the intensity, mass, and scale. It is also dependent on the Staff and Community Planning & Preservation Commission (CPPC) review of the Site Plan Review, Special Exception, or Redevelopment of Grandfathered Use applications which must address the Standards of Review in Code Sections 16.70.040.1.4, Site Plan Review, 16.70.040.1.5 Special Exception, and 16.70.040.1.15 Redevelopment of Grandfathered Uses. These standards address the character of the adjacent uses, the compatibility of the use to the properties and character of the neighborhood, detrimental effects of the use, setbacks and screening, and landscaping. The CPPC will be able to determine the impacts on the neighborhood through this process.

OBJECTIVE LU21: *The City shall, on an ongoing basis, review and consider for adoption, amendments to existing or new innovative land development regulations that can provide additional incentives for the achievement of Comprehensive Plan Objectives.*

Policy LU 21.1: *The City shall continue to utilize its innovative development regulations and staff shall continue to examine new innovative techniques by working with the private sector, neighborhood groups, special interest groups and by monitoring regulatory innovations to identify potential solutions to development issues that provide incentives for the achievement of the goals, objectives, and policies of the Comprehensive Plan.*

The City supports the text amendments because it attempts to protect and strengthen neighborhood character where these vacant sites are surrounded in a historic context or once existed as a residential dwelling. And it allows for a strategic review to assure that other development in the downtown area follows other Comprehensive Plan policies that encourage and promote high densities and intensities in the downtown. In order to address compatibility and preservation of the historic area, the allowance of single-family will support this compatible use, where appropriate, and reinforce the historic character of the surrounding properties.

Policy HP3.5: *The City will continue to review its land use and Land Development Regulations and consider initiating amendments to such regulations to remove unnecessary disincentives to the reuse and redevelopment of historic landmarks. The City will solicit input from appropriate local and state organizations and interest groups.*

The proposed text amendments are to provide a process for the development of similar and consistent single-family residence in a local historic district to preserve the character of the historic district located in the downtown center where higher intensities and densities are encouraged without affecting the promotion of higher density and intensity in the other areas of the City's downtown area.

Policy HP4.5: *The City shall assist preservation interest groups in identifying existing and potential local historic preservation problems and in addressing solutions to those problems.*

Concerns about the development of vacant property in the Lang's Bungalow Court were brought to the City from the local historic preservation group and the property owner. The groups requested a methodology to preserve the character of the Local Historic District. However, the Downtown Center (DC) district only allows single-family as a grandfathered use. Because this property has been vacant for several years, it no longer has a grandfathered status to allow for the single-family use. Staff suggested the proposed amendments as a solution to allow for the preservation of the character of the local historic district while having a site plan review to protect both the historic areas and the Downtown Center (DC) districts for compatible and appropriate development in a high density and intensity area of the City. The proposed text amendments provide a process for the development of similar and consistent residential in a local historic district to preserve the character of the historic district located in the downtown center where higher intensities and densities are encouraged without affecting the promotion of higher density and intensity in the other areas of the City's downtown area.

OBJECTIVE H7: *Properties listed in the National Register of Historic Places or in the St. Petersburg Register of Historic Places shall be preserved and protected under the guidelines provided in the City's Historic and Archaeological Preservation Overlay. The City shall undertake efforts to identify and preserve historically significant buildings.*

The text amendments establish a process to preserve neighborhood character in local historic districts within the Downtown Center (DC) and Corridor Commercial zoning districts.

PUBLIC HEARING PROCESS

The ordinance associated with the LDR text amendments requires one (1) public hearing before the Development Review Commission (DRC) and one (1) public hearing before the City Council.

SUMMARY

This report reviews a text amendment request to eliminate the time limit for submittal of Redevelopment applications related to a single-family use located in a Local Historic District where the predominant use within the district is single family and amends the Decisions & Review Table so that certain Planning & Zoning decisions including Redevelopments, Site Plan Reviews and Special Exceptions are heard by the Community Planning and Preservation Commission, when located in these districts, concurrent with the Certificate of Appropriateness application.

Based on Staff's evaluation, the proposed amendments have been found to be consistent to the Comprehensive Plan in review of the Land Use, Historic Preservation and Housing Elements and its intent is to preserve the neighborhood character of the local historic district.

RECOMMENDATIONS

Staff recommends that the Commission, in its capacity as the Land Local Planning Agency, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the City Code, Chapter 16, Land Development Regulations text amendments described herein.

ATTACHMENTS

1. Housing Affordability Impact Statement.....Page 8



ATTACHMENT NO. 1

Housing Affordability Impact Statement

City of St. Petersburg Housing Affordability Impact Statement

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

I. Initiating Department: Planning & Development Services Development

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

See attached amendment to Chapter 16, City Code of Ordinances (City File LDR 2021-06).

III. Impact Analysis:

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

No X (No further explanation required.)

Yes Explanation:

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

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

No X (No further explanation required)

Yes Explanation:

IV: Certification

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

X (Please attach this Impact Statement to City Council Material and provide a copy to Housing and Community Development department.)

/s/Elizabeth Abernethy
Director, Planning & Development Services (signature)

10-20-2021
Date

Copies to: City Clerk; Joshua A. Johnson, Director, Housing

The following page(s) contain the backup material for Agenda Item: Setting December 16, 2021 as the public hearing date for the following proposed Ordinance(s): An Ordinance of the City of St. Petersburg, Florida amending Subsection 2-276(a) of the St. Petersburg Code to increase the wage requirement for certain City contracts; amending Subsection 2-276(c) to change the date for the requirement of consideration of indexing the wage requirement or health care benefits; amending subsection 2-276(e) to decrease the contract amount for wage requirements; amending Subsections 2-276(g) and 277(d) to change contractor reporting from weekly to bi-weekly; and providing an effective date.

Please scroll down to view the backup material.



G-9

City of St Petersburg

To: The Honorable Chair and Members of City Council
Thru: Tom Greene, Assistant City Administrator
From: Stephanie Swinson, Manager, Contracts Compliance
Date: November 16, 2021
Subject: Amending the Living Wage Ordinance

Per direction of City Council, the attached draft ordinance amends section 2-276 of the City Code related to the payment of a living wage on service contracts. Additionally, administration recommends amending the City Code to allow contractors for service contracts and construction contracts to submit bi-weekly payrolls. City Code Sec. 2-276 states that a service contractor is required to pay its employees a minimum wage of \$14.00 if the average annual contract amount is estimated to exceed \$500,000 and the contractor employs more than 50 full-time employees.

The attached draft ordinance amends the following:

- Section 2-276 (a) to add a minimum hourly wage of \$15.00 beginning January 1, 2022;
- Section 2-276 (c) to allow City Council to index the living wage rate by resolution beginning January 1, 2023;
- Section 2-276 (e) to lower the threshold for service contracts from \$500,000 to \$200,000; and
- Section 2-276 (g) and Section 2-277 (d) to allow contractors to submit bi-weekly payrolls instead of weekly payrolls in accordance with standard business practices.

Administration recommends approval of the ordinance upon first reading, second reading and public hearing.

Attachments

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING SUBSECTION 2-276(a) OF THE ST. PETERSBURG CODE TO INCREASE THE WAGE REQUIREMENT FOR CERTAIN CITY CONTRACTS; AMENDING SUBSECTION 2-276(c) TO CHANGE THE DATE FOR THE REQUIREMENT OF CONSIDERATION OF INDEXING THE WAGE REQUIREMENT OR HEALTH CARE BENEFITS; AMENDING SUBSECTION 2-276(e) TO DECREASE THE CONTRACT AMOUNT FOR WAGE REQUIREMENTS; AMENDING SUBSECTIONS 2-276(g) AND 277(d) TO CHANGE CONTRACTOR REPORTING FROM WEEKLY TO BI-WEEKLY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

Section One. Subsection 2-276(a) of the St. Petersburg City Code is hereby amended to read as follows:

- (a) *Payment of living wage.* Every contractor shall pay, and shall ensure that all subcontractors pay, no less than the following wages to each employee for each hour of covered work performed by that employee:

(1) Until December 31, 2021, the greater of:

1. The minimum hourly wage set by the state minimum wage laws;
2. The minimum hourly wage set by the Fair Labor Standards Act; or
3. \$14.00 per hour.

~~(1)~~ (2) Beginning on January 1, 20222018, the greater of:

1. The minimum hourly wage set by the state minimum wage laws;
2. The minimum hourly wage set by the Fair Labor Standards Act; or
3. \$12.00 \$15.00 per hour.

~~(2)~~ Beginning on January 1, 2019, the greater of:

- a. The minimum hourly wage set by the state minimum wage laws;
- b. The minimum hourly wage set by the Fair Labor Standards Act; or
- c. \$13.00 per hour.

~~(3)~~ Beginning on January 1, 2020, the greater of:

- a. The minimum hourly wage set by the state minimum wage laws;
- b. The minimum hourly wage set by the Fair Labor Standards Act; or
- c. \$14.00 per hour.

Section Two. Subsection 2-276(c) of the St. Petersburg City Code is hereby amended to read as follows:

- (c) Indexing. Beginning on January 1, ~~2023~~2021, and every year thereafter, the living wage rate or health care benefits payment may, by resolution of the City Council, be indexed annually for inflation using the Consumer Price Index for Tampa-St. Petersburg-Clearwater, FL, calculated by the U.S. Department of Labor's Bureau of Labor Statistics. Notwithstanding the preceding, no annual index shall exceed 3 percent. The City Council may also, by resolution, elect not to index the minimum wage rate or health care benefits payment in any particular year, if it determines it would not be fiscally sound to implement same (in a particular fiscal year). The determination to index (or not index) the living wage rate or health care benefits payment shall be considered annually during the City Council's review and approval of the City's annual operating budget.

In the event that the City Council has determined, in any particular fiscal year(s), not to index the living wage rate, and thereafter determines that the benefit to the City of making up all or any part of the prior fiscal year's (or fiscal years') unindexed percentage would outweigh any adverse fiscal impact upon the City, then the City Council shall also have the right, but not the obligation, to cumulatively index the living wage rate to "make-up" for any deficiencies in the prior fiscal year (or fiscal years) where there was (were) no increase(s) (the "catch up" election). The "catch-up" election must be approved by resolution.

Section Three. Subsection 2-276(e) of the St. Petersburg City Code is hereby amended to read as follows:

- (e) *Solicitations.* For any solicitation of services with an average annual contract amount estimated to exceed ~~\$500,000.00~~\$200,000, the POD shall include in solicitation documents that, if the resulting contract is with a person or entity that employs more than 50 FTEs, such contract must incorporate the living wage requirements of this division.

Section Four. Subsection 2-276(g) of the St. Petersburg City Code is hereby amended to read as follows:

- (g)
 - (1) The contractor shall keep, and shall require its subcontractors to keep, accurate records showing the total hours of cover work, and the names of each employee and hours of covered work for each employee in order to document the living wage requirements set forth in this section. The contractor shall submit records to the POD on a ~~bi-weekly~~weekly basis for the duration of the major service contract. The contractor is responsible for assuring all compliance documentation is submitted to

the City on forms provided by the POD or in the format required by the POD.

- (2) The POD shall provide an annual report to the City Council Budget, Finance and Taxation Committee regarding the payment of a living wage for major service contracts during the preceding calendar year. The report must include the total dollar value of major service contracts awarded during that year, the number of hours of covered work performed during that year, and any other information the POD deems relevant.

Section Five. Subsection 2-277(d) of the St. Petersburg City Code is hereby amended to read as follows:

(d)

- (1) The contractor shall keep, and shall require its subcontractors to keep, accurate records showing the total hours of cover work, and the names of each employee and hours of covered work for each employee in order to document the responsible wage requirements set forth in this section. The contractor shall submit records to the POD on a bi-weekly~~weekly~~ basis for the duration of the major construction contract. The contractor is responsible for assuring all compliance documentation is submitted to the City on forms provided by the POD or in the format required by the POD.
- (2) The POD shall provide an annual report to the City Council Budget, Finance and Taxation Committee regarding the payment of a responsible wage for major construction contracts during the preceding calendar year. The report must include the total dollar value of major construction contracts awarded during that year, the number of hours of covered work performed during that year, and any other information the POD deems relevant.

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

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

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

Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Approved as to form and content:

City Attorney (designee)

00596129

The following page(s) contain the backup material for Agenda Item: Respectfully requesting reassigning a Councilmember on the Southside CRA Citizen Advisory Committee formerly held by former Councilmember Karl Nurse. (Councilmember Figgs-Sanders)
Please scroll down to view the backup material.



H-1

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: November 24, 2021

COUNCIL DATE: December 2, 2021

RE: Southside CRA Citizen Advisory Committee

ACTION DESIRED:

Respectfully requesting reassigning a Councilmember on the Southside CRA Citizen Advisory Committee formerly held by former Councilmember Karl Nurse.

Deborah Figgs-Sanders
Councilmember, District 5

The following page(s) contain the backup material for Agenda Item: Settlement: Brittany Campbell v. City of St. Petersburg and Justin Morales, Case No.: 8:21-cv-00219.
Please scroll down to view the backup material.



J-1

RESOLUTION NO. _____

A RESOLUTION APPROVING THE
SETTLEMENT OF THE LAWSUIT OF
BRITTANY CAMPBELL V. CITY OF ST.
PETERSBURG AND JUSTIN A. MORALES
CASE NUMBER 8:21-cv-00219 AND
PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that the settlement by and between Brittany Campbell v. City of St. Petersburg and Justin A. Morales, Case No. 8:21-cv-00219, in the amount of \$50,000.00 is approved.

BE IT FURTHER RESOLVED that the City Administration and the City Attorney's Office are authorized to execute the necessary paperwork and pay the funds in accordance with such settlement.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

Approved as to Form and Content:

/S/:
City Attorney (designee)

The following page(s) contain the backup material for Agenda Item: Approving the settlement of the lawsuit of Hattie Mae Clark v. City of St. Petersburg, Case No. 20-001923-CI.
Please scroll down to view the backup material.



J-2

RESOLUTION NO. _____

A RESOLUTION APPROVING SETTLEMENT OF THE LAWSUIT OF HATTIE MAE CLARK V. CITY OF ST. PETERSBURG, CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA, CASE NO. 20-001923-CI, AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that the settlement by and between the City of St. Petersburg and Plaintiff, Hattie Mae Clark, in the case of Hattie Mae Clark v. City of St. Petersburg, Case No. 20-001923-CI, Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, in the amount of Fifty-five Thousand Dollars and 00/100 (\$55,000.00) is approved.

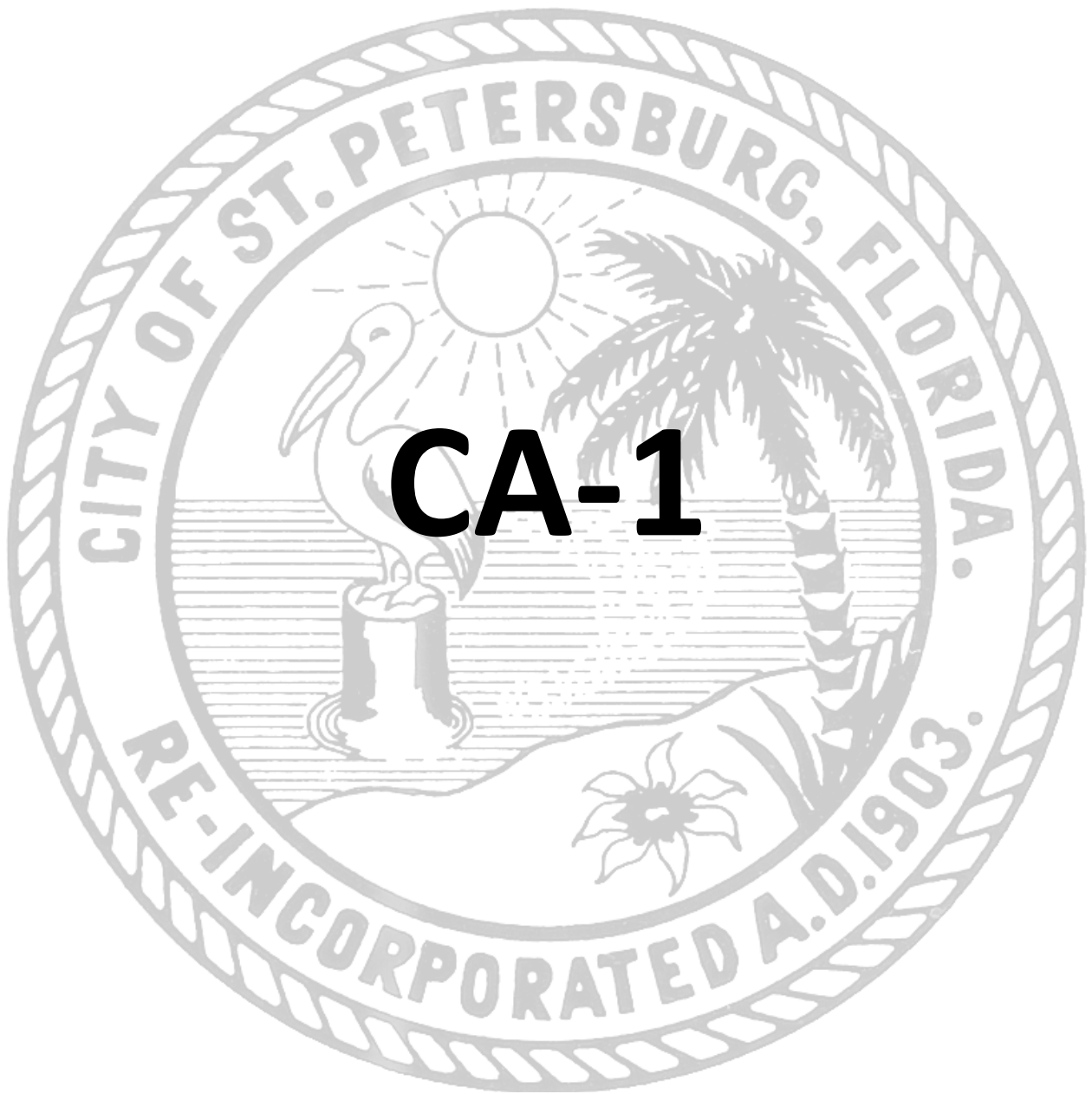
BE IT FURTHER RESOLVED that the City Administration and the City Attorney's Office are authorized to execute the necessary paperwork and pay the funds in accordance with such settlement.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

Approved as to Form and Content:

/s/: Joseph P. Patner
City Attorney (designee)

The following page(s) contain the backup material for Agenda Item: Approving the purchase of three replacement fire apparatus units from Ten-8 Fire & Safety, LLC, for the Fire Rescue Department, at a total cost of \$2,384,792.
Please scroll down to view the backup material.



CA-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving the purchase of three replacement fire apparatus units from Ten-8 Fire & Safety, LLC, for the Fire Rescue Department, at a total cost of \$2,384,792.

Explanation: This purchase will be made from the Florida Sheriffs Association Contract No. FSA20-VEF14.02.

The vendor will furnish and deliver three fire apparatus units. One vehicle will be equipped with two Whelen Freedom 92" lightbars, two Aeroclave decontamination systems, a 24-foot Duo Safety 900A Ladder, and a pump panel control zone configuration. Another vehicle will be equipped with a 65 gallon fuel tank, two roll-up doors with a drain hose, two Aeroclave decontamination systems, an Inview 360 high definition (HD) camera, and two Whelen Freedom 92 inches lightbars. The remaining vehicle will be equipped with a custom high idle electronic engine, a single start battery system, 500-pound capacity shelving, a 6 foot pike pole pumper, and air horns.

The new vehicles with life expectancies of ten years are replacing existing units which will be 8 to 11 years old by the time the replacement occurs. These vehicles will be assigned to Fire Station 4, Fire Station 8, and Fire Station 12 to be used for emergency response. The old apparatus units will be placed in reserve status. The vendor will receive prepayments for all three apparatus units which will save the City \$63,740. The vendor will provide the City with a performance and payment bond at 100% of the purchase cost as security.

The Procurement and Supply Management Department, in cooperation with the Fire Rescue Department, recommends an award utilizing Florida Sheriffs Association Contract No. FSA20-VEF14.02:

Ten-8 Fire & Safety, LLC (Bradenton, FL)					\$2,384,792
Engine, Pierce Enforcer, Clean	1 ea	@	\$797,125		\$797,125
Cab Custom Pumper					
Engine, Pierce Impel FR, Clean	1 ea	@	796,885		796,885
Cab Custom Pumper					
Engine, Pierce Impel FR, Clean	1 ea	@	790,782		790,782
Cab Custom Pumper					
					<hr/>
					\$2,384,792

The vendor has met the specifications, terms, and conditions of the Florida Sheriff's Association Contract No. FSA20-VEF14.02, effective through March 31, 2023. This purchase is made in accordance with Section 2-219 (c) of the Procurement Code, which authorizes the Mayor or his designee to purchase automotive equipment from the Florida Sheriffs Association and Florida Association of Counties negotiated purchase programs for vehicles.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Public Safety Capital Improvement Fund (3025), Fire Engine 4 Replacement (F444) Project (18602) [\$369,000], the Fire Engine 8 Replacement (F447) Project (18603) [\$357,000], the Fire Engine 12 Replacement (F432) Project (18601) [\$366,000]; and the Equipment Replacement Fund (5002), Fleet Management Department, Fleet Mechanical Costs Division (800-2527) [\$1,292,792].

Attachments: Resolution

A RESOLUTION APPROVING THE PURCHASE OF THREE (3) FIRE APPARATUS UNITS FROM TEN-8 FIRE & SAFETY, LLC FOR THE FIRE RESCUE DEPARTMENT AT A TOTAL COST OF \$2,384,792 UTILIZING THE FLORIDA SHERIFFS ASSOCIATION CONTRACT NO. FSA20-VEF14.02; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase three (3) fire apparatus units from Ten-8 Fire & Safety, LLC to replace units that have reached the end of their life expectancy for the Fire Rescue Department; and

WHEREAS, this purchase is being made in accordance with the Section 2-219 (c) of the City Code, which authorizes the Mayor, or his designee to purchase from the Florida Sheriffs Association negotiated purchase program for vehicles; and

WHEREAS, Ten-8 Fire & Safety, LLC has met the specifications, terms and conditions of Florida Sheriffs Association Contract No. FSA20-VEF14.02; and

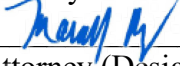
WHEREAS, the Procurement and Supply Management Department, in cooperation with the Fire Rescue Department, recommends approval of this award utilizing Florida Sheriffs Association Contract No. FSA20-VEF14.02.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the purchase of three (3) fire apparatus units from Ten-8 Fire & Safety, LLC for the Fire Rescue Department at a total cost of \$2,384,792 utilizing the Florida Sheriffs Association Contract No. 20-VEF14.02 is hereby approved.


BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approved by:



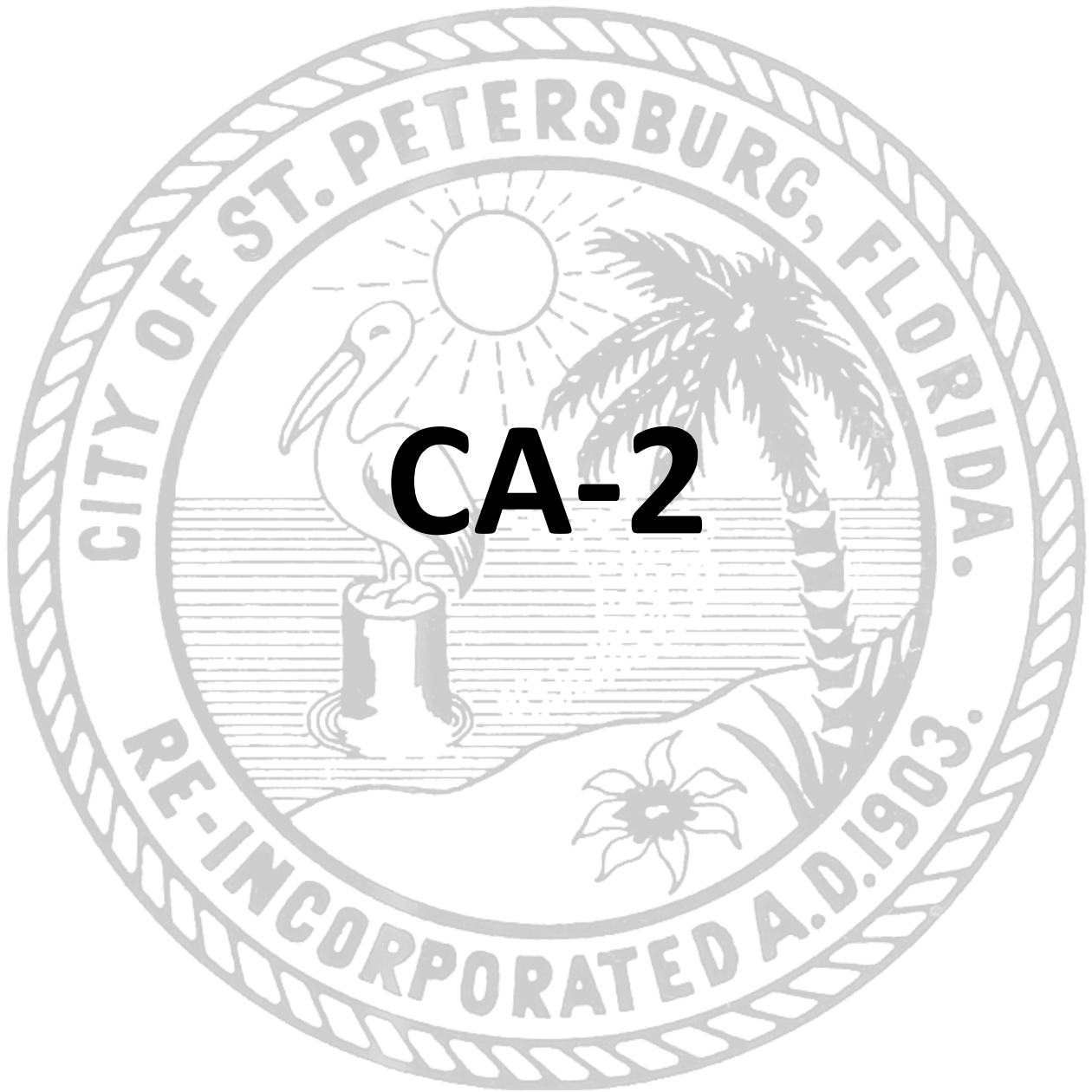
City Attorney (Designee)
00595851

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					135109
Name:	Pocengal, Nicholas W	Request Date:	09-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Fire Rescue Vehicles, Engines, December 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Fire Rescue Vehicles, Engines, scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	070-03 Fire Vehicles, Engines - Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	09-NOV-2021	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	09-NOV-2021	User Defined
2	Schultz, Kimberly Anne	Schultz, Kimberly Anne	APPROVE	10-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Accepting a proposal from ECO Oxygen Technologies, LLC, a sole source supplier, for a Superoxygenation system, for the Water Resources Department, for a total cost of \$900,000.
Please scroll down to view the backup material.



CA-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Accepting a proposal from ECO Oxygen Technologies, LLC, a sole source supplier, for a Superoxygenation system, for the Water Resources Department, for a total cost of \$900,000.

Explanation: ECO Oxygen Technologies, LLC (ECO2) will furnish and deliver two Superoxygenation systems for use at Lift Station 85 and Lift Station 28, respectively.

ECO2 manufactures and sells the Superoxygenation systems. The Superoxygenation system raises dissolved oxygen levels in force main lines to remove dissolved sulfides and prevent sulfide formation for the entire length of the main. ECO2 uses the patented proprietary Speece Cone as an oxygen transfer reactor able to prolong the lifespan of existing sewage conveyance systems without the need for chemical additions. Pure oxygen is fed into the Speece Cone and is dissolved by the velocity of the wastewater. The Speece Cone design provides a duration of contact time appropriate to fully dissolve oxygen into the wastewater, thereby preventing undissolved gases from exiting the cone. This eliminates corrosive and malodorous chemicals by reducing the formation of hydrogen sulfide gas when sulfides leave the anoxic conditions of the force main.

Speece Cone superoxygenation systems are not available through any other distributors or sales representatives. Superoxygenation is a sustainable and green alternative to chemical treatment, which is seeing increased costs of goods and requires significant safety measures to store and handle.


The Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends for award:

ECO Oxygen Technologies.....\$900,000

This purchase is made in accordance with Section 2-212 of the Procurement Code, which authorizes the use of sole source procurement when a supply or service is available from only one source.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), LST #85 Rehabilitation FY21 Project (18356) and LST #28 Odor Control Upgr FY22 Project (18840).

Attachments: Sole Source
Resolution

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					127758
Name:	Killeen, Peter Mac Kenzie	Request Date:	23-SEP-2021	Status:	APPROVED

Authorization Request	
Subject:	Sole Source, ECO2 Odor/Corrosion Control System
Message:	Utilize ECO2's proprietary Oxygenation Odor and Corrosion Control System at Lift Station 85 and Lift Station 28 to inject dissolved oxygen into the force mains sustainably preventing sulfide development, increasing asset lifecycle, and reducing odor at SWWRF headworks.
Supporting Documentation:	WRD - LS - ECO2 - Sole Source Packet.pdf

	Approver	Completed By	Response	Response Date	Type
0	Killeen, Peter Mac Kenzie		SUBMITTED	23-SEP-2021	
1	Witbracht, Chad William	Witbracht, Chad William	APPROVE	23-SEP-2021	User Defined
2	Rhea, Lisa Robinson	Rhea, Lisa Robinson	APPROVE	23-SEP-2021	User Defined
3	Palenchar, John Edward	Palenchar, John Edward	APPROVE	23-SEP-2021	User Defined
4	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	23-SEP-2021	User Defined
5	Dewar, Karen M	Ross, Fredrick Brandon	APPROVE	12-NOV-2021	User Defined
6	Ross, Fredrick Brandon	Dewar, Karen M	APPROVE	12-NOV-2021	User Defined

A RESOLUTION DECLARING ECO OXYGEN TECHNOLOGIES, LLC ("ECO2") TO BE A SOLE SOURCE SUPPLIER FOR THE SPEECE CONE SUPEROXYGENATION SYSTEM; ACCEPTING THE PROPOSAL AND APPROVING THE PURCHASE OF TWO (2) SPEECE CONE SUPEROXYGENATION SYSTEMS FROM ECO2 FOR THE WATER RESOURCES DEPARTMENT AT A TOTAL COST NOT TO EXCEED \$900,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, superoxygenation systems raise dissolved oxygen levels in force main lines to remove dissolved sulfides and prevent sulfide formation for the entire length of the main; and

WHEREAS, ECO Oxygen Technologies, LLC ("ECO2") uses the patented proprietary Speece Cone as an oxygen transfer reactor in order to prolong the lifespan of existing sewage conveyance systems without the need for chemical additions; and

WHEREAS, ECO2 is the only supplier that distributes and sells the Speece Cone Superoxygenation system; and

WHEREAS, Section 2-212 of the City Code provides for sole source procurement when a supply or service is available from only one source; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends approval of this award to ECO2, as a sole source supplier; and

WHEREAS, the Mayor or his designee has prepared a written statement to the City Council certifying the condition and circumstances for the sole source purchase.

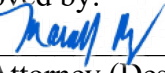
NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that ECO Oxygen Technologies, LLC ("ECO2") is declared a sole source supplier for the Speece Cone Superoxygenation system.

BE IT FURTHER RESOLVED that the proposal is hereby accepted and the purchase of two (2) Speece Cone Superoxygenation systems from ECO2 for the Water Resources Department at a total cost not to exceed \$900,000 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.


This Resolution shall become effective immediately upon its adoption.

Approved by:



City Attorney (Designee)

00595947

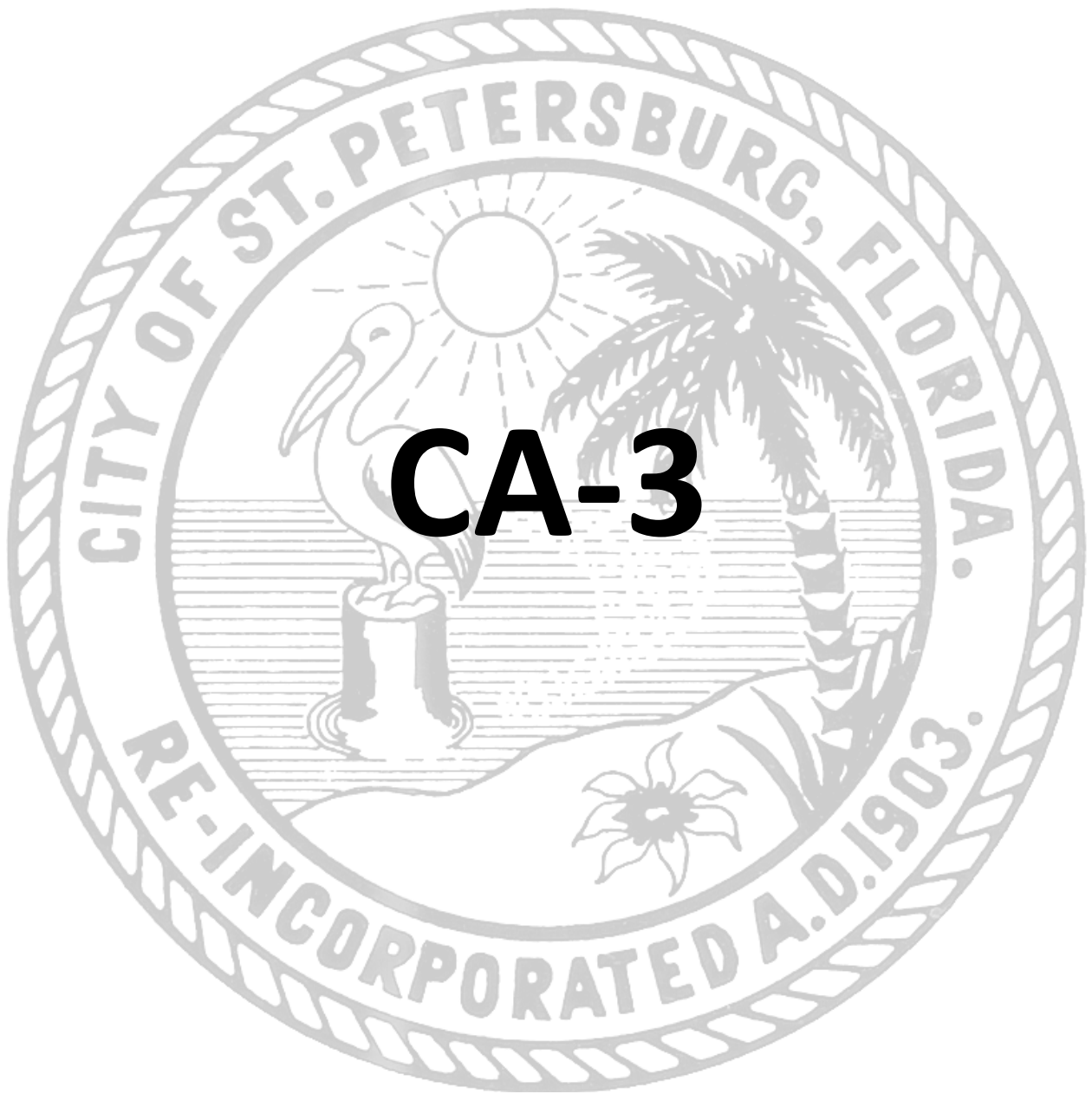
 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					135860
Name:	Pocengal, Nicholas W	Request Date:	16-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	SuperOxygenators, December 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for SuperOxygenators, scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	16-NOV-2021	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	16-NOV-2021	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	19-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the purchase of three ambulances from Ten-8 Fire & Safety, LLC for the Fire Rescue Department, at a total cost of \$783,345.

Please scroll down to view the backup material.



CA-3

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving the purchase of three ambulances from Ten-8 Fire & Safety, LLC for the Fire Rescue Department, at a total cost of \$783,345.

Explanation: This purchase will be made from the Florida Sheriff's Association Contract No. FSA20-VEF14.01.

The vendor will furnish and deliver three rescue ambulances equipped with Ford F-550 chassis' and will include two-wheel drive (2WD) diesel engines, 169" L full seam welded modules, Buell air horns, dock bumpers, mud flaps, Whelen M7 super led lights with clear lens', self-containing breathing apparatus (SCBA) brackets, rear-view cameras, and mounted Weldon control screens.

The new vehicles with life expectancies of five years are replacing existing three-year-old units which will be four to five years old by the time the replacement occurs. These vehicles will be assigned to the Master Station, Fire Station 8, and Fire Station 11 to be used as emergency medical services (EMS) response. These replacement vehicles keep the organization aligned with the capital replacement plan prescribed in the Advance Life Support First Responder (ALSFR) Agreement.

The Procurement and Supply Management Department, in cooperation with the Fire Rescue Department, recommends an award utilizing Florida Sheriff's Association Contract No. FSA20-VEF14.01:

Ten-8 Fire & Safety, LLC (Bradenton, FL)				\$783,345
Ambulance, Braun Chief XL, 2021 Ford F550 Chassis	3 ea	@	\$261,115	\$783,345

The vendor has met the specifications, terms, and conditions of the Florida Sheriff's Association Contract No. FSA20-VEF14.01, effective through March 31, 2023. This purchase is made in accordance with Section 2-219 (c) of the Procurement Code, which authorizes the Mayor or his designee to purchase automotive equipment from the Florida Sheriffs Association and Florida Association of Counties negotiated purchase programs for vehicles.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Emergency Medical Services Fund (1009), Fire Rescue Department, Emergency Medical Services Division (1501513).

Attachments: Resolution

A RESOLUTION APPROVING THE PURCHASE OF THREE (3) AMBULANCES FROM TEN-8 FIRE & SAFETY, LLC FOR THE FIRE RESCUE DEPARTMENT AT A TOTAL COST OF \$783,345 UTILIZING THE FLORIDA SHERIFFS ASSOCIATION CONTRACT NO. FSA20-VEF14.01; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase three (3) ambulances from Ten-8 Fire & Safety, LLC to replace ambulances that have reached the end of their life expectancy for the Fire Rescue Department; and

WHEREAS, this purchase is being made in accordance with the Section 2-219 (c) of the City Code, which authorizes the Mayor, or his designee to purchase from the Sheriffs Association negotiated purchase program for vehicles; and

WHEREAS, Ten-8 Fire & Safety, LLC has met the specifications, terms and conditions of Florida Sheriffs Association Contract No. FSA 20-VEF14.01; and


WHEREAS, the Procurement and Supply Management Department, in cooperation with the Fire Rescue Department, recommends approval of this award utilizing Florida Sheriffs Association Contract No. FSA 20-VEF14.01.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the purchase of three (3) ambulances from Ten-8 Fire & Safety, LLC for the Fire Rescue Department at a total cost of \$783,345 utilizing the Florida Sheriffs Association Contract No. 20-VEF14.01 is hereby approved.


BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approved by:



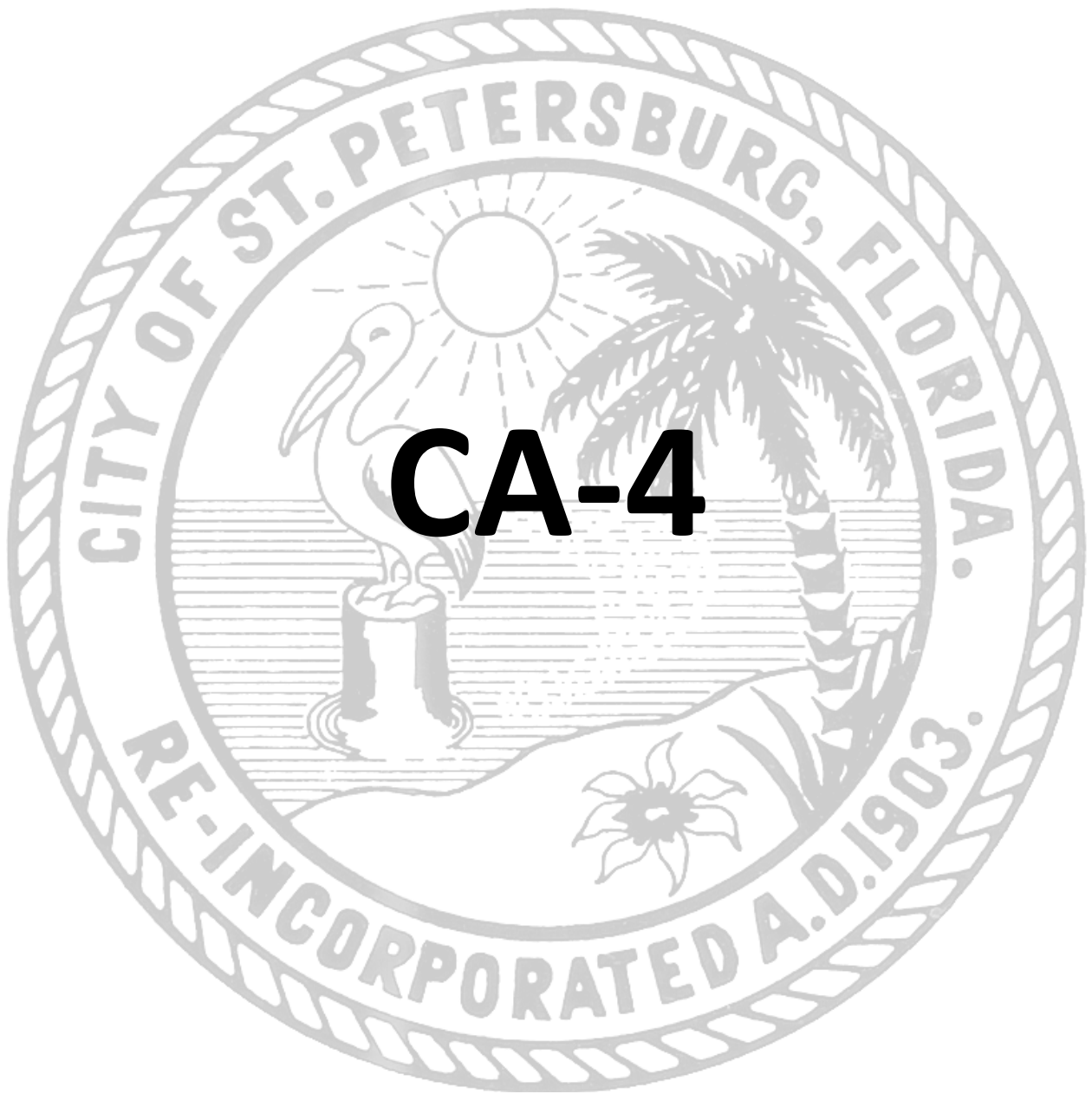
City Attorney (Designee)
00595849

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					135108
Name:	Pocengal, Nicholas W	Request Date:	09-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Fire Rescue Vehicles, Ambulances Dec 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Fire Rescue Vehicles, Ambulances, scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	070-03 Fire Rescue Vehicles, Ambulances - Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	09-NOV-2021	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	09-NOV-2021	User Defined
2	Schultz, Kimberly Anne	Schultz, Kimberly Anne	APPROVE	10-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the purchase of 24 trucks from Alan Jay Ford Lincoln Mercury Inc., and Duval Ford LLC., for the Fleet Management Department, at a total cost of \$717,344.10.
Please scroll down to view the backup material.



CA-4

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving the purchase of 24 trucks from Alan Jay Ford Lincoln Mercury Inc., and Duval Ford LLC., for the Fleet Management Department, at a total cost of \$717,344.10.

Explanation: This purchase is being made from Sourcewell Contract Nos. 120716-NAF and 060920-NAF.

The vendors will furnish and deliver 24 trucks. The vehicles will be equipped with standard or utility beds. Thirteen trucks will be assigned to the Water Resources Department, eight to the Stormwater, Pavement and Traffic Operations Department and three to the Parks and Recreation Department.

The purchase includes 16 vehicles that are replacements, and eight additional vehicles. The replacement vehicles are seven years old with a life expectancy of seven to ten years. The replacement vehicles have reached the end of their economic useful life and will be sold at public auction (See Price History and Purchase Summary).

This purchase was evaluated and is aligned with the City Green Fleet initiatives; and is balanced to meet specific department mission parameters for towing, bed length, and crew requirements. The Fleet Management Department translates each department's mission requirements to the manufacture based off the purchasing contract. Many of these department needs such as 4-wheel drive, higher than standard towing, specific crew requirements, extra electrical requirements such as lighting, winch, or lift gate, possibly eliminates Fleet Management from selecting a hybrid option. In addition, the city is purchasing units with consideration to substantially longer than normal build or delivery times and the City's need to meet mission support requirements

The City only uses cooperatively-bid contracts for procurement. Each selected purchase is evaluated on a truck-by-truck, case-by-case, year-by-year basis using the City's Green Fleet lens for "greenest" option available for the purchase year.

The 3.5L hybrid F150 versions are only available on contract in the crew cab and 5.5' bed length configuration. No Electric Vehicle (EV) trucks are yet available.

Twenty-two of the F150 trucks are equipped with a 3.3L V6 with Port Fuel (PFI) Direct Injection auto start-stop technology, flex-fuel capable and a 10-speed automatic transmission. Two of the F150 trucks are equipped with the 3.5L powerboost hybrid V6 with 10-speed automatic transmission. Each unit was selected for best emissions rated engine to meet specific mission requirements, cost and availability.

The Procurement and Supply Management Department, in cooperation with the Fleet Management Department and the Office of Sustainability recommends utilizing Sourcewell Contract Nos. 120716-NAF and 060920-NAF:

Vehicles.....\$717,344.10

Alan Jay Ford Lincoln Mercury Inc. (Sebring, FL)

2022 Ford F-150 Reg Cab 3.3L V6 Gas	1	ea @	\$28,334.00	\$28,334.00
2022 Ford F-150 Reg Cab 3.3L V6 Gas	6	ea @	\$28,854.00	\$173,124.00
2022 Ford F-150 Crew Cab 3.3L V6 Gas	12	ea @	\$30,739.00	\$368,868.00
2022 Ford F-150 Crew Cab 3.5L V6 Hybrid	1	ea @	\$36,845.00	\$36,845.00
2022 Ford F-150 Crew Cab 3.5L V6 Hybrid	1	ea @	\$37,085.00	<u>\$37,085.00</u>
				\$644,256.00

Duval Ford LLC (Jacksonville, FL)

2022 Ford F-150 Reg Cab 3.3L V6 Gas,	3	ea @	\$24,362.70	<u>\$73,088.10</u>
				\$73,088.10

The vendor has met the specifications, terms, and conditions of Sourcewell Contract Nos. 120716-NAF and 060920-NAF, effective through January 17, 2022. This purchase is made in accordance with Section 2-219 (b) of the City Code which authorizes the Mayor or his designee to purchase supplies from competitively bid contracts of other government entities.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Equipment Replacement Fund (5002), Fleet Management Department, Fleet Mechanical Costs Division (800-2527), Water Equipment Replacement Fund (4007), Fleet Management Department, Fleet Mechanical Costs Division (800-2527), Stormwater Equipment Replacement Fund (4017), Fleet Management Department, Fleet Mechanical Costs Division (800-2527), Water Resources Operating Fund (4001), Water Resources Department, Cosme W T P Operations & Maintenance Division (420-2077), Water Maintenance Administration Division (420-2105), and Water Maintenance Division (420-2117), and the Stormwater Utility Operating Fund (4011), Stormwater, Pavement & Traffic Operations Department, Ditch Cleaning Division (400-1309) and Mowing Operations Division (400-1321).

Attachments: Price History
Purchase Summary
Resolution

Price History
070-05 Vehicles Trucks F150 (24)

FY22 Fleet Purchase

Item	Description	2016	2017	2018	2019	2020	2021	2022	+ / -
1	Ford F-150 Crew Cab Hybrid	-	-	-	-	-	\$ 34,255	\$ 37,085	8%
2	Ford F150 Reg Cab 8'	-	-	-	\$ 24,606	-	\$ 23,623	\$ 28,334	17%

Purchase Summary
070-05 Vehicles Trucks F150 (24)

FY22 Fleet Purchase

Item	Description	Using Department	Purpose	Net New	Replacements
1	Ford F-150 Crew Cab Hybrid	Water Resources (1), SPTO (1)	Used to transport personnel to job sites and/or to mission critical response calls. Also used to carry operational specific supplies, tools and small equipment. Standard lighting and standard towing package required.	1	1
2	Ford F150 Reg Cab	Water Resources (12) SPTO (7) Parks and Rec (3)	Used to transport personnel to job sites and/or to mission critical response calls. Also used to carry operational specific supplies, tools and small equipment. Standard lighting and standard towing package required.	7	15
				8	16
				TOTAL	24

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF 24 (TWENTY-FOUR) TRUCKS FROM ALAN JAY FORD LINCOLN MERCURY INC. AND DUVAL FORD LLC. FOR THE FLEET MANAGEMENT DEPARTMENT AT A TOTAL COST OF \$717,344.10; UTILIZING SOURCEWELL CONTRACT NOS. 120716-NAF AND 060920-NAF; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase 24 (twenty-four) trucks from Alan Jay Ford Lincoln Mercury Inc. and Duval Ford LLC. at a total cost of \$717,344 (the "Purchase"); and

WHEREAS, pursuant to Section 2-219(b) of the City Code, the Mayor or his designee is authorized to utilize competitively bid contracts of other government entities; and

WHEREAS, Alan Jay Ford Lincoln Mercury Inc. and Duval Ford LLC. have met the specification, terms, and conditions of Sourcewell Contract Nos. 120716-NAF and 060920-NAF; and

WHEREAS, the Purchase was evaluated and is aligned with the City's Green Fleet initiatives; and

WHEREAS, the Procurement and Supply Management Department in cooperation with the Fleet Management Department and the Office of Sustainability recommends approval of this resolution.


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the purchase of 24 (twenty-four) trucks from Alan Jay Ford Lincoln Mercury Inc. and Duval Ford LLC. for the Fleet Management Department at a total cost of \$717,344.10 utilizing Sourcewell Contract Nos. 120716-NAF and 060920-NAF is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

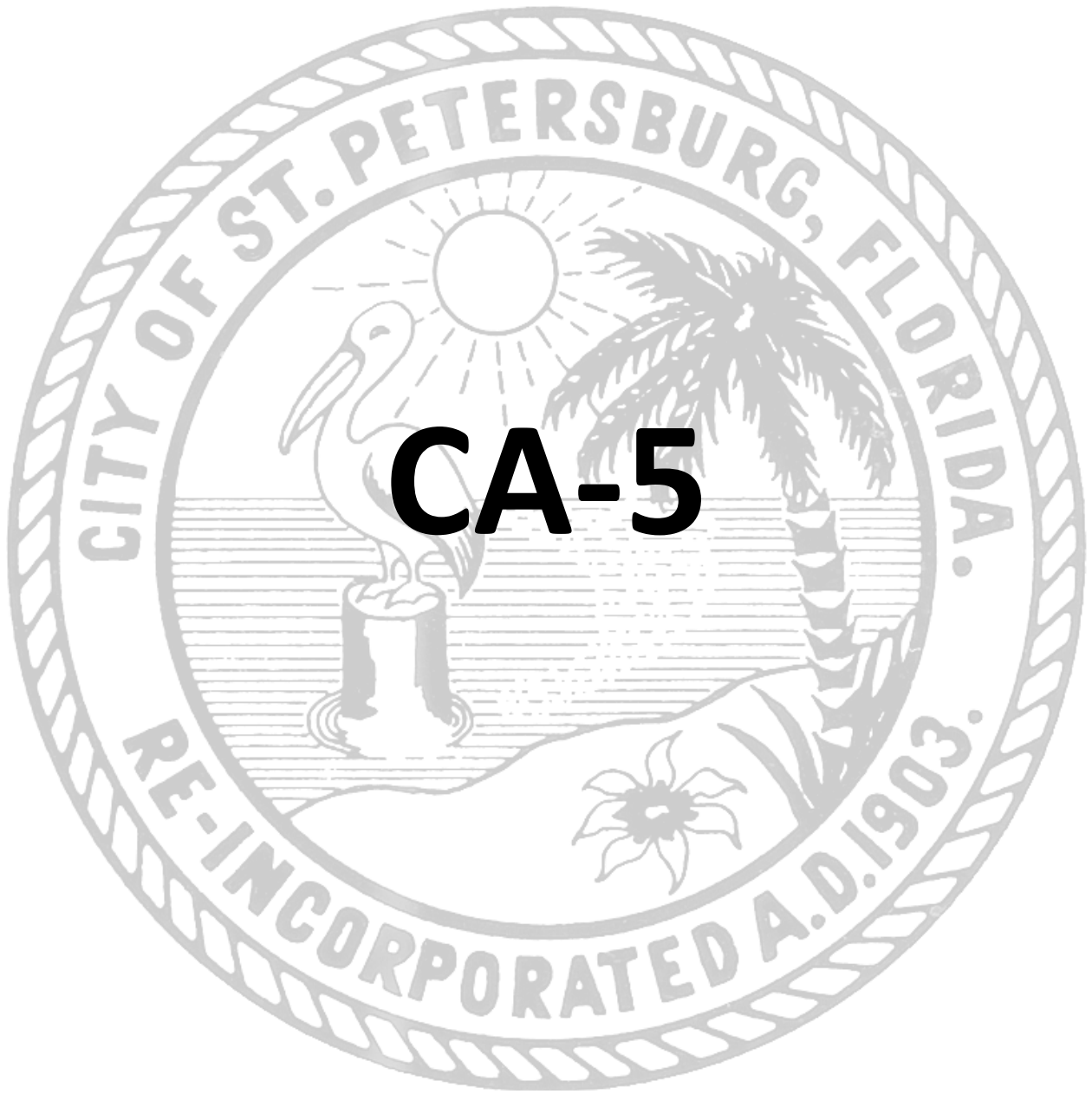
/s/Ben James
City Attorney (Designee)
00595969

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					135122
Name:	Pocengal, Nicholas W	Request Date:	09-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Trucks, F150 (24), December 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Trucks, F150 (24) , scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	24 Trucks - Appoval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	09-NOV-2021	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	10-NOV-2021	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	15-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the renewal of the blanket purchase agreement with Tyler Technologies, Inc., a sole source supplier, for software maintenance at an estimated annual cost of \$119,918, for a total contract amount of \$622,129. Please scroll down to view the backup material.



CA-5

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving the renewal of the blanket purchase agreement with Tyler Technologies, Inc., a sole source supplier, for software maintenance at an estimated annual cost of \$119,918, for a total contract amount of \$622,129.

Explanation: On January 4, 2018, City Council approved a one-year agreement for data management application through December 31, 2018, with one-year renewal options. On December 13, 2018, December 5, 2019, and December 3, 2020, City Council approved the first, second, and third renewals, respectively. This is the fourth renewal.

The vendor provides software maintenance, support and training for the City's existing StPeteStat data application. The software-as-a-service (SAAS) application allows publication of data across departments and systems, operating and capital budgets, and capital projects in an intuitive, interactive way for use by internal and external stakeholders. Due to the proprietary design of the cloud-hosted application, a sole source procurement is recommended.


The Procurement and Supply Management Department, in cooperation with the Department of Technology Services, recommends:

Original agreement	\$142,352
1 st renewal	119,941
2 nd renewal	119,918
3 rd renewal	120,000
4 th renewal	<u>119,918</u>
Total contract amount	\$622,129

This purchase is made in accordance with Section 2-212(a)(1) of the Procurement Code, which authorizes the use of sole source procurement when a supply or service is available from only one source. The renewal will be effective from the date of approval through December 31, 2022.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Department of Technology Services Operating Fund (5011), Department of Technology Services, Systems Development Division (850-2557).

Attachments: Sole Source
Resolution

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					134581
Name:	Ward, Lesley A	Request Date:	05-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Sole Source Socrata (StPeteStat) Annual Renewal
Message:	\$119,918 Annual maintenance for the Socrata (StPeteStat) performance and metrics reporting software for term 1/1/22-12/31/22. Procurement is preparing council consent item for this.
Supporting Documentation:	Sole Source Request Socrata Annual Maintenance 2022..docx

	Approver	Completed By	Response	Response Date	Type
0	Ward, Lesley A		SUBMITTED	05-NOV-2021	
1	Gadiwalla, Muslim A	Gadiwalla, Muslim A	APPROVE	05-NOV-2021	User Defined
2	Greene, Thomas Andrew	Greene, Thomas Andrew	APPROVE	17-NOV-2021	User Defined

A RESOLUTION APPROVING A FOURTH RENEWAL OPTION TO THE AGREEMENT WITH TYLER TECHNOLOGIES, INC. (FORMERLY SOCRATA, INC.), A SOLE SOURCE SUPPLIER, FOR DATA MANAGEMENT APPLICATION FOR THE DEPARTMENT OF TECHNOLOGY SERVICES TO EXTEND THE TERM UNTIL DECEMBER 31, 2022 AND INCREASE THE CONTRACT AMOUNT IN THE AMOUNT OF \$119,918 FOR THIS RENEWAL TERM; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$622,129; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 4, 2018, City Council approved a one-year agreement (“Agreement”) with one-year renewal options with Tyler Technologies, Inc. (formerly Socrata, Inc.), a sole source supplier, for data management application which supports St.PeteStat for the Department of Technology Services; and

WHEREAS, on December 13, 2018, City Council approved the first renewal option to extend the term and increase the contract amount in the amount of \$119,918 for the first renewal term; and

WHEREAS, on December 5, 2019, City Council approved the second renewal option to extend the term and increase the contract amount in the amount of \$119,918 for the second renewal term; and

WHEREAS, on December 2, 2020, City Council approved the third renewal option to extend the term and increase the contract amount in the amount of 120,000 for the third renewal term; and

WHEREAS, Administration desires to exercise the renewal option for a fourth time to extend the term until December 31, 2022 and increase the contract amount in the amount of \$119,918 for this fourth renewal term; and

WHEREAS, the Procurement & Supply Management Department in cooperation with the Department of Technology Services recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a fourth renewal option to the Agreement with Tyler Technologies, Inc. (formerly Socrata, Inc.) a sole source supplier, for data management application for the

Department of Technology Services to extend the term until December 31, 2022 and increase the contract amount in the amount of \$119,918 for this renewal term is hereby approved.

BE IT FUTHER RESOLVED that the total contract amount shall not exceed \$622,129.


BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approved by:



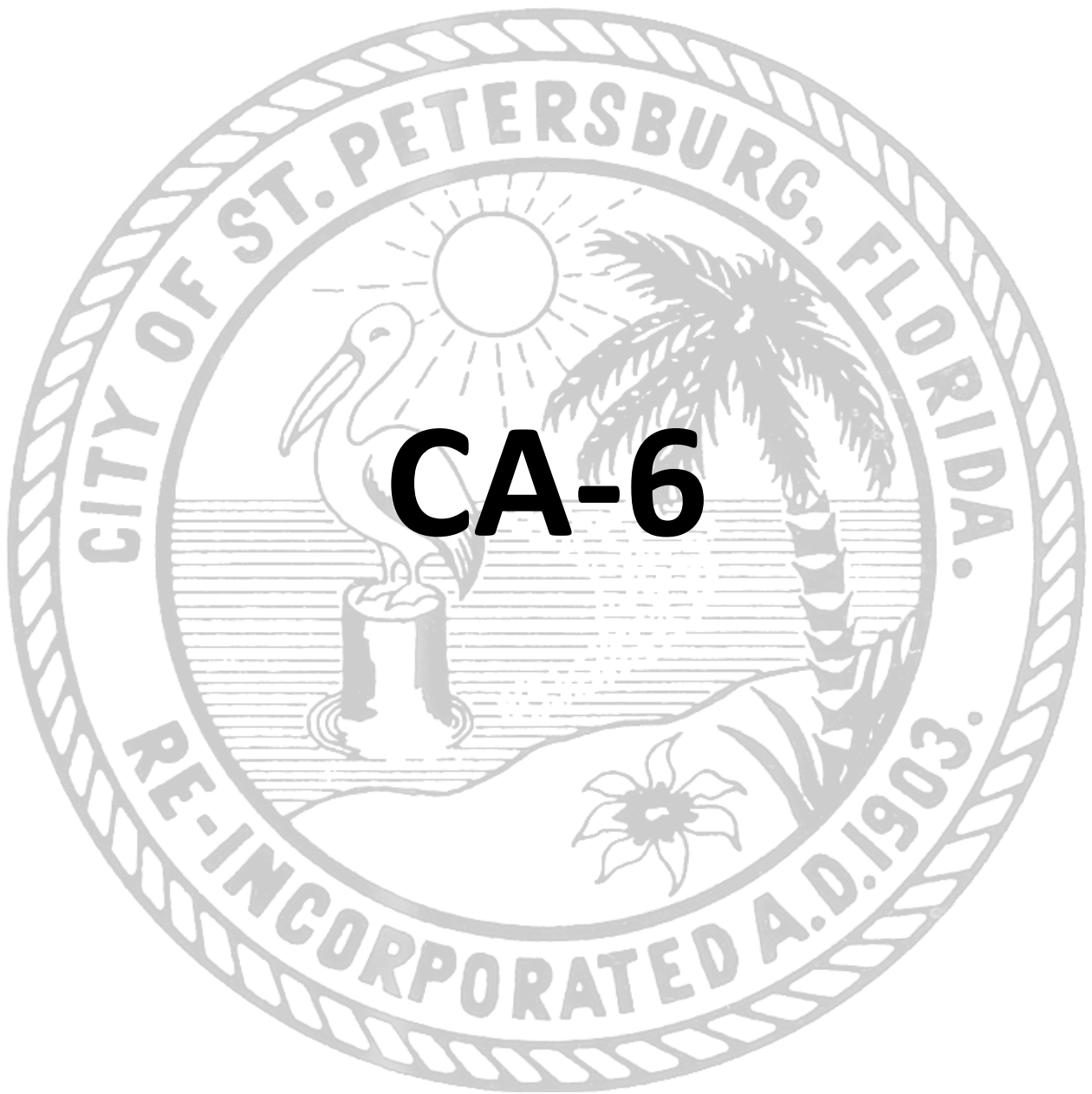
City Attorney (Designee)
00595843

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					135267
Name:	Pocengal, Nicholas W	Request Date:	10-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Software Maint, StPeteStat, Dec 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Software Maintenance StPeteStat, scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	10-NOV-2021	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	10-NOV-2021	User Defined
2	Greene, Thomas Andrew	Greene, Thomas Andrew	APPROVE	17-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Approving an allocation increase with ICON Technologies, a sole source supplier, for variable frequency drives, in the amount of \$450,000, for a total contract amount of \$549,000.
Please scroll down to view the backup material.



CA-6

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving an allocation increase with ICON Technologies, a sole source supplier, for variable frequency drives, in the amount of \$450,000, for a total contract amount of \$549,000.

Explanation: On March 23, 2020, administration approved a three-year blanket purchase agreement through March 31, 2023 with one, two-year renewal option. Due to the rising cost of goods and anticipated repairs at the Southwest Water Reclamation Facility (\$131.8K), capital improvements at the Northeast Water Reclamation Facility (\$150.4K), and regular maintenance activities throughout the Water, Wastewater and Lift Station facilities (\$167.8K), an increase in allocation is requested.

The vendor furnishes and delivers factory engineered Yaskawa variable frequency drive systems, their components, and related appurtenances together with factory technical support for the maintenance of existing and new installations. These systems are used for efficiently driving rotating machinery used in Water Resources Lift Stations, Water and Wastewater Treatment Facilities.

The Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends for approval:

ICON Technologies	\$450,000
Original agreement	\$99,000
Allocation increase no. 1	<u>450,000</u>
New contract amount	\$549,000

Amounts paid to the vendor pursuant to the allocation increase will not exceed \$549,000 during the contract term. This agreement is binding only for actual services rendered.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Operating Fund (4001), Water Resources Department (420), various divisions, and the Water Resources Capital Projects Fund (4003), various projects.

Attachments: Sole Source
Resolution

Sole Source Request
Procurement & Supply Management

Department: Water Resources Requisition No. 5431153 PD226417
Requested By: Nicholas Gibbons Date: 8/14/19
Check One: x Sole Source _____ Proprietary Specifications
Proposed Vendor: Icon Technologies
Estimated Total Cost: \$18551

Description of Items (or Services) to be purchased:

Yaskawa heavy duty IQ variable frequency drive (VFD) system for NWWRF #5 Aerator Blower.

Purpose of Function of items:

To control and vary the speed of centrifugal aeration blower #5. VFDs provide the ability to precisely control the electrical power to large motors. This blower provides compressed air/oxygen to the biological process through the diffused aeration system at the NWWRF.

Justification for Sole Source of Proprietary specification:

To maintain equipment compatibility and reduce the need for inventories of spare parts for multiple equipment manufactures at all water reclamation facilities. Yaskawa has been the selected standard VFD for many years and an overwhelming number of VFDs in the system are from this manufacturer. This vendor is the local factory authorized representative for Yaskawa to the Water and Waste Water Industries. Yaskawa drives are 100% manufactured in the USA. (see attached documentation from the manufacturer)

I hereby certify that in accordance with Section 2-249 of the City of St. Petersburg Procurement Code, I have conducted a good faith review of available sources and have determined that there is only one potential source for the required items per the above justification. I also understand that under Florida Statute 838.22(2) it is a second degree felony to circumvent a competitive bidding process by using a sole-source contract for commodities or services.

Charles R. Wise

WRF Manager

[Signature]

Department Director

[Signature]

Administrator/Chief

Louis Moore

Louis Moore, Director
Procurement & Supply Management

8/16/2019

Date

9-6-19

Date

09/10/19

Date

9/16/19.

Date



Resolution No. _____

A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF \$450,000 TO THE ALLOCATION FOR THE AGREEMENT WITH ICON TECHNOLOGIES, A SOLE SOURCE SUPPLIER, FOR VARIABLE FREQUENCY DRIVES; PROVIDING THAT THE TOTAL CONTRACT AMOUNT FOR THE ABOVE REFERENCED AGREEMENT SHALL NOT EXCEED \$549,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 23, 2020, the City entered into a three-year agreement with one, two-year renewal option with ICON Technologies (“Contractor”), a sole source supplier, for Contractor to provide variable frequency drive systems, their components and related appurtenances together with factory technical support for the maintenance of existing and new installations for a total contract amount not to exceed \$99,000 (“Agreement”); and

WHEREAS, an increase in the amount of \$450,000 to the allocation for the Agreement is necessary due to the rising cost of goods and anticipated repairs at the Southwest Water Reclamation Facility, capital improvements at the Northeast Water Reclamation Facility and regular maintenance activities throughout the City’s Water, Wastewater and Lift Station facilities; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommend approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an increase in the amount of \$450,000 to the allocation for the agreement with ICON Technologies, a sole source supplier, for variable frequency drives is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount for the above referenced agreement shall not exceed \$549,000.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.


This Resolution shall become effective immediately upon its adoption.

Approved by:

/s/ Christina Boussias

City Attorney (Designee)

00596286

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					135124
Name:	Pocengal, Nicholas W	Request Date:	09-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Drives, Variable Frequency, Yaskawa, Dec 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Drives, Variable Frequency, Yaskawa, scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Yaskawa Drives - Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	09-NOV-2021	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	10-NOV-2021	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	15-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Approving disbursement of up to \$783,000 from the Capital Repair, Renewal and Replacement Sinking Fund Account for Tropicana Field Capital Projects; approving a supplemental appropriation in the amount of \$783,000 from the unappropriated balance of the Tropicana Field Capital Projects Fund (3081) to the Tropicana Field FY22 Improvements Project.
Please scroll down to view the backup material.



CA-7

St. Petersburg City Council
Meeting of December 2, 2021
Consent Agenda

To: The Honorable Ed Montanari, Chair and Members of City Council

Subject: Approving disbursement of up to \$783,000 from the Capital Repair, Renewal and Replacement Sinking Fund Account for Tropicana Field Capital Projects; approving a supplemental appropriation in the amount of \$783,000 from the unappropriated balance of the Tropicana Field Capital Projects Fund (3081) to the Tropicana Field FY22 Improvements Project (TBD); and providing an effective date.

BACKGROUND: Section 5.01 of the Use Agreement with the Tampa Bay Rays (the “Team” or “Club”) established an escrowed sinking fund called the Capital Repair, Renewal and Replacement Sinking Fund Account (the “Capital Account”). This Capital Account is funded by naming rights revenue and ticket fees. The Use Agreement specifies that this Capital Account is to be used by the Team in making capital repairs, renewals and replacements to Tropicana Field. The Use Agreement further requires that the Team consult with and receive approval from the City regarding expenditures from the Capital Account.

The Club is requesting reimbursement for a series of repair projects at Tropicana Field:

HVAC Systems Repair and Replacement \$446,000

(includes major cooling tower repairs and replacement of fan coil units)

Mechanical and Plumbing Repairs \$125,000

(includes replacement of exhaust fans and plumbing repairs to original cast iron piping systems)

Outside Repairs \$175,000

(includes repairing broken sidewalks and damaged awnings)

Contingency (5% of project budget) \$ 37,000

Total cost for the above items with a contingency is \$783,000. City administration has reviewed these items and concurs with the Club that they meet the requirements established for use of the Capital Account.

RECOMMENDATION: City Administration recommends approval of the attached Resolution approving disbursement of up to \$783,000 from the Capital Repair, Renewal and Replacement Sinking Fund Account for Tropicana Field Capital Projects; approving a supplemental appropriation in the amount of \$783,000 from the unappropriated balance of the Tropicana Field Capital Projects Fund (3081) to the Tropicana Field FY22 Improvements Project (TBD); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after the approval of a supplemental appropriation in the amount of \$783,000 from the unappropriated balance of the Tropicana Field Capital Projects Fund (3081) to the Tropicana Field FY22 Improvements Project (TBD). The Tropicana Field Capital Projects Fund has a current unobligated fund balance of approximately \$1,800,000.

Approvals:


City Development Administration

/s/ Lance Stanford
Budget

RESOLUTION NO. ____

A RESOLUTION APPROVING DISBURSEMENT OF UP TO \$783,000 FROM THE TROPICANA FIELD CAPITAL REPAIR, RENEWAL AND REPLACEMENT SINKING FUND ACCOUNT FOR QUALIFYING CAPITAL ITEMS TO TROPICANA FIELD; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$783,000 FROM THE UNAPPROPRIATED BALANCE OF THE TROPICANA FIELD CAPITAL PROJECTS FUND (3081) TO THE TROPICANA FIELD FY22 IMPROVEMENTS PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, section 5.01 of the Use Agreement with the Tampa Bay Rays (“Club”) established an escrowed sinking fund called the Capital Repair, Renewal and Replacement Sinking Fund Account (“Capital Account”) to be used by the Club in making capital repairs, renewals, and replacements to Tropicana Field; and

WHEREAS, the Club has brought forward for City approval capital projects for repairs to Tropicana Field totaling approximately \$783,000; and

WHEREAS, City Administration has reviewed these items and finds them acceptable for reimbursement from the Capital Account per the established guidelines.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that disbursement of up to \$783,000 for capital items from the Capital Repair, Renewal and Replacement Sinking Fund Account, subject to receipt by the City of appropriate supporting documentation, is hereby approved.

BE IT FURTHER RESOLVED, that there is hereby approved from the unappropriated fund balance of the Tropicana Field Capital Projects Fund (3081), the following supplemental appropriation for FY22:

Tropicana Field Capital Projects Fund (3081)

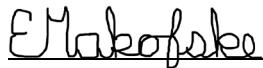
Tropicana Field FY22 Improvements Project (TBD) \$783,000

This resolution shall become effective upon adoption.

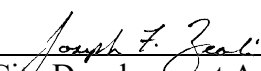
Approved by:



City Attorney (Designee) 00593771

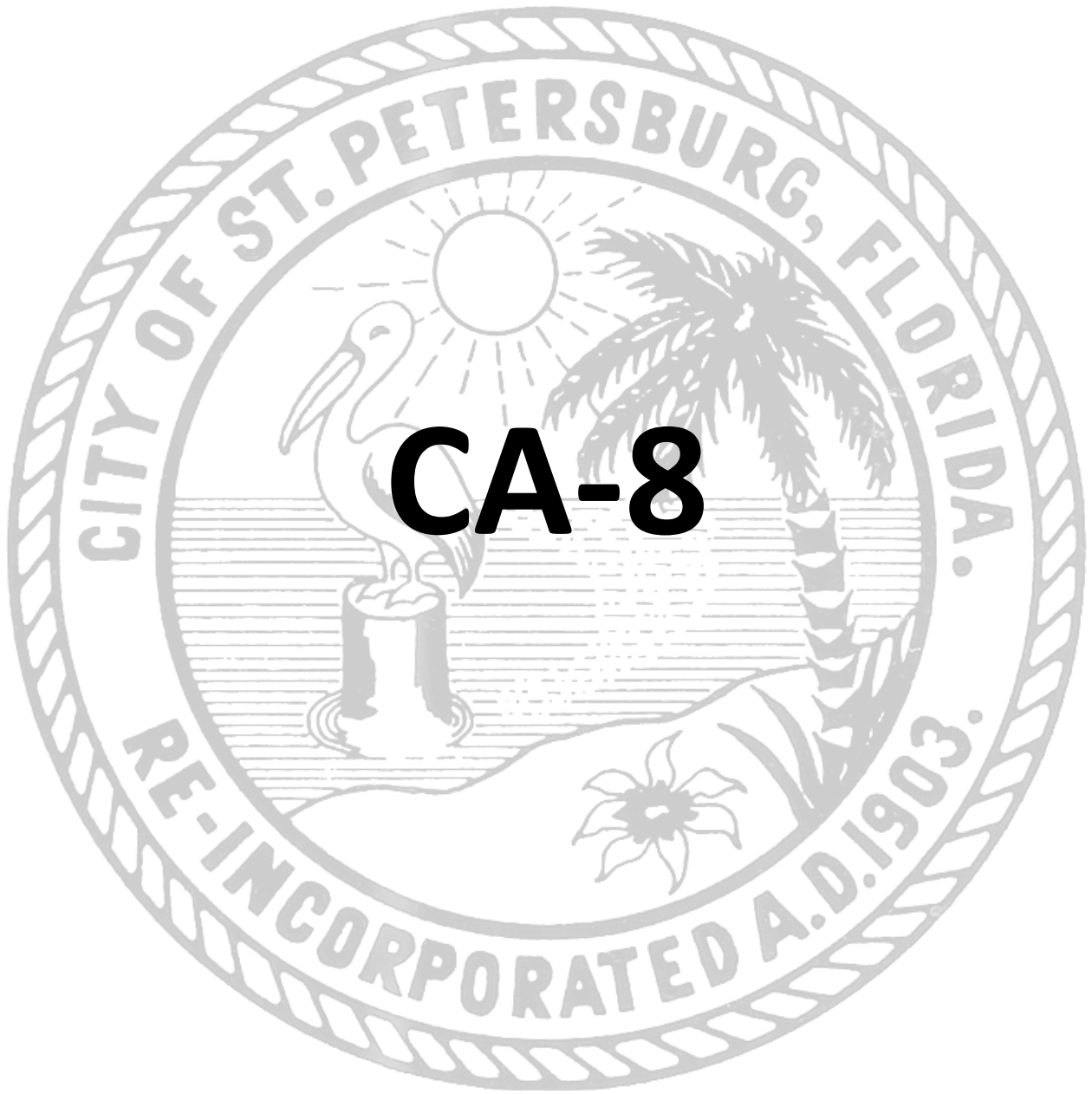


Budget & Management



City Development Administration

The following page(s) contain the backup material for Agenda Item: Resolution approving the plat of Hines Tutta Gloria A Dio, generally located at 3830 Shore Acres Boulevard Northeast. (City File: DRC 21-20000011)
Please scroll down to view the backup material.



CA-8



SAINT PETERSBURG CITY COUNCIL

Meeting of December 2, 2021

TO: **THE HONORABLE ED MONTANARI, CHAIR, AND MEMBERS OF CITY COUNCIL**

SUBJECT: Resolution approving the plat of Hines Tutta Gloria A Dio, generally located at 3830 Shore Acres Boulevard Northeast. (City File: DRC 21-20000011)

RECOMMENDATION: The Administration recommends **APPROVAL**.

DISCUSSION: The applicant is requesting approval of a plat to create one (1) platted lot. The land was previously unplatted. The plat is required in order to allow the site to be developed with a single-family residence on property zoned Neighborhood Suburban, Single-Family (NS-1).

The language in Condition 1 notes that certain conditions must be met prior to a Certificate of Occupancy.

Attachments: Map, Resolution, Engineering Memorandum dated September 20, 2021

Reviewed and Approved by (signature and date):

Administrative: Elizabeth Abernethy for Alan DeLise

ERA

Budget: N/A

Legal: Chris B



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services
 Department
 Case No.: 21-20000011
 Address: 3830 Shore Acres Blvd NE

N ↑
 (not to scale)

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PLAT OF HINES TUTTA GLORIA A DIO, GENERALLY LOCATED AT 3830 SHORE ACRES BOULEVARD NORTHEAST; SETTING FORTH CONDITIONS FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE. (City File 21-20000011)

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the plat of Hines Tutta Gloria A Dio, generally located at 3830 Shore Acres Boulevard Northeast, is hereby approved, subject to the following conditions.

1. Comply with Engineering conditions in the memorandum dated September 20, 2021, prior to Certificate of Occupancy.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

/s/ Elizabeth Abernethy

Planning & Development Services Dept.

Date

Charles

City Attorney (Designee)

11/19/21

Date

HINES TUTTA GLORIA A DIO

A PLAT OF UNPLATTED LANDS LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 17 EAST AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 31 SOUTH, RANGE 17 EAST
LYING IN SECTIONS 4 AND 9, TOWNSHIP 31 SOUTH, RANGE 17 EAST
CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

PROPERTY DESCRIPTION:

LOT 13, BLOCK 9, OVERLOOK SECTION OF SHORE ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 56 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LESS THAT PORTION WHICH LIES SOUTH OF LINE DRAWN FROM A POINT ON BAY VIEW BOULEVARD (BAYOU PLACIDO BOULEVARD) 40 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 13, SAID LINE RUNNING TO A POINT ON THE REAR LINE, 30 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT 13.

AND

THE FOLLOWING DESCRIBED TRACT OF LAND: FROM A POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 13, BLOCK 9, OVERLOOK SECTION OF SHORE ACRES, AS RECORDED IN PLAT BOOK 7, PAGE 56, PINELLAS COUNTY, FLORIDA RECORDS, RUN BY A CURVE TO THE LEFT, RADIUS 515 FEET, ARC 13.43 FEET, CHORD NORTH 37 DEGREES 16 MINUTES WEST 13.43 FEET; THENCE BY A CURVE TO THE LEFT, RADIUS 4,450 FEET, ARC 61.58 FEET, CHORD NORTH 38 DEGREES 25 MINUTES 04 SECONDS WEST 61.57 FEET; THENCE SOUTH 51 DEGREES 11 MINUTES 09 SECONDS WEST 150 FEET; THENCE BY A CURVE TO THE RIGHT, RADIUS 4,300 FEET, ARC 59.51 FEET, CHORD SOUTH 38 DEGREES 25 MINUTES 04 SECONDS EAST 59.50 FEET; THENCE BY A CURVE TO THE RIGHT, RADIUS 365 FEET, ARC 9.52 FEET, CHORD SOUTH 37 DEGREES 16 MINUTES EAST 9.52 FEET TO THE NORTHWEST CORNER OF LOT 13, THENCE NORTH 53 DEGREES 28 MINUTES EAST 150 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT OF COMPOUND CURVATURE LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SHORE ACRES BOULEVARD NORTHEAST (100 FOOT RIGHT-OF-WAY) AND AS DEPICTED NORTHWESTERLY OF THE NORTHERNMOST CORNER OF LOT 13, BLOCK 9, OVERLOOK SECTION OF SHORE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 56, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 515.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 33.44 FEET, HAVING A CHORD BEARING OF S.36°09'44"E. AND A CHORD DISTANCE OF 33.43 FEET TO A POINT; THENCE RUN S.56°20'12"W. A DISTANCE OF 150.01 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 365.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 22.02 FEET, HAVING A CHORD BEARING OF N.36°17'36"W. AND A CHORD DISTANCE OF 22.02 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 4300.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 59.50 FEET, HAVING A CHORD BEARING OF N.38°25'04"W. AND A CHORD DISTANCE OF 59.50 FEET TO A POINT; THENCE RUN N.51°11'09"E. A DISTANCE OF 150.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 4450.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE 61.57 FEET, HAVING A CHORD BEARING OF S.38°25'04"E. AND A CHORD DISTANCE OF 61.57 FEET TO AN AFORESAID POINT OF COMPOUND CURVATURE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SHORE ACRES BOULEVARD NORTHEAST AND THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED CORPORATION HEREBY CERTIFIES THAT IT IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS HINES TUTTA GLORIA A DIO AND BESIDES ITS INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND AND THAT NO PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAY ARE BEING DEDICATED BY THIS PLAT.

OWNER: SCOTT W. HINES, PRESIDENT
SCOTT W. HINES GENERAL CONTRACTOR, INC.,
A FLORIDA PROFIT CORPORATION

WITNESS' SIGNATURE WITNESS' SIGNATURE

WITNESS' PRINTED NAME WITNESS' PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY SCOTT W. HINES, OWNER.

SIGNATURE OF NOTARY PUBLIC PRINTED NAME OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

JOINDER AND CONSENT TO DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE ABOVE DESCRIBED PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 21665, PAGE 1154, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF: REPUBLIC BANK AND TRUST COMPANY,
A KENTUCKY BANKING CORPORATION

NAME: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____

NAME: _____
STATE OF _____, COUNTY OF _____

THIS IS TO CERTIFY THAT ON _____, 2021, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED TO ME _____, AS _____ OF REPUBLIC BANK AND TRUST COMPANY, A KENTUCKY BANKING CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION ON BEHALF OF REPUBLIC BANK AND TRUST COMPANY, A KENTUCKY BANKING CORPORATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED, AND THAT THEY WERE DULY AUTHORIZED TO DO SO.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021.

SIGNATURE OF NOTARY PUBLIC PRINTED NAME OF NOTARY PUBLIC
STATE OF _____ AT LARGE

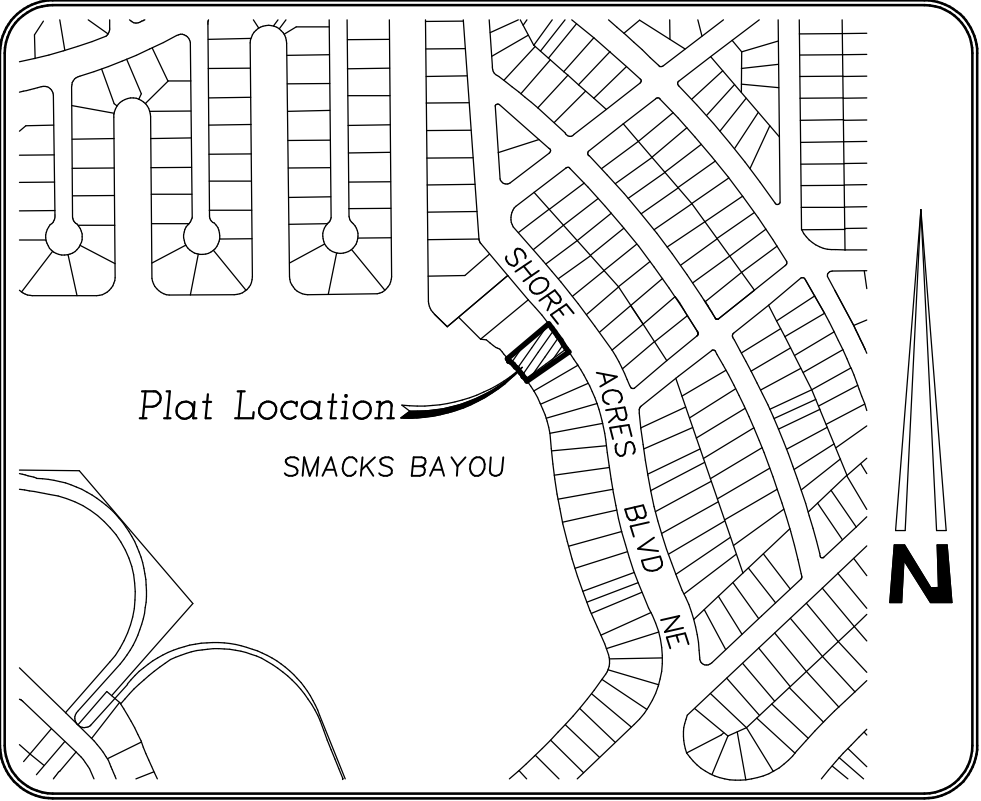
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

SURVEYOR'S CERTIFICATE:

I, JOHN O. BRENDLA, OF JOHN C. BRENDLA & ASSOCIATES, INC., MAKER OF THIS PLAT, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED AND THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES, AND I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY FLORIDA STATUTE 177.091, AND THAT ON THE 20TH DAY OF JULY, 2021, THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE PLACED AS SHOWN HEREON, AS REQUIRED BY LAW. SIGNED ON THIS _____ DAY OF _____, 2021.

JOHN O. BRENDLA, REGISTERED LAND SURVEYOR
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO. 4601
(LICENSED BUSINESS NO. 760)



Vicinity Map
NOT TO SCALE

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

TIMOTHY R. COLLINS DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6882

CERTIFICATE OF APPROVAL BY CITY OF ST. PETERSBURG:

STATE OF FLORIDA
COUNTY OF PINELLAS

APPROVED FOR THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2021; PROVIDED THAT THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WITHIN SIX (6) MONTHS FROM THE DATE OF THE MAYOR'S APPROVAL.

MAYOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 2021.

COUNCIL CHAIR

CERTIFICATE OF APPROVAL BY COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

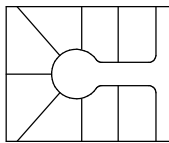
I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THIS _____ DAY OF _____, 2021 AT _____

ATTEST: KEN BURKE,
CLERK OF PINELLAS COUNTY, FLORIDA

BY: DEPUTY CLERK (SIGNATURE) (PRINTED NAME)

JOHN C. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers

JCB
LB 760

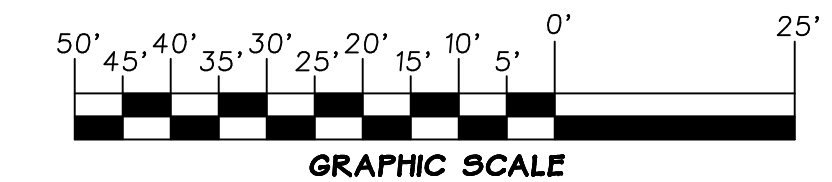


4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932

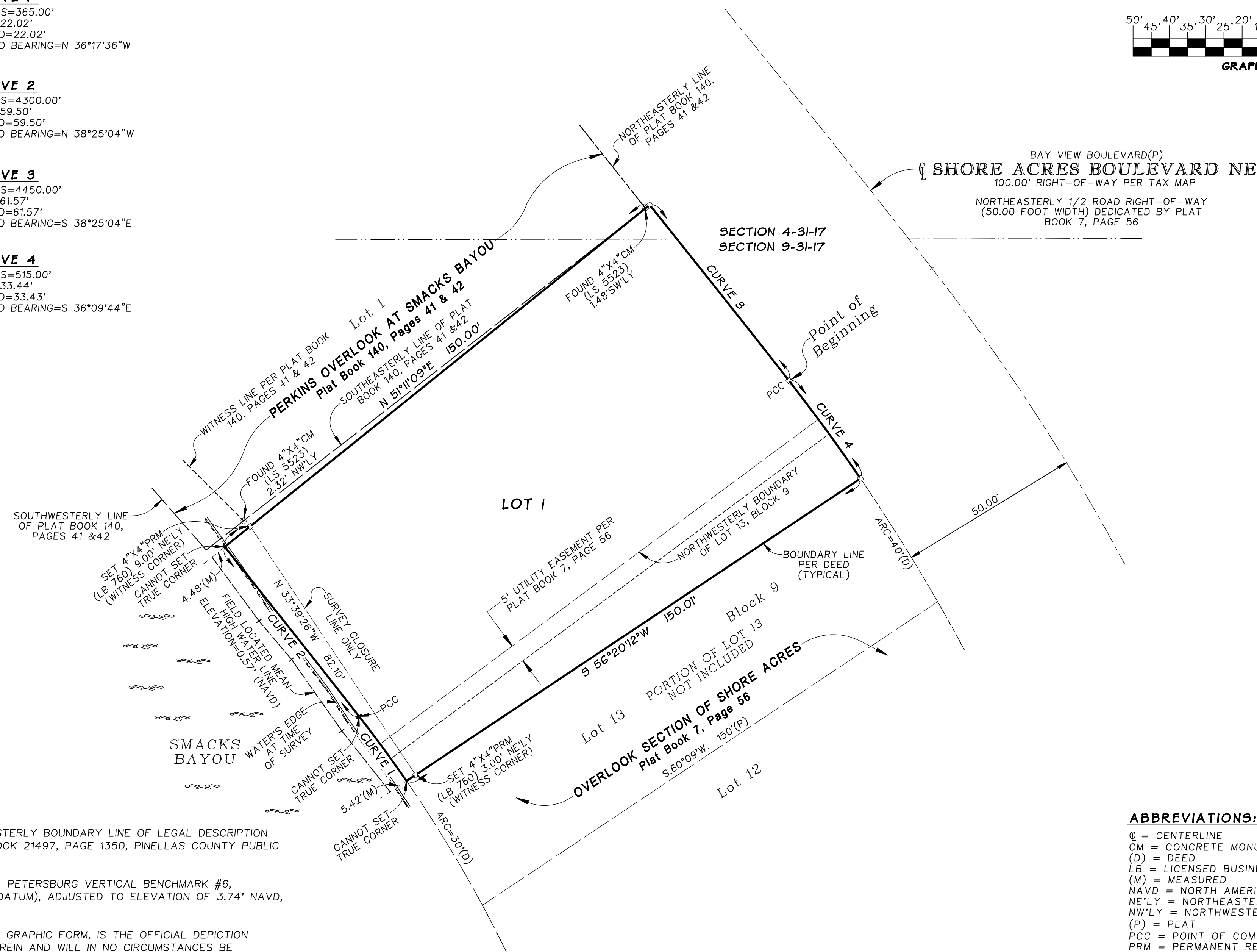
"OVER HALF A CENTURY OF QUALITY LAND SURVEYING"

SHEET 2 OF 2

NORTH BASIS:
ASSUMED
SCALE: 1" = 20'



CURVE 4
RADIUS=515.00'
ARC=33.44'
CHORD=33.43'
CHORD BEARING=S 36°09'44"E



- 1) BEARINGS ARE BASED ON THE NORTHWESTERLY BOUNDARY LINE OF LEGAL DESCRIPTION CONTAINED WITHIN OFFICIAL RECORDS BOOK 21497, PAGE 1350, PINELLAS COUNTY PUBLIC RECORDS.
- 2) ELEVATIONS ARE BASED ON CITY OF ST. PETERSBURG VERTICAL BENCHMARK #6, PUBLISHED ELEVATION OF 101.62' (CITY DATUM), ADJUSTED TO ELEVATION OF 3.74' NAVD, MEAN SEA LEVEL=0.00'.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

Q = CENTERLINE
CM = CONCRETE MONUMENT
(D) = DEED
LB = LICENSED BUSINESS
(M) = MEASURED
NAVD = NORTH AMERICAN VERTICAL DATUM
NE'LY = NORTHEASTERLY
NW'LY = NORTHWESTERLY
(P) = PLAT
PCC = POINT OF COMPOUND CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
SW'LY = SOUTHWESTERLY

□ = DENOTES SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB 760" UNLESS OTHERWISE INDICATED.

JCB
LB 760

4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932

"OVER HALF A CENTURY OF QUALITY LAND SURVEYING"

**MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT**

TO: Iris Winn, Administrative Clerk, Development Services
Jennifer Bryla, Zoning Official, Development Review Services
Scot Bolyard, Deputy Zoning Official, Planning & Development Services
FROM: Nancy Davis, ECID Plan Review & Permitting Supervisor
DATE: September 20, 2021
SUBJECT: Preliminary and Final Plat – Hines Tutta A Gloria A Dio
FILE: 21-20000011

LOCATION 3830 Shore Acres Blvd NE
AND PIN: 04/31/17/81522/009/0130
ATLAS: B-20
REQUEST: Hines Tutta Gloria A Dio Preliminary and Final Plat

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed preliminary and final plat provided the following special conditions and standard comments are added as conditions of approval.

SPECIAL CONDITIONS OF APPROVAL:

1. The existing home shown on the survey appears to encroach into the 5-foot wide utility easement. The easement should be vacated. No city owned public infrastructure appears to be within the easement.
2. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2. A 6-foot wide public sidewalk are required on both sides of all collector roadways, and Shore Acres Blvd. is a neighborhood collector. Sidewalk must be constructed in the southwestern parkway of Shore Acres Blvd. unless specifically limited by the DRC approval conditions or a variance is granted by the city's zoning division. An ECID right of way permit is require for public sidewalk construction.

Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

3. Upon redevelopment, the applicant or future property owner is required to provide an individual sanitary sewer connection to the public sanitary sewer collection system for the proposed subdivision lot. Lots may NOT share a service lateral. To make connection to the public sanitary sewer a net new service lateral & public clean out must be extended from the public sanitary sewer main per City ECID details S30-4, S30-7, and S30-50 (dissimilar pipe coupling). No flexible connectors may be used. Note that the existing main in the alley is 8" VCP. All restoration shall be per current ECID standards. An Engineering right of way permit is required for this work.

4. Upon development or redevelopment, the applicant or current property owner is required to provide

potable water service for the proposed lot if not existing. The City Water Resources department shall install necessary potable water services (up to and including the necessary meter and backflow prevention device) as required to service the proposed lots at the sole expense of the applicant/property owner. Email WRDUtilityReviewRequest@stpete.org for further information.

5. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All construction within public right of way or within public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

*Note that City Engineering Standard Details are available on the City FTP site using the instructions below:

Using **File Explorer** path to:

<ftp://ftp2.stpete.org>

User Name = stpengrd

Password = 4Engreads

Path to the **Engineering** folder, then to the **_DeptTemplates_Standards** folder, and finally to the **City Standard Details Updated**.

-OR- alternatively City Standard Details and Standard forms may be obtained upon request by contacting the City Engineering department, phone 727-893-7238, email Lori.Smith@stpete.org or Martha.Hegenbarth@stpete.org .

City infrastructure maps are available via email request to ECID@stpete.org. All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

STANDARD COMMENTS: Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, email WRD_UtilityReviewRequest@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of

adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

The scope of this project will not trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body's impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements, per City Floodplain Management regulations at the time of construction, and per current FEMA regulations. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director.

Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions.

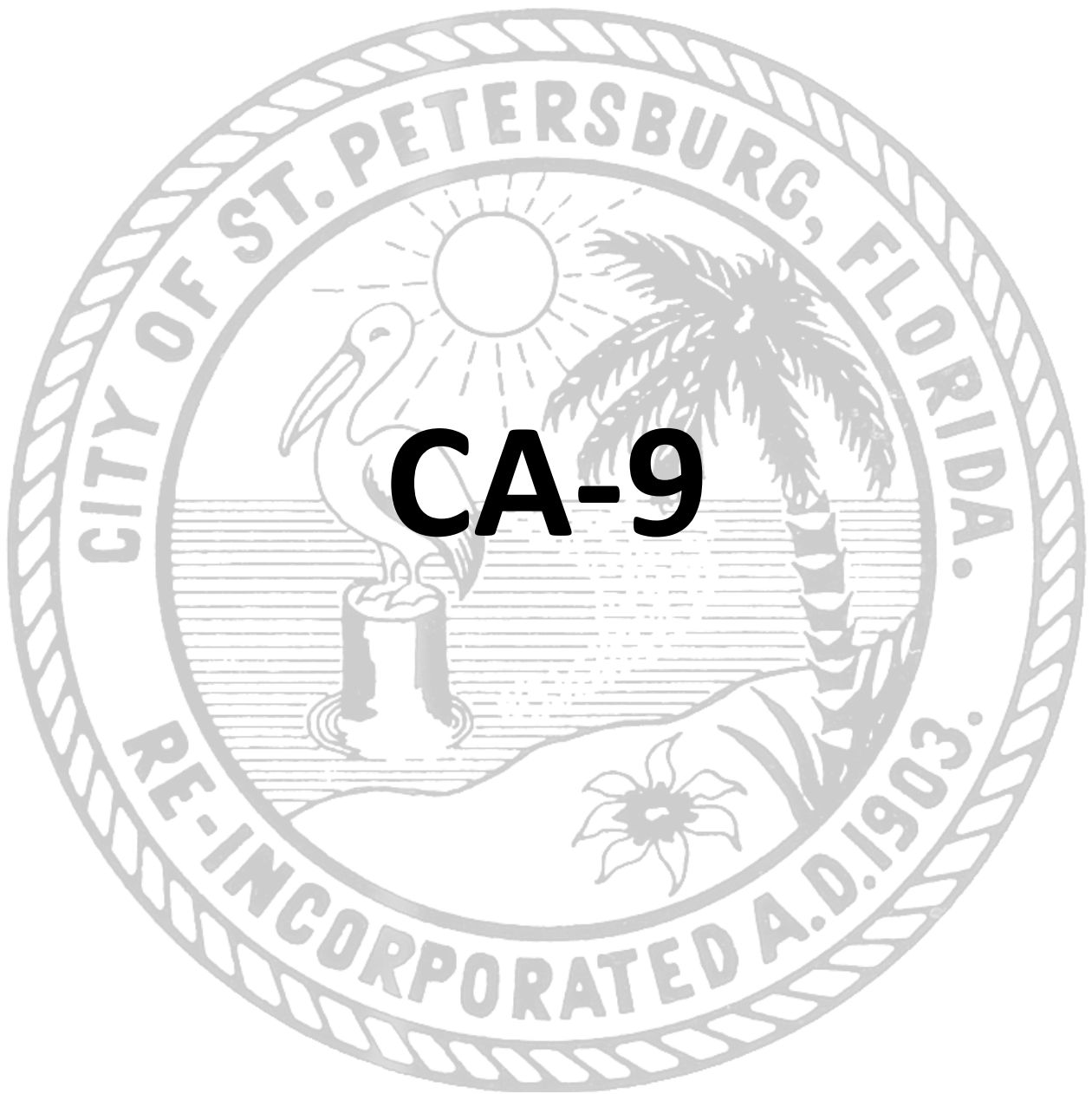
Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/MJR/meh

ec: Adam Iben - WRD

The following page(s) contain the backup material for Agenda Item: A Resolution approving the Third Amendment to the Architect/Engineering Agreement dated April 17, 2019 between the City of St. Petersburg, Florida, and Wade Trim, Inc. ("A/E"), as amended, for the A/E to provide continued project administration, continued Envision assessment, preconstruction services, activities during construction, and post construction activities for the NWWRF Water Reject Storage Tank Project in an amount not to exceed \$287,544; providing that the total contract amount shall not exceed \$932,137; authorizing the Mayor or his designee to execute the Third Amendment; and providing an effective date. (ECID Project No. 18103-111; Oracle No. 16396)
Please scroll down to view the backup material.



CA-9

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: A Resolution approving the Third Amendment to the Architect/Engineering Agreement dated April 17, 2019 between the City of St. Petersburg, Florida, and Wade Trim, Inc. (“A/E”), as amended, for the A/E to provide continued project administration, continued Envision assessment, preconstruction services, activities during construction, and post construction activities for the NWWRF Water Reject Storage Tank Project in an amount not to exceed \$287,544; providing that the total contract amount shall not exceed \$932,137; authorizing the Mayor or his designee to execute the Third Amendment; and providing an effective date. (ECID Project No. 18103-111; Oracle No.16396)

EXPLANATION: Reject water is defined as substandard reclaimed water, and the requirements for storage and treatment are established in Chapter 62-610 of the Florida Administrative Code (“FAC”).

The Northwest Water Reclamation Facility (“NWWRF”) has two existing 5MG reclaimed water storage tanks, one of which is currently committed to reject water storage, and the reject water from this tank can be conveyed to the headworks, filter, or chlorine contact structures for final treatment. Additional storage is required to meet Chapter 62-610 of the FAC.

This project will add two (2) 7.5 MG tanks with each tank being 200-ft diameter and a 32-ft water depth capacity and other yard piping and electrical ancillary components. Additionally, the project will comply with the requirements of the St. Petersburg City Code Chapter 2 Article 5 Division 5, Sustainability and Resiliency of City Facilities, as it relates to Envision.

The A/E will also coordinate with the team of consultants and Construction Manager at Risk (“CMAR”) who are actively designing other improvements at the NWWRF. This project will be implemented as a Construction Manager process.

On March 14, 2019, City Council approved an A/E Agreement between the City of St. Petersburg, Florida and Wade Trim, Inc. to furnish professional engineering services for the NWWRF Water Reject Storage Tank Project in the amount of \$139,840. The scope of services included project administration, preliminary engineering services, workshops, envision assessment, preliminary engineering report, public outreach, and additional services allowance. Public outreach assistance was included as a contingency but was undefined and not previously authorized.

On May 7, 2020, City Council approved the First Amendment to the A/E Agreement in the amount of \$504,753 to provide funding for continued project administration, continued envision assessment, final design, permitting, and additional services allowance, and defined previously funded public outreach services.

On July 1, 2021, Administration approved the Second Amendment to the A/E Agreement in the amount of \$30,690 (from the allowance) for final design services including continued project administration; ground improvements evaluation; property line revisions and landscaping, and additional permitting services.

The Third Amendment to the A/E Agreement in the amount of \$287,544 will provide funding for continued project administration, continued envision assessment, preconstruction activities (preconstruction meeting and submittal review), activities during construction (site visits, review requests for information and proposed change orders, substantial and final completion walkthroughs), post construction activities (record drawing development and permit closeout assistance), and an additional services allowance.

A/E Agreement, the First Amendment, Second Amendment, and Third Amendment include the following services and associated not to exceed costs respectively:

		Approved	Authorized
Agreement	Project Setup and Administration	\$ 14,060.00	\$ 14,060.00
	Preliminary Engineering Services	\$ 12,340.00	\$ 12,340.00
	Workshops	\$ 41,280.00	\$ 41,280.00
	Envision Assessment	\$ 13,490.00	\$ 13,490.00
	Preliminary Engineering Report	\$ 30,610.00	\$ 30,610.00
	Public Outreach	\$ 10,000.00	\$ 10,000.00
	Additional Services Allowance	\$ 18,060.00	
	Subtotal	<u>\$ 139,840.00</u>	<u>\$ 121,780.00</u>
First Amendment	Project Setup and Administration	\$ 75,410.00	\$ 75,410.00
	Envision Assessment	\$ 16,830.00	\$ 16,830.00
	Final Design	\$ 347,763.00	\$ 347,763.00
	Permitting	\$ 24,750.00	\$ 24,750.00
	Additional Services Allowance	\$ 40,000.00	
	Subtotal	<u>\$ 504,753.00</u>	<u>\$ 464,753.00</u>
Second Amendment	Owner Design Allowance		\$ 30,690.00
Third Amendment	Project Setup and Administration	\$ 85,140.00	(New)
	Envision Assessment	\$ 17,220.00	(New)
	Preconstruction Activities	\$ 29,639.00	(New)
	Activities During Construction	\$ 78,355.00	(New)
	Post Construction Activities	\$ 27,190.00	(New)
	Additional Services Allowance	\$ 50,000.00	(New)
	Subtotal	<u>\$ 287,544.00</u>	
		<u>\$ 932,137.00</u>	<u>\$ 586,533.00</u>

RECOMMENDATION: Administration recommends approving the Third Amendment to the Architect/Engineering Agreement dated April 17, 2019 between the City of St. Petersburg, Florida, and Wade Trim, Inc. (“A/E”), as amended, for the A/E to provide continued project administration, continued Envision assessment, preconstruction services, activities during construction, and post construction activities for the NWWRF Water Reject Storage Tank Project in an amount not to exceed \$287,544; providing that the total contract amount shall not exceed \$932,137; authorizing the Mayor or his designee to execute the Third Amendment; and providing an effective date. (ECID Project No. 18103-111; Oracle No.16396)

COST/FUNDING INFORMATION: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), WRF NW Reject Storage Tanks FY18 Project (16396).

ATTACHMENTS: Resolution
 Amended Appendices

RESOLUTION NO. 2021-_____

A RESOLUTION APPROVING THE THIRD AMENDMENT TO THE ARCHITECT/ENGINEERING AGREEMENT DATED APRIL 17, 2019 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND WADE TRIM, INC. (“A/E”), AS AMENDED, FOR THE A/E TO PROVIDE CONTINUED PROJECT ADMINISTRATION, CONTINUED ENVISION ASSESSMENT, PRECONSTRUCTION SERVICES, ACTIVITIES DURING CONSTRUCTION, AND POST CONSTRUCTION ACTIVITIES FOR THE NWWRF WATER REJECT STORAGE TANK PROJECT IN AN AMOUNT NOT TO EXCEED \$287,544; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$932,137; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE THIRD AMENDMENT; AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 18103-111; ORACLE NO.16396)

WHEREAS, on April 17, 2019, the City and Wade Trim, Inc. (“A/E”) executed an architect/engineering agreement for A/E to provide professional engineering services related to the NWWRF Water Reject Storage Tank Project (“Project”) in the amount of \$139,840; and

WHEREAS, City Council approved the First Amendment on May 7, 2020 to expand the scope of services to include project administration, preliminary engineering services, workshops, envision assessment, preliminary engineering report, public outreach related to the Project in an amount not to exceed \$504,753, (which amount includes allowances in the combined total amount of \$58,060); and

WHEREAS, Administration approved the Second Amendment on July 1, 2021, to amend the Agreement to expand the scope of the final design services including continued project administration; ground improvements evaluation; property line revisions and landscaping, and additional permitting services in an amount not to exceed \$30,690 (from the allowance); and

WHEREAS, Administration desires to enter into a Third Amendment for A/E to provide continued project administration, continued Envision assessment, preconstruction services (preconstruction meeting and submittal review), activities during construction (site visits, review requests for information and proposed change orders, substantial and final completion walkthroughs), and post construction activities (record drawing development and permit closeout assistance) related to the Project in an amount not to exceed \$287,544 (which amount includes a \$50,000 allowance).

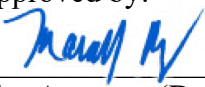
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a Third Amendment to the Architect/Engineering Agreement dated April 17, 2019 between the City of St. Petersburg, Florida, and Wade Trim, Inc. ("A/E") for A/E to provide continued project administration, continued Envision assessment, preconstruction services, activities during construction, and post construction activities for the NWWRF Water Reject Storage Tank Project in an amount not to exceed \$287,544 is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$932,137.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute a Third Amendment.

This resolution shall become effective immediately upon its adoption.

Approved by:



City Attorney (Designee)
00596293

**ATTACHMENT 2 TO APPENDIX A - SCOPE OF SERVICES
NORTHWEST WRF REJECT WATER STORAGE TANK
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 18103-111**

In addition to the services, activities, responsibilities and deliverables set forth in Appendix A, as amended, the A/E shall also provide the services, activities, responsibilities and deliverables set forth in this Attachment 2 to Appendix, as follows:

SCOPE OF SERVICES

TASK 1 – PROJECT SETUP AND ADMINISTRATION – ADDITIONAL SERVICES

The A/E will continue to provide the following:

1.4 PROJECT COORDINATION MEETINGS

The A/E will continue to provide the following:

During the Project, the A/E team will conduct brief internal bi-weekly coordination meetings to discuss the status of the Project activities, identify potential issues and review the scope, upcoming milestones and budget status.

1.5 PROJECT ADMINISTRATION

The A/E will continue to provide the following:

Project administration includes keeping organized files, consulting with the City at appropriate intervals, preparation and submittal of invoices and status reports on a monthly basis related to the changes. In addition, if requested, the A/E will meet and present to the City Council on the Project Status. This presentation will be provided to the City at no additional cost.

1.6 CMAR COORDINATION

The A/E will continue to provide the following:

The A/E will coordinate with the Construction Manager at Risk (CMAR) throughout the project construction phase to address general email correspondence and phone calls.

The A/E shall attend the CMAR's 1-hour monthly conference call during the construction phase estimated at 16 months. The A/E will review and provide input to meeting minutes and related documents prepared by CMAR. The A/E Senior Construction Engineer and Project Representative and up to two discipline leads will attend these meeting when required.

TASK 4 – ENVISION ASSESSMENT – ADDITIONAL SERVICES

The A/E will continue to provide the following:

4.3 ENVISION COORDINATION

The A/E will continue to provide the following:

It is understood that the Envision effort will be led by the City's Envision Assessment professional (Hazen and Sawyer). The A/E will coordinate with the City, CMAR and Envision Professional for the Reject Water Storage Tank project in the form of reviews of Envision related communications, response to Envision communications, and telecommunications. A/E has allowed for one (1) hour per week for general Envision coordination.

A/E Sustainability Professional will attend one (1) two hour Envision construction kick-off meeting with the City, CMAR's and Hazen and Sawyer. This meeting will be coordinated and run by Hazen and Sawyer.

TASK 9 – PRECONSTRUCTION SERVICES

9.1 PRECONSTRUCTION MEETING

The A/E shall attend one (2) two-hour CMAR's pre-construction conference. The A/E Project Manager, Senior Construction Engineer, and Project Representative will attend this meeting.

9.2 SUBMITTALS

The A/E will review and make recommendations to the City on the acceptability of the CMAR's Progress Schedule, Permits, and other Contract Specification submittals.

The A/E will receive and review CMAR's submittals and will return them within ten working days. The A/E's review will be for general conformance with the design concept and contract requirements. The A/E will prepare and maintain a log of submittals to include submittal number, subject, date received, reviewer, action taken and date returned. This log will be presented by the CMAR at each construction progress meeting, the A/E will review for accuracy and the log will be made a part of the minutes.

The A/E will review or take other appropriate action with respect to material and equipment submittals, shop drawings, samples and other data that the CMAR's is required to submit. Such reviews or other action will not extend to means, methods, techniques, sequences, or procedures of construction or safety program of the CMAR's. If during the shop drawing process, the CMAR's requests substitute materials and/or equipment, the A/E will provide a recommendation on the submittal to the City's Construction Manager upon request. If further evaluation is required, A/E will provide City's Construction Manager a change proposal estimating fee to complete the evaluation and make a recommendation.

The A/E is assuming not more than forty (40) individually numbered submittals not including resubmittals will be received during the Project. The average review anticipated is three (3) hours for each submittal. A/E assumes that approximately one-third or thirteen (13) submittals will be resubmitted one time by the CMAR and that the average review will be no more than two (2) man-hours for each re-submittal.

TASK 10 – ACTIVITIES DURING CONSTRUCTION

10.1 SITE VISITS

A/E shall provide the services of a part-time Senior Construction Engineer and Project Representative (PR) to observe the CMARs' work on-site during construction and make field observations, reviews and checks of the construction in progress, and the constructed work, materials and equipment for an average of eight hours per week for 6 month estimated construction period for the ground improvements. A/E shall also provide oversight of field staff by regular visits to the construction site, at intervals deemed appropriate, by qualified design and project management personnel.

A/E shall provide the services of qualified design and project management personnel to make visits to the site at times appropriate to the various stages of construction, as A/E deems necessary, to supplement the work of the Project Representative.

Based on observations of the PR, and information obtained during site visits, the A/E will endeavor to determine the CMAR's general compliance with the requirements of the Contract Documents. A/E shall keep the City and CMAR informed of the progress of the work and shall promptly report observed defects and deficiencies that are not in compliance.

Through on-site observations of the work in progress and field checks of materials and equipment by the A/E's PR, and site visits by design personnel, A/E will endeavor to identify defects and deficiencies in the work of the CMAR.

A/E shall not supervise, direct or have control over the CMAR's work nor shall A/E have authority over or responsibility for construction means, methods, techniques, sequences or procedures or for safety precautions or programs. Accordingly, A/E shall not guarantee the performance of the CMAR, and A/E shall not be responsible for the failure of the CMAR to perform the work in accordance with the Contract Documents.

10.2 REQUESTS FOR INFORMATION (RFI'S)

The A/E will receive and respond to CMAR's requests for clarification of the contract documents or design intent. The A/E will interpret the meaning of the contract documents and will provide required clarifications or explanations of the design intent and requirements. The A/E will also prepare and maintain a log of RFIs received, noting the date received, subject, resolution and date response was returned to the CMAR. These reviews and replies will be in writing and will be done expeditiously. The A/E estimates that ten (10) RFI's will be submitted by the CMAR for the Project, requiring an estimated average of three (3) man-hours per RFI to review and respond. Efforts related to RFI's in excess of these estimates or above the anticipated level of effort will be paid by the City. This log will be presented at each construction progress meeting and made a part of the minutes.

10.3 PROPOSED CHANGE REQUEST (PCR) / ALLOWANCE AUTHORIZATION RELEASE (AAR) / CHANGE ORDER REVIEW

The A/E will record the receipt of each PCR and monitor its' disposition. The A/E will assist the City in negotiations with the CMAR regarding the scope and cost of valid contract changes, including required construction sketches, diagrams, cost estimates, and such other items as may be required and submit them to the City for approval. The A/E will review and advise the City if cost and time estimates as submitted by the CMAR are fair and reasonable. Once the PCR is approved as a change, then A/E will prepare change order documents, obtain necessary signatures, and provide the documents to the City's Construction Manager.

The A/E estimates four (4) PCRs for the Project. The A/E estimates an average preparation, redesign, review, and processing effort of eight (8) man-hours per PCR for the Project. The A/E will maintain a log of change proposals, present the log at each construction progress meeting, and make the log a part of the minutes. If additional PCRs are required beyond the anticipated number estimated, the cost of the A/E's review services will be paid by the City.

The A/E will consult with the City and if necessary, recommend modifications to the Contract Documents when such revisions are required due to City request, design conflicts, or differing site conditions are encountered.

The A/E will prepare sketches as required to resolve differing site conditions encountered. The A/E estimates four (4) differing site conditions for the Project. The A/E estimates an average preparation, redesign, review, and processing effort of eight (8) man-hours per differing site conditions for the Project. The A/E will transmit to the CMAR's written clarification and interpretations of the drawings and specifications not affecting time and/or contract price. If required, the A/E will furnish within a reasonable time, in writing, additional instructions by means of drawings or otherwise as required for the proper execution of the work.

The A/E will evaluate actual field conditions as reported by the CMAR. The A/E'S evaluation will seek to establish whether a change in the work is required to accommodate existing conditions. The A/E will make recommendations to the City in writing at the conclusion of the evaluation.

The A/E will maintain a log of PCRs and change orders, present the log at each construction progress meeting, and make the log a part of the minutes.

The A/E estimates two (2) change orders for the Project. The A/E estimates an average preparation, redesign, review, and processing effort of fifteen (15) hours per change order for the Project. If claims are made by the CMAR that the City does not believe CMAR are entitled to, the A/E may provide support services for claims litigation as an additional service.

The A/E estimates up to four (4) AARs for the Project. The A/E estimates an average preparation, review, and process effort of eight (8) man-hours per AAR for the project.

10.4 PARTIAL PAYMENT APPLICATIONS

The A/E will, within five (5) days after receipt of each application for payment from the CMAR, provide written notice to the City recommending payment to the CMAR, or return the request to the CMAR providing written notice of the A/E's reason for disapproval. As part of the review and approval process, the A/E will ensure that record drawings are being kept updated and that appropriate releases of liens are submitted with the pay request. Upon receipt of the CMAR request for final payment, the A/E will inspect and, if acceptable, submit to the City its recommendation as to acceptance of the work and as to the final payment request of the CMAR. Verification of stored materials inventory by the Project Representative is considered a part of the pay application process.

10.5 SUBSTANTIAL COMPLETION WALKTHROUGH

The A/E will conduct one substantial completion site inspections to evaluate if the Project is substantially complete. The inspection will result in the preparation of a punch list to be delivered to the CMAR in writing for final completion. The A/E will provide a copy of the punch list to the City's Construction Manager in writing. Upon completion of the walkthrough and if applicable, the A/E will prepare recommendation of substantial completion to the City or provide the reasons for withholding substantial completion.

10.6 FINAL COMPLETION WALKTHROUGH

A/E will review preliminary punch list from the substantial completion walkthrough to verify completeness. A/E will conduct a final site walkthrough with the City and CMAR. Upon completion of the walkthrough the A/E will prepare recommendation of final completion to the City or provide the reasons for withholding final completion.

TASK 11 – POSTCONSTRUCTION ACTIVITIES

11.1 AS-BUILT DRAWINGS

A/E will review the CMAR's final as-built drawings for completeness and accuracy.

11.2 RECORD DRAWINGS

Once the CMAR's as-built drawings are accepted, the A/E will incorporate the as-built revisions into Building Information Model (BIM) to produce the Record Drawings. A/E will provide electronic sign and sealed Record Drawings to the City and CMAR. Electronic BIM model files will be in AutoCAD and Revit standard version, along with associated plot files.

11.3 PERMITTING

A/E will furnish copies of Record Drawings for Regulatory/Permitting Agencies to close out permits as required.

11.4 FINAL PAYMENT

A/E will receive final payment application, and review for completeness and accuracy. A/E will sign final payment application once all final punch list items have been completed by the CMAR.

DELIVERABLES

TASK 1 – PROJECT SETUP AND ADMINISTRATION – ADDITIONAL SERVICES

- Updated Project Schedule
- Monthly Invoices and status reports

TASK 9 – PRECONSTRUCTION ACTIVITIES

- Submittal Log
- Submittal Responses

TASK 10 – ACTIVITIES DURING CONSTRUCTION

- PCR Log
- PCR Responses
- AAR Log
- AAR Responses
- RFI Log
- RFI Responses
- Allowance Authorization Releases
- Change Orders
- Punch List
- Substantial Completion Recommendation
- Final Completion Recommendation

TASK 11 – POSTCONSTRUCTION ACTIVITIES

- Record Drawings, AutoCAD and Revit standard version
- Permit Closeout Documents/Clearances
- Final Payment Application and Change Order

PROJECT TEAM

The key A/E Project team members include the following staff:

- Jeff Lowe, Principal
- Chris High, Project Manager
- Steve Bupp, Quality Review Engineer (QC Engineer)
- Bill Harrington, Project Director
- Jim Gunther, Senior Construction Engineer
- Aljosa Mitrovic, Project Representative
- Travis Parsons, Project Engineer (Mechanical)
- Jim White, Lead Structural Engineer (Structural)
- Tim Palmer, Sustainability Professional (Envision)

End of Scope of Services

**ATTACHMENT 1 TO APPENDIX B – FEES AND COST
NORTHWEST WRF REJECT WATER STORAGE TANK
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 18103-111**


In addition to the fees and costs set forth in Amended Appendix B, the City shall pay the A/E from the Allowance, the fees and costs set forth in this Attachment 1 to Amended Appendix B, as follows:

	Additional Services			
TASK	LABOR COSTS	OTHER DIRECT COSTS*	SUB- CONSULTANT SERVICES	TOTAL COST
Scope of Services				
Task 1 – Project Setup and Administration - Additional Services	\$85,140			\$85,140
Task 4 – Envision - Additional Services	\$17,220			\$17,220
Task 9 – Preconstruction Activities	\$29,139	\$500		\$29,639
Task 10 – Activities During Construction	\$75,855	\$2,500		\$78,355
Task 11 – Postconstruction Activities	\$27,190			\$27,190
Owner's Allowance				\$50,000
Total	\$234,544	\$3,000		\$287,544

**ATTACHMENT 2 TO APPENDIX C - SCHEDULE
NORTHWEST WRF REJECT WATER STORAGE TANK
CITY OF ST. PETERSBURG, FLORIDA
PROJECT NO. 18103-111**

In addition to the schedule/milestones set forth in Appendix C, as amended, the A/E shall perform the Scope of Services set forth in Attachment 2 to Appendix C, in accordance with the following schedule/milestones:

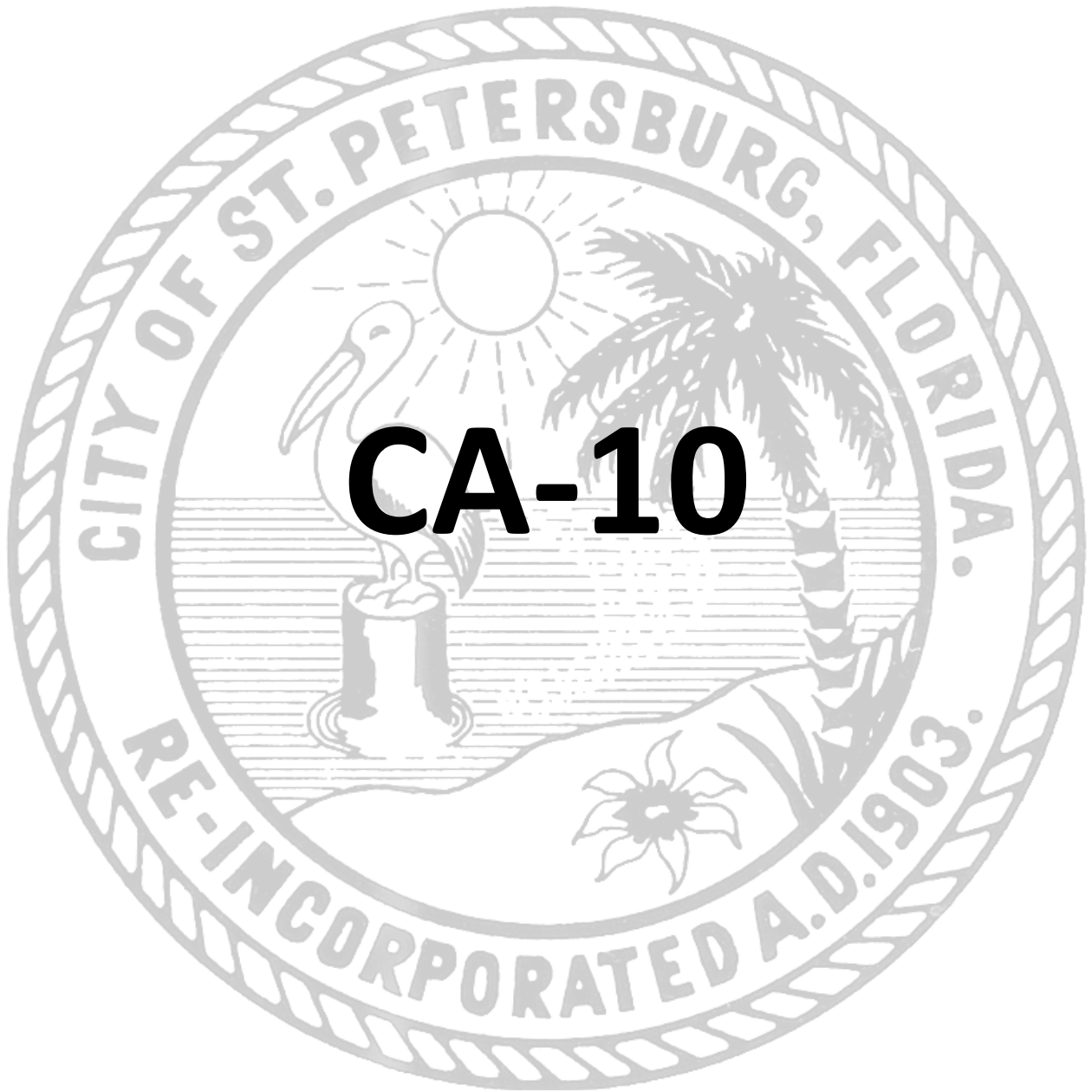
TASK NUMBER	TASK NAME	COMPLETION DATE
TASK 1	Project Administration	18 months from NTP for Construction
TASK 4	Envision	18 months from NTP for Construction
TASK 9	Preconstruction Activities	18 months from NTP for Construction
TASK 10	Activities During Construction	18 months from NTP for Construction
TASK 11	Postconstruction Activities	18 months from NTP for Construction

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					136293
Name:	Johnson, Sarah B	Request Date:	18-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Council - 12/2
Message:	18103-111 - Wade Trim - NWWRF Tanks - Amend 2
Supporting Documentation:	Wade Trim - NWWRF Reject Storage Tanks - Amend 3 - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	18-NOV-2021	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	18-NOV-2021	User Defined
2	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	19-NOV-2021	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	19-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to accept grant funding in the amount of \$3,036,659 from the U.S. Department of Housing and Urban Development (“HUD”); approving a supplemental appropriation in the amount of \$3,036,659 from the increase in the unappropriated balance of the HOME American Rescue Plan Fund (1116), resulting from these additional grant revenues, to the Housing and Community Development Department, Administration Division (082-1089); to execute all documents necessary for implementation of the grant; and providing an effective date. Please scroll down to view the backup material.



ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: A resolution authorizing the Mayor or his designee to accept grant funding in the amount of \$3,036,659 from the U.S. Department of Housing and Urban Development (“HUD”); approving a supplemental appropriation in the amount of \$3,036,659 from the increase in the unappropriated balance of the HOME American Rescue Plan Fund (1116), resulting from these additional grant revenues, to the Housing and Community Development Department, Administration Division (082-1089); to execute all documents necessary for implementation of the grant; and providing an effective date.

EXPLANATION: The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homeless and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocation in Fiscal Year 2021. On September 22, 2021, HUD forwarded a Grant Agreement to the City for a total amount of \$3,03,659.00 in HOME American Rescue Plan (“ARP”) funding. Administration is asking for authorization to accept the grant funding and return a signed Agreement to HUD.

Also, in September 2021, HUD published a notice, titled: “Requirements for the Use of Funds in the HOME – American Rescue Plan Program” which the City is encouraged to review to assist in developing its program. In accordance with the Notice, and the HOME American Rescue Plan (“ARP”) Grant Agreement, the City, as a next step, will need to hold workshops, and prepare a plan with strategies for the use and implementation of the grant funds which will then be submitted to City Council for review and approval. After approval by City Council the plan must be submitted to HUD for approval.

The workshops will explain that the Qualifying Populations to be assisted with HOME ARP Funds include the following:

1. Homeless
2. At risk of Homelessness
3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
4. Other Populations where providing supportive services or assistance would:
 - Prevent the family’s homelessness; or
 - Serve those with the Greatest Risk of Housing Instability

HOME-ARP Funding will also be used to assist Veterans and Families that include a Veteran Family Member that meets one of criteria for the qualifying populations described above. In addition, HOME-ARP states that funds must be used to primarily benefit the qualifying populations through the four eligible activities: (1) Tenant Based Rental Activity (“TBRA”), (2)

development and support of affordable housing, (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter (“NCS”) units.

HUD is requiring that:

- 100% of HOME-ARP funds used by a local jurisdiction for TBRA, supportive services, and acquisition and development of non-congregate shelter units must benefit individuals and families in qualifying populations.
- Not less than 70% of affordable rental housing units acquired, rehabilitated, or constructed with HOME-ARP funds by a local government must be occupied by households in the qualifying populations.
- Not more than 30 percent of the total number of rental units assisted with HOME-ARP funds by the local government to be restricted to households that are low-income as defined in 24 CFR 92.2 (“low-income households”) (80% AMI). These units may only be located in projects containing HOME-ARP units restricted for qualifying households.

In addition, as of the Federal Award Date, HUD has authorized that the City may use up to five percent (\$151,832.95) of its total award for administrative and planning in advance of approval of the plan to start the process of preparing it for submission to HUD. After HUD’s approval of the plan, additional funding in the amount of \$303,665.90 will be available for Administrative costs for a total of (\$455,498.85) or 15% of the grant award cost, and funding totaling \$2,581,160.15 will be available to be used for program activities.

The period of use of the HOME ARP funds begins on September 20, 2021 and runs through September 30, 2030. The City is required to maintain the HOME ARP funds in a separate interest-bearing account and must track any program income earned from the HOME ARP funds so that they can be subsequently used in the HOME Investment Partnership Program for eligible activities.

Administration is requesting a supplemental appropriation in the amount of \$3,036,659 in HOME American Rescue Plan funding from the increase in the unappropriated balance of the HOME American Rescue Plan Fund (1116) resulting from the grant funding.

RECOMMENDATION: The Administration recommends that City Council adopt a resolution authorizing the Mayor or his designee to accept grant funding in the amount of \$3,036,659 from the U.S. Department of Housing and Urban Development (“HUD”); approving a supplemental appropriation in the amount of \$3,036,659 from the increase in the unappropriated balance of the HOME American Rescue Plan Fund (1116), resulting from these additional grant revenues, to the Housing and Community Development Department, Administration Division (082-1089); to execute all documents necessary for implementation of the grant; and providing an effective date.

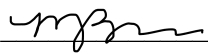
COST/FUNDING/ASSESSMENT INFORMATION: Revenues in the amount of \$3,036,659 will be received from the U.S. Department of Housing and Urban Development (“HUD”) and deposited into the HOME American Rescue Plan Fund (1116). Funds will be available after the approval of a supplemental appropriation in the amount of \$3,036,659 from the increase in the unappropriated balance of the HOME American Rescue Plan Fund (1116), resulting from these

additional grant revenues, to the Housing and Community Development Department Administration Division (082-1089).

Attachment: Grant Agreement (unsigned)
Resolution

APPROVALS:

Administration: Robert Gerdes

Budget: 

HOME ARP Grant Agreement

Title II of the Cranston-Gonzalez National Affordable Housing Act

Assistance Listings #14.239 – HOME Investment Partnerships Program

1. Grantee Name and Address St Petersburg Po Box 2842 Saint Petersburg, FL 33731-2842		2. Grant Number (Federal Award Identification Number (FAIN)) M21-MP120220																
		3a. Tax Identification Number 596000424	3b. Unique Entity Identifier (formerly DUNS) 167525885															
		4. Appropriation Number 861/50205	5. Budget Period Start and End Date FY 2021 – 09/30/2030															
6. Previous Obligation (Enter "0" for initial FY allocation)			\$0															
a. Formula Funds		\$																
7. Current Transaction (+ or -)			\$3,036,659.00															
a. Administrative and Planning Funds Available on Federal Award Date		\$151,832.95																
b. Balance of Administrative and Planning Funds		\$303,665.90																
c. Balance of Formula Funds		\$2,581,160.15																
8. Revised Obligation			\$															
a. Formula Funds		\$																
9. Special Conditions (check applicable box) <input type="checkbox"/> Not applicable <input type="checkbox"/> Attached		10. Federal Award Date (HUD Official's Signature Date) 09/20/2021																
11. Indirect Cost Rate* <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Administering Agency/Dept.</th> <th style="text-align: left; border-bottom: 1px solid black;">Indirect Cost Rate</th> <th style="text-align: left; border-bottom: 1px solid black;">Direct Cost Base</th> </tr> </thead> <tbody> <tr><td> </td><td> %</td><td> </td></tr> <tr><td> </td><td> %</td><td> </td></tr> <tr><td> </td><td> %</td><td> </td></tr> <tr><td> </td><td> %</td><td> </td></tr> </tbody> </table>		Administering Agency/Dept.	Indirect Cost Rate	Direct Cost Base		%			%			%			%		12. Period of Performance Date in Box #10 - 09/30/2030 <small>* If funding assistance will be used for payment of indirect costs pursuant to 2 CFR 200, Subpart E-Cost Principles, provide the name of the department/agency, its indirect cost rate (including if the de minimis rate is charged per 2 § CFR 200.414), and the direct cost base to which the rate will be applied. Do not include cost rates for subrecipients.</small>	
Administering Agency/Dept.	Indirect Cost Rate	Direct Cost Base																
	%																	
	%																	
	%																	
	%																	
<p>The HOME-ARP Grant Agreement (the "Agreement") between the Department of Housing and Urban Development (HUD) and the Grantee is made pursuant to the authority of the HOME Investment Partnerships Act (42 U.S.C. 12701 et seq.) and Section 3205 of the American Rescue Plan (P.L. 117-2) (ARP). HUD regulations at 24 CFR part 92 (as may be amended from time to time), the CPD Notice entitled "Requirements for the Use of Funds in the HOME-American Rescue Plan Program" (HOME-ARP Implementation Notice), the Grantee's HOME-ARP allocation plan (as of the date of HUD's approval), and this HOME-ARP Grant Agreement, form HUD-40093a, including any special conditions (in accordance with 2 CFR 200.208), constitute part of this Agreement. HUD's payment of funds under this Agreement is subject to the Grantee's compliance with HUD's electronic funds transfer and information reporting procedures issued pursuant to 24 CFR 92.502 and the HOME-ARP Implementation Notice. To the extent authorized by HUD regulations at 24 CFR part 92, HUD may, by its execution of an amendment, deobligate funds previously awarded to the Grantee without the Grantee's execution of the amendment or other consent. The Grantee agrees that funds invested in HOME-ARP activities under the HOME-ARP Implementation Notice are repayable in accordance with the requirements of the HOME-ARP Implementation Notice. The Grantee agrees to assume all of the responsibility for environmental review, decision making, and actions, as specified and required in regulation at 24 CFR 92.352 and 24 CFR Part 58, as well as the HOME-ARP Implementation Notice.</p> <p>The Grantee must comply with the applicable requirements at 2 CFR part 200, as amended, that are incorporated by the program regulations and the HOME-ARP Implementation Notice, as may be amended from time to time. Where any previous or future amendments to 2 CFR part 200 replace or renumber sections of part 200 that are cited specifically in the program regulations or HOME-ARP Implementation Notice, activities carried out under the grant after the effective date of the 2 CFR part 200 amendments will be governed by the 2 CFR part 200 requirements, as replaced or renumbered by the part 200 amendments.</p> <p>The Grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Universal Numbering System and System for Award Management (SAM) requirements in Appendix I to 2 CFR part 200, and the Federal Funding Accountability and Transparency Act (FFATA) in Appendix A to 2 CFR part 170.</p> <p>Funds remaining in the grantee's Treasury account after the end of the budget period will be cancelled and thereafter not available for obligation or expenditure for any purpose. Per 31 U.S.C. 1552, the Grantee shall not incur any obligations to be paid with such assistance after the end of the Budget Period.</p>																		
13. For the U.S. Department of HUD (Name and Title of Authorized Official) Lisa A. Hill, CPD Director		14. Signature <div style="text-align: center;">x</div>	15. Date 9/20/2021															
16. For the Grantee (Name and Title of Authorized Official)		17. Signature <div style="text-align: center;">x</div>	18. Date / /															
19. Check one: <input checked="" type="checkbox"/> Initial Agreement <input type="checkbox"/> Amendment #																		
20. Funding Information: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%;"><u>Source of Funds</u></td> <td style="width:20%;"><u>Appropriation Code</u></td> <td style="width:20%;"><u>PAS Code</u></td> <td style="width:40%;"><u>Amount</u></td> </tr> <tr> <td>2021</td> <td>861/50205</td> <td>HMX</td> <td>\$3,036,659.00</td> </tr> </table>				<u>Source of Funds</u>	<u>Appropriation Code</u>	<u>PAS Code</u>	<u>Amount</u>	2021	861/50205	HMX	\$3,036,659.00							
<u>Source of Funds</u>	<u>Appropriation Code</u>	<u>PAS Code</u>	<u>Amount</u>															
2021	861/50205	HMX	\$3,036,659.00															

21. Additional Requirements: These additional requirements are attached and incorporated into this Agreement. The Grantee agrees to these additional requirements on the use of the funds in 7., as may be amended from time to time by the Secretary.

- a) As of the Federal Award Date, the Grantee may use up to the amount identified in 7.a. of this Agreement for eligible administrative and planning costs in accordance with the HOME-ARP Implementation Notice.
- b) Until the date of HUD's acceptance of the Grantee's HOME-ARP allocation plan, the Grantee agrees that it will not obligate or expend any funds for non-administrative and planning costs, in accordance with the HOME-ARP Implementation Notice.
- c) In accordance with the HOME-ARP Implementation Notice, as of the date of acceptance by HUD of the Grantee's HOME-ARP allocation plan, HUD shall make the amount identified in line 7. of this Agreement available to the Grantee.
- d) If the Grantee does not submit a HOME-ARP allocation plan or if the Grantee's HOME-ARP allocation plan is not accepted within a reasonable period of time, as determined by HUD, the Grantee agrees that all costs incurred and HOME-ARP funds expended by the Grantee will be ineligible costs and will be repaid with non-Federal funds.

22. Special Conditions

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT GRANT FUNDING IN THE AMOUNT OF \$3,036,659 FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$3,036,659 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE HOME AMERICAN RESCUE PLAN FUND (1116), RESULTING FROM THESE ADDITIONAL GRANT REVENUES, TO THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, ADMINISTRATION DIVISION (082-1089); TO EXECUTE ALL DOCUMENTS NECESSARY FOR IMPLEMENTATION OF THE GRANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocation in Fiscal Year 2021; and

WHEREAS, on September 13, 2021, The U.S. Department of Housing and Urban Development (“HUD”) published a notice titled: “Requirements for the Use of Funds in the HOME – American Rescue Plan” (“ARP”) program which the City is encouraged to review to assist in developing its program; and

WHEREAS, in accordance with the Notice, and the HOME ARP Grant Agreement, the City has to prepare a plan with strategies for the use and implementation of the grant funds which has to be approved by City Council and forwarded to HUD for its approval; and

WHEREAS, HUD has approved that the City may use up to five percent (\$151,832.95) of its overall funding to start the process of preparing and finalizing a plan for submission to HUD; and

WHEREAS, once the City’s HOME-ARP Allocation Plan is approved by HUD, the City will have use of \$303,665.90 in additional administrative funding and \$2,581,160.15 in program funding; and

WHEREAS, the Qualifying Populations to be assisted with HOME ARP Funds include the following:

- Homeless
- Those who are at risk of Homelessness
- Those who are Fleeing, or Attempting to Flee, Domestic Violence, Sexual Assault, Stalking, or Human Trafficking
- Other Populations where providing supportive services or assistance would prevent the family’s homelessness or serve those with the greatest risk of housing instability.

WHEREAS, HOME ARP Funding will be used to assist Veterans and Families that include a Veteran Family Member that meets the criteria for one of the qualifying populations described above. In addition, ARP states that funds must be used to primarily benefit the qualifying populations through

the four eligible activities: (i) Tenant Based Rental Assistance, (ii) development and support of affordable housing, (iii) provision of supportive services; and (iv) acquisition and development of non-congregate shelter (“NCS”) units; and

WHEREAS, HUD is requiring that (i) 100% of HOME ARP funds used by a local jurisdiction for TBRA, supportive services, and acquisition and development of non-congregate shelter units must benefit individuals and families in qualifying populations, (ii) not less than 70% of affordable rental housing units acquired, rehabilitated, or constructed with HOME-ARP funds by a local government must be occupied by households in the qualifying populations, and (iii) not more than 30 percent of the total number of rental units assisted with HOME-ARP funds by the local government to be restricted to households that are low-income as defined in 24 CFR 92.2 (“low-income households”) (80% AMI). These units may only be located in projects containing HOME-ARP units restricted for qualifying households; and

WHEREAS, the period of use of the HOME-ARP funds begins on September 20, 2021, and runs through September 30, 2030; and

WHEREAS, to start the HOME-ARP program process, Administration is requesting a supplemental appropriation of \$3,036,659 in HUD funding from the increase in the unappropriated balance of the HOME American Rescue Plan Fund (1116) resulting from the grant revenue to fund the program; and

NOW THEREFORE, BE IT RESOLVED, BY THE City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is hereby authorized to accept the grant funding in the amount of \$3,036,659 from the U.S. Department of Housing and Urban Development.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the HOME American Rescue Plan Fund (1116), resulting from these additional grant revenues, the following supplemental appropriation for FY 22.

<u>HOME American Rescue Plan Fund (1116)</u>	
Housing and Community Development Department	
Administration Division (082-1089)	\$3,036,659

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary for implementation of the grant.

This resolution shall become effective immediately upon its adoption.

Approvals:

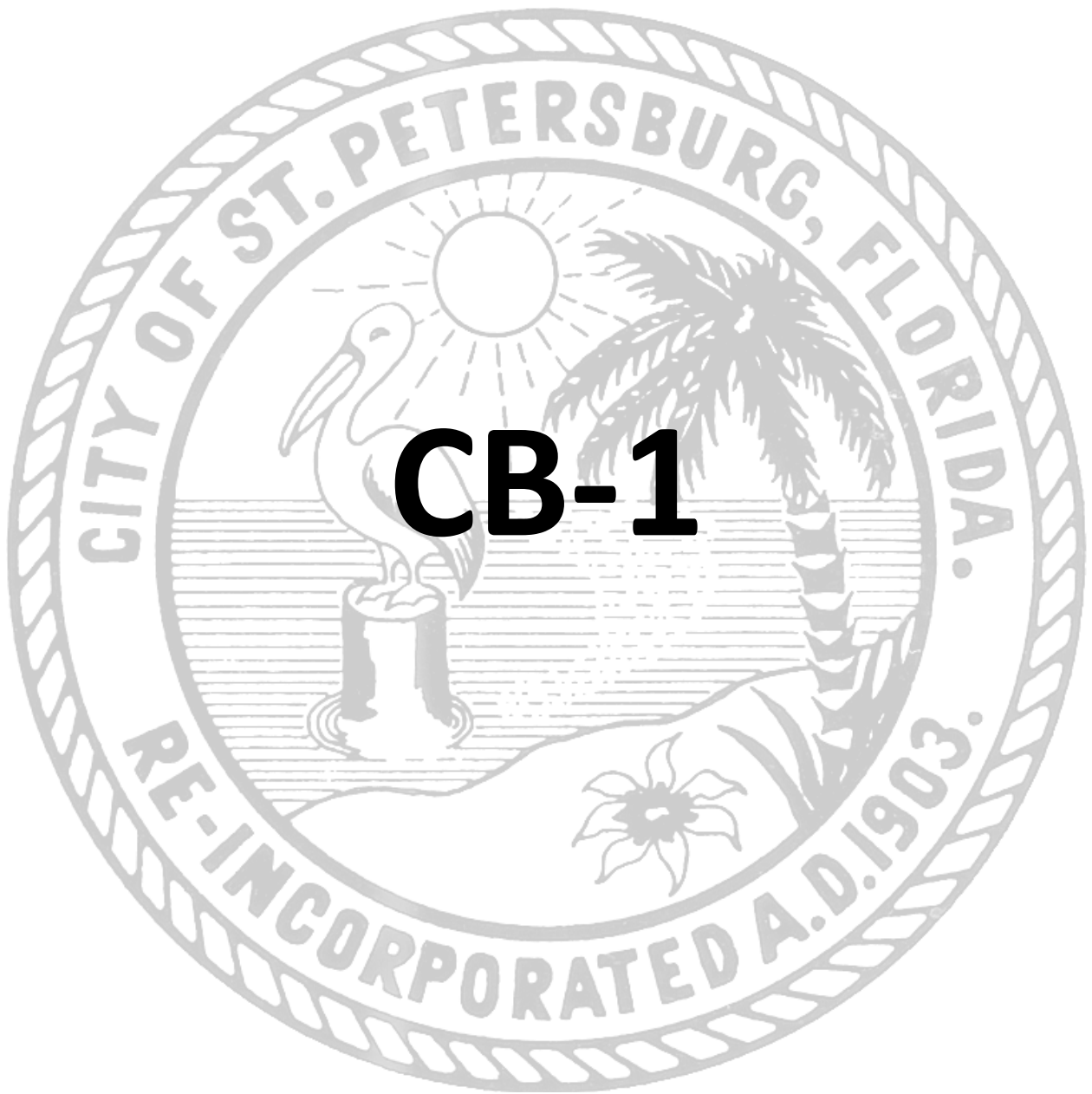
Legal: /s/Bradley Tennant

Administration: Robert Gerdes

Budget: E Makofsky

00596205.doc v1

The following page(s) contain the backup material for Agenda Item: Approving the purchase of 15 unmarked four-door hybrid sedans vehicles from Alan Jay Ford Lincoln-Mercury, Inc., for the Fleet Management Department, at a total cost of \$429,960.
Please scroll down to view the backup material.



CB-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving the purchase of 15 unmarked four-door hybrid sedans vehicles from Alan Jay Ford Lincoln-Mercury, Inc., for the Fleet Management Department, at a total cost of \$429,960.

Explanation: This purchase is being made from the Sourcewell Contract No. 120716-NAF & 060920-NAF.

The vendor will furnish and deliver fifteen replacement Camry four-door hybrid sedans. The vehicles will be equipped with a 2.5-liter engine, a (CVT) transmission and a hybrid electric motor.

The 15 replacement vehicles will be assigned to the Police Department. The new vehicles are replacing units that are five to seven years old. The replacement vehicles have reached the end of their economic useful life and will be sold at public auction (See Price History and Purchase Summary.) These vehicles will be assigned to the Police Department and the replaced units will be sold at public auction.

This purchase is aligned with the City Green Fleet initiatives as the policy relates to public service, emergency response, officer duty and safety requirements.

The Procurement and Supply Management Department, in cooperation with the Fleet Management Department and the Office of Sustainability, recommends an award utilizing Sourcewell Contract No. 120716-NAF & 060920-NAF:

Alan Jay Ford Lincoln-Mercury, Inc. (Sebring).....\$429,960

2022 Toyota Camry Hybrid SE 15 EA @ \$28,664 \$429,960

The vendor has met the specifications, terms and conditions of the Sourcewell Contract No. 120716-NAF & 060920-NAF, effective through January 17, 2022. This purchase is made in accordance with Section 2-219 (b) of the Procurement Code, which authorizes the Mayor, or his designee, to utilize competitively bid contracts of other governmental entities.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Equipment Replacement Fund (5002), Fleet Management Department, Fleet Mechanical Costs Division (800-2527).

Attachments: Price History
Purchase Summary
Resolution

Price History
FY22 Police Package

Item	Description	2015	2016	Pricing		2019	2020	2021	2022	+ / -
				2017	2018					
1	Sedan, Toyota Camry Hybrid					\$ 29,015	\$ 29,097	\$ 29,934	\$ 28,664	0%

Purchase Summary Environmental Products
FY22 Police Package

Item	Description	Qty	Using Department	Purpose	Replacement or Addition	Years	
						Age	Life Cycle
1	Sedan, Toyota Camry Hybrid	15	Police	Used by police dectives	Replacement	5-7	5-7
		<hr/> 15					

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF 15 (FIFTEEN) UNMARKED FOUR-DOOR HYBRID SEDAN VEHICLES FROM ALAN JAY FORD LINCOLN MERCURY INC. FOR THE FLEET MANAGEMENT DEPARTMENT AT A TOTAL COST OF \$429,960 UTILIZING SOURCEWELL CONTRACT NOS. 120716-NAF AND 060920-NAF; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase 15 (fifteen) unmarked four-door hybrid sedans vehicles from Alan Jay Ford Lincoln Mercury Inc. at a total cost of \$429,960 to replace 15 vehicles that reached the end of their useful life; and

WHEREAS, pursuant to Section 2-219(b) of the City Code, the Mayor or his designee is authorized to utilize competitively bid contracts of other government entities; and

WHEREAS, Alan Jay Ford Lincoln Mercury Inc. has met the specification, terms, and conditions of Sourcewell Contract Nos. 120716-NAF and 060920-NAF; and


WHEREAS, the Procurement and Supply Management Department in cooperation with the Fleet Management Department and Sustainability and Resiliency Department recommends approval of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the purchase of 15 (fifteen) unmarked four-door hybrid sedans vehicles from Alan Jay Ford Lincoln Mercury Inc. for the Fleet Management Department at a total cost of \$429,960 utilizing Sourcewell Contract Nos. 120716-NAF and 060920-NAF is hereby approved.


BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:



City Attorney (Designee)
00596351

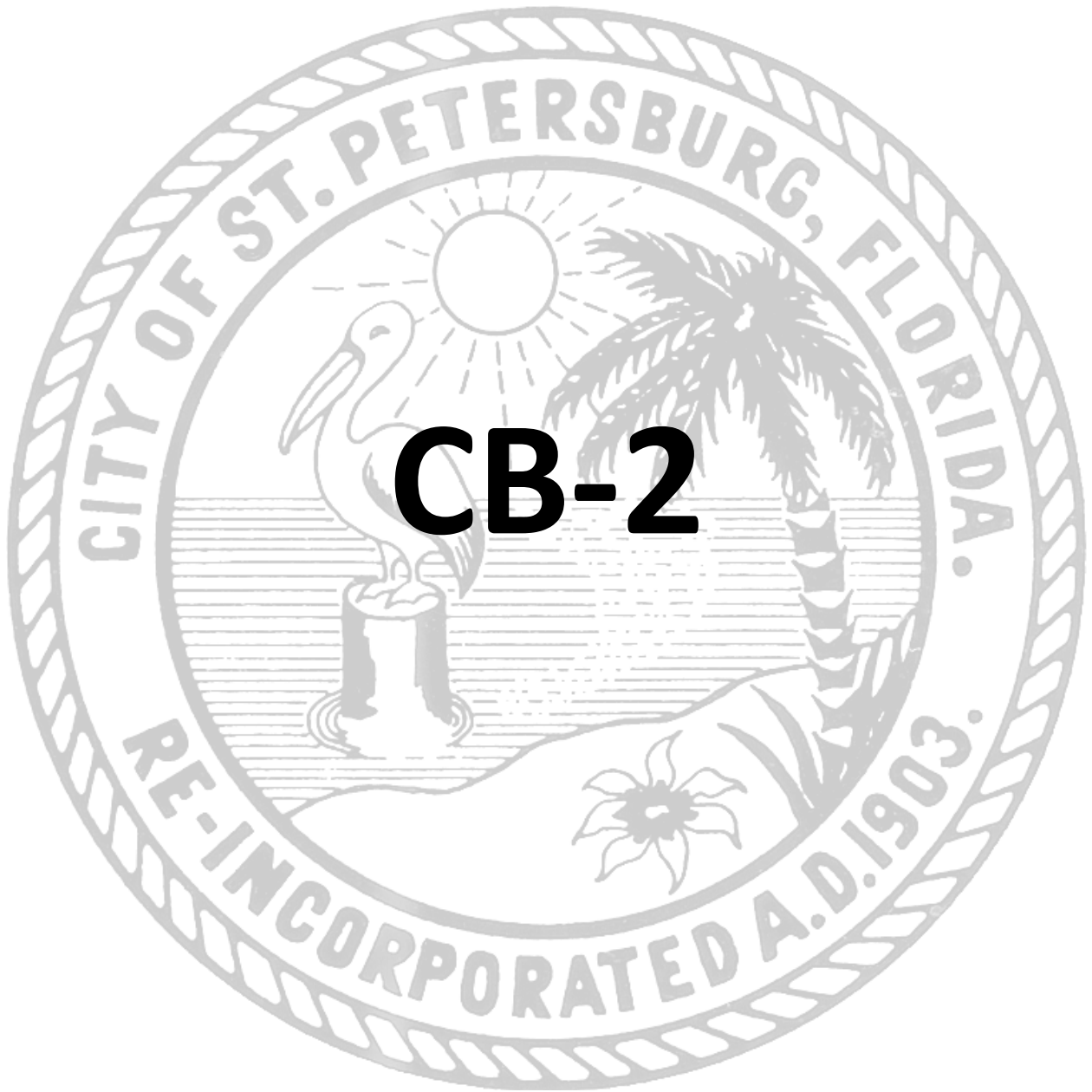
 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					135290
Name:	Pocengal, Nicholas W	Request Date:	10-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Camry Hybrids (15), December 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Camry Hybrids (15), scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	070-06 Vehicles, Camry Hybrid (15) - Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	10-NOV-2021	
1	McKee, Stacey Pevzner	Stanford, Lance N	APPROVE	12-NOV-2021	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	15-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Approving a renewal of an annual service agreement with Intergraph Corporation dba Hexagon Safety & Infrastructure, a sole source supplier, for records management and computer-aided dispatch (CAD) software applications, for the Police Department, at a total cost of \$332,374.92.

Please scroll down to view the backup material.



CB-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving a renewal of an annual service agreement with Intergraph Corporation dba Hexagon Safety & Infrastructure, a sole source supplier, for records management and computer-aided dispatch (CAD) software applications, for the Police Department, at a total cost of \$332,374.92.

Explanation: The Police Department utilizes the Intergraph software for its CAD, mobile, and records management systems (RMS). The CAD system is used by the Police Department's Communication Center to dispatch officers to calls for service. Mobile is the application used by the officers to receive service calls and is also used to track global positioning system (GPS) location data to return to the CAD system. RMS is used by the officers to write incident reports and is also used for case management tracking.

Since the implementation of the Hexagon software in 2005, the vendor has provided maintenance and support services for the Intergraph database to include 24 hours a day, seven days a week support, technology upgrades, program fixes and issue escalation management for all Intergraph products. This service has been provided pursuant to an Agreement for maintenance and support that was executed in 2005 and has been renewed on an annual basis

Because Intergraph Corporation dba Hexagon Safety & Infrastructure, is the only provider of support for this proprietary system, a sole source procurement is recommended for renewal of this maintenance and support agreement.

The Procurement and Supply Management Department, in cooperation with the Police Department, recommends:

Intergraph Corporation dba Hexagon Safety & Infrastructure (Madison, AL) \$332,374.92

This purchase is made in accordance with Section 2-212 (a)(1) of the Procurement Code, which authorizes the use of sole source procurement when a supply or service is available from only one source.

The service agreement will be effective from January 1, 2022, through December 31, 2022.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001); Police Department, Information & Technology Division (140-1401).

Attachments: Sole Source
Resolution



-- City of St. Petersburg Authorization Request --

General Authorization

Request #

130087

Name:	Watkins, Mary A	Request Date:	07-OCT-2021	Status:	APPROVED
-------	-----------------	---------------	-------------	---------	----------

Authorization Request

Subject:	Hexagon (Intergraph) Sole Source
Message:	Please approve the 2022 sole source document for the maintenance & support for the Intergraph applications.
Supporting Documentation:	Hexagon Sole Source 2022.docx

	Approver	Completed By	Response	Response Date	Type
0	Watkins, Mary A		SUBMITTED	07-OCT-2021	
1	McDonald, Michael L	McDonald, Michael L	APPROVE	07-OCT-2021	User Defined
2	Dewar, Karen M	Dewar, Karen M	APPROVE	07-OCT-2021	User Defined
3	Ross, Fredrick Brandon	Ross, Fredrick Brandon	APPROVE	08-OCT-2021	User Defined

RESOLUTION NO. 2021-_____

A RESOLUTION REGARDING THE AGREEMENTS BETWEEN THE CITY AND INTERGRAPH CORPORATION D/B/A HEXAGON SAFETY & INFRASTRUCTURE FOR THE POLICE DEPARTMENT'S INTERGRAPH SOFTWARE; APPROVING RENEWAL OF THE 2005 AGREEMENT FOR MAINTENANCE AND SUPPORT FOR CALENDAR YEAR 2022 WITH AN INCREASE TO THE CONTRACT PRICE IN THE AMOUNT OF \$332,374.92 FOR THAT RENEWAL PERIOD; AUTHORIZING EXECUTION OF ANY DOCUMENT NEEDED TO EFFECTUATE THOSE APPROVALS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to a series of agreements between the City of St. Petersburg, Florida (the "City") and Intergraph Corporation d/b/a Hexagon Safety & Infrastructure ("Intergraph") beginning in 2005 (each an "Agreement"), the City's Police Department has used Intergraph software and interfaces for police dispatch and records management systems (collectively, the "System"); and

WHEREAS, since the original implementation of the System, Intergraph has provided maintenance and support for the System pursuant to a 2005 Agreement that has been renewed by the City and Intergraph on an annual basis (the "Maintenance Agreement"); and

WHEREAS, Administration desires to renew the Maintenance Agreement for Intergraph to provide maintenance and support services for the System at a total contract price in the amount of \$332,374.92 for an annual renewal term for calendar year 2022; and


WHEREAS, the Procurement & Supply Management Department in cooperation with the Police Department, recommends approval of this resolution, and City Council supports that recommendation.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida, hereby approves renewal of the Maintenance Agreement for calendar year 2022 along with an increase in the contract price in the amount of \$332,374.92 for that renewal period.


BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized to execute all documents necessary or appropriate to effectuate the approval above.

This resolution will become effective immediately upon adoption.

Approved as to form and content:



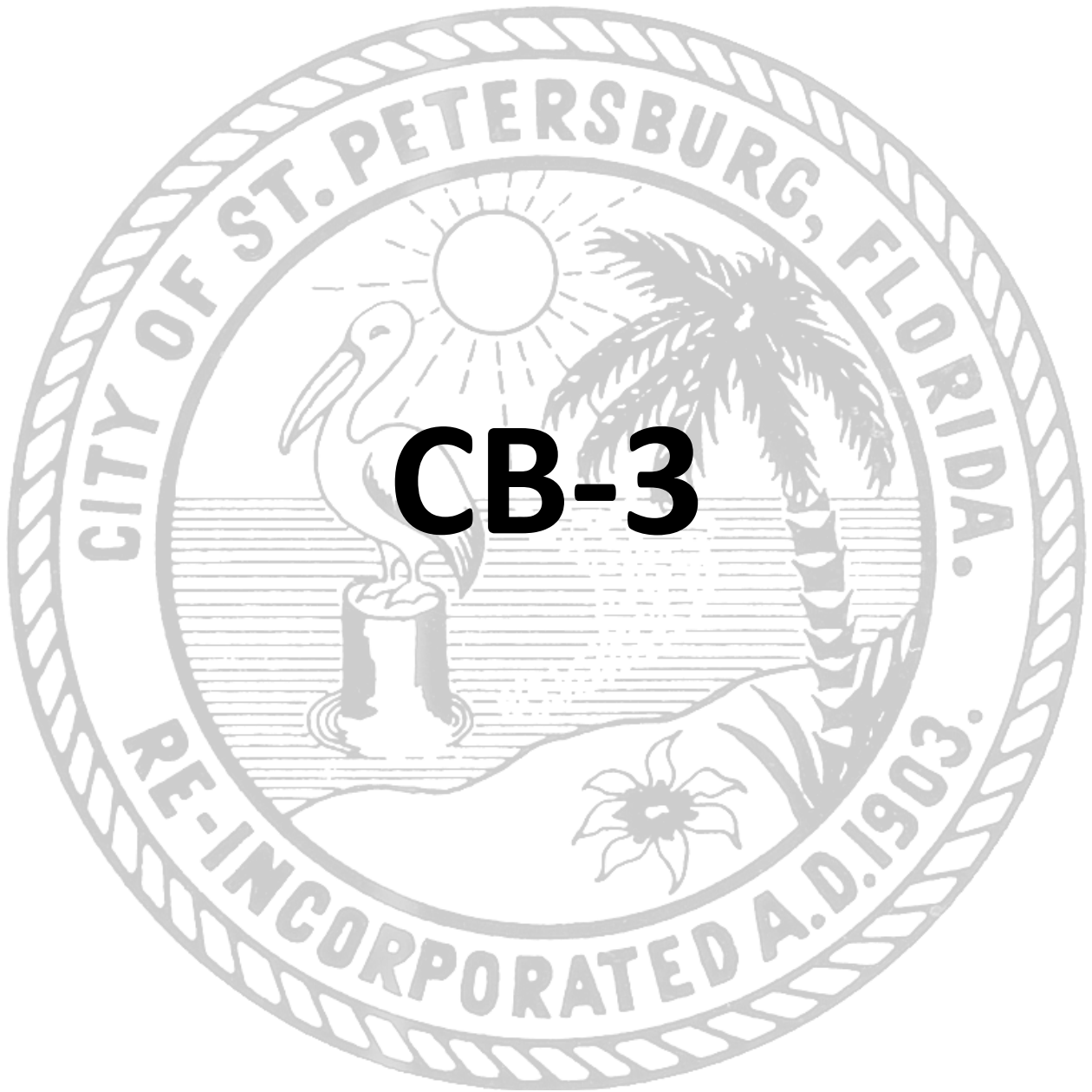
City Attorney (Designee)

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					135259
Name:	Pocengal, Nicholas W	Request Date:	10-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Software Maint, Intergraph Corp, Dec 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Software Maintenance, Intergraph Corporation, scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	920-45 Software Maintenance, Intergraph, December 2, 2021 - Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	10-NOV-2021	
1	Stanford, Lance N	Wahl, Margaret Brown	APPROVE	10-NOV-2021	User Defined
2	McDonald, Michael L	McDonald, Michael L	APPROVE	10-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the purchase of eight transit vans from Alan Jay Ford Lincoln Mercury Inc., for the Fleet Management Department, at a total cost of \$328,457.
Please scroll down to view the backup material.



CB-3

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving the purchase of eight transit vans from Alan Jay Ford Lincoln Mercury Inc., for the Fleet Management Department, at a total cost of \$328,457.

Explanation: This purchase is being made from Sourcewell Contract No. 120716-NAF and 060920-NAF.

The vendor will furnish and deliver eight new cargo vans. The vehicles will include a low roof, tow package, and rear sensing system. These vehicles will be utilized by the Water Resources, Parks and Recreation, and Stormwater, Pavement and Traffic Operations departments.

The purchase includes seven replacement vehicles and one new vehicle. The replacement vehicles are seven to ten years old with a life expectancy of seven to ten years. The replacement vehicles have reached the end of their economic useful life and will be sold at public auction (See Purchase Summary and Price History)

This purchase was evaluated and is aligned with the City Green Fleet initiatives; and is balanced to meet specific department mission parameters for towing, bed length, and crew requirements. The Fleet Management Department translates each department's mission requirements to the manufacture based off of the purchasing contract. Many of these department needs such as 4-wheel drive, higher than standard towing, specific crew requirements, extra electrical requirements such as lighting, winch, or lift gate, possibly eliminates Fleet Management from selecting a hybrid option. In addition, the city is purchasing units with consideration to substantially longer than normal build or delivery times and the City's need to meet mission support requirements

The City only uses cooperatively-bid contracts for procurement. Each selected purchase is evaluated on a truck-by-truck, case-by-case, year-by-year basis using the City's Green Fleet lens for "greenest" option available for the purchase year.

These vans are all equipped with a 3.5L V6, designed port-fuel, direct-injection engine, and a 10-speed transmission. There are no hybrid or electric vehicle (EV) in this class yet available.

The Procurement and Supply Management Department, in cooperation with the Fleet Management Department and the Office of Sustainability recommends utilizing Sourcewell Contract No. 120716-NAF and 060920-NAF.

Alan Jay Ford Lincoln Mercury Inc. (Sebring, FL) \$328,457

2022 Ford Transit T-150 Cargo Van, Low Roof	1	EA @	34,373	\$34,373
2022 Ford Transit T-250 Cargo Van, Med Roof,	3	EA @	36,301	108,903
2022 Ford Transit T-350 XL Med Roof 15 Passenger	2	EA @	40,029	80,058
2022 Ford Transit T-350HD Cargo Van High Roof	1	EA @	44,929	44,929
2022 Ford Transit T-350, ADA Passenger accessibility	1	EA @	60,194	<u>60,194</u>
				\$328,457

The vendor has met the specifications, terms, and conditions of Sourcewell Contract No. 120716-NAF and 060920-NAF, effective through January 17, 2022. This purchase is made in accordance with Section 2-219 (b) of the City Code which authorizes the Mayor or his designee to purchase supplies from competitively bid contracts of other government entities.

Cost/Funding/Assessment Information Funds have been previously appropriated in Equipment Replacement Fund (5002), Fleet Management Department, Fleet Mechanical Costs Division (800-2527), Stormwater Equipment Replacement Fund (4017), Fleet Management Department, Fleet Mechanical Costs Division (800-2527), and in the Water Resources Operating Fund (4001), Water Resources Department, Technical Support Division (420-2049).

Attachments: Price History
Purchase Summary
Resolution

Price History
070-06 Vehicle, Van Transit (10)

FY22 Fleet Purchase

Item	Description	2016	2017	2018	2019	2020	2021	2022	+ / -
1	Ford Transit Connect Cargo T-150	-	-	-	\$ 29,107	\$ 22,168	-	\$ 34,373	36%
2	Ford Transit Connect Cargo T-250	-	-	\$ 28,440	-	-	-	\$ 36,301	22%
3	Ford Transit Connect Cargo T-350	-	-	-	-	-	\$ -	\$ 44,929	100%

Purchase Summary
070-06 Vehicle, Van Transit (10)

FY22 Fleet Purchase

Item	Description	Using Department	Purpose	Net New	Replacements
1	Ford Transit Connect Cargo Vans	Parks and Rec (6), Water Resources (1) SPTO (1)	Used to transport personnel to and from job sites and/or to mission critical response calls . Connect Cargo Vans are used to haul tools, equipment and other operational specfic materials.	1	9
				1	9
				TOTAL	10

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE OF 8 (EIGHT) TRANSIT VANS FROM ALAN JAY FORD LINCOLN MERCURY INC. FOR THE FLEET MANAGEMENT DEPARTMENT AT A TOTAL COST OF \$328,457; UTILIZING SOURCEWELL CONTRACT NOS. 120716-NAF AND 060920-NAF; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase 8 (eight) transit vans from Alan Jay Ford Lincoln Mercury Inc. at a total cost of \$328,457 (the "Purchase"); and

WHEREAS, pursuant to Section 2-219(b) of the City Code, the Mayor or his designee is authorized to utilize competitively bid contracts of other government entities; and

WHEREAS, Alan Jay Ford Lincoln Mercury Inc. has met the specification, terms, and conditions of Sourcewell Contract Nos. 120716-NAF and 060920-NAF; and

WHEREAS, the Purchase was evaluated and is aligned with the City's Green Fleet initiatives; and

WHEREAS, the Procurement and Supply Management Department in cooperation with the Fleet Management Department and the Office of Sustainability recommends approval of this resolution.


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the purchase of 8 (eight) transit vans from Alan Jay Ford Lincoln Mercury Inc. for the Fleet Management Department at a total cost of \$328,457 utilizing Sourcewell Contract Nos. 120716-NAF and 060920-NAF is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

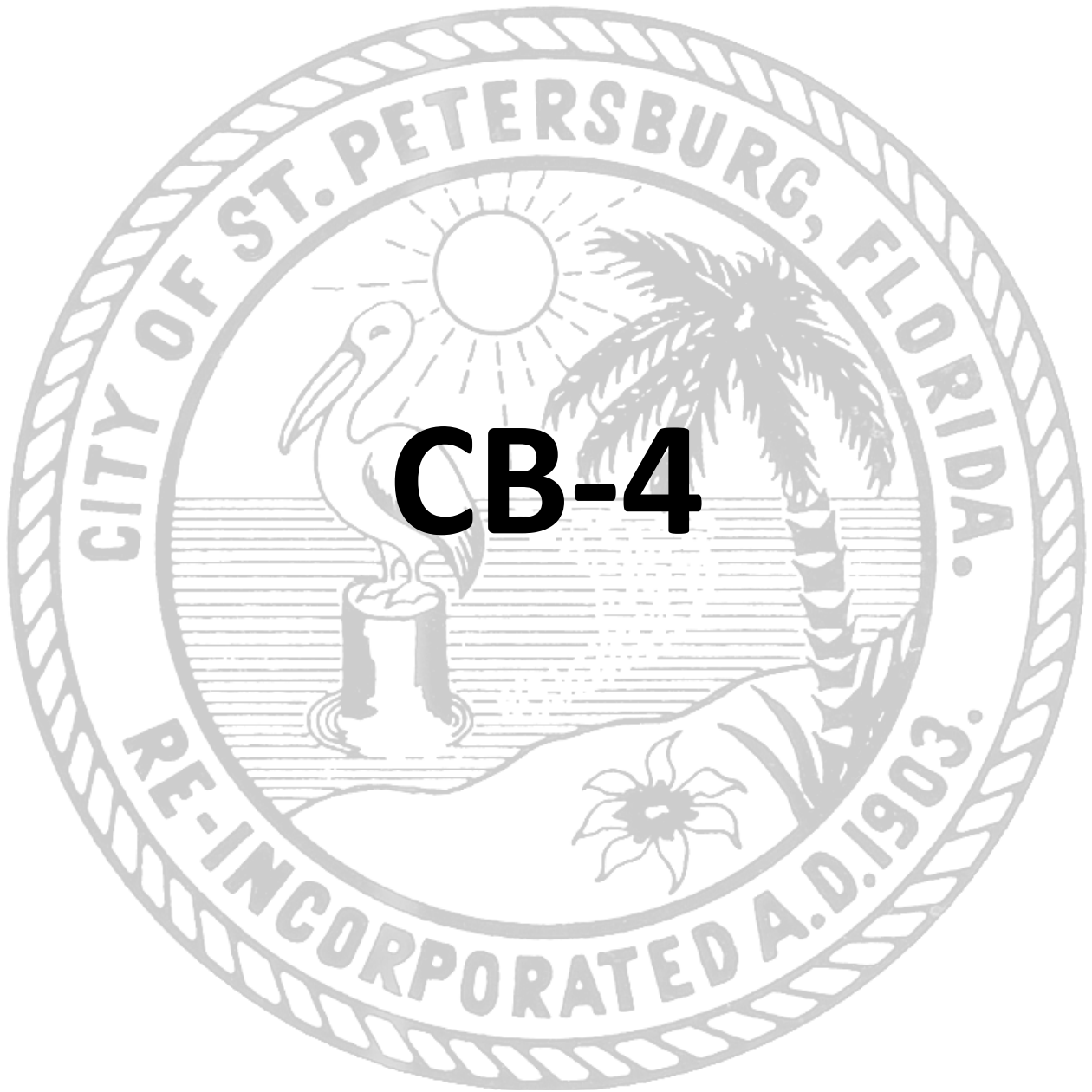
/s/Ben James
City Attorney (Designee)
00595970

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					135123
Name:	Pocengal, Nicholas W	Request Date:	09-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Transit Vans (8), December 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Transit Vans (8), scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	vans - Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	09-NOV-2021	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	10-NOV-2021	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	15-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Approving a job order to J.O. DeLotto & Sons, Inc., in an amount not to exceed \$322,507.31 for the Mirror Lake Solarium Building Waterproofing Enhancements; rescinding unencumbered appropriations in the Recreation and Culture Capital Improvement Fund (3029) as follows: \$50,000 from the Recreation Center Improvements FY20 project (17222) and \$200,000 from the Mirror Lake Complex Improvements FY19 project (16728); approving a transfer in the amount of \$250,000 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from these rescissions, to the City Facilities Capital Improvement Fund (3031) to provide funding for this job order as well as Construction and Engineering services for the project; approving a supplemental appropriation in the amount of \$250,000 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, to the Solarium Waterproofing/Roofing Project (ECID No. 20204-019; Oracle Project No. 17206). Please scroll down to view the backup material.



CB-4

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving a job order to J.O. DeLotto & Sons, Inc., in an amount not to exceed \$322,507.31 for the Mirror Lake Solarium Building Waterproofing Enhancements; rescinding unencumbered appropriations in the Recreation and Culture Capital Improvement Fund (3029) as follows: \$50,000 from the Recreation Center Improvements FY20 project (17222) and \$200,000 from the Mirror Lake Complex Improvements FY19 project (16728); approving a transfer in the amount of \$250,000 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from these rescissions, to the City Facilities Capital Improvement Fund (3031) to provide funding for this job order as well as Construction and Engineering services for the project; approving a supplemental appropriation in the amount of \$250,000 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, to the Solarium Waterproofing/Roofing Project (ECID No. 20204-019; Oracle Project No. 17206).

Explanation: J.O. DeLotto & Sons, Inc. ("DeLotto") is one of five Job Order Contractors approved by City Council on March 15, 2018, to perform Job Order Contracting (JOCs) services for the City. These services include minor construction, facilities maintenance and repairs. DeLotto has executed an agreement with the City dated April 25, 2018 to perform Job Order Contracting Services and has provided appropriate licensing, bonding and insurance. DeLotto is experienced with this type of renovation project and has already very successfully completed a significant JOC interior renovation project at Sunken Gardens.

Job Order number ECI-JOD-0011 will provide for the exterior waterproofing renovations of the original and historic Mirror Lake Solarium Building, Ballroom Building and Clubhouse. The exterior envelope of the buildings will be prepared, painted and sealed. Two boarded up door openings will receive new windows. The shingle roofing system will be replaced, the lower flat roofing system will be replaced, and the upper flat roofing system will be coated. ARC3 Architecture, Inc. provided the drawings and specifications for this project.

Job Order Contracting allows the City to issue a job order to the contractor for a definite scope of work as compiled in the Construction Task Catalog developed by The Gordian Group, Inc. The Construction Task Catalog includes pricing of materials, labor, and equipment for performing the items of work. The Task Catalog price does not include overhead and profit. Overhead and profit are included in the contractors' competitively bid adjustment factor.

The cost of the services to be provided by DeLotto includes general conditions, mobilization, and typical construction trades that are included in the attached contractor price proposal.

The Procurement and Supply Management Department, in cooperation with the Engineering & Capital Improvements Department, recommends:

J.O. DeLotto & Sons, Inc. \$322,507.31

This job order is permitted under Section 2-214 (f), Job Order Contracts, of the Procurement Code. All job orders over \$75,000 require City Council approval.

City Code 2-269 - 2-274, Small Business Enterprise Assistance Program, requires a goal to be assigned to all construction projects over \$50,000. The SBE usage goal for this project is 5%.

Cost/Funding/Assessment Information: A portion of the funding has been previously appropriated in the City Facilities Capital Improvement Fund (3031), Solarium Waterproofing/Roofing Project (17206). Additional funding will be available after rescissions of unencumbered appropriations in the Recreation and Culture Capital Improvement Fund (3029) in the amount of \$50,000 from the Recreation Center Improvements FY20 project (17222), and \$200,000 from the Mirror Lake Complex Improvements FY19 Project (16728); approval of a transfer in the amount of \$250,000 from the unappropriated balance of the Recreation and Culture Capital Fund (3029), resulting from these rescissions, to the City Facilities Capital Improvement Fund (3031) to provide funding for this job order as well as Construction and Engineering services for the project; and approval of a supplemental appropriation in the amount of \$250,000 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031) to the Solarium Waterproofing/Roofing Project (17206).

Attachments: Price Proposal (14 pages)
Resolution



Price Proposal Detail

By Category Report

Version: 3.0

Approved 09/01/2021 02:45:59 PM EST

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

JOC Name (Contractor): St. Petersburg - J.O. Delotto and Sons Inc.
Contract Name: J.O. DeLotto and Sons Inc - Option 3
Contract Number: 167-0432-CP (DF)
Job Order Number: ECI-JOD-0011
Job Order Name: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements
Location: Solarium Building
Cost Proposal Date: September 1, 2021
Proposal Value: \$322,507.31

Category 1	Category 2	NPP Total	Demo	Category Totals
No Category		\$0.00	\$4,582.54	\$270,539.52
Proposal Total(Filterd):				\$270,539.52

The Percentage of Non Pre-Priced on this Proposal: 0.00%

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

JOC Name (Contractor): St. Petersburg - J.O. Delotto and Sons Inc.
Contract Name: J.O. DeLotto and Sons Inc - Option 3
Contract Number: 167-0432-CP (DF)
Job Order Number: ECI-JOD-0011
Job Order Name: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements
Location: Solarium Building
Cost Proposal Date: September 1, 2021
Proposal Value: \$322,507.31

Record #	CSI Number	MOD	UOM	Description	Total
Category 1 :No Category					\$270,539.52
1	012216000002	EA		Reimbursable Fees	
	<i>Accepted</i>				
		Installation	EA	20,000.00 x \$1.00 x 1.0000 =	\$20,000.00
Labor Excluded	Equipment Excluded				\$20,000.00
	User Note: Contingency				
	Item Note: Reimbursable Fees will be paid to the contractor for eligible costs. The base cost of the Reimbursable Fee is \$1.00. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee (e.g. quantity of 125 = \$125.00 Reimbursable Fee). If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warrantee, expedited shipping costs, etc.). A copy of each receipt shall be submitted with the Price Proposal.				
2	012220000009	HR		Electrician	
	<i>Accepted</i>				
		Installation	HR	36.00 x \$36.74 x 1.2394 =	\$1,639.28
Equipment Excluded	Materials Excluded				\$1,639.28
	User Note:				
	Item Note: For tasks not included in the Construction Task Catalog® and as directed by owner only.				
3	012220000030	HR		Steam / Pipe Fitter	
	<i>Accepted</i>				
		Installation	HR	48.00 x \$33.97 x 1.2394 =	\$2,020.92
Equipment Excluded	Materials Excluded				\$2,020.92
	User Note: HVAC Tech to assist lifting RTU's and resetting for curb flashing replacement				
	Item Note: For tasks not included in the Construction Task Catalog® and as directed by owner only.				

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

4	012223000033	MO	80' Engine Powered, Articulating (Up/Over) Boom Manlift							
	<i>Accepted</i>									
		Installation	MO	2.00	x	\$5,959.38	x	1.2394	=	\$14,772.11
Labor Excluded	Equipment Excluded									\$14,772.11
	User Note:									
	Item Note:									
5	012223000636	DAY	150 Ton Lift, Cable Controlled Lattice Boom, Truck Mounted Mechanical Crane With Full-Time Operator							
	<i>Accepted</i>									
		Installation	DAY	3.00	x	\$3,548.12	x	1.2394	=	\$13,192.62
Equipment Excluded										\$13,192.62
	User Note:									
	Item Note:									
6	012223000657	MO	8,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator							
	<i>Accepted</i>									
		Installation	MO	1.00	x	\$8,504.03	x	1.2394	=	\$10,539.89
Equipment Excluded										\$10,539.89
	User Note:									
	Item Note:									
7	012223000953	DAY	1-1/2 Ton Capacity, 8' To 10' Bed, 4 x 2 Flat Bed Truck With Full-Time Truck Driver							
	<i>Accepted</i>									
		Installation	DAY	5.00	x	\$511.04	x	1.2394	=	\$3,166.91
Equipment Excluded										\$3,166.91
	User Note:									
	Item Note:									
8	014523000129	EA	Roof Investigation And Moisture Survey Using Infrared Thermography, Mobilization Charge							
	<i>Accepted</i>									
		Installation	EA	1.00	x	\$1,926.00	x	1.2394	=	\$2,387.08
Labor Excluded	Equipment Excluded									\$2,387.08
	User Note:									
	Item Note:									

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

9	014523000130	CSF	Up To 10,000 SF, Roof Investigation And Moisture Survey Using Infrared Thermography							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	CSF		100.00	x	\$3.21	x	1.2394	=	\$397.85
Labor Excluded	Equipment Excluded									\$397.85
	User Note:									
	Item Note:									
10	017113000002	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed Truck							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		2.00	x	\$215.40	x	1.2394	=	\$533.93
Labor Excluded	Equipment Excluded									\$533.93
	User Note:									
	Item Note:		Includes delivery of equipment, off loading on site, rigging, dismantling, loading and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom manlifts with up to 40' boom lengths, etc.							
11	017113000003	EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' Bed							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		4.00	x	\$430.80	x	1.2394	=	\$2,135.73
Labor Excluded	Equipment Excluded									\$2,135.73
	User Note:									
	Item Note:		Includes delivery of equipment, off loading on site, rigging, dismantling, loading and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom manlifts with >40' boom lengths, etc.							
12	017419000012	EA	20 CY Dumpster (2 Ton) "Construction Debris"							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		14.00	x	\$362.72	x	1.2394	=	\$6,293.77
Labor Excluded	Equipment Excluded									\$6,293.77
	User Note:									
	Item Note:		Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.							
13	017419000012	0007	EA	City Of St. Petersburg Franchise Fee, Add						
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		14.00	x	\$40.48	x	1.2394	=	\$702.39
Labor Excluded	Equipment Excluded									\$702.39
	User Note:									
	Item Note:		Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.							

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

14	017419000030	TON	Traditional Building Construction Materials, Landfill Dump Fee							
	<i>Accepted</i>									
		Installation	TON	140.00	x	\$40.12	x	1.2394	=	\$6,961.46
Labor Excluded	Equipment Excluded									\$6,961.46
	User Note:									
	Item Note:									
15	028233000126	SF	>125 To 1,000 SF, Shingles And Felt Roofing, Asbestos Abatement And Disposal							
	<i>Accepted</i>									
		Installation	SF	1,450.00	x	\$2.71	x	1.2394	=	\$4,870.22
		Demo	SF	1,450.00	x	\$0.00	x	1.2394	=	\$0.00
	Materials Excluded									\$4,870.22
	User Note:									
	Item Note:		Single or first of multiple layers.							
16	028319130141	SF	Wood Ceilings, Lead Abatement Encapsulation							
	<i>Accepted</i>									
		Installation	SF	180.00	x	\$1.55	x	1.2394	=	\$345.79
										\$345.79
	User Note:									
	Item Note:									
17	028713330026	SF	Up To 100 SF, Stucco, Mold Abatement And Disposal							
	<i>Accepted</i>									
		Installation	SF	100.00	x	\$10.57	x	1.2394	=	\$1,310.05
		Demo	SF	100.00	x	\$0.00	x	1.2394	=	\$0.00
	Materials Excluded									\$1,310.05
	User Note:									
	Item Note:									
18	028713330028	SF	>500 To 2,500 SF, Stucco, Mold Abatement And Disposal							
	<i>Accepted</i>									
		Installation	SF	20.00	x	\$5.63	x	1.2394	=	\$139.56
	Materials Excluded									\$139.56
	User Note:									
	Item Note:									

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

19	040516260009	SF	Grout Concrete Block Cores- 8" Block, Grout Fill Block Solid (0.258 CF/SF)							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SF		28.00	x	\$2.74	x	1.2394	=	\$95.09
										\$95.09
	User Note:									
	Item Note:									
20	040519260004	LF	#5, Grade 40, Horizontal Placed, Steel Masonry Reinforcement Bar							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		40.00	x	\$1.23	x	1.2394	=	\$60.98
										\$60.98
	Equipment Excluded									
	User Note:									
	Item Note:									
21	042126000023	LF	Bullnose, Jamb Or Sill Shapes 4W Series Structural Glazed Clay Tile							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		50.00	x	\$17.46	x	1.2394	=	\$1,082.00
										\$1,082.00
	User Note:									
	Item Note:									
22	042129000002	SF	Terra Cotta Coping							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SF		40.00	x	\$36.12	x	1.2394	=	\$1,790.69
										\$1,790.69
	User Note:									
	Item Note:									
23	042223130003	SF	8" x 16" x 2", Solid, Back-Up Concrete Block							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SF		45.00	x	\$3.99	x	1.2394	=	\$222.53
										\$222.53
	User Note:									
	Item Note:									
24	042223130006	SF	8" x 16" x 8", Regular, Back-Up Concrete Block							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SF		45.00	x	\$4.98	x	1.2394	=	\$277.75
										\$277.75
	User Note:									
	Item Note:									

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

25	050519000205	EA	1/4" x 3-1/4" Tapcon Masonry Screw							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		950.00	x	\$3.91	x	1.2394	=	\$4,603.75
										\$4,603.75
	User Note:									
	Item Note:									
26	057300000016	LF	Refinish Metal Handrail							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		340.00	x	\$3.81	x	1.2394	=	\$1,605.52
	Demo	LF		30.00	x	\$0.00	x	1.2394	=	\$0.00
										\$1,605.52
	User Note:									
	Item Note:									
27	057500000029	SF	0.032" Thick (20 Gauge) Aluminum Sheet, Installed On Walls							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SF		450.00	x	\$7.36	x	1.2394	=	\$4,104.89
										\$4,104.89
	User Note:									
	Item Note:									
28	061116000149	LF	2" x 8" Pressure Treated Wood Blocking To Concrete							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		745.00	x	\$4.24	x	1.2394	=	\$3,915.02
	Demo	LF		745.00	x	\$1.16	x	1.2394	=	\$1,071.09
										\$4,986.11
	User Note:									
	Item Note:									
29	062213000009	LF	11/16" x 4-5/8" White Pine Crown Or Bed Molding							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		55.00	x	\$6.13	x	1.2394	=	\$417.86
	Demo	LF		55.00	x	\$1.42	x	1.2394	=	\$96.80
										\$514.66
	User Note:									
	Item Note:									

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

30	073113000017	SQ	425 LB/SQ, 8" Exposure, Random Laminated Tabs, Two Full Size Layers, Four Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed GrandManor)							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SQ		15.00	x	\$385.28	x	1.2394	=	\$7,162.74
	Demo	SQ		15.00	x	\$100.43	x	1.2394	=	\$1,867.09
										<u>\$9,029.83</u>
User Note:										
Item Note:										
31	073113000019	LF	Hip And Ridge Roll Vent							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		45.00	x	\$4.17	x	1.2394	=	\$232.57
										<u>\$232.57</u>
User Note:										
Item Note: Excludes shingles.										
32	073400000014	SQ	45 Mil, Fire Rated, High Temperature, Synthetic Polymer Surfaced, Modified Rubberized Asphalt, Roofing Underlayment, Self-Adhering (TITANIUM™ PSU-30)							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SQ		15.00	x	\$99.71	x	1.2394	=	\$1,853.71
										<u>\$1,853.71</u>
User Note:										
Item Note:										
33	075113000013	SQ	Fine Mineral Surfaced, Asphalt Coated Fiberglass Base Sheet, Hot-Mopped							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SQ		32.00	x	\$40.10	x	1.2394	=	\$1,590.40
	Demo	SQ		32.00	x	\$0.00	x	1.2394	=	\$0.00
										<u>\$1,590.40</u>
User Note:										
Item Note:										
34	075113000014	SQ	Asphalt Coated Fiberglass Venting Base Sheet, Hot-Mopped							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SQ		32.00	x	\$75.14	x	1.2394	=	\$2,980.11
	Demo	SQ		150.00	x	\$0.00	x	1.2394	=	\$0.00
										<u>\$2,980.11</u>
User Note:										
Item Note:										

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

35	075113000016	SQ	Granule Surfaced, Asphalt Coated Fiberglass Cap Sheet, Hot-Mopped							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SQ		32.00	x	\$97.63	x	1.2394	=	\$3,872.08
										\$3,872.08
	User Note:									
	Item Note:									
36	075113000025	SF	Asphalt Coated Polyester And Fiberglass Scrim, Flashing, Mechanically Fastened							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SF		354.00	x	\$2.42	x	1.2394	=	\$1,061.77
	Demo	SF		150.00	x	\$0.00	x	1.2394	=	\$0.00
										\$1,061.77
	User Note:									
	Item Note:									
37	075113000068	SQ	Demolish Cap Sheet Surfaced, Built Up Roofing System							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SQ		32.00	x	\$90.81	x	1.2394	=	\$3,601.60
	Materials Excluded									\$3,601.60
	User Note:									
	Item Note: Includes protective surfacing.									
38	075113000117	LF	Grip Polyester® Soft 6" Polyester Reinforcement Used For Cold Applications Over Metal, Modified, Or Single Ply Roof Systems							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		55.00	x	\$1.71	x	1.2394	=	\$116.57
										\$116.57
	User Note:									
	Item Note:									
39	075113000145	SQ	Tuff-Flash™ Multi-Purpose Asphaltic Polyurethane Liquid Flashing Membrane Used With Reinforcing Fabric (2-2.5 GAL/SQ)							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SQ		75.00	x	\$125.22	x	1.2394	=	\$11,639.83
										\$11,639.83
	User Note:									
	Item Note:									

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

40	075213130010	SQ	180 Mil, Smooth Surfaced, APP Modified Bitumen Cap Sheet, Torch-Applied							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SQ		32.00	x	\$149.24	x	1.2394	=	\$5,918.98
										\$5,918.98
	User Note:									
	Item Note:									
41	075600000008	SQ	65% Solids, Silicone Elastomeric Rolled-on Roofing, 3 Coats, 16 Mil Per Coat							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SQ		85.00	x	\$243.23	x	1.2394	=	\$25,624.04
										\$25,624.04
	User Note:									
	Item Note:									
42	075600000009	SQ	65% Solids, Silicone Elastomeric Brushed-on Roofing, 3 Coats, 16 Mil Per Coat							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SQ		10.00	x	\$263.14	x	1.2394	=	\$3,261.36
										\$3,261.36
	User Note:									
	Item Note:									
43	076533000004	EA	Neoprene Roof Boot For 4" Diameter Pipe							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		6.00	x	\$21.62	x	1.2394	=	\$160.77
										\$160.77
	User Note:									
	Item Note:									
44	077113000032	LF	>16" To 22" Wide (Stretch-out), 0.040" Thick, KYNAR 500® Finish, Aluminum Coving System With Galvanized Steel Cleats							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		752.00	x	\$24.66	x	1.2394	=	\$22,983.83
	Demo	LF		752.00	x	\$0.87	x	1.2394	=	\$810.87
										\$23,794.70
	User Note:									
	Item Note:									

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

45	077119000201	EA	Fascia Spillout Scupper For >7" To 9" Face Height, KYNAR 500® Finish, Aluminum Snap-On Cover Fascia Systems							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		6.00	x	\$71.79	x	1.2394	=	\$533.86
										\$533.86
	User Note:									
	Item Note:									
46	077123000013	LF	6", 0.032" Thick, Half Round Aluminum Gutter							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		110.00	x	\$10.43	x	1.2394	=	\$1,421.96
										\$1,421.96
	User Note:									
	Item Note:									
47	077123000027	EA	6", Half Round Aluminum Gutter End Cap							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		12.00	x	\$4.44	x	1.2394	=	\$66.04
										\$66.04
	User Note:									
	Item Note:									
48	077123000040	EA	6", Half Round Aluminum Gutter Miter							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		6.00	x	\$26.97	x	1.2394	=	\$200.56
	Demo	EA		110.00	x	\$0.00	x	1.2394	=	\$0.00
										\$200.56
	User Note:									
	Item Note:									
49	077123000040	0286 EA	For Kynar 500® Finish, Add							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		110.00	x	\$11.63	x	1.2394	=	\$1,585.56
Labor Excluded	Equipment Excluded									\$1,585.56
	User Note:									
	Item Note:									

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

50	077123000051	LF	4" Diameter, Round Aluminum Downspout							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		110.00	x	\$3.87	x	1.2394	=	\$527.61
	Demo	LF		110.00	x	\$0.76	x	1.2394	=	\$103.61
										\$631.22
	User Note:									
	Item Note:									
51	077123000051	0286	LF	For Kynar 500® Finish, Add						
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		110.00	x	\$1.37	x	1.2394	=	\$186.78
Labor Excluded	Equipment Excluded									\$186.78
	User Note:									
	Item Note:									
52	077123000055	LF	4" x 5", Rectangular Aluminum Downspout							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		175.00	x	\$5.92	x	1.0000	=	\$1,036.00
										\$1,036.00
	User Note:									
	Item Note:									
53	077123000058	EA	Aluminum Leader/Conductor Head							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		6.00	x	\$124.99	x	1.2394	=	\$929.48
	Demo	EA		6.00	x	\$8.78	x	1.2394	=	\$65.29
										\$994.77
	User Note:									
	Item Note:									
54	077123000238	LF	4" x 5", 0.018" Thick, Rectangular Stainless Steel Downspout							
	<i>Accepted</i>			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		175.00	x	\$33.44	x	1.2394	=	\$7,252.97
	Demo	LF		175.00	x	\$0.76	x	1.2394	=	\$164.84
										\$7,417.81
	User Note:									
	Item Note:									

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

55	077123000240	EA	Thru-Wall Stainless Steel Scupper Outlet							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA		6.00	x	\$152.73	x	1.2394	=	\$1,135.76
										\$1,135.76
	User Note:									
	Item Note:									
56	077226000002	LF	Aluminum Ridge Vent Strips							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF		50.00	x	\$4.10	x	1.2394	=	\$254.08
										\$254.08
	User Note:									
	Item Note:									
57	079213000006	CLF	3/8" x 1/2" Joint, Silicone Sealant And Caulking							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	CLF		80.00	x	\$252.07	x	1.2394	=	\$24,993.24
										\$24,993.24
	User Note:									
	Item Note:									
58	079213000006	0063	CLF For 1 Part Mildew Resistant, Add							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	CLF		90.00	x	\$46.69	x	1.2394	=	\$5,208.08
Labor Excluded		Equipment Excluded								\$5,208.08
	User Note:									
	Item Note:									
59	079213000006	0064	CLF For High-Modulus Non-Acid Curing, Add							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	CLF		90.00	x	\$26.68	x	1.2394	=	\$2,976.05
Labor Excluded		Equipment Excluded								\$2,976.05
	User Note:									
	Item Note:									
60	079213000038	CLF	3/8" x 3/4" Joint, Polyurethane Sealant And Caulking							
	Accepted			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	CLF		15.00	x	\$282.27	x	1.2394	=	\$5,247.68
										\$5,247.68
	User Note:									
	Item Note:									

Job: ECI-JOD-0011: 20204-019 Mirror Lake Solarium Bldg Waterproofing Enhancements

61	085123000013	SF	Fire Rated Double Hung Steel Window Sash						
	<i>Accepted</i>								
			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	SF	108.00	x	\$80.35	x	1.2394	=	\$10,755.27
	Demo	SF	128.00	x	\$2.54	x	1.2394	=	\$402.95
									\$11,158.22

User Note:

Item Note:

Total For Category No Category: \$270,539.52

Total: \$322,507.31

Proposal Total(Filterd): \$270,539.52

The Percentage of Non Pre-Priced on this Proposal: 0.00%

RESOLUTION NO. 2021-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE JOB ORDER NO. ECI-JOD-0011 TO THE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND J.O. DELOTTO & SONS, INC. (“CONTRACTOR”) DATED MARCH 15, 2018 FOR CONTRACTOR TO PROVIDE EXTERIOR WATERPROOFING RENOVATIONS OF THE ORIGINAL AND HISTORIC MIRROR LAKE SOLARIUM BUILDING, BALLROOM BUILDING, AND CLUBHOUSE RELATED TO THE MIRROR LAKE SOLARIUM BUILDING WATERPROOFING ENHANCEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$322,507.31; RESCINDING UNENCUMBERED APPROPRIATIONS IN THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029) AS FOLLOWS: \$50,000 FROM THE RECREATION CENTER IMPROVEMENTS FY20 PROJECT (17222) AND \$200,000 FROM THE MIRROR LAKE COMPLEX IMPROVEMENTS FY19 PROJECT (16728); APPROVING A TRANSFER IN THE AMOUNT OF \$250,000 FROM THE UNAPPROPRIATED BALANCE OF THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029), RESULTING FROM THE ABOVE RESCISSIONS, TO THE CITY FACILITIES CAPITAL IMPROVEMENT FUND (3031) TO PROVIDE FUNDING FOR THIS JOB ORDER AS WELL AS CONSTRUCTION AND ENGINEERING SERVICES FOR THIS PROJECT; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$250,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE CITY FACILITIES CAPITAL IMPROVEMENT FUND (3031), RESULTING FROM THE ABOVE TRANSFER, TO THE SOLARIUM WATERPROOFING/ROOFING PROJECT (ECID NO. 20204-019; ORACLE PROJECT NO. 17206); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida and J.O. DeLotto & Sons, Inc. (“Contractor”) entered into an agreement on March 15, 2018, for Contractor to provide job order contracting and other services for the City; and

WHEREAS, Administration desires to issue Job Order No. ECI-JOD-0011 for Contractor to provide exterior waterproofing renovations of the original and historic Mirror Lake solarium building, ballroom building, and clubhouse at the Mirror Lake Complex in an amount not to exceed \$322,507.31; and

WHEREAS, a portion of the funding needed for this job order including construction and engineering services will be available after (i) rescinding unencumbered appropriations from the following projects in the Recreation and Culture Capital Improvement Fund (3029), \$50,000 from the Recreation Center Improvements FY20 Project (17222) and \$200,000 from the Mirror Lake Complex Improvements FY19 Project (16728); (ii) approving a transfer in the amount of \$250,000 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above rescissions, to the City Facilities Capital Improvement Fund (3031); and (iii) approving a supplemental appropriation in the amount of \$250,000 from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, to the Solarium Waterproofing/Roofing Project (17206).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is hereby authorized to execute Job Order No. ECI-JOD-0011 to the Agreement between the City of St. Petersburg, Florida and J.O. DeLotto & Sons, Inc. ("Contractor") dated March 15, 2018 for Contractor to provide exterior waterproofing renovations of the original and historic Mirror Lake solarium building, ballroom building, and clubhouse related to the Mirror Lake Solarium Building Waterproofing Enhancements Project in an amount not to exceed \$322,507.31.

BE IT FURTHER RESOLVED that unencumbered appropriations in the Recreation and Culture Capital Improvement Fund (3029) in the amount of \$50,000 from the Recreation Center Improvements FY20 Project (17222) and \$200,000 from the Mirror Lake Complex Improvements FY19 Project (16728) are hereby rescinded.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029) to the City Facilities Capital Improvement Fund (3031), resulting from the above rescissions, for FY22:

<u>Recreation and Culture Capital Improvement Fund (3029)</u>	
City Facilities Capital Improvement Fund (3031)	\$250,000

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the City Facilities Capital Improvement Fund (3031), resulting from the above transfer, the following supplemental appropriation for FY22:

City Facilities Capital Improvement Fund (3031)

Solarium Waterproofing/Roofing Project (17206)

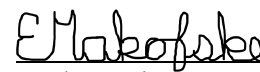
\$250,000

This resolution shall become effective immediately upon its adoption.


Approved by:



City Attorney (Designee)
00595997



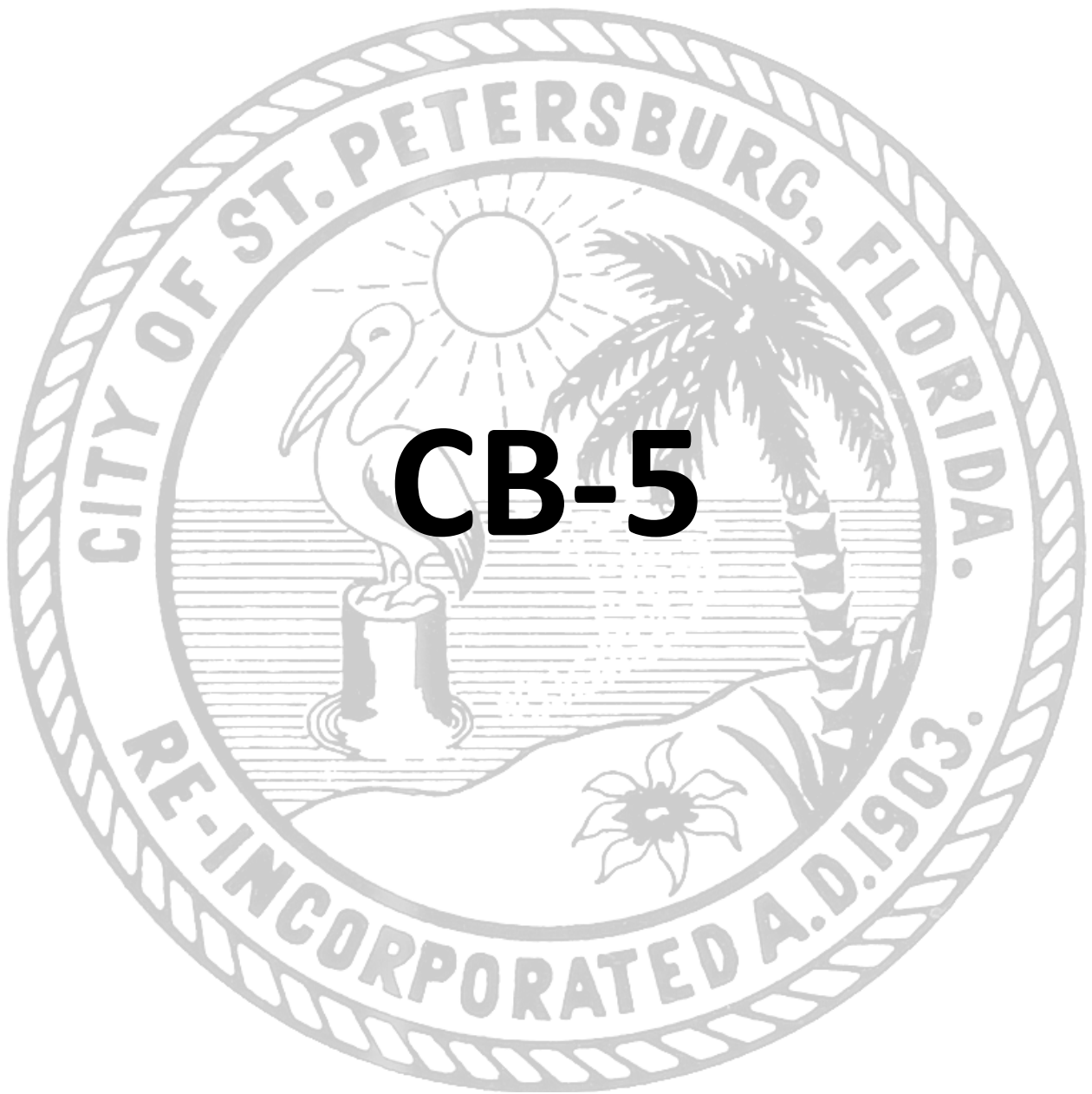
Budget Director

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					136056
Name:	Pocengal, Nicholas W	Request Date:	17-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	JOC, Solarium Building, Mirror Lk, Dec 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Job Order Contracting, Solarium Building, Mirror Lake, scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	910-65 Job Order Contracting, Solarium Building, Mirror Lake - Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	17-NOV-2021	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	17-NOV-2021	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	19-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Approving a three-year blanket purchase agreement with Midflorida Armored & ATM Services, Inc., for armored collection services, for the Billing and Collections Department, at an amount not to exceed \$228,571.20. Please scroll down to view the backup material.



CB-5

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving a three-year blanket purchase agreement with Midflorida Armored & ATM Services, Inc., for armored collection services, for the Billing and Collections Department, at an amount not to exceed \$228,571.20.

Explanation: The Procurement and Supply Management Department received one bid for armored collection services. The bid was opened on November 4, 2021, and the following firm provided a bid:

Bidder

Midflorida Armored & ATM Services, Inc

The vendor will provide vehicles, security, staffing and materials for armored collection services. The vendor collects cash, coins and check receipts from various City locations and delivers them to a local depository designated by the City. They also deliver change orders upon request.

The Procurement and Supply Management Department, in cooperation with the Billing and Collections Department, recommends for award:

Midflorida Armored & ATM Services, Inc.....\$228,571.20
(Three-years @ \$76,190.40 per year)

Midflorida Armored & ATM Services, Inc. has met the terms and conditions of Invitation to Bid No. 8177, dated November 4, 2021. Midflorida Armored & ATM Services, Inc has done business with the City in the past and has performed satisfactorily. A blanket purchase agreement will be issued to the vendor and will be binding only for actual services rendered. The agreement will be effective from January 1, 2022, through December 31, 2024.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Billing & Collections Fund (5201), Billing & Collections Department, Central Cashiers Division (350-1993), Coliseum Operating Fund (1205), Enterprise Facilities Department, Events Division (282-1873), Golf Course Operating Fund (4061), Golf Courses Department, Mangrove Bay Business Division (630-2477), Marina Operating Fund (4041), Enterprise Facilities Department, Marina Division (9282-1885), Parking Revenue Fund (1021), Transportation and Parking Management Department, Parking Facilities Management Division (281-1245), General Fund (0001) Parks and Recreation Department, Recreation Administration Division (190-1573), and Police Department, Fiscal Support Division (140-1389), and the Sunken Gardens Fund (1207), Enterprise Facilities Department, Sunken Gardens Operations Division (282-2461) .

Attachments: Resolution

RESOLUTION NO. 2021-_____

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF A THREE-YEAR BLANKET PURCHASE AGREEMENT WITH ONE, TWO-YEAR RENEWAL OPTION TO MIDFLORIDA ARMORED & ATM SERVICES, INC. FOR ARMORED COLLECTION SERVICES FOR THE BILLING AND COLLECTIONS DEPARTMENT AT A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$228,571.20 FOR THE INITIAL TERM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement and Supply Management Department received one bid pursuant to IFB No. 8177 dated November 4, 2021 for armored collection services for the Billing and Collections Department; and

WHEREAS, Midflorida Armored & ATM Services, Inc. has met the specifications, terms and conditions of IFB No. 8177 dated November 4, 2021; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Billing and Collections Department, recommend approval of this award.


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the bid is accepted and the award of a three-year Blanket Purchase Agreement with one, two-year renewal option to Midflorida Armored & ATM Services, Inc. for armored collection services at a total contract amount not to exceed \$228,571.20 for the initial term is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized to execute all documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.

Approved by:

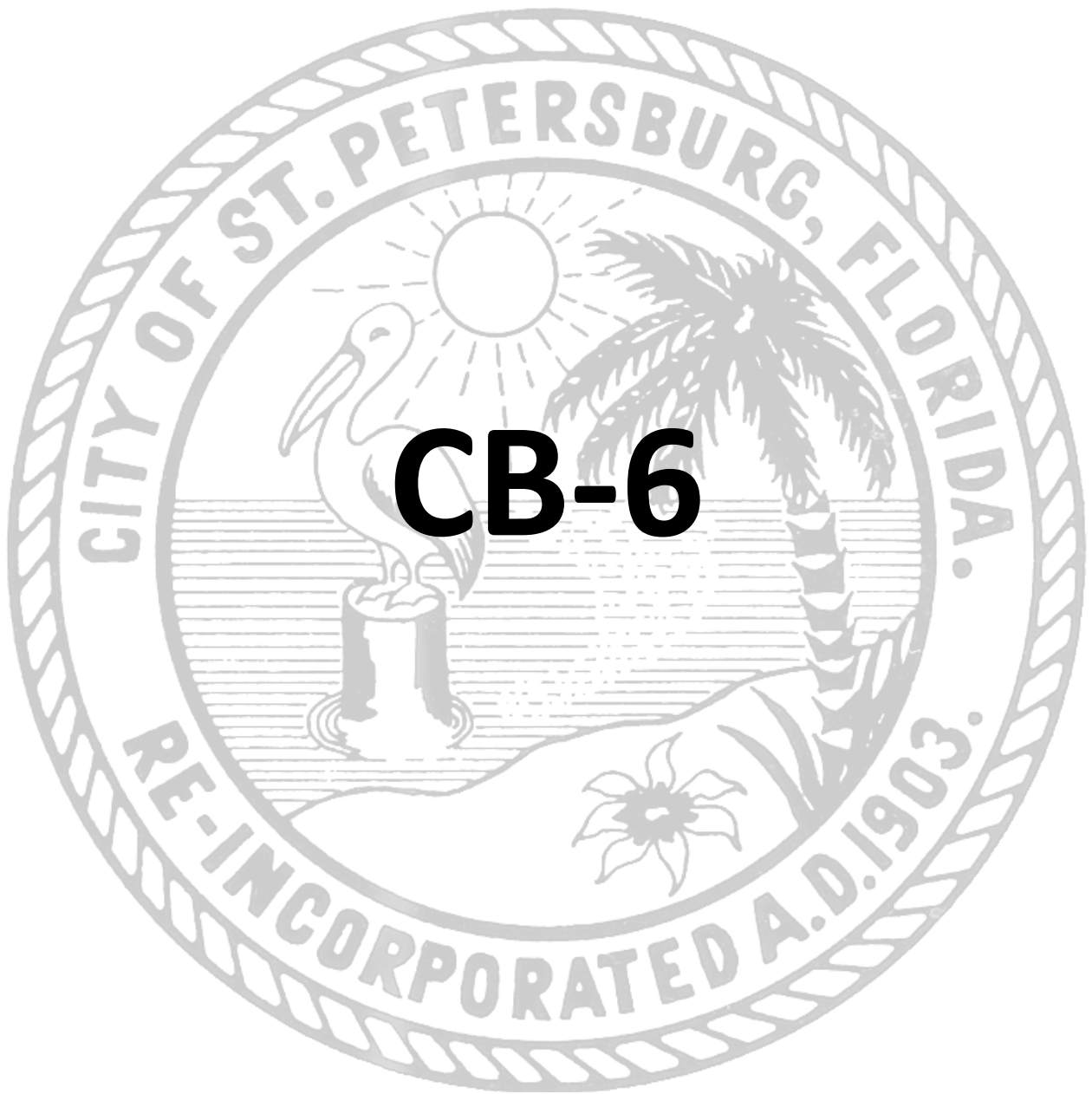
/s/Christina Bousias
City Attorney (Designee)
00596321

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					135263
Name:	Pocengal, Nicholas W	Request Date:	10-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Armored Collection Services, Dec 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Armored Collection Services, scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	10-NOV-2021	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	10-NOV-2021	User Defined
2	Greene, Thomas Andrew	Greene, Thomas Andrew	APPROVE	16-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Approving a job order to J.O. DeLotto & Sons, Inc., construction services for additional improvements at Jordan Park School, in an amount not to exceed \$164,619.53; providing that the total amount does not exceed \$171,142.14 (ECID Project No. 20098-116; Oracle No. 17568); and providing an effective date. Please scroll down to view the backup material.



CB-6

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Approving a job order to J.O. DeLotto & Sons, Inc., construction services for additional improvements at Jordan Park School, in an amount not to exceed \$164,619.53; providing that the total amount does not exceed \$171,142.14 (ECID Project No. 20098-116; Oracle No. 17568); and providing an effective date.

Explanation: On September 17, 2020 City Council approved the replacement of a modular classroom building at Jordan Park School.

On August 30, 2021, the Engineering and Capital Improvements Department ("ECID") administratively approved J.O. DeLotto & Sons, Inc ("DeLotto") for construction of new sidewalk connection and concrete ramp pads for the building for \$6,522.61.

The new modular classroom is currently operational; however, a canopy for the deck area of the building was not included in the original contract. The canopy is necessary for the Lutheran Services of Florida to maintain their license with the Department of Health.

This Job Order will provide for a canopy installation for the new modular building deck area at the Jordan Park School. Construction will include installing an aluminum canopy covering the decking, ramp, and stairs, and roof gutters for the modular building. The canopy area will also connect coverage for connection from the modular building to the original buildings.

J.O. DeLotto & Sons, Inc. was one of five Job Order Contractors approved by City Council on March 15, 2018, to perform Job Order Contracting ("JOC") services for the City. These services include minor construction, facilities maintenance, and repairs. J.O. DeLotto & Sons has executed an agreement with the City to perform JOC services and has provided appropriate licensing, bonding and insurance.

JOC allows the City to issue a job order to the contractor for a definite scope of work as compiled in the Construction Task Catalog developed by The Gordian Group, Inc. The Construction Task Catalog includes pricing of materials, labor, and equipment for performing the items of work. The Task Catalog price does not include overhead and profit. Overhead and profit are included in the contractors' competitively bid adjustment factor.

The Procurement and Supply Management Department recommends for award:

J. O. Delotto & Sons, Inc. (Tampa, FL) \$164,619.53

This job order is permitted under Section 2-214(f) of the Procurement Code, which authorizes the Mayor, or his designee, to negotiate directly with offerors for the defined scope of services. Job orders over \$75,000 require City Council approval.

The Jordan Park Elementary School Improvements Project is federal funded, and as such, it is exempt from establishing SBE goals and City Ordinances.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Community Development Block Grant Fund (1111), CDBG Jordan School Improvement Project (17568).

Attachments: Price Proposal (15 pages)
Resolution



Price Proposal Detail
By Division Report
Version: Working Version

Job: ECI-JOD-0012: Jordan Park School Canopy Installation - Construction Only

JOC Name (Contractor): St. Petersburg - J.O. Delotto and Sons Inc.
Contract Name: J.O. DeLotto and Sons Inc - Option 3
Contract Number: 167-0432-CP (DF)
Job Order Number: ECI-JOD-0012
Job Order Name: Jordan Park School Canopy Installation - Construction Only
Location: 01001-St. Petersburg
Proposal Value: \$6,522.61

Division		NPP Total	Division Totals
03	Concrete	\$0.00	\$599.67
31	Earthwork	\$0.00	\$1,609.83
32	Exterior Improvements	\$0.00	\$4,313.11
		Proposal Total:	\$6,522.61
The Percentage of Non Pre-Priced on this Proposal:			0.00%



Price Proposal Detail
By Division Report
Version: Working Version

Job: ECI-JOD-0012: Jordan Park School Canopy Installation - Construction Only

JOC Name (Contractor): St. Petersburg - J.O. Delotto and Sons Inc.
Contract Name: J.O. DeLotto and Sons Inc - Option 3
Contract Number: 167-0432-CP (DF)
Job Order Number: ECI-JOD-0012
Job Order Name: Jordan Park School Canopy Installation - Construction Only
Location: 01001-St. Petersburg
Proposal Value: \$6,522.61

Record #	CSI Number	MOD	UOM	Description	Unit Price	Factor	Total
03	Concrete						\$599.67
1	033113000094		HR	35 CY/HR, 66 HP Trailer Mounted Concrete Pump			
	No Change						
		Installation	HR		6.00 x \$80.64 x	1.2394 =	\$599.67
							\$599.67

User Note:

Item Note: Includes hoses

Owner Comments:

Contractor Comments:

Job: ECI-JOD-0012: Jordan Park School Canopy Installation - Construction Only

Record #	CSI Number	MOD	UOM	Description	Unit Price			Factor		Total
31 Earthwork										\$1,609.83
2	312316330009		CY	Cutting, Shaping and Rough Grading Existing Elevations For Bulk Excavation by Machine						
No Change				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	CY	88.00	x	\$2.72	x	1.2394	=	\$296.66
Materials Excluded										\$296.66
User Note:										
Item Note:										
Owner Comments:										
Contractor Comments:										
3	312316360022		CY	Compaction Of Fill Or Subbase For Building Foundations and Other Structures by Hand						
No Change				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	CY	88.00	x	\$12.04	x	1.2394	=	\$1,313.17
Materials Excluded										\$1,313.17
User Note:										
Item Note:										
Owner Comments:										
Contractor Comments:										



Price Proposal Detail
By Division Report
Version: Working Version

Job: ECI-JOD-0012: Jordan Park School Canopy Installation - Construction Only

Record #	CSI Number	MOD	UOM	Description	Unit Price		Factor			Total
32 Exterior Improvements										\$4,313.11
4	321623000002		SF	4" Cast In Place Concrete Sidewalk With Fiber Mesh						
No Change				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	SF	800.00	x	\$4.35	x	1.2394	=	\$4,313.11
										\$4,313.11
User Note:										
Item Note:										
Owner Comments:										
Contractor Comments:										
Total:										\$6,522.61
Proposal Total:										\$6,522.61
The Percentage of Non Pre-Priced on this Proposal:										0.00%



Price Proposal Detail
By Division Report
Version: Working Version

Job: ECI-JOD-0012.01: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1

JOC Name (Contractor): St. Petersburg - J.O. DeLotto and Sons Inc.
Contract Name: J.O. DeLotto and Sons Inc - Option 3
Contract Number: 167-0432-CP (DF)
Job Order Number: ECI-JOD-0012.01
Job Order Name: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1
Location: 01001-St. Petersburg
Proposal Value: \$164,619.53

Division		NPP Total	Demo	Division Totals
01	General Requirements	\$0.00	\$0.00	\$11,448.87
03	Concrete	\$0.00	\$0.00	\$15,713.13
05	Metals	\$0.00	\$0.00	\$103,111.02
07	Thermal And Moisture Protection	\$0.00	\$0.00	\$23,301.58
13	Special Construction	\$0.00	\$13.92	\$5,580.07
31	Earthwork	\$0.00	\$0.00	\$5,464.86
Proposal Total:				\$164,619.53
The Percentage of Non Pre-Priced on this Proposal:				0.00%

Job: ECI-JOD-0012.01: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1

JOC Name (Contractor): St. Petersburg - J.O. Delotto and Sons Inc.
Contract Name: J.O. DeLotto and Sons Inc - Option 3
Contract Number: 167-0432-CP (DF)
Job Order Number: ECI-JOD-0012.01
Job Order Name: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1
Location: 01001-St. Petersburg
Proposal Value: \$164,619.53

Record #	CSI Number	MOD	UOM	Description	Unit Price		Factor		Total		
01 General Requirements									\$11,448.87		
1	012216000002		EA	Reimbursable Fees							
	Added				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	EA		10,000.00	x	\$1.00	x	1.0000	=	\$10,000.00
Labor Excluded		Equipment Excluded								\$10,000.00	
User Note:											
Item Note: Reimbursable Fees will be paid to the contractor for eligible costs. The base cost of the Reimbursable Fee is \$1.00. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee (e.g. quantity of 125 = \$125.00 Reimbursable Fee). If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warrantee, expedited shipping costs, etc.). A copy of each receipt shall be submitted with the Price Proposal.											
Owner Comments:											
Contractor Comments:											
2	014523000035		EA	Field Density Sand Cone, AASHTO T-191, ASTM D1556, Soil Borings Laboratory Test							
	OverRuled				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	EA		14.00	x	\$40.91	x	1.2394	=	\$709.85
Labor Excluded		Equipment Excluded								\$709.85	
User Note:											
Item Note:											
Owner Comments: V:1.2-Revise price per revised plans											
Contractor Comments: V:1.3-accepted											
3	014523000065		EA	Prepare 6 x 12 Concrete Cylinder And Deliver To Lab							
	OverRuled				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	EA		4.00	x	\$9.41	x	1.2394	=	\$46.65
										\$46.65	
User Note:											
Item Note:											
Owner Comments: V:1.2-Revise price per revised plans											
Contractor Comments: V:1.3-accepted											

Job: ECI-JOD-0012.01: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1

4	014523000067	EA	Concrete Cores Compression Test, ASTM C-42						
	OverRuled		Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA	4.00	x	\$78.94	x	1.2394	=	\$391.35
Labor Excluded	Equipment Excluded								\$391.35
	User Note:								
	Item Note:								
	Owner Comments:	V:1.2-Revise price per revised plans							
	Contractor Comments:	V:1.3-accepted							
5	014523000074	EA	Concrete Slump Test, ASTM C143						
	OverRuled		Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA	4.00	x	\$30.36	x	1.2394	=	\$150.51
Labor Excluded	Equipment Excluded								\$150.51
	User Note:								
	Item Note:								
	Owner Comments:	V:1.2-Revise price per revised plans							
	Contractor Comments:	V:1.3-accepted							
6	014523000075	EA	Concrete Air Content Test, ASTM C138, ASTM C173, Or ASTM C231						
	OverRuled		Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA	4.00	x	\$30.36	x	1.2394	=	\$150.51
Labor Excluded	Equipment Excluded								\$150.51
	User Note:								
	Item Note:								
	Owner Comments:	V:1.2-Revise price per revised plans							
	Contractor Comments:	V:1.3-accepted							

Job: ECI-JOD-0012.01: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1

Record #	CSI Number	MOD	UOM	Description	Unit Price		Factor		Total		
03	Concrete								\$15,713.13		
7	031113000080		LF	36" Diameter Round Fiber Tube Formwork							
	OverRuled				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	LF		56.00	x	\$31.08	x	1.2394	=	\$2,157.15
											\$2,157.15
	User Note:										
	Item Note:										
	Owner Comments: V:1.2-Revise price per revised plans										
	Contractor Comments: V:1.3-accepted										
8	031113000080	0017	LF	For Plastic Lined, Add							
	OverRuled				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	LF		56.00	x	\$6.44	x	1.2394	=	\$446.98
	Labor Excluded	Equipment Excluded									\$446.98
	User Note:										
	Item Note:										
	Owner Comments:										
	Contractor Comments:										
9	032111000010		LF	#3, Grade 60, Beams And Girders, Steel Reinforcement Bar							
	OverRuled				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	LF		1,600.00	x	\$0.41	x	1.2394	=	\$813.05
	Equipment Excluded										\$813.05
	User Note:										
	Item Note:										
	Owner Comments: V:1.2-Revise price per revised plans										
	Contractor Comments: V:1.3-accepted										
10	032111000049		LF	#3, Grade 60, Columns, Steel Reinforcement Bar							
	OverRuled				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	LF		1,600.00	x	\$0.43	x	1.2394	=	\$852.71
	Equipment Excluded										\$852.71
	User Note:										
	Item Note:										
	Owner Comments: V:1.2-Revise price per revised plans										
	Contractor Comments: V:1.3-accepted										



11	032111000062	LF	#8, Grade 75, Columns, Steel Reinforcement Bar						
	<i>OverRuled</i>		Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	LF	1,540.00	x	\$2.60	x	1.2394	=	\$4,962.56
									\$4,962.56

12	033113000084		CY	Concrete Pump, Place 3,000 PSI Concrete Coping						
	OverRuled			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	CY		18.00	x	\$225.64	x	1.2394	=	\$5,033.85
										\$5,033.85

13	033113000084	0028	CY	For 4,000 PSI Concrete, Add
	OverRuled			
	Installation	CY	18.00 x	\$11.31 x 1.2394 = \$252.32
Door Excluded	Equipment Excluded			\$252.32

[illegible]

15	033113000084 0042	CY	For Up To 20, Add						
<i>OverRuled</i>				Quantity x	Unit Price	x	Factor	=	LineTotal
	Installation	CY		18.00 x	\$37.63	x	1.2394	=	\$839.50
	Materials Excluded								\$839.50

Print Date: 10/06/2021 07:21:51 AM EST



Price Proposal Detail
By Division Report
Version: Working Version

Job: ECI-JOD-0012.01: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1

16	034816000002	EA	Precast Concrete Splash Blocks, Standard Size						
OverRuled			Quantity	x	Unit Price	x	Factor	=	LineTotal
	Installation	EA	4.00	x	\$12.39	x	1.2394	=	\$61.42
									\$61.42

User Note:

Item Note:

Owner Comments: V:1.2-Revise price per revised plans

Contractor Comments: V:1.3-accepted

Job: ECI-JOD-0012.01: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1

Record #	CSI Number	MOD	UOM	Description	Unit Price	Factor	Total
05 Metals							\$103,111.02
17	050519000031		EA	3/4" Diameter x 12" Length, Zinc Plated Steel, Wedge Anchor Expansion Bolt			
	OverRuled				Quantity x Unit Price x Factor =		LineTotal
		Installation	EA		56.00 x \$20.00 x 1.2394 =		\$1,388.13
							\$1,388.13
User Note:							
Item Note:							
Owner Comments: V:1.2-Revise price per revised plans							
Contractor Comments: V:1.3-accepted							
18	051416000013		LF	4" x 4" Aluminum Tubing, 1/4" Wall Thickness			
	OverRuled				Quantity x Unit Price x Factor =		LineTotal
		Installation	LF		2,310.00 x \$22.91 x 1.2394 =		\$65,591.65
							\$65,591.65
User Note:							
Item Note:							
Owner Comments: V:1.2-Revise price per revised plans							
Contractor Comments: V:1.3-accepted							
19	051416000013		LF	4" x 4" Aluminum Tubing, 1/4" Wall Thickness			
	OverRuled				Quantity x Unit Price x Factor =		LineTotal
		Installation	LF		2,310.00 x \$12.62 x 1.2394 =		\$36,131.24
							\$36,131.24
Labor Excluded Equipment Excluded							\$36,131.24
User Note:							
Item Note:							
Owner Comments: V:1.2-Revise price per revised plans							
Contractor Comments: V:1.3-accepted							

Job: ECI-JOD-0012.01: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1

Record #	CSI Number	MOD	UOM	Description	Unit Price		Factor		Total	
07 Thermal And Moisture Protection									\$23,301.58	
20	074113000032		SF	Architectural 24 Gauge Galvanized Steel Standing Seam Concealed Fastener Roofing						
	OverRuled			Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	SF	1,410.00	x	\$9.79	x	1.2394	=	\$17,108.55
										\$17,108.55
User Note:										
Item Note:										
Owner Comments: V:1.2-Revise price per revised plans										
Contractor Comments: V:1.3-accepted										
21	074113000032	0004	SF	For 140 MPH Wind Load, Add						
	OverRuled			Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	SF	1,410.00	x	\$0.32	x	1.2394	=	\$559.22
	Equipment Excluded									\$559.22
User Note:										
Item Note:										
Owner Comments:										
Contractor Comments:										
22	074113000032	0006	SF	For Up To 1,500, Add						
	OverRuled			Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	SF	1,410.00	x	\$2.46	x	1.2394	=	\$4,298.98
										\$4,298.98
User Note:										
Item Note:										
Owner Comments:										
Contractor Comments:										



Price Proposal Detail
By Division Report
Version: Working Version

Job: ECI-JOD-0012.01: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1

23	077123000016	LF	6", 0.032" Thick, Box Style Aluminum Gutter							
	OverRuled		Quantity	x	Unit Price	x	Factor	=	LineTotal	
	Installation	LF	100.00	x	\$7.84	x	1.2394	=	\$971.69	
									\$971.69	
User Note:										
Item Note:										
Owner Comments: V:1.2-Revise price per revised plans										
Contractor Comments: V:1.3-accepted										
24	077123000016	0286	LF	For Kynar 500® Finish, Add						
	OverRuled		Quantity	x	Unit Price	x	Factor	=	LineTotal	
	Installation	LF	100.00	x	\$2.93	x	1.2394	=	\$363.14	
Labor Excluded	Equipment Excluded								\$363.14	
User Note:										
Item Note:										
Owner Comments:										
Contractor Comments:										

Job: ECI-JOD-0012.01: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1

Record #	CSI Number	MOD	UOM	Description	Unit Price	Factor	Total			
13 Special Construction							\$5,580.07			
25	133423130035		EA	30" High x 82" Long x 52-3/8" Wide Step Section, Aluminum Modular Access Ramp						
OverRuled				Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	EA	100.00	x	\$44.91	x	1.2394	=	\$5,566.15
		Demo	EA	1.00	x	\$11.23	x	1.2394	=	\$13.92
Materials Excluded										\$5,580.07
User Note:										
Item Note:										
Owner Comments: V:1.2-Revise price per revised plans										
Contractor Comments: V:1.3-accepted										

Job: ECI-JOD-0012.01: Jordan Park School Canopy Installation - Construction Only (Aluminum) - Supplemental 1

Record #	CSI Number	MOD	UOM	Description	Unit Price	Factor	Total			
31	Earthwork						\$5,464.86			
26	312316360010		CY	Excavation For Building Foundations And Other Structures By Hand in Loose Rock						
	OverRuled			Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	CY	42.00	x	\$65.91	x	1.2394	=	\$3,430.93
	Materials Excluded									\$3,430.93
	User Note:									
	Item Note:									
	Owner Comments:	V:1.2-Revise price per revised plans								
	Contractor Comments:	V:1.3-accepted								
27	312316360019		CY	Backfilling Around Building Foundations And Other Structures By Hand						
	OverRuled			Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	CY	25.00	x	\$18.30	x	1.2394	=	\$567.03
	Materials Excluded									\$567.03
	User Note:									
	Item Note:									
	Owner Comments:	V:1.2-Revise price per revised plans								
	Contractor Comments:	V:1.3-accepted								
28	312316360029		CY	Load Excess Material For Removal From Excavation For Building Foundations and Other Structures by Hand						
	OverRuled			Quantity	x	Unit Price	x	Factor	=	LineTotal
		Installation	CY	42.00	x	\$28.18	x	1.2394	=	\$1,466.90
	Materials Excluded									\$1,466.90
	User Note:									
	Item Note:									
	Owner Comments:	V:1.2-Revise price per revised plans								
	Contractor Comments:	V:1.3-accepted								
Total:										\$164,619.53
Proposal Total:										\$164,619.53
The Percentage of Non Pre-Priced on this Proposal:										0.00%

RESOLUTION NO. 2021-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE JOB ORDER NO. ECI-JOD-0012 TO THE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND J.O. DELOTTO & SONS, INC. ("CONTRACTOR") DATED MARCH 15, 2018 FOR CONTRACTOR TO PROVIDE ADDITIONAL IMPROVEMENTS RELATED TO THE JORDAN PARK SCHOOL PROJECT IN AN AMOUNT NOT TO EXCEED \$171,142.14; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida and J.O. DeLotto & Sons, Inc. ("Contractor") entered into an agreement on March 15, 2018 for Contractor to provide job order contracting and other services for the City; and

WHEREAS, Administration desires to issue Job Order No. ECI-JOD-00122 for Contractor to install a canopy for the new modular building deck area that will connect to the original building at the Jordan Park School in an amount not to exceed \$171,142.14.


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is hereby authorized to execute Job Order No. ECI-NV-0012 to the Agreement between the City of St. Petersburg, Florida and J.O. DeLotto & Sons, Inc. ("Contractor") dated March 15, 2018 for Contractor to provide additional improvements related to the Jordan Park School Project in an amount not to exceed \$171,142.14.

This resolution shall become effective immediately upon its adoption.

Approved by:



City Attorney (Designee)
00595844

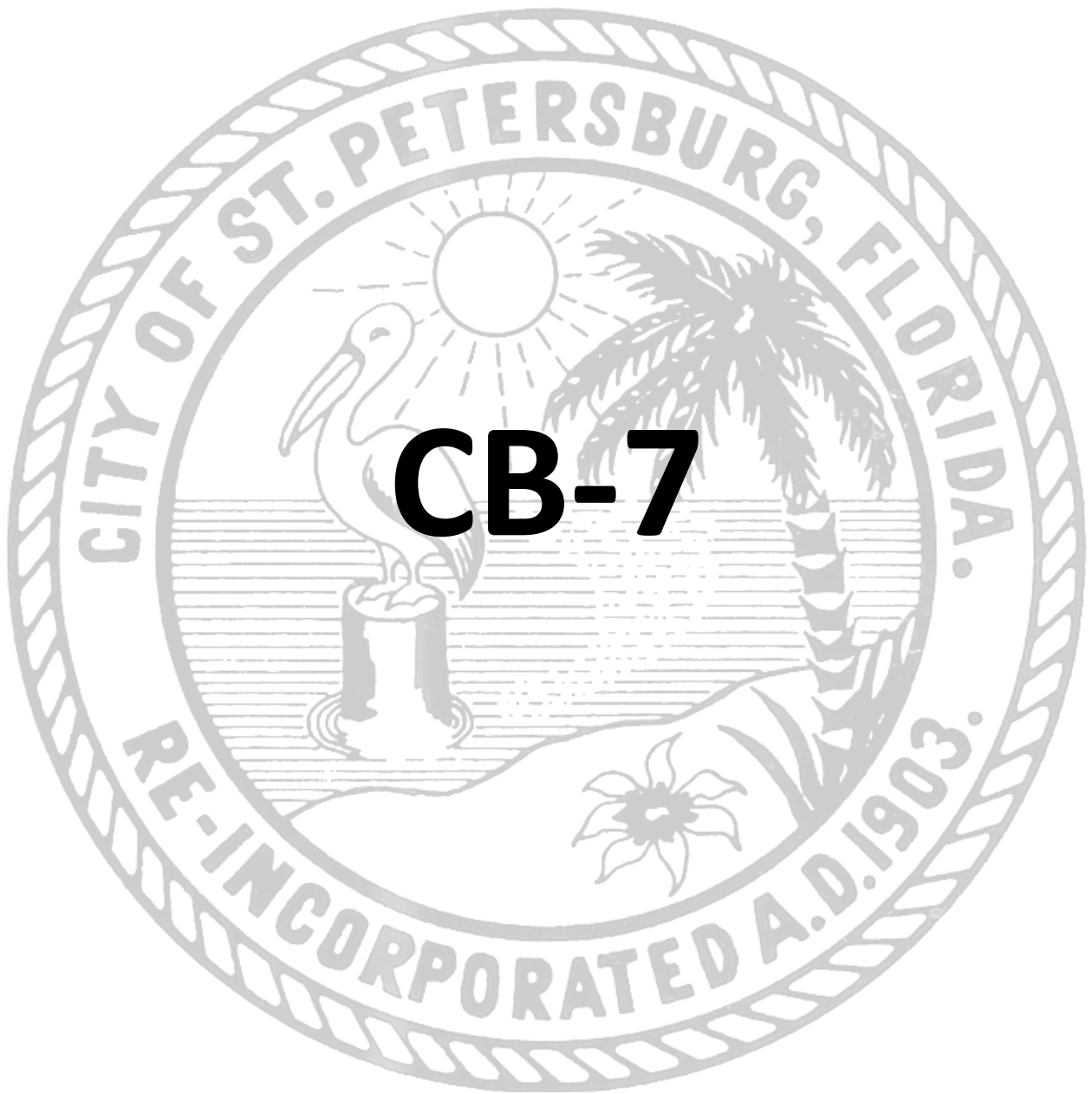
 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					136052
Name:	Pocengal, Nicholas W	Request Date:	17-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	JOC, Jordan Park School, Dec 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for JOC, Jordan Park School, scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	910-65 Job Order Contracting, Jordan Park School, December 2 - Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	17-NOV-2021	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	17-NOV-2021	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	19-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Accepting a proposal from Neptune Benson, Inc., a sole source supplier, for swimming pool filtration equipment, for the Parks and Recreation Department, at a total cost of \$112,329.45. (ECID Project No. 21206-017; Oracle No. 17951)

Please scroll down to view the backup material.



CB-7

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

To: The Honorable Ed Montanari, Chair, and Members of City Council

Subject: Accepting a proposal from Neptune Benson, Inc., a sole source supplier, for swimming pool filtration equipment, for the Parks and Recreation Department, at a total cost of \$112,329.45. (ECID Project No. 21206-017; Oracle No. 17951)

Explanation: This purchase is being made for ECID Project No. 21206-017 Walter Fuller Pool Pump Room Modifications, scheduled for completion in 2022.

The purchase is being made in advance of construction, after notification from the supplier that the pool filtration equipment is scheduled for a significant price increase.

The purchase will include the Defender Filter, all necessary valves, air compressor, Ultraviolet (UV) treatment system, and operator training. The Defender Filter system is currently used at North Shore Aquatics and is a state-of-the-art, green, energy efficient system which utilizes 90% less water, 50% less energy, and 30% fewer chemicals than a traditional sand filter.

All equipment included in this purchase will be installed by the general contractor awarded the bid of the Walter Fuller Pool Pump Room Modifications Project.


The Procurement and Supply Management Department, in cooperation with the Parks and Recreation Department recommends for award:

Neptune Benson, Inc. (Warwick, RI) \$112,329.45

This purchase is made in accordance with Section 2-212(a)(1) of the Procurement Code, which authorizes the use of sole source procurement when a supply or service is available from only one source.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Recreation and Culture Capital Improvements Fund (3029), Swimming Pool Improvements FY21 Project (17951).

Attachments: Sole Source
Proposal (11 pages)
Resolution

 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					131305
Name:	Hansen, Rebecca D	Request Date:	15-OCT-2021	Status:	APPROVED

Authorization Request	
Subject:	Sale Source Neptune Benson @ Walter Fuller Pool
Message:	<p>Working on a pump room renovation project with CIP/Engineering. Previous approved sole source for Neptune Benson product to be installed at the Pier Splash Pad.</p> <p>I have secured pricing direct from the manufacturer, only valid until 12/31/2021. Attached you will find the justification, quote, and letter from Neptune Benson/Evoqua</p>
Supporting Documentation:	sole source neptune Benson 10-15-21.pdf

	Approver	Completed By	Response	Response Date	Type
0	Hansen, Rebecca D		SUBMITTED	15-OCT-2021	
1	Craft, Richard L	Craft, Richard L	APPROVE	15-OCT-2021	User Defined
2	Jefferis, Michael J II	Jefferis, Michael J II	APPROVE	19-OCT-2021	User Defined
3	Dewar, Karen M	Dewar, Karen M	APPROVE	26-OCT-2021	User Defined
4	Ross, Fredrick Brandon	Ross, Fredrick Brandon	APPROVE	26-OCT-2021	User Defined



Proposal

Prepared For:

CITY OF ST PETERSBURG

901 N Shore Dr Ne

Saint Petersburg, FL 33701-2052

Walter Fuller Pool - City of St. Petersburg

Quote #: 2020-9607

Date: 10/7/2021

Defender®
by Neptune-Benson

Delta UV™
an EVOQUA brand

ETS-UV
an EVOQUA brand

Lawson Aquatics®
by Neptune-Benson

ProStrainer®
by Neptune-Benson

www.evoqua.com • www.neptunebenson.com • www.deltauv.com
6 Jefferson Drive • Coventry, RI 02816 • Phone: 401.821.2200

Proposal For:

CITY OF ST PETERSBURG
St Petersburg
901 N Shore Dr Ne
Saint Petersburg, FL 33701-2052

Phone: 7278937437

Fax:

Email: xxx@xxx.com

Prepared By:

James Nash

Phone: (401)262-4752

Fax:

Email: james.nash@evoqua.com

Item	Description	Qty.	Ext. Price
	Swimming Pool		
	Volume: 220,000 gals Flowrate: 650 gpm Filter Area: 572 sf Filter Rate: 1.14 gpm/sf		
Defender		1	\$75,663.45
1000-8906	FILTER DEFENDER SP-33-48-732	1	Included
	Flexsol 3000 Lining Lifting Davit Vacuum Transfer System with Plumbing Kit RMF System Controller with: Hi-Res LCD w/Tactile Feedback Membrane Step by Step Animated Graphics Remote Monitoring and Operation Other Features and Benefits Gauge Panel Kit Adjustable Legs Lever Operated Butterfly Valve with Extension for Drain		
1000-5711	DEFENDER VALVE KIT 120V AUTO 8/6/3/3SG	1	Included
	8" Influent Check Wafer Style Valve 6" Effluent Pneumatic Double Acting Actuator (Valve Mounted) 3" Precoat Pneumatic Double Acting Actuator (Valve Mounted) 3" System Fill Lever Operated Dominion Wafer Style Butterfly Valve 3" In-Line Sightglass		
1000-5648	COMPRESSOR AIR 2HP 1PH 115V W/1 LTR OIL	1	Included
	5.2 CFM @ 90 PSI 20 GALLON TANK		

Item	Description	Qty.	Ext. Price
1000-5562	DEFENDER TOOL KIT AUTO 24-55 *BITORQ*	1	Included
1000-5852	MEDIA AQUAPERL 25# BAG 2.8 CU FT	13	Included
1000-5865	CHEM-CLEAN EXPRESS 25LB	2	Included
1001-4023	SYSTEM OPERATOR TRAINING	1	Included
<p>SYSTEM OPERATOR TRAINING REQUIRING AIR TRAVEL BY NEPTUNE BENSON MUST BE SCHEDULED FOUR WEEKS IN ADVANCE. SYSTEM OPERATOR TRAINING THAT DOES NOT REQUIRE AIR TRAVEL MUST BE SCHEDULED TWO WEEKS IN ADVANCE. SYSTEM OPERATOR TRAINING INCLUDES ONE DAY ON SITE, UNLESS OTHERWISE NOTED. IF ADDITIONAL DAYS ARE REQUIRED, \$1500 PER DAY SHALL BE CHARGED.</p>			
1001-9213	UNIT, UV WF-215-6	1	\$33,416.00
<p>-Cast 316L Stainless Steel Treatment Chamber -Spectra III Control Cabinet -Automatic Quartz Wiper System -UV Dose Monitor and Temperature Sensor -Includes 30' Cables and EZ Strainer</p>			

Freight: \$3,250.00

Total Price: \$112,329.45

Commercial Terms

Terms of Delivery: FOB - Free on board
Payment Terms: 500F - 100% before shipment
Freight Terms: Prepaid and Add: Shipping and Handling Charge

Commercial Notes

1. Proposed product and quantities are exactly as shown herein. Any additions and/or deletions will be subject to associated charges and/or credits.
2. This Quote is valid until 11/06/2021.
3. Terms of Delivery are according to INCOTERM 2010.
4. Electrical service at the installation site shall be provided by others. Consult factory for specific requirements.
5. System operator training sessions are available on a per diem basis.
6. Unloading and protected storage of all equipment by others.
7. This quotation is subject to the attached Evoqua Terms and Conditions.
8. Payments SHOULD NOT be sent to the above address, please use the remittance information below
9. Sales Tax & GST
 - The pricing provided in this proposal does not include applicable Sales Tax or GST.
 - If your company is exempt from Sales Tax or GST, or eligible for a reduced rate of tax, a tax exemption certificate must be provided no later than with your purchase order.
 - If a timely, valid exemption certificate or other documentation is not provided, any applicable Sales Tax or GST will be invoiced and payable.

Evoqua Water Technologies Banking Details

ACH - CTX

Evoqua's preferred payment method is via ACH - CTX:

JP Morgan Chase Bank
Attn: Neptune Benson, Inc.
Account #: 132835312
Swift Code: CHASUS33
ACH Routing / ABA: **044000037**
Wire Routing / ABA: **021000021**
Remittance details should go to:
achremittance@evoqua.com &
kristin.frost@evoqua.com

Paper Checks

Paper Checks:

Send to our Lockbox, address is:
Neptune Benson, Inc.
29892 Network Place
Chicago, IL 60673-1298

Paper checks via Overnight / Courier

Paper checks via Overnight / Courier:

JP Morgan Chase Bank
Attn: Neptune Benson, Inc. Lockbox 29892
131 Dearborn, 6th Floor
Chicago, IL 60603

**** If ever instructed to change banking information, contact us immediately at 1-800-466-7873 ****



Walter Fuller Pool - City of St.
Petersburg
Quote Number: 2020-9607
Account ID: New Account
Date: 10/7/2021

Estimated Ship Date:

Ship-To Address:
(at least city/state/province)

Specification Sheet

Pool Name: Swimming Pool

Product: Defender Filter Model: SP-33-48-732
Quantity: 1

Process Conditions

Types of Pool:	Lap / Comp Pool	
Indoor or Outdoor:	Indoor	
Units of Measure:	Imperial	
Filter Operation:	Automatic	
Pool Volume:	220,000	gal.
Turnover:	5.6	hrs.
Flowrate:	655	GPM
Filter Area (Per Filter):	572	sq. ft.
Filtration Rate (Per Filter):	1.15	gal/min/sq. ft.

Accessories, Options, and Chemicals

Lifting Davit:	Standard
Extended Viewing Window:	No
Defender Auto Drain:	No
Quantity Of Air Compressors:	1
Quantity Of Defender Tool Kits:	1
Quantity Of Charges Of Perlite Media:	7
Quantity Of Charges Of Chem Clean:	1

Standard Terms of Sale

1. Applicable Terms. These terms govern the purchase and sale of equipment, products, related services, leased products, and media goods if any (collectively herein "Work"), referred to in Seller's proposal ("Seller's Documentation"). Whether these terms are included in an offer or an acceptance by Seller, such offer or acceptance is expressly conditioned on Buyer's assent to these terms. Seller rejects all additional or different terms in any of Buyer's forms or documents.
2. Payment. Buyer shall pay Seller the full purchase price as set forth in Seller's Documentation. Unless Seller's Documentation specifically provides otherwise, freight, storage, insurance and all taxes, levies, duties, tariffs, permits or license fees or other governmental charges relating to the Work or any incremental increases thereto shall be paid by Buyer. If Seller is required to pay any such charges, Buyer shall immediately reimburse Seller. If Buyer claims a tax or other exemption or direct payment permit, it shall provide Seller with a valid exemption certificate or permit and indemnify, defend and hold Seller harmless from any taxes, costs and penalties arising out of same. All payments are due within 30 days after receipt of invoice. Buyer shall be charged the lower of 1 ½% interest per month or the maximum legal rate on all amounts not received by the due date and shall pay all of Seller's reasonable costs (including attorneys' fees) of collecting amounts due but unpaid. All orders are subject to credit approval by Seller. Back charges without Seller's prior written approval shall not be accepted.
3. Delivery. Delivery of the Work shall be in material compliance with the schedule in Seller's Documentation. Unless Seller's Documentation provides otherwise, delivery terms are ExWorks Seller's factory (Incoterms 2010). Title to all Work shall pass upon receipt of payment for the Work under the respective invoice. Unless otherwise agreed to in writing by Seller, shipping dates are approximate only and Seller shall not be liable for any loss or expense (consequential or otherwise) incurred by Buyer or Buyer's customer if Seller fails to meet the specified delivery schedule. If any order is held or rescheduled at the Buyer's request, Seller may (a) require Buyer to reimburse its reasonable expenses incurred in connection with the delay; and/or (b) store the Equipment at the sole cost and risk of loss of the Buyer and the Buyer must pay Seller such expenses within 30 days of receipt of Seller's invoice for the same.
4. Ownership of Materials and Licenses. All devices, designs (including drawings, plans and specifications), estimates, prices, notes, electronic data, software and other documents or information prepared or disclosed by Seller, and all related intellectual property rights, shall remain Seller's property. Seller grants Buyer a non-exclusive, non-transferable license to use any such material solely for Buyer's use of the Work. Buyer shall not disclose any such material to third parties without Seller's prior written consent. Buyer grants Seller a non-exclusive, non-transferable license to use Buyer's name and logo for marketing purposes, including but not limited to, press releases, marketing and promotional materials, and web site content.
5. Changes. Neither party shall implement any changes in the scope of Work described in Seller's Documentation without a mutually agreed upon change order. Any change to the scope of the Work, delivery schedule for the Work, any Force Majeure Event, any law, rule, regulation, order, code, standard or requirement which requires any change hereunder shall entitle Seller to an equitable adjustment in the price and time of performance.
6. Force Majeure Event. Neither Buyer nor Seller shall have any liability for any breach or delay (except for breach of payment obligations) caused by a Force Majeure Event. If a Force Majeure Event exceeds six (6) months in duration, the Seller shall have the right to terminate the Agreement without liability, upon fifteen (15) days written notice to Buyer, and shall be entitled to payment for work performed prior to the date of termination. "Force Majeure Event" shall mean events or circumstances that are beyond the affected party's control and could not reasonably have been easily avoided or overcome by the affected party and are not substantially attributable to the other party. Force Majeure Event may include, but is not limited to, the following circumstances or events: war, act of foreign enemies, terrorism, riot, strike, or lockout by persons other than by Seller or its sub-suppliers, natural catastrophes or (with respect to on-site work), unusual weather conditions.
7. Warranty. Subject to the following sentence, Seller warrants to Buyer that the (i) Work shall materially conform to the description in Seller's Documentation and shall be free from defects in material and workmanship and (ii) the Services shall be performed in a timely and workmanlike

manner. Determination of suitability of treated water for any use by Buyer shall be the sole and exclusive responsibility of Buyer. The foregoing warranty shall not apply to any Work that is specified or otherwise demanded by Buyer and is not manufactured or selected by Seller, as to which (i) Seller hereby assigns to Buyer, to the extent assignable, any warranties made to Seller and (ii) Seller shall have no other liability to Buyer under warranty, tort or any other legal theory. The Seller warrants the Work, or any components thereof, through the earlier of (i) eighteen (18) months from delivery of the Work or (ii) twelve (12) months from initial operation of the Work or ninety (90) days from the performance of services (the "Warranty Period"). If Buyer gives Seller prompt written notice of breach of this warranty within the Warranty Period, Seller shall, at its sole option and as Buyer's sole and exclusive remedy, repair or replace the subject parts, re-perform the Service or refund the purchase price. Unless otherwise agreed to in writing by Seller, (i) Buyer shall be responsible for any labor required to gain access to the Work so that Seller can assess the available remedies and (ii) Buyer shall be responsible for all costs of installation of repaired or replaced Work. If Seller determines that any claimed breach is not, in fact, covered by this warranty, Buyer shall pay Seller its then customary charges for any repair or replacement made by Seller. Seller's warranty is conditioned on Buyer's (a) operating and maintaining the Work in accordance with Seller's instructions, (b) not making any unauthorized repairs or alterations, and (c) not being in default of any payment obligation to Seller. Seller's warranty does not cover (i) damage caused by chemical action or abrasive material, misuse or improper installation (unless installed by Seller) and (ii) media goods (such as, but not limited to, resin, membranes, or granular activated carbon media) once media goods are installed. THE WARRANTIES SET FORTH IN THIS SECTION 7 ARE THE SELLER'S SOLE AND EXCLUSIVE WARRANTIES AND ARE SUBJECT TO THE LIMITATION OF LIABILITY PROVISION BELOW. SELLER MAKES NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE.

8. Indemnity. Seller shall indemnify, defend and hold Buyer harmless from any claim, cause of action or liability incurred by Buyer as a result of third party claims for personal injury, death or damage to tangible property, to the extent caused by Seller's negligence. Seller shall have the sole authority to direct the defense of and settle any indemnified claim. Seller's indemnification is conditioned on Buyer (a) promptly, within the Warranty Period, notifying Seller of any claim, and (b) providing reasonable cooperation in the defense of any claim.

9. Assignment. Neither party may assign this Agreement, in whole or in part, nor any rights or obligations hereunder without the prior written consent of the other party; provided, however, the Seller may assign its rights and obligations under these terms to its affiliates or in connection with the sale or transfer of the Seller's business and Seller may grant a security interest in the Agreement and/or assign proceeds of the agreement without Buyer's consent.

10. Termination. Either party may terminate this agreement, upon issuance of a written notice of breach and a thirty (30) day cure period, for a material breach (including but not limited to, filing of bankruptcy, or failure to fulfill the material obligations of this agreement). If Buyer suspends an order without a change order for ninety (90) or more days, Seller may thereafter terminate this Agreement without liability, upon fifteen (15) days written notice to Buyer, and shall be entitled to payment for work performed, whether delivered or undelivered, prior to the date of termination.

11. Dispute Resolution. Seller and Buyer shall negotiate in good faith to resolve any dispute relating hereto. If, despite good faith efforts, the parties are unable to resolve a dispute or claim arising out of or relating to this Agreement or its breach, termination, enforcement, interpretation or validity, the parties will first seek to agree on a forum for mediation to be held in a mutually agreeable site. If the parties are unable to resolve the dispute through mediation, then any dispute, claim or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation or validity thereof, including the determination of the scope or applicability of this agreement to arbitrate, shall be determined by arbitration in Pittsburgh, Pennsylvania before three arbitrators who are lawyers experienced in the discipline that is the subject of the dispute and shall be jointly selected by Seller and Buyer. The arbitration shall be administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures. The Arbitrators shall issue a reasoned decision of a majority of the arbitrators, which shall be the decision of the panel. Judgment may be entered upon the arbitrators' decision in any court of competent jurisdiction. The substantially prevailing party as determined by the arbitrators shall be reimbursed by the other party for all costs, expenses and charges, including without limitation reasonable attorneys' fees, incurred by the prevailing party in connection with the arbitration. For any order shipped outside of the United States, any dispute shall be referred to and finally determined by the International Center for Dispute Resolution in accordance with the provisions of its International Arbitration Rules, enforceable under the New York Convention (Convention on the Recognition and Enforcement of Foreign Arbitral Awards) and the governing language shall be English.

12. Export Compliance. Buyer acknowledges that Seller is required to comply with applicable export laws and regulations relating to the sale, exportation, transfer, assignment, disposal and usage of the Work provided under this Agreement, including any export license requirements. Buyer agrees that such Work shall not at any time directly or indirectly be used, exported, sold, transferred, assigned or otherwise disposed of in a manner which will result in non-compliance with such applicable export laws and regulations. It shall be a condition of the continuing performance by Seller of its obligations hereunder that compliance with such export laws and regulations be maintained at all times. BUYER AGREES TO INDEMNIFY AND HOLD SELLER HARMLESS FROM ANY AND ALL COSTS, LIABILITIES, PENALTIES, SANCTIONS AND FINES RELATED TO NON-COMPLIANCE WITH APPLICABLE EXPORT LAWS AND REGULATIONS.

13. LIMITATION OF LIABILITY. NOTWITHSTANDING ANYTHING ELSE TO THE CONTRARY, SELLER SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE OR OTHER INDIRECT DAMAGES, AND SELLER'S TOTAL LIABILITY ARISING AT ANY TIME FROM THE SALE OR USE OF THE WORK, INCLUDING WITHOUT LIMITATION ANY LIABILITY FOR ALL WARRANTY CLAIMS OR FOR ANY BREACH OR FAILURE TO PERFORM ANY OBLIGATION UNDER THE CONTRACT, SHALL NOT EXCEED THE PURCHASE PRICE PAID FOR THE WORK ON WHICH SUCH LIABILITY IS BASED. THESE LIMITATIONS APPLY WHETHER THE LIABILITY IS BASED ON CONTRACT, TORT, STRICT LIABILITY OR ANY OTHER THEORY.

14. Rental Equipment / Services. Any leased or rented equipment ("Leased Equipment") provided by Seller shall at all times be the property of Seller with the exception of certain miscellaneous installation materials purchased by the Buyer, and no right or property interest is transferred to the Buyer, except the right to use any such Leased Equipment as provided herein. Buyer agrees that it shall not pledge, lend, or create a security interest in, part with possession of, or relocate the Leased Equipment. Buyer shall be responsible to maintain the Leased Equipment in good and efficient working order. At the end of the initial term specified in the order, the terms shall automatically renew for the identical period unless canceled in writing by Buyer or Seller not sooner than three (3) months nor later than one (1) month from termination of the initial order or any renewal terms. Upon any renewal, Seller shall have the right to issue notice of increased pricing which shall be effective for any renewed terms unless Buyer objects in writing within fifteen (15) days of issuance of said notice. If Buyer timely cancels service in writing prior to the end of the initial or any renewal term this shall not relieve Buyer of its obligations under the order for the monthly rental service charge which shall continue to be due and owing. Upon the expiration or termination of this Agreement, Buyer shall promptly make any Leased Equipment available to Seller for removal. Buyer hereby agrees that it shall grant Seller access to the Leased Equipment location and shall permit Seller to take possession of and remove the Leased Equipment without resort to legal process and hereby releases Seller from any claim or right of action for trespass or damages caused by reason of such entry and removal.

15. Miscellaneous. These terms, together with any Contract Documents issued or signed by the Seller, comprise the complete and exclusive statement of the agreement between the parties (the "Agreement") and supersede any terms contained in Buyer's documents, unless separately signed by Seller. No part of the Agreement may be changed or cancelled except by a written document signed by Seller and Buyer. No course of dealing or performance, usage of trade or failure to enforce any term shall be used to modify the Agreement. To the extent the Agreement is considered a subcontract under Buyer's prime contract with an agency of the United States government, in case of Federal Acquisition Regulations (FARs) flow down terms, Seller will be in compliance with Section 44.403 of the FAR relating to commercial items and those additional clauses as specifically listed in 52.244-6, Subcontracts for Commercial Items (OCT 2014). If any of these terms is unenforceable, such term shall be limited only to the extent necessary to make it enforceable, and all other terms shall remain in full force and effect. The Agreement shall be governed by the laws of the Commonwealth of Pennsylvania without regard to its conflict of laws provisions. Both Buyer and Seller reject the applicability of the United Nations Convention on Contracts for the international sales of goods to the relationship between the parties and to all transactions arising from said relationship.

Accepted By: _____



Walter Fuller Pool - City of St.
Petersburg
Quote Number: 2020-9607
Account ID: New Account
Date: 10/7/2021

Print:

Date:

RESOLUTION NO. _____

A RESOLUTION DECLARING NEPTUNE BENSON, INC. TO BE A SOLE SOURCE SUPPLIER FOR DEFENDER SWIMMING POOL FILTRATION EQUIPMENT; ACCEPTING THE PROPOSAL AND APPROVING THE PURCHASE OF DEFENDER SWIMMING POOL FILTRATION EQUIPMENT FROM NEPTUNE BENSON, INC. FOR THE PARKS AND RECREATION DEPARTMENT AT A TOTAL COST NOT TO EXCEED \$112,329.45; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase Defender swimming pool filtration equipment for ECID Project No. 21206-017, Walter Fuller Pool Pump Room Modifications, scheduled for completion in 2022; and

WHEREAS, the purchase will include a Defender Filter, all necessary valves, air compressor, Ultraviolet (UV) treatment system and operation training (“Defender Filter System”); and

WHEREAS, the Defender Filter System is a state of the art, green, energy efficient system which utilized 90% less water, 50% less energy and 30% fewer chemicals than a traditional sand filter; and

WHEREAS, Neptune Benson, Inc. is the only supplier of the Defender Filter System; and

WHEREAS, Section 2-212 of the City Code provides for sole source procurement when a supply or service is available from only one source; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Parks and Recreation Department, recommend approval of this award to Neptune Benson, Inc., as a sole source supplier; and

WHEREAS, the Mayor or his designee has prepared a written statement to the City Council certifying the condition and circumstances for the sole source purchase.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Neptune Benson, Inc. is declared a sole source supplier for Defender swimming pool filtration equipment.

BE IT FURTHER RESOLVED that the proposal is hereby accepted and the purchase of Defender swimming pool filtration equipment from Neptune Benson, Inc. at a total cost not to exceed \$112,329.45 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.


This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:

/s/Christina Bousias

City Attorney (Designee)

00596335

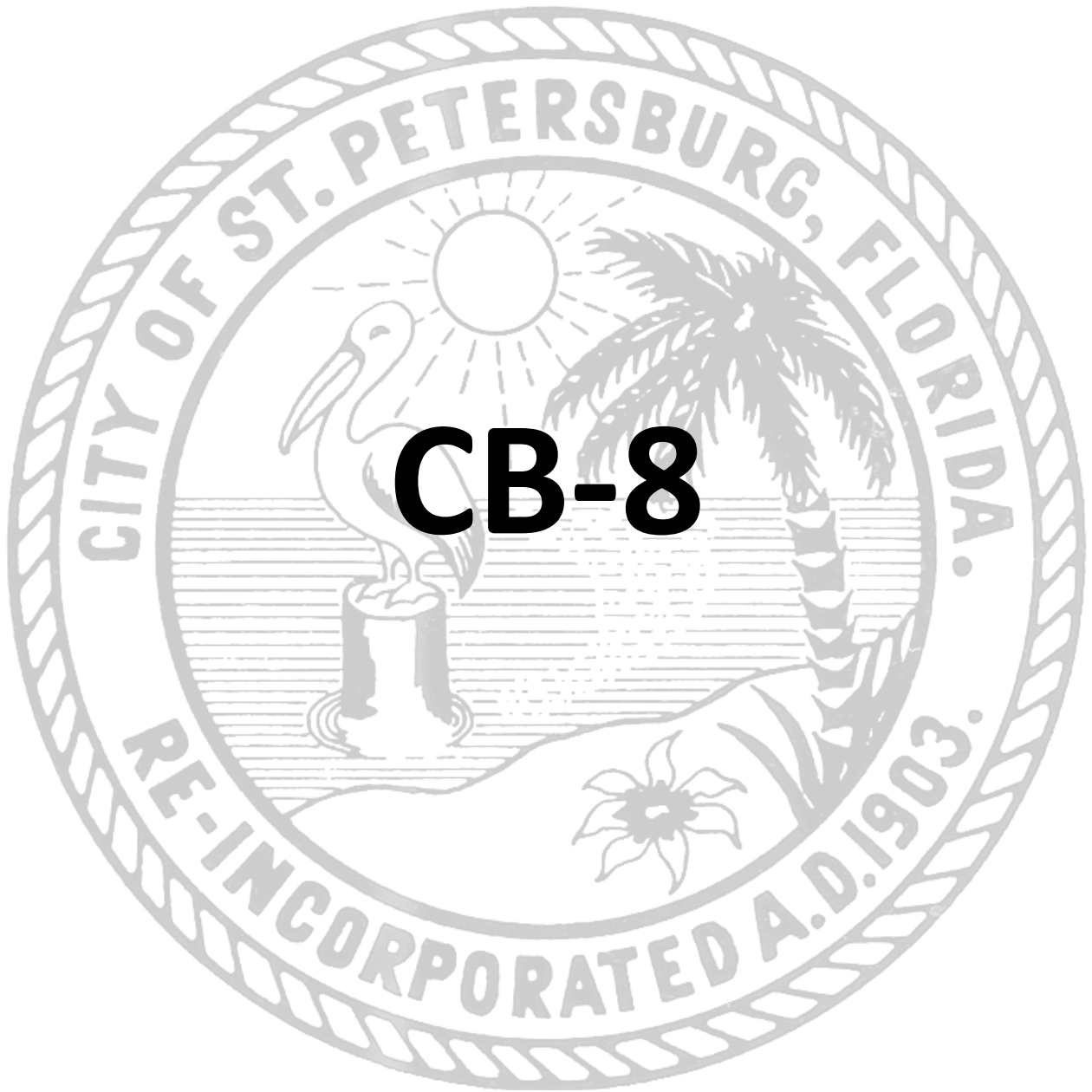
 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					135126
Name:	Pocengal, Nicholas W	Request Date:	09-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Walter Fuller Pool Filtration Equip, Dec 2 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Walter Fuller Pool Filtration Equipment, scheduled to go before City Council on December 2, 2021. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	09-NOV-2021	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	10-NOV-2021	User Defined
2	Jefferis, Michael J II	Jefferis, Michael J II	APPROVE	10-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a License Agreement with TFTSP Youth Golf Council St. Petersburg, Inc., a Florida not-for-profit corporation, for use of ±172 sq. ft. of office/storage space within the Mangrove Bay Golf Course Club House located at 875 – 62nd Avenue Northeast, St. Petersburg, for a period of three (3) years, at an aggregate fee of \$36.00; and waiving the reserve for replacement requirement of City Council Resolution No. 79-740A. Requires affirmative vote of at least six (6) members of City Council.

Please scroll down to view the backup material.



CB-8

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a License Agreement with TFTSP Youth Golf Council St. Petersburg, Inc., a Florida not-for-profit corporation, for use of ±172 sq. ft. of office/storage space within the Mangrove Bay Golf Course Club House located at 875 – 62nd Avenue Northeast, St. Petersburg, for a period of three (3) years, at an aggregate fee of \$36.00; and to execute all documents necessary to effectuate same; waiving the reserve for replacement requirement of City Council Resolution No. 79-740A; and providing an effective date. ***(Requires affirmative vote of at least six (6) members of City Council.)***

EXPLANATION: Real Estate and Property Management received a request from TFTSP Youth Golf Council St. Petersburg, Inc. ("TFTSP") to renew its license agreement for the use of ±172 sq. ft. of office/storage space within the Mangrove Bay Golf Course Club House located at 875 – 62nd Avenue Northeast, St. Petersburg ("Premises"), that TFTSP has utilized since 2008.

TFTSP will continue to serve approximately 5,000 participants in St. Petersburg and surrounding communities through its youth golf programs as an affiliate of The First Tee to positively impact the youth of St. Petersburg and provide a year-round schedule of fee-based after school, weekend and summer programming, golf instruction, the First Tee Life Skills curriculum and tournaments on an on-going basis for community-based organizations at the three (3) City-owned golf course locations – Mangrove Bay, Cypress Links, and Twin Brooks. In the fall of 2016, TFTSP completed construction and commenced operation of The First Tee Mentoring Center ("Center") at Twin Brooks.

The proposed license agreement will be for a term of thirty-six (36) months for TFTSP's use of ±64 sq. ft. of storage space on the 1st floor and ±108 sq. ft. of office/storage space on the second floor within the Premises, subject to City Council approval. A license fee of \$36.00 will be paid at the commencement of the term by the Licensee for use of the Premises. The Licensee is responsible for daily cleaning and removal of all trash and debris, in association with its use for the Premises. Additionally, the Licensee will maintain a commercial general liability insurance policy in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Premises. The License may be terminated without cause by either party with thirty (30) days written notice prior to the scheduled date of termination.

City Council Resolution No. 79-740A, dated October 4, 1979, establishes policies for the sale and leasing of City-owned park and waterfront property. This resolution requires that when leasing City property to a non-profit, private organization "... the organization pays operating costs plus a reserve for replacement." Due to the limited financial resources of the organization, the City is charging nominal rent and recommending that the reserve for replacement requirement be waived in an effort to minimize operating

costs. These terms and conditions are consistent with prior licenses with this and other non-profit organizations. Under the terms of both Licenses, "the City is under no obligation to provide a replacement facility under any circumstances."

Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for Park and Waterfront property for three (3) years or less on residentially-zoned property with approval by an affirmative vote of at least six (6) members of City Council. The subject property is zoned Neighborhood Suburban Estate (NS-E).

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a License Agreement with TFTSP Youth Golf Council St. Petersburg, Inc., a Florida not-for-profit corporation, for use of ±172 sq. ft. of office/storage space within the Mangrove Bay Golf Course Club House located at 875 – 62nd Avenue Northeast, St. Petersburg, for a period of three (3) years, at an aggregate fee of \$36.00; and to execute all documents necessary to effectuate same; waiving the reserve for replacement requirement of City Council Resolution No. 79-740A; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration:  For Alan DeLisle

Budget: _____ N/A

ILLUSTRATION

Space within Mangrove Bay Golf Course Club House (LEGAL DESCRIPTION & AERIAL PHOTOGRAPH)

1) The main (2nd) floor in the Northwest corner consisting of ± 108 square feet for office and storage space; 2) the East storage room on the bottom (1st) floor consisting of ± 64 square feet for storage space of the City-owned facility referred to as the Mangrove Bay Golf Course Club House located at 875 - 62nd Avenue Northeast, St. Petersburg, Florida 33702, within property boundaries being more particularly described as follows:

PT OF NW $\frac{1}{4}$ DESC BEG NW SEC COR TH E 2654 FT TO N $\frac{1}{4}$ COR TH S 1418 FT (S) TO N LN OF MANGROVE BAY SUBDIVISION

This parcel is zoned Neighborhood Suburban Estate (NS-E).

Pinellas County Parcel I.D. No.: 32/30/17/00000/240/0000



Resolution No. 2021 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH TFTSP YOUTH GOLF COUNCIL ST. PETERSBURG, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR USE OF ±172 SQ. FT. OF OFFICE/STORAGE SPACE WITHIN THE MANGROVE BAY GOLF COURSE CLUB HOUSE LOCATED AT 875 - 62ND AVENUE NORTHEAST, ST. PETERSBURG, FOR A PERIOD OF THREE (3) YEARS, AT AN AGGREGATE FEE OF \$36.00; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; WAIVING THE RESERVE FOR REPLACEMENT REQUIREMENT OF CITY COUNCIL RESOLUTION NO. 79-740A; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, TFTSP Youth Golf Council St. Petersburg, Inc. ("TFTSP") desires to continue to license certain City-owned property within the Mangrove Bay Golf Course Club House located at 875 - 62nd Avenue Northeast, St. Petersburg, for the use of ±64 sq. ft. of storage space on the 1st floor and ±108 sq. ft. of office/storage space on the second floor ("Premises"), that TFTSP has utilized since 2008; and

WHEREAS, the proposed License Agreement ("License") will be for a term of thirty-six (36) months, for a fee of \$36.00 to be paid at the commencement of the term, plus applicable sales tax, with the TFTSP being responsible for daily cleaning and removal of all trash and debris, and assuming all costs of maintenance in association with its use of the Premises; and

WHEREAS, the License may be terminated without cause by either party by providing written notice no less than thirty (30) days prior to the scheduled date of termination; and

WHEREAS, the License is in accordance with the policies established in Resolution No. 79-740A provided, however, that due to the limited financial resources of the organization, the City is charging nominal rent and recommending that the reserve for replacement requirement be waived in an effort to minimize operating costs; and

WHEREAS, these terms and conditions are consistent with prior leases with this and other non-profit organizations; and

WHEREAS, Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for Park and Waterfront property for three (3) years or less on residentially-zoned property with approval by an affirmative vote of at least six (6) members of City Council.

NOW THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a License Agreement with TFTSP Youth Golf Council St. Petersburg, Inc., a Florida not-for-profit corporation, for use of ±172 sq. ft. of office/storage space within the Mangrove Bay Golf Course Club House located at 875 – 62nd Avenue Northeast, St. Petersburg, for a period of three (3) years, at an aggregate fee of \$36.00; and to execute all documents necessary to effectuate same; and

BE IT FURTHER RESOLVED that the reserve for replacement requirement pursuant to Resolution No. 79-740A is hereby waived.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

/s/Bradley Tennant
City Attorney (Designee)
00595411.doc v1

APPROVED BY:

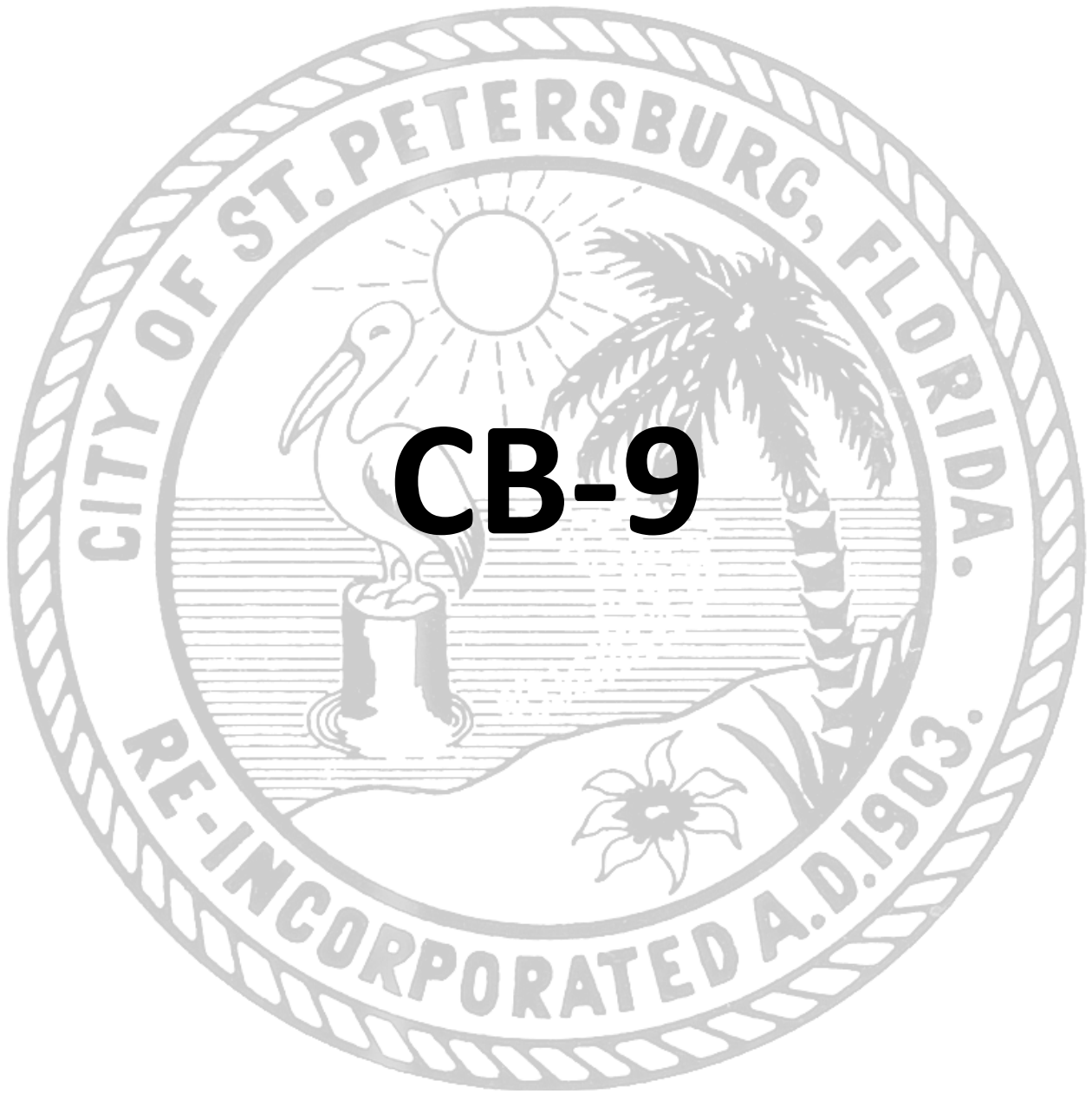
/s/Jeffery G. Hollis
Jeffery G. Hollis, Director
Golf Courses

APPROVED BY:


Alfred Wendler, Director
Real Estate & Property Management

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute the Third Amendment to the Master Lease Agreement between the City of St. Petersburg and STP Redevelopment II, LTD, to modify the timeframe for consummation and closing of the sale and purchase of area(s) within the Mid-Core Building generally located at 117 2nd Street North.

Please scroll down to view the backup material.



CB-9

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a Third Amendment to the Master Lease Agreement between the City of St. Petersburg and STP Redevelopment II, LTD, a limited partnership organized and existing under the laws of the State of Florida, to modify the timeframe for consummation and closing of the sale and purchase of area(s) within the Mid-Core building generally located at 117 - 2nd Street North, St. Petersburg; and to execute all documents necessary to effectuate same; and providing an effective date.

BACKGROUND: On August 30, 1999, the City and the STP Redevelopment, LTD., a limited partnership organized and existing under the laws of the State of Florida ("Previous Developer"), entered into a Master Lease Agreement for leasing of the ground floor of the Mid-Core building generally located at 117 - 2nd Street North, St. Petersburg. The premises consists of approximately 60,000 square feet of new retail/office space, a chiller area, loading and unloading areas, excluding the entry and exit ramps for the parking floors and other common areas (collectively, the "Ground Floor").

On March 1, 2001, the City and the Previous Developer entered into a First Amendment, modifying terms regarding the premises and their uses of same, as well as the termination process. On August 12, 2002, the Previous Developer entered into an Assignment and Assumption of the agreement, assigning all of Previous Developer's relevant right, title, and interest to STP Redevelopment II, LTD ("Developer"). On July 1, 2005, the City and the Developer entered into a Second Amendment modifying terms regarding retail uses at the premises. The Master Lease Agreement dated August 30, 1999, as amended by the First Amendment dated March 1, 2001, as affected by the Assignment and Assumption of Master Lease dated August 12, 2002, and as amended by the Second Amendment, dated July 1, 2005, are collectively the "Lease."

Pursuant to the Lease, the Developer has an option to purchase the Ground Floor, the Parking Floor, and/or the Building ("Option") at any time on or before the Expiration Date of the Term or within twenty-four (24) months after the earlier termination of the Lease (but not later than the Expiration Date of the Term). The Developer may exercise either Option by written notice to the City ("Option Notice") which Option Notice shall specify the date not earlier than two hundred and forty (240) days after the date of the Option Notice on which the sale and purchase of the property described in the Option Notice shall be consummated and closed.

CURRENT SITUATION: The Parties are currently in the process of finalizing the terms for the purchase of the Ground Floor by the Developer, pursuant to the Exercise of Option, and wish to modify the time frame regarding the consummation and closing of the sale and purchase.

The terms of the Third Amendment were negotiated and include the following modification:

Paragraph 48, EXERCISE OF OPTION, is amended as follows:

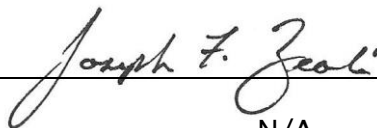
"EXERCISE OF OPTION. Developer shall exercise the Ground Floor Option, the Parking Floor Option, and/or the Building Option by written notice to City (the "**Option Notice**"), which Option Notice shall specify the date not earlier than ~~thirty (30) two hundred and forty (240)~~ thirty (30) days after the date of the Option Notice on which the sale and purchase of the property described in the Option Notice shall be consummated and closed. Notwithstanding as much, either party may unilaterally delay such date of closing to allow time to prepare and execute such documents as either party deems appropriate or necessary to effectuate the transfer of title and to prepare and execute any necessary instruments related to the sale, including but not limited to the declaration of condominium. The consummation and closing of any such sale and purchase shall proceed generally in accordance with the provision of Article Seven and Article Eight of the Final Disposition Agreement, unless other process and procedures are mutually agreed to by the Parties in writing."

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to enter into a Third Amendment with STP Redevelopment II, LTD, a limited partnership organized and existing under the laws of the State of Florida, to modify the timeframe for consummation and closing of the sale and purchase of area(s) within the Mid-Core building generally located at 117 - 2nd Street North, St. Petersburg; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Resolution

APPROVALS: Administration:



Budget:

_____ N/A

Resolution No. 2021 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A THIRD AMENDMENT TO THE MASTER LEASE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG AND STP REDEVELOPMENT II, LTD, A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, TO MODIFY THE TIMEFRAME FOR CONSUMMATION AND CLOSING OF THE SALE AND PURCHASE OF AREA(S) WITHIN THE MID-CORE BUILDING GENERALLY LOCATED AT 117 - 2ND STREET NORTH, ST. PETERSBURG; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg ("City") owns the Mid-Core building generally located at 117 - 2nd Street North, St. Petersburg; and

WHEREAS, on August 30, 1999, the City and STP Redevelopment, LTD., a limited partnership organized and existing under the laws of the State of Florida ("Previous Developer"), entered into a Master Lease Agreement for leasing of the ground floor of the Mid-Core building; and

WHEREAS, the premises consists of approximately 60,000 square feet of new retail/office space, a chiller area, loading and unloading areas, which excludes the entry and exit ramps for the parking floors and other common areas (collectively, the "Ground Floor"); and

WHEREAS, on March 1, 2001, the City and the Previous Developer entered into a First Amendment, modifying terms regarding the premises and their uses of same, as well as the termination process; and

WHEREAS, on August 12, 2002, the Previous Developer entered into an Assignment and Assumption agreement, assigning all of Previous Developer's relevant right, title, and interest to STP Redevelopment II, LTD ("Developer"); and

WHEREAS, on July 1, 2005, the Parties entered into a Second Amendment, modifying terms regarding retail uses at the premises; and

WHEREAS, the Master Lease Agreement dated August 30, 1999, as amended by the First Amendment dated March 1, 2001, as affected by the Assignment and Assumption of the agreement dated August 12, 2002, and as amended by the Second Amendment, dated July 1, 2005, are collectively the "Lease"; and

WHEREAS, pursuant to the Lease, the Developer has an option to purchase the Ground Floor, the Parking Floor, and/or the Building ("Option") at any time on or before the Expiration Date of the Term or within twenty-four (24) months after the earlier termination of the Lease (but not later than the Expiration Date of the Term); and

WHEREAS, the Developer may exercise either Option by written notice to the City ("Option Notice") which Option Notice shall specify the date not earlier than two hundred and forty (240) days after the date of the Option Notice on which the sale and purchase of the property described in the Option Notice shall be consummated and closed; and

WHEREAS, the Parties are currently in the process of finalizing the terms for the purchase of the Ground Floor by the Developer, pursuant to the Exercise of Option, and wish to modify the time frame regarding the consummation and closing of the sale and purchase; and

WHEREAS, the proposed Third Amendment reduces the time that the consummation and closing of the sale and purchase is to occur to not earlier than thirty (30) days, but allows either party the ability to delay closing to draft documents and accomplish required tasks related to the sale; and

WHEREAS, all of the provisions of the Lease not specifically amended shall remain in full force and effect.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a Third Amendment to the Master Lease Agreement between the City of St. Petersburg and STP Redevelopment II, LTD, a limited partnership organized and existing under the laws of the State of Florida, to modify the timeframe for consummation and closing of the sale and purchase of area(s) within the Mid-Core building generally located at 117 - 2nd Street North, St. Petersburg; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

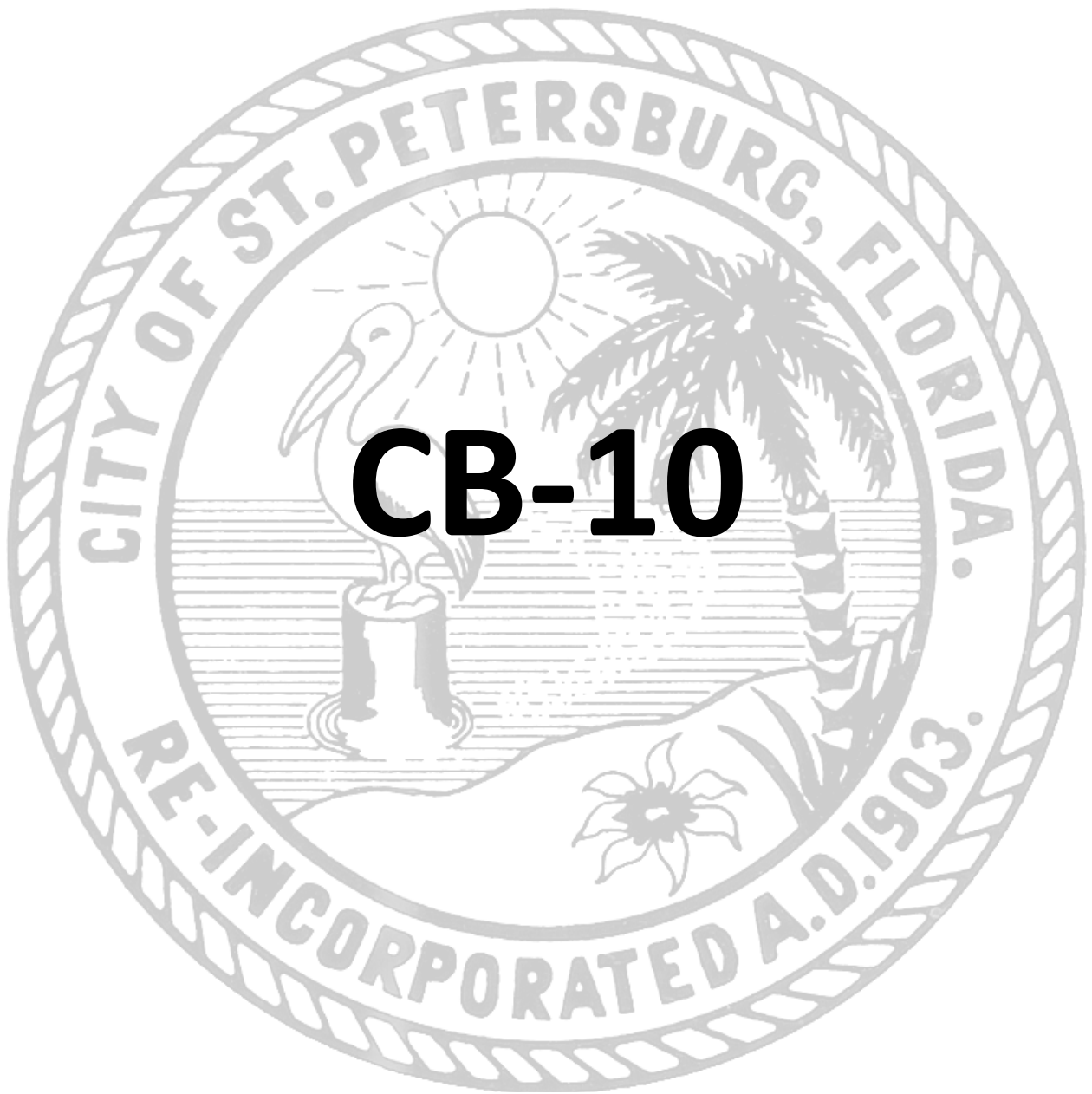
/s/Bradley Tennant
City Attorney (Designee)

APPROVED BY:



Joseph F. Zeoli
Managing Director
City Development Administration
00596022.doc v4

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Amendment No. 3 to Task Order No. 19-04-CAR/ENV(S), as revised and amended, to the architect/engineering agreement dated May 31, 2019 between the City of St. Petersburg, Florida and Cardno, Inc. (“A/E”), as amended, for the A/E to provide a non-DRC IC package, FDEP coordination, monitoring well abandonment, and reporting related to the Environmental Cleanup Project in an amount not to exceed \$27,252.17; providing that the total Task Order, as revised and amended, shall not exceed \$100,982.45 (ECID Project No. 20014-110; Oracle Nos. 16687 and 18225); and providing an effective date.
Please scroll down to view the backup material.



CB-10

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair and Members of City Council

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Amendment No. 3 to Task Order No. 19-04-CAR/ENV(S), as revised and amended, to the architect/engineering agreement dated May 31, 2019 between the City of St. Petersburg, Florida and Cardno, Inc. (“A/E”), as amended, for the A/E to provide a non-DRC IC package, FDEP coordination, monitoring well abandonment, and reporting related to the Environmental Cleanup Project in an amount not to exceed \$27,252.17; providing that the total Task Order, as revised and amended, shall not exceed \$100,982.45 (ECID Project No. 20014-110; Oracle Nos. 16687 and 18225); and providing an effective date.

EXPLANATION: On May 31, 2019, the City of St. Petersburg, Florida (“City”) and Cardno, Inc. (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for Environmental projects.

On December 3, 2019, Administration approved Task Order No. 19-04-CAR/ENV(S) in the amount of \$57,330.74 which provided for professional engineering services including but not limited to subsurface investigation, quarterly groundwater monitoring and Florida Department of Environmental Protection (“FDEP”) coordination.

Under the initial Task Order, based on the results of a previous Phase II Environmental Site Assessment (“ESA”), the A/E conducted additional site assessment work to assess Dieldrin impacts to groundwater and soil.

On January 3, 2020, Administration approved Revision No. 1 for Task Order No. 19-04-CAR/ENV(S) in the amount of \$28,424.34 from the previously approved Task Order amount, which authorized for professional engineering services to continue, including but not limited to quarterly groundwater monitoring.

On September 10, 2020, Administration approved Amendment No. 1 for Task Order No. 19-04-CAR/ENV(S) in the amount of \$16,399.54 which provided for professional engineering services including but not limited to the installation and sampling of a deep monitoring well and a quarterly monitoring report.

On December 11, 2020, Administration approved Amendment No. 2 for Task Order No. 19-04-CAR/ENV(S) in the amount of \$1,200.00 (from the previously approved allowance) which provided for professional engineering services including but not limited to aquifer characterization.

Amendment No. 1 initiated two quarters of groundwater monitoring to assess the attenuation and vertical extent of groundwater impacts. Amendment 2 authorized the A/E to conduct aquifer characterization in order to determine the potential for groundwater impacts to travel off-site. The Dieldrin plume was determined to be stable and unlikely to move.

Amendment No. 3 to Task Order No. 19-04-CAR/ENV(s) in the amount of \$27,252.17 shall provide professional engineering services including but not limited to preparing a non- Declaration of Restrictive Covenant, Institutional Control (“DRC IC”) Package, FDEP coordination and monitoring well abandonment. This Amendment includes a \$2,500.00 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Based on the data collected, Amendment 3 authorizes the A/E to prepare a non-DRC IC Package for submittal to the FDEP for Conditional Closure of the site. Following approval of the non-DRC IC Package by the FDEP the A/E will mobilize to the site and abandon six monitoring wells according to FDEP SOP.

Task Order No. 19-04-CAR/ENV(S), Amendment No. 1, Amendment No. 2 and Amendment No. 3 include the following phases and associated not to exceed costs respectively:

		Approved	Authorized
Task Order	Subsurface Investigation	\$27,706.40	\$27,706.40
	Quarterly Groundwater Monitoring	\$28,424.34	
	Allowance	\$1,200.00	
Revision No. 1	Quarterly Groundwater Monitoring		\$28,424.34
Amendment No. 1	Deep Lithology, Deep Well Install, IDW Disposal	\$12,762.62	\$12,762.62
	Quarterly Groundwater Monitoring	\$3,636.92	\$3,636.92
Amendment No. 2	Aquifer Characterization (from Allowance)		\$1,200.00
Amendment No. 3	Prepare non-DRC IC Package	\$16,942.21	(New)
	FDEP Coordination	\$3,216.65	(New)
	Well Abandonment and Reporting	\$4,593.31	(New)
	Allowance	\$2,500.00	(New)
Total		\$100,982.45	\$73,730.28

The proposed tasks are expected to be the final steps of the project. Following abandonment of the wells the project should be complete, pending any unforeseen events.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Amendment No. 3 to Task Order No. 19-04-CAR/ENV(S), as revised and amended, to the architect/engineering agreement dated May 31, 2019 between the City of St. Petersburg, Florida and Cardno, Inc. (“A/E”), as amended, for the A/E to provide a non-DRC IC package, FDEP coordination,

monitoring well abandonment, and reporting related to the Environmental Cleanup Project in an amount not to exceed \$27,252.17; providing that the total Task Order, as revised and amended, shall not exceed \$100,982.45 (ECID Project No. 20014-110; Oracle Nos. 16687 and 18225); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the City Facilities Capital Improvement Fund (3031) Environmental Cleanup Projects FY19 Project (16687) and the General Fund (0001), Economic & Workforce Development Department, Economic & Workforce Development Division (375-2609), Env Clean-Up MLK & 1st Ave S Project (18225).

ATTACHMENTS: Resolution
Amendment No. 3 to Task Order No. 19-04-CAR/ENV(S)

RESOLUTION NO. 2021-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 3 TO TASK ORDER NO. 19-04-CAR/ENV(S), AS REVISED AND AMENDED, TO THE ARCHITECT/ENGINEERING AGREEMENT DATED MAY 31, 2019 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND CARDNO, INC. ("A/E"), AS AMENDED, FOR THE A/E TO PROVIDE A NON-DRC IC PACKAGE, FDEP COORDINATION, MONITORING WELL ABANDONMENT, AND REPORTING RELATED TO THE ENVIRONMENTAL CLEANUP PROJECT IN AN AMOUNT NOT TO EXCEED \$27,252.17; PROVIDING THAT THE TOTAL TASK ORDER, AS REVISED AND AMENDED, SHALL NOT EXCEED \$100,982.45 (ECID PROJECT NO. 20014-110; ORACLE NOS. 16685 AND 18225); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") and Cardno, Inc. ("A/E") entered into an architect/engineering agreement on May 31, 2019 for A/E to provide miscellaneous professional services for Environmental Services; and

WHEREAS, on August 22, 2019, the City and A/E executed the First Amendment to the Agreement; and

WHEREAS, on December 3, 2019, Administration approved Task Order No. 19-04-CAR/ENV(S) ("Task Order") for A/E to provide subsurface investigation, quarterly groundwater monitoring and FDEP coordination related to the Environmental Cleanup Project ("Project") in an amount not to exceed \$57,330.74, which amount included a \$1,200 allowance; and

WHEREAS, on January 3, 2020, Administration approved Revision No. 1 to the Task Order for A/E to provide quarterly groundwater monitoring related to the Project in an amount not to exceed \$28,424.34; and

WHEREAS, on January 3, 2020, Administration approved Amendment No. 1 to the Task Order, as revised, for A/E to provide the installation and sampling of a deep monitoring well and a quarterly monitoring report related to the Project in an amount not to exceed \$16,399.54; and

WHEREAS, on December 11, 2020, Administration approved Amendment No. 2 to the Task Order, as revised and amended, for A/E to provide aquifer characterization related to the Project in an amount not to exceed \$1,200 from the previously approved allowance; and

WHEREAS, Administration desires to issue Amendment No. 3 to the Task Order, as

revised and amended, for A/E to provide a non-DRC IC Package, FDEP coordination, and monitoring well abandonment, and reporting related to the Project in an amount not to exceed \$27,252.17, which amount includes a \$2,500 allowance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to execute Amendment No. 3 to Task Order No. 19-04-CAR/ENV(S), as revised and amended, to the architect/engineering agreement dated May 31, 2019 between the City of St. Petersburg, Florida and Cardno, Inc. ("A/E"), as amended, for A/E to provide a non-DRC IC Package, FDEP coordination, monitoring well abandonment and reporting related to the Environmental Cleanup Project in an amount not to exceed \$27,252.17.

BE IT FURTHER RESOLVED that the total Task Order, as revised and amended, shall not exceed \$100,982.45.

This resolution shall become effective immediately upon its adoption.

Approved by:



City Attorney (Designee)
00596256

MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: December 2, 2021

TO: The Honorable Ed Montanari, Chair, and City Councilmembers

FROM: Brejesh Prayman, P.E., Director
Engineering & Capital Improvements Department

RE: Consultant Selection Information
Firm: Cardno, Inc.
Amendment No. 3 to Task Order No. 19-04-CAR-ENV(S) in the amount of \$27,252.17

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

1. Summary of Reasons for Selection

The project involves the environmental site assessment of a City owned lot, including but not limited to subsurface investigation, soil and groundwater assessment, and FDEP coordination.

Cardno, Inc. has satisfactorily completed an environmental site assessment of the subject site. This work is a continuation of the previous site assessment.

Cardno, Inc. has satisfactorily completed similar work under previous A/E Annual Master Agreements in 2020 and 2021 and is familiar with the City Standards.

Cardno, Inc. has significant experience in environmental site assessment and FDEP compliance.

This is the Third Amendment to the fourth Task Order issued under the 2019 Master Agreement.

2. Transaction Report listing current work – See Attachment A

ATTACHMENT A

Transaction Report for

Cardno, Inc.

Miscellaneous Professional Services for Environmental Services

A/E Agreement Effective - May 31, 2019

A/E Agreement Expiration - May 31, 2023

Task Order No.	Project No.	Project Title	NTP Issued	Authorized Amount
01	19101-119	Supplemental Phase II Assessments of Former Citrus Grove Lots Revision No. 1 - Task 4 Amendment No. 1 - Interim Source Removal	08/07/19 02/21/20 02/22/21	34,320.91 6,977.20 103,080.12
02	19102-119	Supplemental Phase II Assessment of Three City Lots Revision No. 1 - Task 4 Amendment No. 1 - Tasks 5 & 6	08/07/19 03/02/20 12/22/20	22,998.11 6,963.27 40,993.78
03	20014-110	Confirmatory Groundwater Sampling UPC Lot	10/23/19	2,442.24
04	20014-110	UPC City Lot - Dr. MLK Jr Blvd & 1st A/E Subsurface Investigation Revision No. 1 - Task 2 Amendment No. 1 - Task 3 Amendment No. 2 - Task 4 Amendment No. 3	12/03/19 01/03/20 09/11/20 12/17/20 Pending	27,706.40 28,424.34 16,399.54 1,200.00
05	20205-019	Commerce Park / Deuces Rising - Phase I ESA Amendment No. 1 - Tasks 2 - 3 Amendment No. 2 - Tasks 2-4 additional services Amendment No. 3	06/09/20 11/30/20 03/23/21 Pending	3,601.00 37,445.93 43,782.21
06	18230-019	Carter G. Woodson Museum - Phase I ESA Amend No. 1 - Tasks 2 and 3	11/30/20 03/23/21	33,639.72 28,371.54
07	WRD(Cosme)	Supplemental Soil Assessment Activities for City-owned ROW	03/23/21	3,530.56
08	Planning	Oaklawn Cemetery at Tropicana - Ground Penetrating Radar	03/23/21	46,863.06
			Total:	488,739.93

AMENDMENT NO. 3 TO TASK ORDER NO. 19-04-CAR/ENV(S), AS REVISED AND AMENDED
CITY LOT – DR. MLK JR. BLVD AND 1ST AVE S
DECLARATION OF RESTRICTIVE COVENANT TO PURSUE NO FURTHER ACTION WITH
CONDITIONS
ENVIRONMENTAL SERVICES PROJECTS
CITY PROJECT NO. 20014-110

This Amendment No. 3 to Task Order No. 19-04-CAR/ENV(S) is made and entered into this _____ day of _____, 2021, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR ENVIRONMENTAL SERVICES PROJECTS dated May 31, 2019 (“Agreement”), as amended, between Cardno, Inc. (“A/E”), and the City of St. Petersburg, Florida (“City”), and upon execution shall become a part of the Agreement.

I. DESCRIPTION OF PROJECT

Under the initial Task Order, and based on the results of the previous Phase II ESA and supplemental groundwater testing conducted by the A/E, the A/E conducted additional site assessment to further evaluate documented Dieldrin impacts to groundwater and conduct selective soil sampling in the vicinity of the existing MW-1 located onsite.

Revision No. 1 authorized the A/E to proceed with Task 2, Quarterly Groundwater Monitoring and Reporting. Cardno subsequently completed two additional sampling events for the site, submitting Site Assessment Status Reports (SASRs) in November 2020 and March 2021.

Amendment No. 1 to the Task Order authorized the A/E to install a deep well co-located next to existing monitor well MW-1 to assess the potential for vertical migration of the dissolved dieldrin contamination in groundwater. This change included a deep lithology soil boring, installation of the deep well (DW-1), disposal of investigative-derived-waste (IDW), and collection of a groundwater sample and laboratory analysis to coincide with the quarterly groundwater monitoring. Amendment No. 2 authorized the A/E to perform aquifer characterization for the site, pursuant to the Florida Department of Environmental Protection (FDEP) Southwest District Deliverable Review Letter dated August 6, 2020, in accordance with Rule 62-780.600(3)(g), Florida Administrative Code (FAC), and Rule 62-780.600(5)(r), FAC.

Based on the results of the additional assessment, Cardno prepared a Site Assessment Status Report and No further Action Proposal for the City Lot Site (Cardno, April 2021), wherein Cardno proposed to FDEP that the site meets the requirements for a Conditional No Further Action (NFA) under Chapter 62-780.680(3), FAC. The FDEP District and Business Support Program (DBSP) subsequently agreed the site meets 62-780.380(3) NFA criteria and the FDEP SW District later issued a Provisional No Further Action Proposal Approval on June 2, 2021.

The following Scope of Services is for the completion of tasks required for FDEP issuance of a Conditional NFA for the site, based on the establishment and use of non-recorded

institutional controls for the affected portions of the property. Specifically, Cardno will propose to FDEP that the SWFWMD Shape File and Permit Procedure IC process delegated pursuant to Section 373.308, F.S., is sufficient in scope to ensure that no contaminant exposure will arise due to the use of groundwater for potable supply or irrigation, dewatering during construction activities, or design and construction of stormwater features, based on the registration of groundwater use institutional controls within the state database. While not recorded, the registered groundwater use IC is considered a restrictive covenant on the property deed.

II. SCOPE OF SERVICES

Task 5 - Prepare a non-DRC IC package for FDEP consideration

The non-DRC IC package submitted to FDEP is similar to that submitted for recorded DRCs, and will include a summary salient project information, a copy of the property deed, a legal description, and a title search report. This information (including a special purpose survey of either the entire site or a portion thereof) will be combined in a package for submittal to FDEP. This package will need to include citations and actual text of applicable ordinances, as well as GIS-compatible computer shape (.shp) files of the proposed restricted area.

The title search report will be used to identify potential parties that “hold a materially affected encumbrance in the area subject to the control” (subsection 62-780.220(7), FAC), which could include various utility easement holders (for example). A notice package for affected parties will also be prepared and issued prior to the final non-DRC IC application package submittal.

The non-DRC IC package will be compared to the DRC IC checklist included with FDEP guidance. At a minimum, the DRC package will include the following:

- Site history and current conditions
- Considerations for evaluating local governmental controls
- Evaluation of exposure routes
- Property deed
- Legal description of the property
- A site survey
- Title report and report review (ownership and encumbrances determinations)
- Owner’s notice to existing encumbrance holders
- Map depicting encumbrances (if required)
- Preparation of ICPG Legal Checklist

Note that Cardno will utilize environmental legal counsel in a subcontracting capacity to provide attorney review of title investigations and encumbrance reports.

Task 6 - FDEP Coordination

Multiple entities within FDEP, including the Office of General Counsel (OGC), will review the DRC package. As a result, Cardno will conduct coordination meetings with FDEP and prepare a Response to Comments (RTC) letter (if necessary) to address FDEP’s comments or requests for additional support information.

Task 7 - Well Abandonment and Reporting (OPTIONAL)

Pending FDEP approval of the Site Rehabilitation Completion Order with Conditions (SRCOC), all existing monitor wells will require proper abandonment. Cardno will mobilize to the site and oversee the abandonment of six (6) monitor wells (MW-1 through MW-5, and DW-1) by a subcontracted licensed driller.

In accordance with FDEP Standard Operating Procedures (DEP-SOP-001/01, effective July 30, 2014) and FDEP - Division of Waste Management – Bureau of Petroleum Storage Systems Standard Operating Procedures PCS-006, *Design, Installation, and Placement of Monitoring Wells*, effective May 2, 2005, each well shall be abandoned by filling the casing with grout from the bottom up using the tremie pipe method. The concrete pads and manholes will also be removed and disposed of off-site, and the surface cover will be replaced in-kind. The duration of the well abandonment event is anticipated to 1 day.

Cardno will prepare a Well Abandonment Report for submittal to FDEP, summarizing the following:

- A. Copies of any permits obtained;
- B. A summary of the work performed and any other relevant documentation;
- C. An updated site map showing the locations of all abandoned wells
- D. Well completion logs for all wells abandoned;
- E. Waste Manifests and bills of lading for materials for disposal (if applicable);
- F. Photographic documentation of well abandonment and restoration activities;
- G. Copy of field notes.

III. SCHEDULE

Work under this Task Order shall begin no later than 7 days from Notice to Proceed (NTP). The following schedule notes the initiation of each task, in days from the receipt of the NTP.

	Number of Days <u>from NTP</u>
Task 5 – Prepare a Non-DRC IC package for submittal to FDEP	5
Task 6 – FDEP Coordination	21
Task 7 – Well Abandonment and Reporting (Optional)	30*
(*30 Days from receipt of SRCOC, not the NTP)	

IV. A/E'S RESPONSIBILITIES

The A/E will provide the services as outlined in this Task Order.

V. CITY'S RESPONSIBILITIES

The City will provide site access as required by the A/E.

VI. DELIVERABLES

Task 5 – Non-DRC Institutional Control package

Task 6 – Modified DRC package or direct response to FDEP comments or requests for additional information

Task 7 – Well Abandonment Report

VII. A/E'S COMPENSATION

For Task 1, the City authorized the A/E the lump sum amount of \$27,706.40 (*proposed Task 2 in the amount of \$28,424.34 and an Allowance in the amount of \$1,200.00 were not initially authorized*).

Revision No. 1 authorized the A/E the lump sum amount of \$28,424.34 for Task 2.

Amendment No. 1 authorized the A/E the lump sum amount of \$16,399.54 for Task 3.

Amendment No. 2 authorized the A/E the lump sum amount of \$1,200 (from the Allowance) for Task 4.

For this Amendment No. 3, the City shall compensate the A/E the lump sum amount of **\$16,942.21** for Task 5, **\$3,216.65** for Task 6, and **\$4,593.31** for Task 7 per Appendix A.

Amendment No. 2 to the Task Order also established an Allowance of **\$1,200** for additional services not identified in the Scope of Services; the use of which was authorized to support aquifer testing activities requested by FDEP. This current Amendment No. 3 to the Task Order establishes an Allowance of **\$2,500.00** (rounded down to nearest \$1000 dollars). Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for all additional services shall not exceed **\$3,700.00** (\$1,200 Allowance from Amendment No. 2 + \$2,000 Allowance from Amendment No. 3).

For this Amendment No. 3, the City shall compensate the A/E the lump sum amount of **\$24,752.17** for Tasks 5-7, per Attachment 2 to Appendix A, with an additional allowance of **\$2,500.00** pending written authorization from the City.

The total Task Order amount including Revision No. 1, Amendment No. 1, Amendment No. 2, Amendment No. 3 shall not exceed **\$100,982.45** (\$73,730.28 + the current authorization of \$27,252.17).

VIII. PROJECT TEAM

Prime Consultant - Cardno, Inc.

Administrative Assistant: Dana Bonanno

Director: Greg A. Schultz, P.E.

Draftsperson: Frank Nolte

Environmental Specialist/Scientist: Alex Jones or Enrico Gonzalez

Project Manager: Joe L. Marsh

Principal: Vince Alaimo, Greg A. Schultz, P.E., or Terry Griffin, P.G.

Senior Technician: Dana Kress

Subcontractors:

Surveyor – American Surveying, Inc.

Environmental Law Firm (with title company) – Mechanik Nuccio Hearne & Webster, P.A.

IX. MISCELLANEOUS

In the event of a conflict between this Amendment No. 3 to Task Order No. 19-04-CAR/ENV(S) and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Amendment No. 3 to Task Order No. 19-04-CAR/ENV(S) to be executed by their duly authorized representatives on the day and date first above written.

ATTEST

CITY OF ST. PETERSBURG, FLORIDA

By: _____
Chandrasasa Srinivasa
City Clerk

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

(SEAL)

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

By: _____
City Attorney (Designee)

Cardno, Inc.
(Company Name)


By: _____

(Signatory Authority)

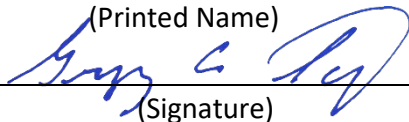
Vince Alaimo – Principal – Env. Compliance
(Printed Name and Title)

Date: _____ September 3, 2021

WITNESSES:

By: _____

(Signature)

Joe L. Marsh
(Printed Name)

By: _____

(Signature)

Greg Schultz
(Printed Name)

ATTACHMENT 3 TO APPENDIX A
Work Task Breakdown
City of St. Petersburg
City Lot - Dr. MLK Jr. Blvd. and 1st Ave S - Declaration of Restrictive Covenant to Pursue NFA with Conditions
Project No. 20014-110

I. Manpower Estimate: All Tasks

Direct Labor Rates Classifications		Administrative Assistant	Director	Draftsperson	Environmental Specialist/Scientist	Project Manager	Principal	Senior Technician	Total Hours	Labor Cost
Direct Salary		\$ 32.50	\$ 99.50	\$ 35.50	\$ 30.00	\$ 86.50	\$ 103.50	\$ 43.00		
Multiplier 3.0899		\$ 67.93	\$ 207.95	\$ 74.20	\$ 62.70	\$ 180.78	\$ 216.31	\$ 89.87		
Billing Rates ¹		\$ 100.43	\$ 307.45	\$ 109.70	\$ 92.70	\$ 267.28	\$ 319.81	\$ 132.87		
TASK										
5	Prepare a Non-DRC IC Package	2	1	5	1	5	5	0	19	\$ 4,084.96
6	FDEP Coordination	2	1	0	1	5	4	0	13	\$ 3,216.65
7	Well Abandonment and Report (Optional)	1	1	2	8	4	1	0	17	\$ 2,757.81
Totals		5	3	7	10	14	10	0	49	\$ 7,301.61

II. Fee Calculation

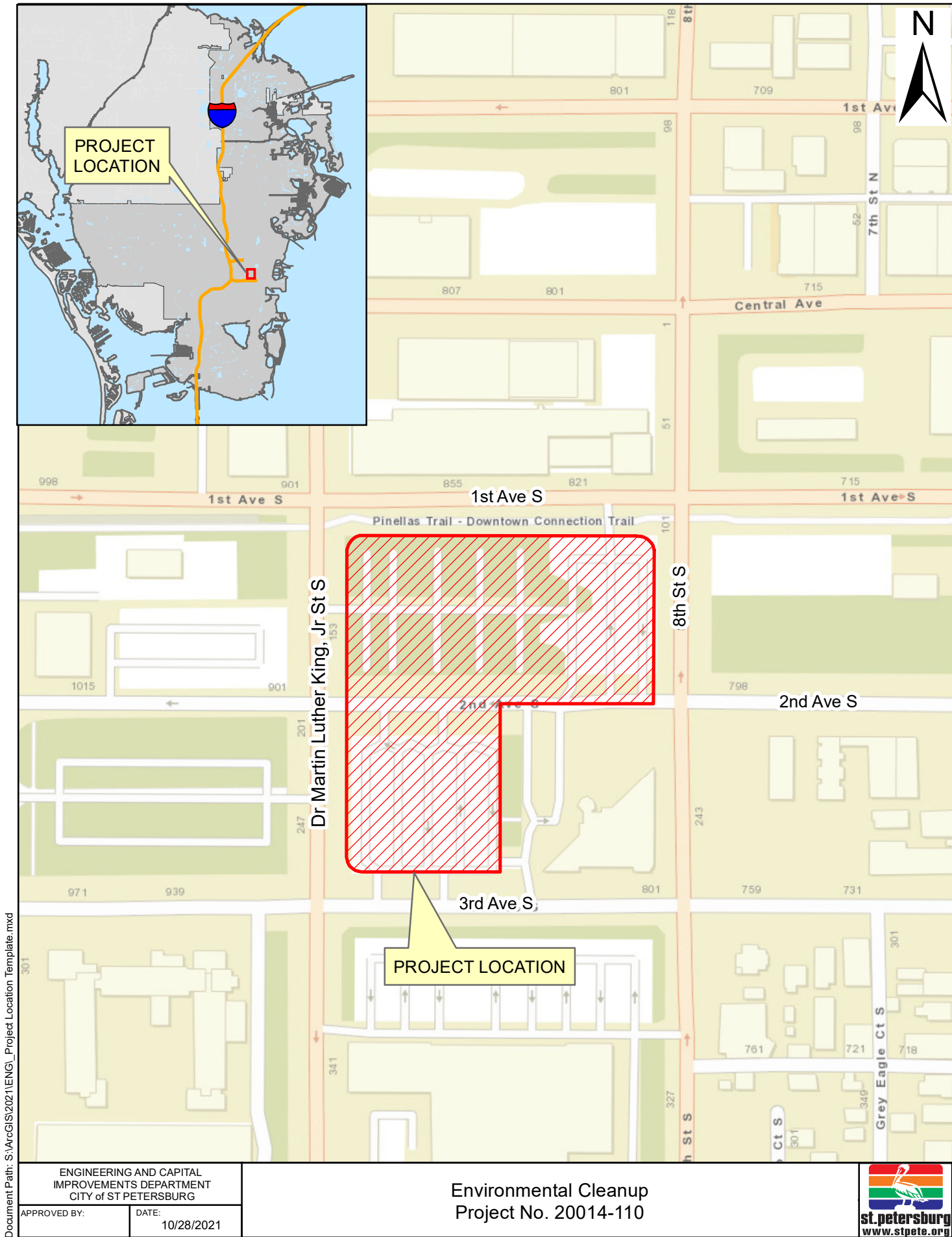
Task	Labor Cost	Expenses ²	Subconsultant ³ Services	Mark-up on Subconsultant Services ⁴	Total Cost Without Allowance
5	\$4,084.96	\$0.00	\$12,245.00	\$612.25	\$16,942.21
6	\$3,216.65	\$0.00	\$0.00	\$0.00	\$3,216.65
7	\$2,757.81	\$250.00	\$1,510.00	\$75.50	\$4,593.31
Total	\$10,059.42	\$250.00	\$13,755.00	\$687.75	\$24,752.17

III. Fee Limit

Lump Sum Cost	\$ 24,752.17
Allowance⁵	\$ 2,500.00
Total:	\$ 27,252.17

IV. Notes:

1. Rate x overhead + profit (per contract).
2. No anticipated office or travel expenses
3. Professional Land Survey special use survey with legal description, and Environmental Attorney (title order and legal review of ownership and encumbrances, non-DRC IC package support)
4. 5% markup on subcontractor per contract
5. \$2,500 (\$2,475 rounded up to nearest hundred dollars) as needed Allowance, contingent on written approval from City




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ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT CITY of ST PETERSBURG	
APPROVED BY:	DATE: 10/28/2021

Environmental Cleanup
Project No. 20014-110

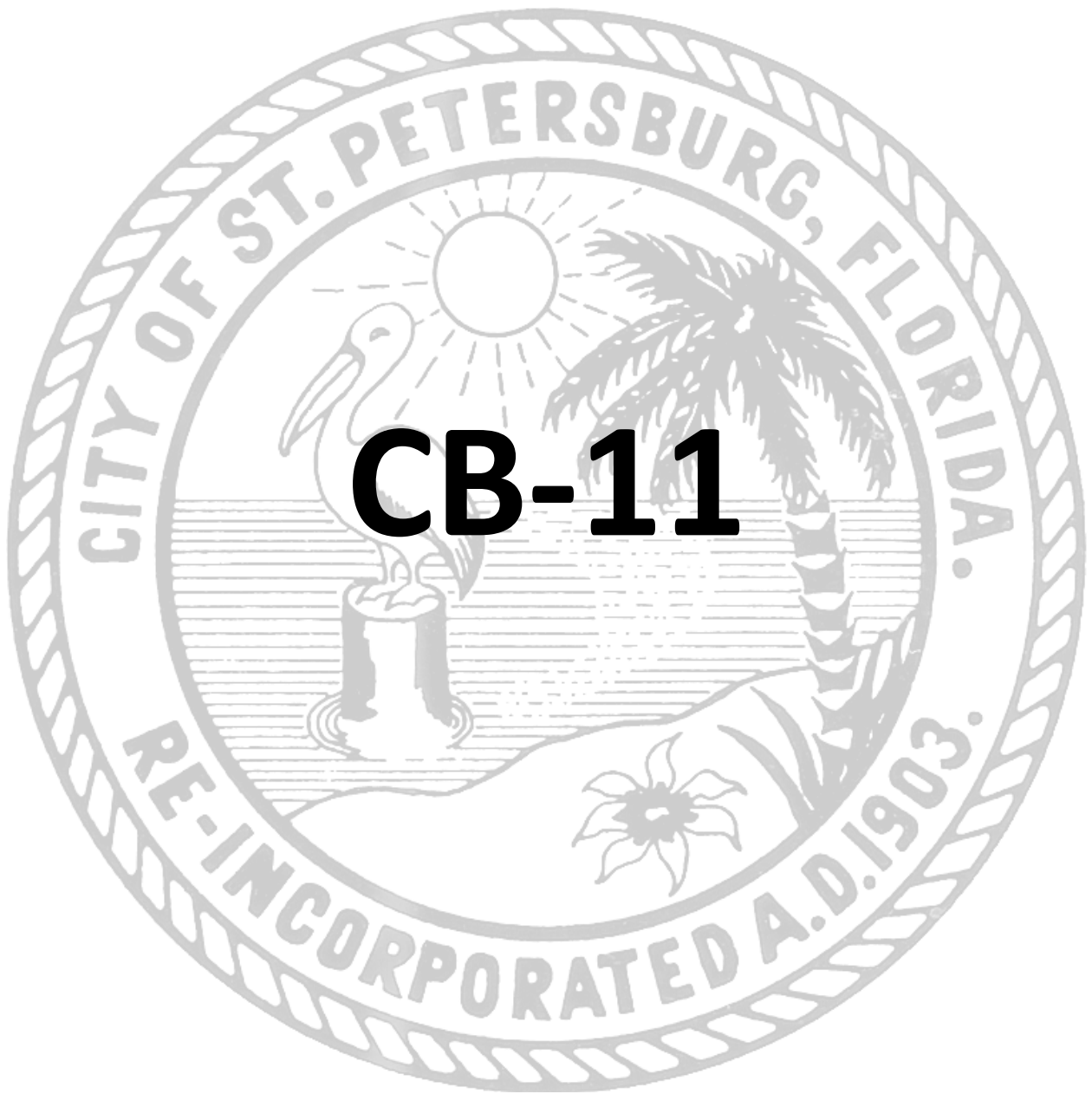


 <div style="text-align: center;"> -- City of St. Petersburg Authorization Request -- General Authorization </div>					Request #
					136287
Name:	Johnson, Sarah B	Request Date:	18-NOV-2021	Status:	APPROVED

Authorization Request	
Subject:	Council - 12/2
Message:	20014-110 - Cardno - Env Cleanup - TO Amend 3
Supporting Documentation:	Cardno - Env Cleanup - TO Amend 3 - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	18-NOV-2021	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	18-NOV-2021	User Defined
2	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	19-NOV-2021	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	19-NOV-2021	User Defined

The following page(s) contain the backup material for Agenda Item: A Resolution confirming the reappointment of alternate members to the Committee to Advocate for Persons with Impairments; and providing an effective date.
Please scroll down to view the backup material.




CB-11



MEMORANDUM

Council Meeting of December 2, 2021

TO: Honorable Chair Ed Montanari and Members of City Council

FROM: Mayor Rick Kriseman 

RE: Confirming the reappointment of Kimberly Rankine and Debbie Yones as alternate members to the Committee to Advocate for Persons with Impairments to serve a three-year term ending December 31, 2024.

I respectfully request that Council confirm the reappointment of Kimberly Rankine and Debbie Yones as alternate members to the Committee to Advocate for Persons with Impairments to serve a three-year term ending December 31, 2024.

RK/cs

Attachments

cc: L. Bright, Civilian Police & Community Relations/ADA Coordinator, Human Resources

A RESOLUTION CONFIRMING THE
REAPPOINTMENT OF ALTERNATE MEMBERS
TO THE COMMITTEE TO ADVOCATE FOR
PERSONS WITH IMPAIRMENTS; AND
PROVIDING AN EFFECTIVE DATE.

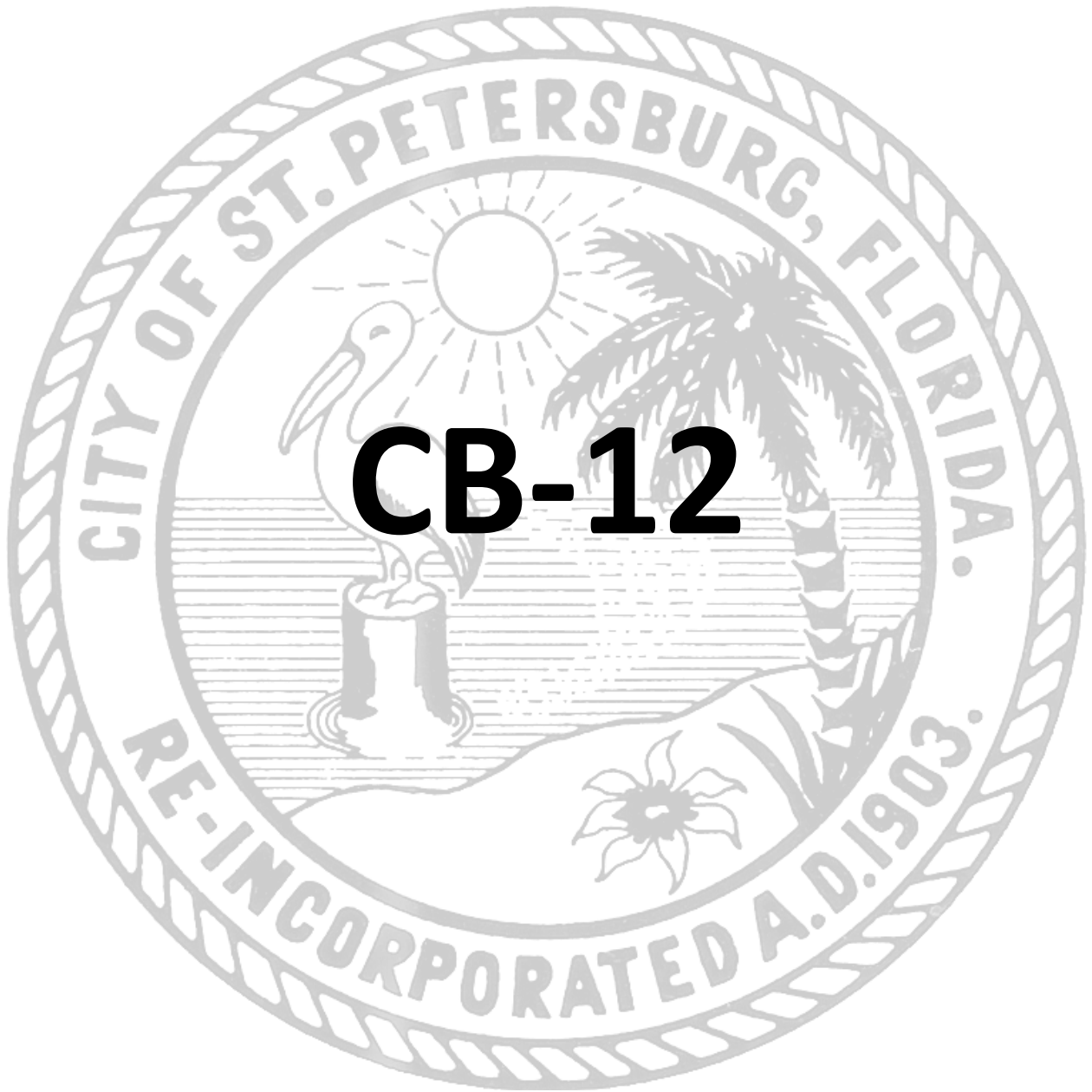
BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the reappointment of Kimberly Rankine and Debbie Yones as alternate members to the Committee to Advocate for Persons with Impairments to serve a three-year term ending December 31, 2024.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content

City Attorney or (Designee)

The following page(s) contain the backup material for Agenda Item: A Resolution confirming the appointment of regular members to the Committee to Advocate for Persons with Impairments; and providing an effective date.
Please scroll down to view the backup material.




CB-12



MEMORANDUM

Council Meeting of December 2, 2021

TO: Honorable Chair Ed Montanari and Members of City Council

FROM: Mayor Rick Kriseman 

RE: Confirming the appointment of Kathy Schenato as a regular member to the Committee to Advocate for Persons with Impairments to serve a three-year term ending December 31, 2024.

Confirming the appointment of Paula Orandash as a regular member to the Committee to Advocate for Persons with Impairments to serve an unexpired three-year term ending December 31, 2023.

I respectfully request that Council confirm the appointment of Kathy Schenato as a regular member to the Committee to Advocate for Persons with Impairments to serve a three-year term ending December 31, 2024.

I respectfully request that Council confirm the appointment of Paula Orandash as a regular member to the Committee to Advocate for Persons with Impairments to serve an unexpired three-year term ending December 31, 2023.

RK/cs

Attachments

cc: L. Bright, Civilian Police & Community Relations/ADA Coordinator, Human Resources

A RESOLUTION CONFIRMING THE
APPOINTMENT OF REGULAR MEMBERS TO
THE COMMITTEE TO ADVOCATE FOR
PERSONS WITH IMPAIRMENTS; AND
PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the appointment of Kathy Schenato as a regular member to the Committee to Advocate for Persons with Impairments to serve a three-year term ending December 31, 2024.

BE IT FURTHER RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the appointment of Paula Orandash as a regular member to the Committee to Advocate for Persons with Impairments to serve an unexpired three-year term ending December 31, 2023.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content

City Attorney or (Designee)

The following page(s) contain the backup material for Agenda Item: A Resolution confirming the appointment of a regular member and an alternate to the Nuisance Abatement Board; and providing an effective date.

Please scroll down to view the backup material.




CB-13



MEMORANDUM

Council Meeting of December 2, 2021

TO: Honorable Chair Ed Montanari and Members of City Council

FROM: Mayor Rick Kriseman 

RE: Confirming the appointment of Hardy Bryan as a regular member to the Nuisance Abatement Board to serve an unexpired three-year term ending November 30, 2023.

Confirming the appointment of Michael Bindman as an alternate member to the Nuisance Abatement Board to serve an unexpired three-year term ending November 30, 2022.

I respectfully request that Council confirm the appointment of Hardy Bryan as a regular member to the Nuisance Abatement Board to serve an unexpired three-year term ending November 30, 2023.

I respectfully request that Council confirm the appointment of Michael Bindman as an alternate member to the Nuisance Abatement Board to serve an unexpired three-year term ending November 30, 2022.

RK/cs

Attachment

cc: A. Luce, Assistant Police Legal Advisor
E. Ledbetter, Nuisance Abatement Coordinator

A RESOLUTION CONFIRMING THE
APPOINTMENT OF A REGULAR MEMBER
AND AN ALTERNATE TO THE NUISANCE
ABATEMENT BOARD; AND PROVIDING AN
EFFECTIVE DATE.

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the appointment of Hardy Bryan as a regular member to the Nuisance Abatement Board to serve an unexpired three-year term ending November 30, 2023.

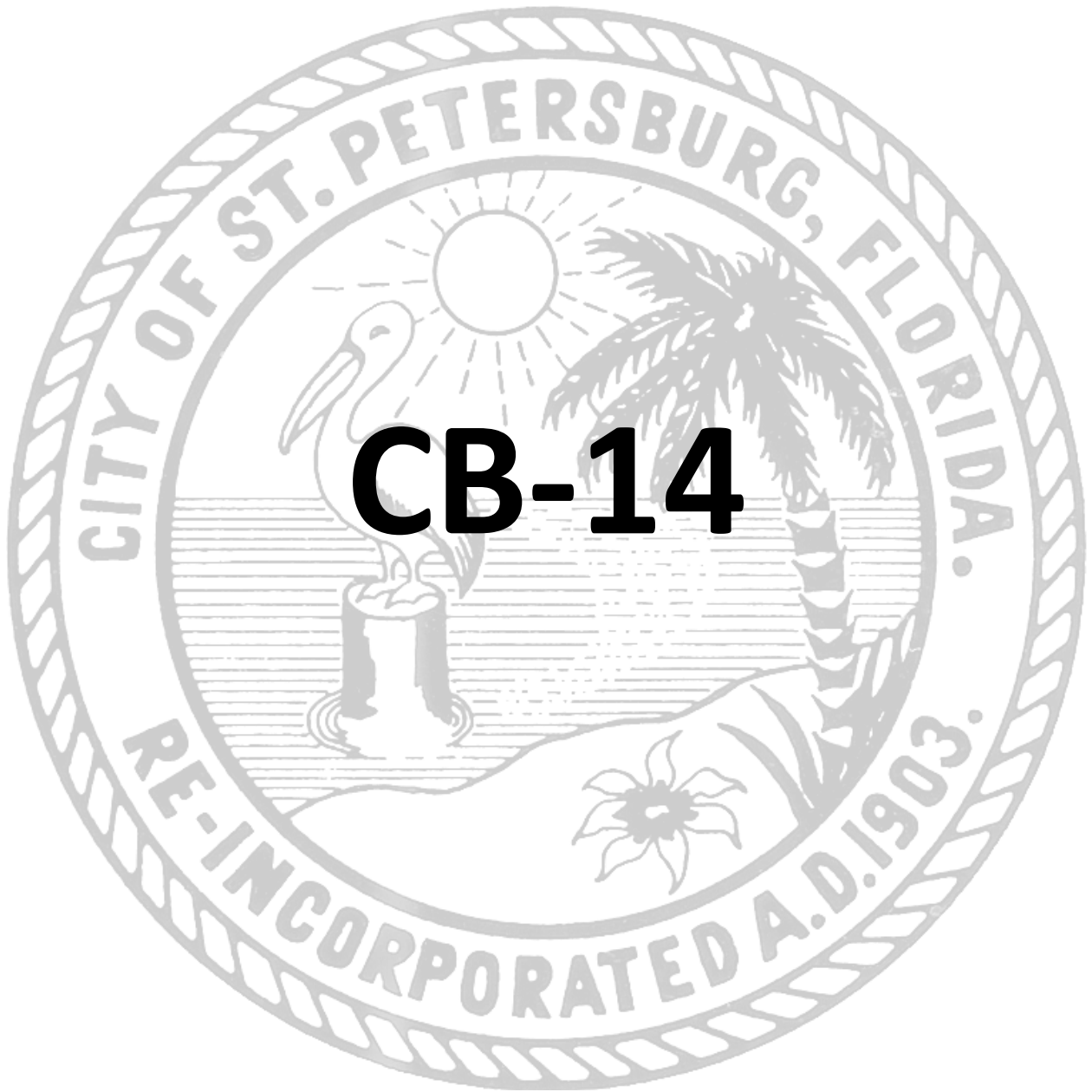
BE IT FURTHER RESOLVED By the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the appointment of Michael Bindman as an alternate member to the Nuisance Abatement Board to serve an unexpired three-year term ending November 30, 2022.

This resolution shall become effective immediately upon its adoption.

Approved as to form and content:

City Attorney or (Designee)

The following page(s) contain the backup material for Agenda Item: A Resolution confirming the reappointment of Trevor Mallory, Robert DePugh, and Frederic Samson, and the appointment of Councilmember Brandi Gabbard, by the Mayor, to the State Housing Initiatives Partnership Affordable Housing Advisory Committee, for respective terms of three years, in accordance with Section 420.9076, Florida Statutes and City Code Section 17.5-25; authorizing the Mayor or their designee to execute all documents necessary to effectuate same; and providing an effective date. Please scroll down to view the backup material.



CB-14

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair and Members of City Council

SUBJECT: A resolution confirming the reappointment of Trevor Mallory, Robert DePugh, and Frederic Samson, and the appointment of Councilmember Brandi Gabbard, by the Mayor, to the State Housing Initiatives Partnership (“SHIP”) Affordable Housing Advisory Committee (“Committee”), for respective terms of three years, in accordance with Section 420.9076, Florida Statutes and City Code Section 17.5-25; authorizing the Mayor or their designee to execute all documents necessary to effectuate same; and providing an effective date.

EXPLANATION:

Currently, each local government that receives SHIP funds must have an Affordable Housing Advisory Committee (“Committee”) whose key role is to review established policies and procedures, ordinances, land development regulations and the comprehensive plan in order to identify specifically enumerated incentive strategies, approve any additional incentive strategies, and submit a report to City Council. The City Council is then required to consider the recommendations for possible amendment of the Local Housing Assistance Plan (LHAP). The Committee must then review the implementation of previously recommended strategies and approve any additional strategy recommendations triennially thereafter.

The Florida Legislature enacted HB 1339 during the 2020 Legislative Session’s Omnibus Housing Bill which amended S. 420.9076, F.S., which among other changes, changed the triennial review of the incentives strategies to an annual review, and revised the Affordable Housing Advisory Committee to include a locally elected official effective October 1, 2020. This addition is also in compliance with relevant City Code.

The Mayor asks City Council to approve the reappointment to the Committee of current Committee members Robert DePugh, Trevor Mallory, and Frederic Samson for a second term, three-year term, ending January 2025.

The Mayor asks City Council to approve the initial appointment to the Committee of City Council member Brandi Gabbard, to replace outgoing City Council member Amy Foster and join eight (8) members who were appointed to the Committee in 2020, for a three-year term, ending January 2025.

RECOMMENDATION:

The Administration recommends that City Council adopt the attached resolution confirming the reappointment of Trevor Mallory, Robert DePugh, and Frederic Samson, and the appointment of Councilmember Brandi Gabbard, by the Mayor, to the State Housing Initiatives Partnership (“SHIP”) Affordable Housing Advisory Committee (“Committee”), for respective terms of three years, in accordance with Section 420.9076, Florida Statutes and City Code Section 17.5-25; authorizing the

Mayor or their designee to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION:

This action will not result in additional funding allocations.

ATTACHMENTS: Resolution No. 2021-

APPROVALS:

Administration: Robert Jerdes

A RESOLUTION CONFIRMING THE REAPPOINTMENT OF TREVOR MALLORY, ROBERT DEPUGH, AND FREDERIC SAMSON, AND THE APPOINTMENT OF COUNCILMEMBER BRANDI GABBARD, BY THE MAYOR, TO THE STATE HOUSING INITIATIVES PARTNERSHIP AFFORDABLE HOUSING ADVISORY COMMITTEE, FOR RESPECTIVE TERMS OF THREE YEARS, IN ACCORDANCE WITH SECTION 420.9076, FLORIDA STATUTES AND CITY CODE SECTION 17.5-25; AUTHORIZING THE MAYOR OR THEIR DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 420.9076, Florida Statutes (“Section 420.9076”) requires the City to appoint a State Housing Initiatives Partnership (“SHIP”) Affordable Housing Advisory Committee (“Committee”), which shall include a locally elected official, and requires the Committee to review the implementation of the previously recommended incentive strategies, approve any additional incentive strategies, and to annually submit a report to City Council by December 31; and

WHEREAS, City Council amended the City Code to add Section Chapter 17.5, Article II (Sections 17.5-19 through 26) - Local Housing Assistance Program that established the City’s Affordable Housing Advisory Committee in Section 17.5-25 pursuant to Section 420.9076; and

WHEREAS, in compliance with Florida Statutes, City Council previously confirmed eight (8) members to the Committee; and

WHEREAS, the Mayor has asked City Council to approve the reappointment to the Committee of current Committee members Robert DePugh, Trevor Mallory, and Frederic Samson for a second, three-year term, ending January 2025; and

WHEREAS, the Mayor has asked City Council to approve the initial appointment to the Committee of City Council member Brandi Gabbard, to replace outgoing City Council member Amy Foster, for a three-year term, ending January 2025; and

WHEREAS, this City Council has determined that it is in the best interest of the City to confirm the appointments of the above-named persons to the Committee.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the following appointments to the State Housing Initiatives Partnership Affordable Housing Advisory Committee, made by the Mayor in accordance with Section 420.9076, Florida Statutes and City Code Section 17.5-25, are hereby confirmed:

- The Honorable Brandi Gabbard for a three-year term of service ending January 2025

- Robert DePugh for a three-year term of service ending January 2025
- Trevor Mallory for a three-year term of service ending January 2025
- Frederic Samson for a three-year term of service ending January 2025

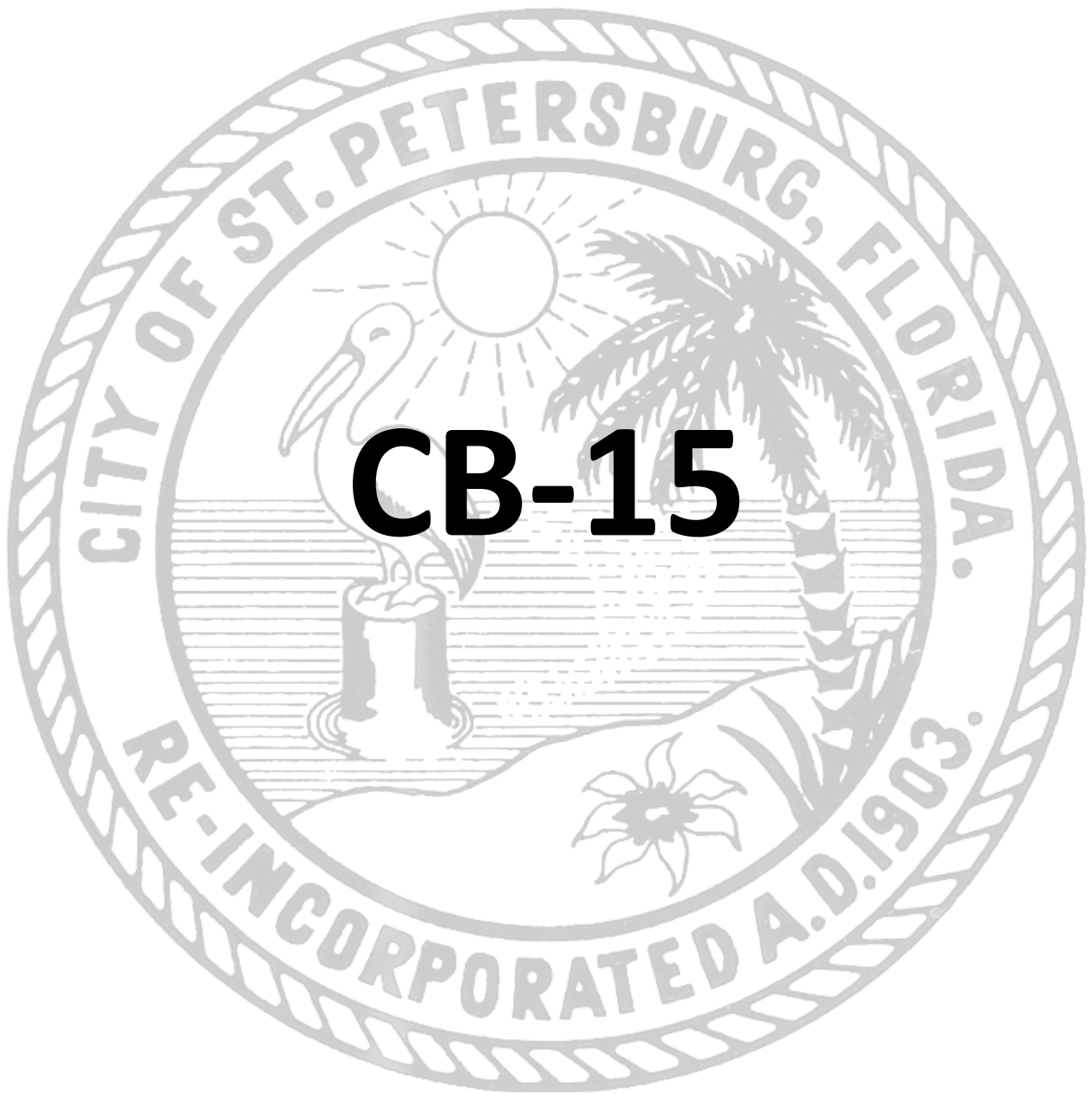
BE IT FURTHER RESOLVED that the Mayor or their designee is authorized to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon adoption.

Approvals:

Legal: /s/ Bradley Tennant Administration: *Robert Jerdes*
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The following page(s) contain the backup material for Agenda Item: A Resolution approving a one-year agreement between the City of St. Petersburg, Florida (City) and the St. Petersburg Arts Alliance, Inc. (Arts Alliance) for the Arts Alliance to provide artistic services to the City in an amount not to exceed \$145,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.
Please scroll down to view the backup material.



CB-15

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 21, 2021

TO: The Honorable Chair, and Members of City Council

SUBJECT: A resolution approving a one-year agreement between the City of St. Petersburg, Florida (“City”) and the St. Petersburg Arts Alliance, Inc. (“Arts Alliance”) for the Arts Alliance to provide artistic services to the City in an amount not to exceed \$145,000; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: The St. Petersburg Arts Alliance (Consultant) is an umbrella organization serving St. Petersburg’s vital arts and cultural community by advocating for the arts, facilitating the growth of our arts community and driving arts-related economic development in the City.

The City provides funds (\$95,000) to the Consultant to: produce the monthly St. Petersburg Second Saturday ArtWalk, provide individual artist grants, produce the Arts Business Professional Development Education program, continue to credit city for sponsorship of all arts business education programming, produce materials for arts endowment funding, contribute donated funds to the arts endowment fund that supports the city’s arts grants, assist emerging St. Petersburg artists and start-up creative businesses, provide individual artist grants, collaborate with Arts Education Programs, produce Arts for Complete Education Pinellas program (including Principals’ Arts Recognition breakfast), provide updated City of the Arts presentation to visitors, local and national media, provide information regarding jobs & grant opportunities for artists and non-profits and produce the annual Shine Mural Festival.

In addition to these services, the Consultant will implement its Comprehensive Art Strategy (\$50,000) which proposes strategic recommendations to grow St. Petersburg’s arts sector and improve overall community prosperity researched and facilitated by Karen Eber Davis Consulting.

RECOMMENDATION: Administration recommends that City Council approve \$145,000 funding to the St. Petersburg Arts Alliance through the attached agreement.

COST/FUNDING ASSESSMENT INFORMATION: Funds have been previously appropriated in the General Fund (0001), Mayor's Office, Cultural Affairs Division, (020-1777).

ATTACHMENTS: Resolution, Agreement and Comprehensive Arts Strategy

APPROVALS: Administrative: Thomas Greene

Budget: Christopher Griffin

RESOLUTION NO. 2021-_____

A RESOLUTION APPROVING A ONE-YEAR AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA ("CITY") AND THE ST. PETERSBURG ARTS ALLIANCE, INC. ("ARTS ALLIANCE") FOR THE ARTS ALLIANCE TO PROVIDE ARTISTIC SERVICES TO THE CITY IN AN AMOUNT NOT TO EXCEED \$145,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the arts are an important part of the economic development of the City of St. Petersburg ("City"); and

WHEREAS, using public funds to further the economic development of the City constitutes a valid public purpose; and

WHEREAS, artistic services are exempt from the requirements of the City's Procurement Code pursuant to City Code Section 2-202(h); and

WHEREAS, the St. Petersburg Arts Alliance, Inc. ("Arts Alliance") has been the City's designated umbrella arts organization since 2014; and

WHEREAS, pursuant to this agreement, the Arts Alliance will continue to provide artistic services for the City, including consulting, event production, artist grants, educational programming, and implementation of a Comprehensive Art Strategy.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a one-year agreement between the City of St. Petersburg, Florida ("City") and the St. Petersburg Arts Alliance, Inc. ("Arts Alliance") for the Arts Alliance to provide artistic services to the City in an amount not to exceed \$145,000 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This resolution shall take effect immediately upon its adoption.

Approvals:

/s/ Sharon Michnowicz

Legal

Thomas Greene

Administration

AGREEMENT

THIS AGREEMENT, (“Agreement”) is made and entered into on the ____ day of _____, 2021 (“Execution Date”), by and between St. Petersburg Arts Alliance, Inc. (“Consultant”), and the City of St. Petersburg, Florida, (“City”) (collectively, “Parties”).

WITNESSETH:

NOW, THEREFORE, in consideration of the promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. **Consultant’s Duties.** Consultant shall perform the services and work and provide the deliverables set forth in this Agreement and Exhibit A, which is attached to this Agreement and made a part hereof for the City in full and complete accordance with this Agreement. Where not clearly specified in the Exhibit A, the format and level of detail for deliverables shall be mutually agreed upon by the Parties. The City shall solely own all right, title and interest in and to the deliverables provided pursuant to this Agreement, including but not limited to patent, copyright, trademark and other intellectual property rights therein. Without limiting the generality of the foregoing, Consultant will provide artistic services that shall include but not be limited to: (i) managing the Arts Alliance; (ii) attracting new artists and arts organizations to St. Petersburg; (iii) assisting in building an endowment for the arts; and (iv) implementing the Comprehensive Arts Strategy identified in Attachment 1 to Exhibit A.
2. **Term.** The term of this Agreement commences on the Execution Date and terminates on September 30, 2022 (“Term”) unless this Agreement is earlier terminated as provided for herein.
3. **Payment.**
 - A. In consideration for Consultant performing the general consulting services and work and providing the deliverables identified in section I of Exhibit A (hereinafter, “General Consulting Services”), the City shall pay Consultant fifty thousand dollars (\$50,000), and in consideration for Consultant performing the comprehensive art strategy implementation services and work and providing the deliverables identified in section II of Exhibit A (hereinafter, “Comprehensive Art Strategy Implementation”), the City shall pay consultant an additional fifty thousand dollars (\$50,000), for a total of one hundred thousand dollars (\$100,000) for consulting services (“Payment”). The Payment may be increased only in strict accordance with this Agreement. The City will make the Payment within thirty (30) days after the execution of this Agreement.
 - B. In addition to the Payment, the City shall provide Consultant forty-five thousand dollars (\$45,000) (“Grant Funds”) which shall only be utilized by Consultant to (i) award grants to individual artists, and (ii) at least twenty-five thousand dollars (\$25,000) to organize and market a mural festival in St. Petersburg with no less than ten murals, including providing funding to individual artists to paint murals in

St. Petersburg . Unless otherwise agreed upon by the Parties in writing, any Grant Funds (which shall only be utilized for the purposes set forth above) that are not disbursed upon expiration or earlier termination of this Agreement shall be returned to the City within fifteen (15) days upon expiration or earlier termination of this Agreement.

4. **Repayment of City Funds.** If Consultant fails to perform the services and work and provide the deliverables set forth in Exhibit A, or if the Consultant fails to utilize the Grant Funds in accordance with this Agreement, the City may require Consultant to repay the City funds within thirty (30) days after notice to repay the City funds from the City.

5. **Indemnification.**

A. Consultant shall defend at its expense, pay on behalf of, hold harmless and indemnify the City, its officers, employees, agents, elected and appointed officials and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, liens, liabilities, penalties, fines, fees, judgments, losses and damages (collectively, "Claims"), whether or not a lawsuit is filed, including but not limited to Claims for damage to property or bodily or personal injuries, including death at any time resulting therefrom, sustained by any persons or entities; and costs, expenses and attorneys' and experts' fees at trial and on appeal, which Claims are alleged or claimed to have arisen out of or in connection with, in whole or in part, directly or indirectly:

- i. The performance of this Agreement (including any amendments thereto) by Consultant, its employees, agents, representatives or subcontractors; or
- ii. The failure of Consultant, its employees, agents, representatives or subcontractors to comply and conform with applicable Laws, as hereinafter defined; or
- iii. Any negligent act or omission of the Consultant, its employees, agents, representatives, or subcontractors, whether or not such negligence is claimed to be either solely that of the Consultant, its employees, agents, representatives or subcontractors, or to be in conjunction with the claimed negligence of others, including that of any of the Indemnified Parties; or
- iv. Any reckless or intentional wrongful act or omission of the Consultant, its employees, agents, representatives, or subcontractors.

B. The provisions of this paragraph are independent of, and will not be limited by, any insurance required to be obtained by Consultant pursuant to this Agreement or otherwise obtained by Consultant, and shall survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

6. **Insurance.**

A. Consultant shall carry the following minimum types and amounts of insurance at its own expense:

- i. Commercial general liability insurance in an amount of at least One Million Dollars (\$1,000,000) per occurrence, Two Million Dollars (\$2,000,000) aggregate in occurrences form. This policy shall include coverage for (i) personal injury or death or property damage or destruction; (ii) business interruption; (iii) fire legal liability in the minimum amount of One Hundred Thousand Dollars (\$100,000); and (iv) contractual liability under this Agreement.
- ii. Workers' Compensation insurance as required by Florida law and Employers' Liability Insurance in an amount of at least \$100,000 each accident, \$100,000 per employee, and \$500,000 for all diseases.

B. Consultant's commercial general liability policy shall name the Indemnified Parties as additional insureds. All policies shall provide that the City shall be notified at least thirty (30) days prior to any cancellation, reduction or material change in coverage. Consultant shall provide the City with Certificates of Insurance on a standard ACORD form reflecting all required coverage. At the City's request, Consultant shall provide copies of current policies with all applicable endorsements. All insurance required shall be provided by responsible insurers licensed in the State of Florida and rated at least A- in the then current edition of Best's Insurance Guide.

C. Consultant hereby waives all subrogation rights of its insurance carriers in favor of the Indemnified Parties. This provision is intended to waive fully, and for the benefit of the Indemnified Parties, any rights or claims which might give rise to a right of subrogation in favor of any insurance carrier.

7. **Notices.** Unless and to the extent otherwise provided in this Agreement, all notices, demands, requests for approvals and other communications which are required to be given by either party to the other shall be in writing and shall be deemed given and delivered on the date delivered in person, upon the expiration of five (5) days following the date mailed by registered or certified mail, postage prepaid, return receipt requested to the address provided below, or upon the date delivered by overnight courier (signature required) to the address provided below.

CITY:

City of St. Petersburg, Florida
P. O. Box 2842
St. Petersburg, FL 33731
Attn: Wayne Atherholt
Phone: 727-551-3250
Wayne.atherholt@stpete.org

CONSULTANT:

St. Petersburg Arts Alliance, Inc.
100 Second Avenue North, Suite 150
St. Petersburg, Florida 33701
Attn: Terry Marks
Phone: 727-518-5142
terry@stpeteartsalliance.org

8. **Severability.** Should any paragraph or portion of any paragraph of this Agreement be rendered void, invalid or unenforceable by any court of law for any reason, such determination shall not render void, invalid or unenforceable any other paragraph or portion of this Agreement.
9. **Due Authority.** Each party to this Agreement that is not an individual represents and warrants to the other party that (i) it is a duly organized, qualified and existing entity authorized to do business under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the person executing this Agreement to so execute the same and fully bind the party on whose behalf he or she is executing.
10. **Assignment.** Consultant shall make no assignment of any of its rights, duties, or obligations under this Agreement without the City's prior written consent, which consent may be withheld by the City in its sole and absolute discretion.
11. **Termination.** This Agreement may be terminated at any time by the City for any reason upon thirty (30) days written notice to Consultant. Additionally, the City may terminate this Agreement as provided in Florida Statute section 287.135 and 448.095. In the event of termination pursuant to this paragraph, Consultant to return to the City within thirty (30) days after the effective date of termination (i) any Grant Funds not disbursed prior to the effective of termination and (ii) a pro-rata portion of the Payment for services and work not preformed and deliverables not provided as of the effective date of termination.
12. **Governing Law and Venue.** This Agreement shall be interpreted and construed in accordance with the laws of the State of Florida and shall inure to and be binding upon the Parties, their successors and assigns. Venue for any action brought in state court shall be in Pinellas County, St. Petersburg Division. Venue for any action brought in federal court shall be in the Middle District of Florida, Tampa Division, unless a division shall be created in St. Petersburg or Pinellas County, in which case the action shall be brought in that division. The Parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction.
13. **Contract Adjustments.**
 - A. Either party may propose additions, deletions or modifications to the services, work and deliverables set forth in Exhibit A or this Agreement ("Contract Adjustments") in whatever manner such party determines to be reasonably necessary for the proper completion of the work and services. Proposals for Contract Adjustments shall be

submitted to the non-requesting party on a form provided by the City. Contract Adjustments shall be effectuated through written amendments to this Agreement, signed by authorized representatives of the Parties (“Change Orders”).

- B. In the event the Consultant proposes a Contract Adjustment and the City does not approve such Contract Adjustment, the Consultant will continue to perform the original services and work and provide the original deliverables in accordance with the terms and conditions of this Agreement.
 - C. Notwithstanding anything to the contrary contained in this Agreement, there shall be no change in the Payment or Grant Funds except pursuant to a Change Order duly executed by both Parties.
- 14. **Amendment.** This Agreement may be amended only in writing executed by the Parties.
 - 15. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, whether oral or written, between them.
 - 16. **Compliance with Laws.** Consultant shall comply with all applicable federal, state, and local laws, ordinances, rules and regulations, the federal and state constitutions, and orders and decrees of any lawful authorities having jurisdiction over the matter at issue (collectively, “Laws”), including but not limited to Florida Public Records Laws (e.g. Chapter 119, Florida Statute). Consultant hereby makes all certifications required under Florida Statute section 287.135.
 - 17. **Third Party Beneficiary.** No persons other than the Consultant and City and their successors and assigns shall have any rights whatsoever under this Agreement.
 - 18. **No Liens.** Consultant shall not suffer any liens to be filed against any City property by reason of any work, labor, services or materials performed at or furnished to City property, to Consultant, or to anyone using City property through or under Consultant. Nothing contained in this Agreement shall be construed as a consent on the part of the City to subject City property or any part thereof to any lien or liability under any Laws.
 - 19. **No Construction Against Preparer of Agreement.** This Agreement has been prepared by the City and reviewed by the Consultant and its professional advisors. The City, Consultant and Consultant’s professional advisors believe that this Agreement expresses their agreement and that it should not be interpreted in favor of either the City or the Consultant or against the City or the Consultant merely because of their efforts in preparing it.
 - 20. **Non-appropriation.** The obligations of the City as to any funding required pursuant to this Agreement shall be limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, the City shall not be prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter

incurred, which pledge shall be prior and superior to any obligation of the City pursuant to this Agreement.

21. **City Consent and Action.**

- A. For purposes of this Agreement, any required written permission, consent, acceptance, approval, or agreement (“Approval”) by the City means the Approval of the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.
- B. For purposes of this Agreement, any right of the City to take any action permitted, allowed, or required by this Agreement may be exercised by the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.

22. **Captions.** Captions are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

23. **Records and Reports.**

- A. Consultant shall maintain financial books, records, and accounting information related to this Agreement. These books, records, and information shall comply with generally accepted accounting principles. Consultant shall provide an independent audit of such books, records and information by a Certified Public Accountant upon request by the City, at no cost to the City, within ninety (90) days of such request. Except as otherwise authorized by the City, all books and records with respect to this Agreement must be kept by Consultant and must be open to examination or audit by the City during the term of this Agreement and for the retention periods set forth in the most recent General Records Schedule GS1-SL for State and Local Government Agencies. Nothing herein shall be construed to allow destruction of records that may be required to be retained longer by the statutes of the State of Florida.
- B. Consultant shall, at any reasonable time requested by the City and as often as the City may deem necessary, make available to the City for examination all of its books, records and information with respect to all matters covered by this Agreement and shall permit the City or its designated authorized representatives to audit and inspect all such books, records and information relating to all matters covered by this Agreement.
- C. Consultant shall require all recipients of the Grant Funds to maintain books, records and information related to use of the Grant Funds. Consultant shall also (i) require all recipients of the Grant Funds to make available to the Consultant and City (at any reasonable time requested by the Consultant or City and as often as the Consultant or the City may deem necessary) for examination all of its books, records and information with respect to the Grant Funds and (ii) permit the Consultant or City (or their designated authorized representatives) to audit and inspect all such books, records and information relating to use of the Grant Funds.

24. **Survival.** All obligations and rights of any party arising during or attributable to the period prior to expiration or earlier termination of this Agreement, including but not limited to those obligations and rights related to indemnification, shall survive such expiration or earlier termination.
25. **No Waiver.** No provision of this Agreement will be deemed waived by either party unless expressly waived in writing signed by the waiving party. No waiver shall be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this Agreement shall be deemed a waiver of such provision with respect to any subsequent matter relating to such provision, and the City's consent respecting any action by Consultant shall not constitute a waiver of the requirement for obtaining the City's consent respecting any subsequent action.
26. **Permits and Licenses.** Consultant shall be responsible for obtaining any and all necessary permits, licenses, certifications and approvals which may be required by any government agency in connection with Consultant's performance of this Agreement. Upon request of the City, the Consultant shall provide the City with written evidence of such permits, licenses, certifications and approvals.
27. **Successors and Assigns.** This Agreement shall inure to the benefit of and be enforceable by and against the Parties, their heirs, personal representatives, successors, and assigns, including successors by way of reorganization.
28. **Subcontract.** The hiring or use of outside services or subcontractors in connection with the performance of Consultant's obligations under this Agreement shall not be permitted without the prior written approval of the City, which approval may be withheld by the City in its sole and absolute discretion. Consultant shall promptly pay all subcontractors and suppliers.
29. **Relationship of Parties.** Nothing contained herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained herein, nor any acts of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of independent contractors and principals of their own accounts.
30. **Warranty.** Consultant warrants that the services and work required by this Agreement shall be performed by Consultant with reasonable care in a diligent, professional and competent manner.
31. **Consultant's Personnel.** Terry Marks shall be responsible for administering this Agreement. Consultant shall not remove Terry Marks without the prior written approval from the City.
32. **Grant Agreements.** All grant agreements shall be entered into between Consultant (in its own name) and the grantee, unless otherwise directed by the City. Consultant shall be responsible for negotiating the terms and conditions of all grant agreements, provided that

such terms and conditions are consistent with this Agreement (including paragraph 23.C.), and further provided that Consultant shall ensure that all grant agreements require the grantee to (i) name the Indemnified Parties (as hereinafter defined) as additional insureds on all insurance required to be obtained by the grantee pursuant to the grant agreement, and (ii) defend and indemnify the Indemnified Parties against any and all Claims arising out of or in connection with grantee's use of the Grant Funds.

33. **Public Records.**

A. Consultant shall (i) keep and maintain public records (as defined in Florida's Public Records law) required by the City to perform the services pursuant to this Agreement; (ii) upon request from the City Clerk's Office, provide the City (at no cost to the City) with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided under Florida's Public Records law or other applicable Laws; (iii) ensure that public records in Consultant's possession that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by applicable Laws for the Term and after the expiration or earlier termination of this Agreement; and (iv) after the expiration or earlier termination of this Agreement, at the City's request, either transfer, at no cost, to the City all public records in Consultant's possession within ten (10) days following the City's request and/or keep and maintain any public records required by the City to perform the services pursuant to this Agreement. If Consultant transfers all public records to the City upon the expiration or earlier termination of this Agreement, Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Consultant keeps and maintains public records upon the expiration or earlier termination of this Agreement, Consultant shall meet all applicable requirements for retaining public records in accordance with this Agreement and all applicable Laws. At the City's request, all public records stored electronically by Consultant shall be provided to the City in a format approved by the City.

B. IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, AS TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY CLERK'S OFFICE (THE CUSTODIAN OF PUBLIC RECORDS) AT (727) 893-7448, CITY.CLERK@STPETE.ORG, OR 175 FIFTH ST. N., ST. PETERSBURG FL 33701.

C. Nothing contained herein shall be construed to affect or limit Consultant's obligations including but not limited to Consultant's obligations to comply with all other applicable Laws and to maintain books and records pursuant to this Agreement.

34. **Execution of Agreement.** This Agreement may be executed in any number of counterparts, each of which is deemed to be an original, and such counterparts collectively constitute a single original Agreement. Additionally, each party is authorized to sign this

Agreement electronically using any method authorized by applicable law or City policy, including any of the following: (i) a typed name on an electronic document; (ii) an image of a physical signature sent via email, fax, or other electronic transmission method; (iii) clicking a button to indicate agreement or acceptance in an electronic signature system; or (iv) a handwritten signature that is digitally captured on a touch device such as a tablet or smartphone.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF the Parties have caused this Agreement to be executed by their duly authorized representatives on the day and date first above written.

**ST. PETERSBURG ARTS ALLIANCE,
INC:**

By: _____

Print: _____

Title: _____

CITY OF ST. PETERSBURG, FLORIDA

By: _____

Print: _____

Title: _____

Attest:

City Clerk

(SEAL)

Approved as to Content and Form:

City Attorney (Designee)
00592604

City of St. Petersburg – St. Petersburg FY22 Arts Alliance contract

Exhibit A

I. General Consulting Services

A. Overall Goals. St. Petersburg Arts Alliance will:

1. Work to strengthen the arts in St. Petersburg.
2. Serve as collective voice for the arts community and the greater good of St. Petersburg's non-profit arts organizations, creative businesses, and its artists.
3. Raise endowment funds for arts grants for the City of St. Petersburg.
4. Provide educational and research programs
5. Provide branding and marketing of events in the City
6. Promote the City's 5 arts districts and two emerging districts to best position St. Petersburg as a place to buy and collect art as well as to experience the arts.

B. Work, Services and Deliverables

1. Produce the monthly St. Petersburg Second Saturday ArtWalk.
2. Produce the Arts Business Professional Development Education program for artists, creative businesses and non-profits. Continue a partnership with the City, incorporating city resources, i.e., the Greenhouse, for arts business education. Continue to credit the City for sponsorship of all arts business education programming.
3. Produce materials for arts endowment funding. Contribute donated funds to the arts endowment fund that supports the City's arts grants.
4. Assist emerging St. Petersburg artists and start-up creative businesses.
5. Collaborate with Arts Education Programs.
6. Produce Arts for Complete Education Pinellas program (including Principals' Arts Recognition breakfast.)
7. Provide updated City of the Arts presentation to visitors and local and national media.
8. Provide information regarding jobs & grant opportunities for artists and non-profits.
9. Conduct an annual awards presentation to recognize individuals and emerging creative businesses.
10. Provide an aggressive (actively add artists and organizations) online resource of the creative industries for buyers/collectors/industry to easily contact artists in a variety of categories. Promote same to potential buyers.
11. Provide logo and support recognition to the City of St. Petersburg, specifically the Mayor's Office, in proportion to the City's contribution to the St. Petersburg Arts Alliance.

In order to maintain the City's family friendly atmosphere, Consultant shall not market any art and cultural forms that are religious, political or sexual in nature or that depicts or shows any Specified Anatomical Area as defined in Chapter 16 of the St. Petersburg City Code (collectively, "Guidelines"). Consultant shall be responsible for all screening to ensure compliance with the Guidelines. In the event the City determines in its sole and absolute discretion that any art and cultural forms does not comply with the Guidelines, the City may prohibit such art and cultural form from being marketed.

II. Comprehensive Art Strategy Implementation

Consultant shall implement the Comprehensive Art Strategy attached hereto as Attachment 1, which proposes strategic recommendations to grow St. Petersburg's arts sector and improve overall community prosperity researched and facilitated by Karen Eber Davis Consulting.

Attachment 1: Comprehensive Arts Strategy

Comprehensive Arts Strategy



St. Petersburg, FL
2021



ACKNOWLEDGMENT

We thank the many people who have invested their energies and resources in the development of this Comprehensive Arts Strategy (CAS). We especially want to thank the Comprehensive Arts Strategy Steering Committee. Their willingness to meet and offer advice was a priceless investment. We appreciate everyone volunteering and look forward to working with all to become the preeminent city of the arts in the Southeastern United States.



THIS IS AN INFLECTION POINT IN ST. PETERSBURG'S HISTORY.

Over the past two decades, our city has evolved to become one of the most vibrant and livable places in Florida. An authentic, eclectic arts ecosystem has fueled much of this growth. Entrepreneurs and innovative business leaders are attracted to our art-driven creativity and connectivity. New residents who care about community and authenticity have selected our city from all the other places in the Southeastern U.S. as the place to build their lives. A stable and sustainable arts sector provided a foundation for these benefits to residents and visitors and the resulting economic development over the past 20 years.

This Comprehensive Arts Strategy is designed to leverage our cultural capital and further our artistic development as a city. It identifies new marketing opportunities, highlights existing resources, and identifies immediate and long-term needs. It helps prioritize existing and new audiences and recommends a long-term consistent funding source with advocacy and leadership strategies to build capacity. It lends local sensibilities to our artistic development, while harnessing national cutting-edge thinking. It also includes recommendations for how public and private sector leaders can champion art in our community.

This Strategy relies heavily on public input, including six months of planning, surveys, conversations, workshops, and interviews with arts leaders from other cities. More than 16,000 residents participated, and almost 400 community members were part of focus groups and individual interviews. We also surveyed best practices from other cities. The strategy is thoughtful, integrated, and achievable, though it will take continued effort for many years.

It is tempting to think of this Arts Strategy as having all the answers for our future growth. That is a mistake. This plan encapsulates the best thinking of bright people who are committed to St. Petersburg and to art at this moment in time. This plan allows for the flexibility that is required by changing times, resources, talent, and community evolution. It will continue to be a work in progress with additional input from key stakeholders.

We are grateful for the efforts of so many people who contributed to this Comprehensive Arts Strategy, and we are excited about taking the next steps in our journey to enhance and expand as a City of the Arts.

Terry Marks
CEO, St. Petersburg Arts Alliance

Kanika Tomalin
Deputy Mayor, City of St. Petersburg

John Collins
Executive Director (retired), St. Petersburg Arts Alliance

Jason Mathis
CEO, St. Petersburg Downtown Partnership

Cover - Photographer: Ricardo A. Romero. Dancer: Kyra Kolpek. Mural Artist: Ya La'Ford.
L: (c) The Fairgrounds Project
T: The Dali Museum - (c) 2014, City of St. Petersburg.
R: Mural by The Happy Mural Project. Photographer Todd Wilkins Photography
B: Symboy. (c) Warehouse Arts District Association.



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EXECUTIVE SUMMARY

Background

Our city benefits from a strong foundation of performing and visual arts organizations, cultural institutions, and a community of artists who contribute to our sense of place and economic vitality. Much of our current success can be attributed to the philanthropic community, individual artists of all disciplines, and a community spirit that emphasizes authenticity, organic growth, diversity, equity, inclusion, and a grassroots spirit.

This strategy builds on our existing strengths and lays out concrete actions to fund and promote the arts, provide dedicated advocacy and leadership for the arts community, and evaluate progress with consensus-driven metrics. It was developed in consultation with artists; political, business, and community leaders; and the general public.

Vision

Our vision is for St. Petersburg to be the preeminent city of the arts in the Southeastern United States. The Comprehensive Arts Strategy (CAS) presents four key strategies to achieve this vision:

- 1. Enhanced Collaboration
- 2. Purposeful Communication
- 3. Dedicated Leadership and Funding
- 4. Benchmarked Progress

Enhanced Collaboration

Enhanced collaborative efforts to support the arts as a tool for social and economic growth

During the public listening phase, citizens, artists, arts organizations, and creative businesses praised the arts economy’s collaborative nature.

This create-things-together approach manifests itself throughout the arts community. In some 300 hours of conversations, we repeatedly heard that the arts community has honed arts and culture collaborative skills. Investing resources to convene stakeholders and establish new programs will grow and maintain this unique arts economy and, in turn, the community.

All communities, especially creative ones, generate exciting ideas. St. Petersburg is no exception. Participants dream about adding higher education arts programs, a design school, one or more festivals, a cultural center, and more. Big ideas demand significant investments. Smart, creative cities conduct upfront analyses to determine the returns and risks of big ideas before they begin. This strategy highlights some big ideas along with the potential costs and benefits.

Purposeful Communication

Communicate the arts' economic, health, and social values

Successful artists, arts organizations, and creative businesses communicate with target audiences and gain community support. We need advocacy to increase public support for investing in the revenue and quality of life that the arts economy provides. One outcome of our vision to be the most prominent city of the arts in the Southeastern United States is that the city will also become more recognized as a regional and international arts destination. One brand that ties the arts to economic growth will reinforce support for the arts and improve our economy and quality of life.

Dedicated Leadership and Funding

Provide consistent funding and enhanced leadership to build capacity for artists and creative organizations

To ensure the arts economy's continued vitality and nurture its growth as inclusive, diverse, and equitable, we must invest in consistent funding and leadership. This strategy recommends that the St. Petersburg Arts Alliance expands its role as the catalyst for change and growth. To do this, it needs consistent and adequate funding to build the organization's capacity so it, in turn, becomes the go-to leader for the arts community. This expanded role builds upon the Alliance's mission to raise money and advocate for the creative community. Consistent and adequate funding is the investment that will lift the city's creative economy.

We recommend that leaders work together to deliver consistent, ongoing arts funding to support the Arts Alliance's citywide network and collaborative activities. The city only maximizes its value when every resident can access and participate. The community can lead here even though this country's diversity, equity, and inclusion challenges reach beyond the city and this creative economy.

Benchmarked Progress

Evaluate progress and refine strategies and objectives on an annual basis

Is it working? Are we making progress? Where should we invest resources to grow the creative economy? Answers to these questions and others like them are central to this evaluation strategy.

The strategy seeks to change community thinking. We want people to know that the arts are valuable because people love them and because they contribute to a healthy and desirable community with a dynamic economy. By evaluating our work, we will identify what provides the greatest return on investment, leverage it, and build community support for continued arts economic investments.

The public-private planning process is led by the St. Petersburg Arts Alliance with support from the St. Petersburg Downtown Partnership and the City of St. Petersburg. Karen Eber Davis Consulting guided the process.

Overview

Whether people live in or visit St. Petersburg, they discover a thriving community with an array of arts to see and experience. Choices include museums, galleries, studios, performing arts centers, murals, and more.

The city's identity as an arts destination has been molded by the presence of a strong performing arts community, award-winning professional theaters, ten museums, more than 500 murals, a thriving indie music scene, and some 50 public art studios and galleries. Interwoven in and around these places are dozens of creative businesses, seven arts districts, two neighborhood arts enclaves, and home to an international mural festival, SHINE®. Moreover, throughout the year, millions of people attend programs and events.

Naturally, with all this to offer, St. Petersburg garners national attention as a community that takes the arts seriously. In 2020, for example, the world-class artwork located and unveiled at St. Pete Pier was highlighted and acclaimed.

In winter 2021, the Boston Globe published: "Before the pandemic, St. Petersburg, Fla., was on a roll. The city boasted one of the largest outdoor mural exhibitions in the country, three world-class art museums had recently opened, the 26-acre, \$92 million St. Pete Pier District was nearing completion, and almost 1,000 new hotel rooms were in the planning."¹



L: SHINE® Mural Festival, artwork by Michael Reeder. (c) 2017 City of St. Petersburg.
C: Image courtesy of St. Petersburg Opera Company. Photographer Jim Swallow.
R: Museum of Fine Arts. (c) 2016 City of St. Petersburg.

¹ Despite hardship, St. Pete's arts scene continues to flourish.
https://edition.pagesuite.com/popovers/dynamic_article_popover.aspx?artguid=4f6085ab-7071-474c-a12d-0d76fb0cabd0&appid=1165

The Setting

COVID-19

The listening phase of the Comprehensive Arts Strategy took place during turbulent times. In October 2020, when the effort began, the country was experiencing new awareness of racial inequity, a presidential election, and the COVID-19 pandemic. While we initially planned to hold public information-gatherings in person, because of COVID-19 all but two of the sessions were virtual.

StPete2050

When the CAS listening process got underway, the City of St. Petersburg was also conducting StPete2050, a citywide conversation about the future. This Comprehensive Arts Strategy includes their arts and cultural strategies.

The Research

As part of the comprehensive arts planning process, the community was eager to explore and build upon other arts cities' knowledge and experiences. We studied print materials and, when possible, interviewed staff from:

- Asheville, North Carolina
- Charlottesville, Virginia
- Grand Rapids, Michigan
- Pittsburgh, Pennsylvania
- Raleigh, North Carolina
- San Diego, California
- Seattle, Washington

We also took a quick look at Durham, North Carolina; Shreveport, Louisiana; and Sydney, Australia. Field notes from these cities are available upon request from the Arts Alliance.

The Questions

To offer participants a similar opportunity and build upon the city's strengths, we structured our listening around three questions:

1. What is one thing you like best about how St. Petersburg and the arts interact, especially in terms of economic impact? (What are we getting right?)
2. What would make the arts economy even more dynamic, St. Petersburg? (What do we need?)
3. How do we get there?



St. Petersburg Hot Glass Studio at Duncan McClellan Studios.
(c) 2017, City of St. Petersburg.

COMPREHENSIVE ARTS STRATEGIES AND OBJECTIVES TO GENERATE SOCIAL AND ECONOMIC VALUE AND GROW THE CITY'S ARTS VIBRANCY

Strategy 1: Enhanced Collaboration Objectives

- 1.1 Convene artists, arts institutions, creative businesses, and others to initiate collaborations to increase economic and social value.
- 1.2 Define, elevate, and preserve our arts districts and their cultural spaces.
- 1.3 Protect the ability of artists, including musicians, actors, dancers, writers, and filmmakers, to live and work here.
- 1.4 Explore and pilot big "ideas."

Strategy 2: Purposeful Communication Objectives

- 2.1 Launch coordinated advocacy efforts for economic, educational, and city leadership.
- 2.2 Create one comprehensive brand for our city that emphasizes art and creativity. Prioritize audiences, including residents, visitors, arts organizations, artists, and businesses exploring relocation.

Strategy 3: Dedicated Leadership and Funding Objectives

- 3.1 Strengthen the St. Petersburg Arts Alliance to enhance and expand the leadership of the arts economy.
- 3.2 Foster diversity, equity, and inclusion in the arts economy.
- 3.3 Fund the arts economy; provide consistent and adequate funding for collaborations, marketing, and operations.

Strategy 4: Benchmarked Progress Objectives

- 4.1 Develop an arts economic vitality index to evaluate annual progress.
- 4.2 Measure returns on investment yearly and distribute future investments based on a three-year growth cycle.

More information about each of these strategies, objectives, and actions follows in this ambitious five-year plan. Implementing the CAS will depend upon ongoing adequate and dedicated funding and a robust recovery from COVID-19.

STRATEGY 1: ENHANCED COLLABORATION

During the public listening phase, citizens, artists, arts organizations, and creative businesses praised the arts economy’s collaborative nature. This create-things-together approach manifests itself throughout the community. ArtWalk and the city’s collection of 500 murals are examples of collective activities that make the city vibrant. St. Petersburg’s numerous museums demonstrate more synergy, including a recent Florida Orchestra and Museum of Fine Arts, St. Petersburg collaboration featuring performances. An additional example of such collaboration is this strategy, which was developed among a city government, a business partnership, and an arts alliance.

Collective efforts like these generate the community’s vibrancy. The way participants talked about the arts economy reveals something they might not know. In some 300 hours of conversations, we repeatedly heard that the city has honed skills presenting arts and culture collaboratively. Presenting arts together is the community arts economy’s potential “secret sauce” and a tool to set St. Petersburg apart from other southeastern arts municipalities. By continuing to collaborate, the city will find ways to build more success and to journey together to the next level of artistic excellence.

When we asked participants what they liked about St. Petersburg, they said:

- “Partnerships result in fantastic outcomes.”
- “Artists and arts organizations drive what’s here. They know how to bring us together.”
- “I picked St. Petersburg. I like its collaborative feeling.”

Up until now, these collaborations materialized “organically.” However, creativity needs organization to fully succeed and dedicated leadership to champion efforts. The strategy builds on the city’s collaborative skills, its coastal location, and its make-art-here scene. The following section describes the Enhance Collaboration strategy’s objectives and actions.



New and Existing Collaborations

This objective offers a list of collaborative activities that invite various parts of the arts economy to embark on joint activities with the potential to create more than the “sum of the parts” results. Investing resources to enhance collaboration will grow and maintain this unique arts economy and, in turn, the community, and it rewards “playing well together”—the cement that makes cities succeed.

Arts Districts and Enclaves

Arts districts are geography-based collaborations. Currently, the city has five established and two emerging arts districts. The named arts districts provide a sense of neighborhood identity. Together, as a whole, they create an arts destination.

By leading the districts as a whole, this objective will provide answers to questions such as: What’s the best way for the arts districts to interact? What are the opportunities around district boundaries? How can we help the districts and enclaves create distinct identities that fit with and reflect the city’s brand?

Protect Creatives’ Ability to Create

Based on other cities’ experiences, St. Petersburg needs to protect artists in all disciplines by protecting cultural spaces. Why is this necessary? Across the country, artists move into low-income areas and add value. As the neighborhood improves, rents increase and property values rise. Over time, artists are priced out of the places they helped revitalize.

Actions in this section preserve cultural spaces and use tools such as zoning changes to balance rising property values. The City of Seattle created a valuable resource, the CAP Report. It lists 30 cultural space preservation options. Using this paper, other resources, and local knowledge, the St. Petersburg Arts Alliance (SPAA) developed a research paper to inform the protection of cultural spaces discussion, “Preserving Our Cultural Spaces.” This document can be used as a blueprint moving forward and is available upon request from the Alliance.

Invest Wisely in “Big” Possibilities

All communities, especially creative ones, generate exciting ideas. St. Petersburg is no exception. Participants dream about adding higher education arts programs, a design school, one or more festivals, a cultural center, and more.

Leaders value big ideas for their economic impact, branding potential, and the passion they generate. Yet, big ideas demand significant upfront and often ongoing investments. Smart, creative cities conduct upfront analyses to determine the returns and risks of big ideas before they begin.



Above - Boxcar #113 069-5, Permanent Collection of The Florida Holocaust Museum. (c) The Florida Holocaust Museum.
Below - Morean Arts Center For Clay (c) 2016, City of St. Petersburg.

(c) The Florida Orchestra.

Objective 1.1: Convene artists, arts institutions, creative businesses, and others to initiate collaborations to increase economic and social value.

ACTION ITEMS

- 1.1.1 Convene performing arts leaders and develop one group objective to enhance attendance and the arts experience, such as shared marketing opportunities, thematic branding, and reigniting St. Pete Performs.²
- 1.1.2 Partner with museum leaders to increase attendance and enhance museum experiences. Develop shared resources for maps, ticketing, brochures, and a citywide theme and to help resident families access museums during attendance lulls. This objective also supports StPete2050’s plan to “Support museums, galleries, events, and performance venues focusing on local artists.”
- 1.1.3 Explore and enhance existing St. Petersburg Arts Alliance initiatives, including ArtWalk, Glass Coast Experience, and St. Pete Performs.
- 1.1.4 Convene art gallery and studio owners, creative businesses, and tech businesses and invite them to identify collaborative opportunities to involve employees based on the vision to engage in activities to increase their reach.
- 1.1.5 Incorporate local artists in the design of public places.
- 1.1.6 Interconnect the community’s arts resources physically. Start by adding more trolleys and expand their routes with additional stops at museums, galleries, and studios. Expand bus routes. Add wayfinding sidewalk designs and symbols for walkers and bicyclists.



SPPD Headquarters Ribbon Cutting. Sculpture by Mark Aeling, MGA Sculpture Studio, LLC. (c) 2019, City of St. Petersburg.

1.1.7 Support creative businesses by identifying and growing capacity for workforce development needs. Develop artist exchanges, residencies, educational partnerships, and other opportunities to build arts workforce development. Build upon the City’s strategy of including a diverse group of local artists in public arts projects.

Objective 1.2: Coordinate, elevate, and preserve our arts districts and their cultural spaces.

ACTION ITEM

1.2.1 Work with district leadership to support collaborative grant applications for creative placemaking, marketing, and district branding that coordinates with the city’s brand, including light pole banners, sidewalk kiosks, custom crosswalk paintings, and similar artful branding.

Objective 1.3: Protect the ability of artists, including musicians, actors, dancers, and filmmakers to live and work here.

ACTION ITEMS

1.3.1 Launch a cultural space advisory group to build on current efforts to preserve and create cultural space. Identify the best return on investment options, including changes to code and permitting processes, considerations for older buildings, offering technical assistance, public policy updates, and financial instruments. The Seattle Cultural Spaces Resources and Reports states, “Finding space, negotiating for space, permitting space, renovating space, and maintaining space can be daunting and confusing even for professional developers. As artists and arts administrators, this new terrain can be nearly impossible to navigate.” The advisory group is a stepping stone to a long-term solution, such as hiring a cultural space liaison.

1.3.2 Identify creative options to support performing artists through subsidized space for rehearsals and performances. Develop a rational and economic model for investing public dollars into performance spaces commensurate with the financial and lifestyle benefits accrued from a vibrant performance arts ecosystem.

1.3.3 Build upon the SPAA Arts Resource Center as an arts incubator (now virtual) to provide expertise and technical assistance to emerging artists, arts organizations, and creative businesses. Support emerging creatives and connect them to others in the arts economy by offering courses and workshops at St. Petersburg College Midtown and Downtown campuses as well as The Greenhouse, prioritizing locating arts education opportunities, and piloting district efforts in South St. Petersburg.

Objective 1.4: Explore and pilot big “ideas.”

ACTION ITEMS

- 1.4.1 Develop evaluation criteria for big ideas, such as an arts and music festival or an Art Basel-type festival. Research risks, start-up and operating costs, plus the impact on local artists, arts organizations, and creative businesses.³ Identify a funding stream or streams to provide annual resources and help any idea survive a “bad year.” Get expert help.
- 1.4.2 Pursue one high-return activity, assist with piloting it, and establish the idea’s future home.

The following ideas were expressed most frequently.

The SHINE® St. Petersburg Mural Festival: This event is the community's best opportunity to create a brand festival based on a proven concept. Our recommendation is to partner with the SHINE® festival staff, volunteer committee, and SPAA board to explore their vision for the festival and ways to grow it. Funding for this option was included in the one-year plan. This action also supports the StPete2050 plan to "Continue to support the creation of murals through the City."

Other Festivals: A consultant who develops and manages festival budgets of all sizes shared that one festival "funded by a planned gift went through millions with zero to show for it." From local experience and learnings of successful festivals, launching new festivals requires multiyear commitments of one to two million dollars for up to five years.

Cultural Center: Develop a cultural center to house artist studios, galleries, a gift shop, and a site for classes modeled after the McGuffey Art Center run in partnership with the City of Charlottesville, Virginia. The center is housed in a former school building with an operating budget of \$200,000.

Design School: Participants mentioned the need for a local design school or a partnership with an existing design school. Others cited the need for additional learning, including but not limited to certificate and degree programs. The cost of this idea ranges from a conservative \$250,000, to retrofit an existing building and staff it, to \$5 million dollars or more, to induce a design school to open a local campus. Possible partners include the University of South Florida St. Petersburg, St. Petersburg College, Ringling College of Art and Design, and a design school that seeks a Florida footprint, such as the Savannah College of Art and Design.

"THE ARTS ADD CHARM, UNIQUENESS, AND PERSONALITY TO OUR COMMUNITY. THEY EDUCATE US AND MAKE US LAUGH, THINK, AND SING."



(c) 2019, Warehouse Arts District Association.

STRATEGY 2: PURPOSEFUL COMMUNICATION

This objective, while ambitious, is not impossible. Many residents participate in the arts already. In a January 2021 *St. Pete Catalyst* survey, 99 percent of the 73 participants reported they engaged in the local arts economy in a recent year.

Market: Artists, Residents, Tourists

Can the arts be great in St. Petersburg if no one knows about them? The market objective educates current and potential consumers about the community's arts resources and encourages engagement. One outcome of our vision to be the most prominent city of the arts in the Southeastern United States is that St. Petersburg also will become more recognized as a regional and international arts destination.

While communicating with everyone would be ideal, limited resources require that we focus our efforts. The top audience priorities include:

- Residents who live in the city or region.
- Artists, arts organizations, and creative businesses.
- Tourists who are visiting or will visit.

When describing the need for marketing, participants said:

- "Many who live in the area are unaware of the opportunities."
- "Artists, arts organizations, and creative businesses are on the frontlines. They make referrals to customers and each other."
- "Tourists, who are here or plan to visit, can be reached to enhance their stay and will be returning to their homes to spread the word."
- "We need national advertising for ArtWalk and everything else."

The Purposeful Communication Strategy's objectives and actions follow.



SHINE® Mural Festival, artwork by Daniel Mrgan. (c) 2016, City of St. Petersburg.

Objective 2.1: Launch coordinated advocacy efforts for economic, educational, and city leadership.

ACTION ITEMS

- 2.1.1 Design a case for support from elected officials and residents based on the arts being an economic driver. Develop a database to measure the number of citizens and elected officials who support the arts economy.
- 2.1.2 Advocate for low-cost arts opportunities for individuals and families to experience. Continue to prioritize arts in all levels of education in our community with an emphasis on underserved communities.
- 2.1.3 Plot the impact of public dollars invested in the arts with a tool like San Diego's Impact Mapping. Arts staff and community planners can organize this tool with elected officials, city staff, and staff from the Economic Development Corporation, the Downtown Partnership, and the Chamber.

Objective 2.2: Create one comprehensive brand for our city that emphasizes art and creativity. Prioritize audiences, including residents, visitors, arts organizations, artists, and businesses exploring relocation.

ACTION ITEMS

- 2.2.1 Enlist a branding expert to build an authentic brand for St. Petersburg that emphasizes our unique strengths and ties art to our economic vitality. Use the hundreds of comments shared by CAS participants to share the brand. Develop concise, short, and memorable messages about St. Petersburg, and professionally launch the message in a campaign or campaigns to specific markets across the country.
- 2.2.2 Grow tourism audiences by developing arts experience tourist and visitor packages. Market these experiences through Visit St. Pete/Clearwater and others.
- 2.2.3 Collaborate with regional event and media planners to create an up-to-date calendar. Creative Pinellas is a few months away from launching such a site.



Imagine Museum in St. Petersburg Florida. (c) 2018, City of St. Petersburg.

STRATEGY 3: DEDICATED LEADERSHIP AND FUNDING

For more than 100 years, St. Petersburg's arts economy grew organically. Residents are proud of their arts and cultural grassroots origins. To ensure the continued vitality of the arts economy and nurture its growth as inclusive, diverse, and equitable, we recommend the city invest in dedicated leadership and funding.

Leadership

The community's arts economy needs leadership to organize, advocate, and support artistic efforts. Community members said:

- "We need a master landscaper to organize us together."
- "We need more connections between arts and major community pillars, including entry-level apprenticeships, higher education, and workforce development."

The Steering Committee recommended that the St. Petersburg Arts Alliance continue and expand its role as the arts umbrella organization to:

- Initiate, pilot, and evaluate collaborations.
- Advocate for creative economy education and skill-building.
- Evaluate arts investments, risks, and returns, and advise funders on the costs (in dollars, volunteer labor, and in-kind resources).
- Scan the horizon for best practices, approaches, and opportunities.
- Possibly take on a property ownership role.

This expanded role aligns with and builds upon the Alliance's current mission to raise money and advocate for the creative community.



(c) The Palladium. Photographer: Steve Splane, WUSF. Sax player: Adrian Cunningham. 17

Consistent and adequate funding is the fuel that will lift St. Petersburg's creative economy upward. It buys consistent leadership to leverage current and new assets. Without consistent and adequate funding, arts economic growth will likely be limited to the current level. To reach the vision, the arts need funding.

During every Comprehensive Arts Strategy's listening stop, we asked "What would make the arts economy even more dynamic?" Participants shared revenue opportunities, including:

- Bed tax funding from the Tourist Development Council (TDC) to support marketing St. Pete as an arts destination.
- A percentage for the arts from private development for capacity-building.
- Dedicated annual revenue from the County Commission.
- A dedicated revenue stream from the City based upon a percentage of the annual budget for capacity-building.
- A millage assessment for the arts.
- Resources to help arts organizations to reach "solid financial turf."
- Philanthropic support for the St. Petersburg Arts Endowment Fund held at the Community Foundation of Tampa Bay.
- Legislative support for a new local option sales tax to support arts and culture.
- Develop a strategy for securing additional corporate and philanthropic engagement and support for art.

Consistent funding for the arts economy is an intractable challenge. If we fail to solve the funding challenge now, we will embark on a new strategy process in a few years and reach the same conclusion. To avoid this redundancy, we recommend that leaders work together to deliver dedicated, ongoing arts funding to support the Arts Alliance's citywide work and collaborative activities.

While the funding task is a challenge, it is not impossible. For years, prosperous arts cities such as Seattle, Raleigh, Salt Lake City, and San Diego have invested in supporting dynamic creative economies. Research by the Americans for the Arts has documented the payoff of investing tax dollars. For every public dollar invested in arts, seven return to the economy.⁴

The action items outline income opportunities from the immediate to longer-term solutions. We labeled the longer-term resources as secondary.

Diversity, Equity, and Inclusion (DEI)

St. Petersburg can only maximize its value when every resident can access and participate.

While this country's diversity, equity, and inclusion challenges reach beyond the community and this creative economy, the city's arts and cultural community can lead here. During the listening phase, participants recommended we:

- "Measure the current diversification of boards and staff of existing arts organizations."
- "Uplift the midtown community through arts education."
- "Seek economic equity in race and place."
- "Seek arts for all, not only for Central Ave. and downtown."
- "Measure public funding equity."
- "Showcase and support talent from black and brown communities."

This strategy provides consistent leadership to make inroads into equity, diversity, and inclusion challenges.

The next section shares the Leadership and Funding Strategy's objectives and actions.



The Dali Museum: Magritte & Dali Exhibit. (c) 2018, City of St. Petersburg.



⁴ www.speraconnect.com/news/arts-return-up-to-7-for-every-1-invested

Above - Ray Charles Day Studio@620. (c) 2019, City of St. Petersburg.

Mural by: B - Jujmo (@jujmo), L - John Gasgot (@jgascot), A - Painkiller Cam (@painkillercam), C - Catherine Weaver (@uniquelyoriginalarts), K - Nuclear Sky Art (@nuclearskyart), L - Wayward Walls (@waywardwalls), I - Laura Spencer (@lauraspencerillustrates), V - James Hartzell (@artbyjamese), E - Artist Esh (@artish_esh), S - Jade Jackson (@avacatoto), M - James Kitchens (@freestyletattoo), A - Megasupremo (@megasupremo), T - Von Walters (@von.walters), T - Plum Howlett (@pvo_tattooshop), E - Melanie Posner (@therealmelpoz), R - Daniel Barojas (@r5imaging). Photo © 2020, City of St. Petersburg.

Objective 3.1: Strengthen the St. Petersburg Arts Alliance to establish, enhance, and expand leadership for the arts economy.

ACTION ITEMS

- 3.1.1 Create an arts campaign committee (working group) to secure funding to implement the strategy. The working group will include members of the Steering Committee and community leaders who will articulate and share the case with elected officials and appointees. The goal is to ensure that no stone is left unturned to provide consistent leadership and funding as soon as possible to sustain and deliver more social and economic value.
- 3.1.2 Guide the arts economy and act as an economic development corporation for the arts. Partner with the St. Petersburg Area Chamber of Commerce and others to provide joint programming and coordination of resources to avoid duplication and link members of the arts and business communities.
- 3.1.3 Participate with city staff and planners to support citywide arts facility plans, including public arts sites.⁵
- 3.1.4 Expand the Alliance’s earned revenue, including sponsorships, events, shared services, and membership options.
- 3.1.5 Explore creating a private-public development authority to own property and serve as an intermediary between cultural development and commercial property development. This option can lead to the creation of performance venues, artist housing, and artists’ workspaces. Consider adapting existing models, such as NYC’s New 42nd Street, Sydney’s long-term and short-term creative space programs, Pittsburgh’s Cultural Trust, and Shreveport’s Historic Firehouse Tower.

Objective 3.2: Foster diversity, equity, and inclusion in the arts economy.

ACTION ITEMS

- 3.2.1 Promote city solutions for diversity, equity, and inclusion for everyone. Establish a baseline of diversity, equity, and inclusion in the arts community by measuring the current diversity of nonprofit boards and staff, as well as artists in the Alliance’s database. Include diversity, equity, and inclusion actions in Strategy 1 actions.
- 3.2.2 Measure public funding equity in arts funding.
- 3.2.3 Convene local advisors to review diversity, equity, and inclusion successes as well as opportunities yearly— Partner with national experts to identify and adapt promising practices.
- 3.2.4 Encourage museums and galleries to showcase minority and female artists, as well as to educate curators and collectors to advance minority and female artists.



James Museum of Western and Wildlife Art. (c) 2019, City of St. Petersburg.

Objective 3.3: Fund the arts economy; provide consistent funding for collaborations, marketing, and operations.

ACTION ITEMS

- 3.3.1 Partner with the TDC for dollars based on a percentage of St. Petersburg’s bed taxes for promotions, marketing, and advertising to support tourist development. Seek 25 percent TDC revenue derived from St. Petersburg’s number of hotel rooms. Based on 2019 numbers, this equates to about 2 million dollars per year.
- 3.3.2 Partner with the City to dedicate one percent of its budget to support the arts economy and collaborative activities. During the fiscal year 2021, this would equal \$2,928,700.⁶

- 3.3.3 Partner with donors and foundations to secure donated revenue. Seek contributions for collaborations and the St. Petersburg Arts Endowment.
- 3.3.4 Pursue long-term funding from the State of Florida legislative process via a local sales tax.
- 3.3.5 Seek project-based funds from the State of Florida and the National Endowment for the Arts. Engage professional lobbying services to promote arts funding.



Florida Craft Arts St. Petersburg, Florida. (c) 2016, City of St. Petersburg.
⁵ This calculation is from the FY21 Operating Budget Summary, page 13.
General funds and reserves equals \$292,870,001 X 1 percent. stpete.org/city_departments/docs/FY21%20Adopted%20Budget%2012.14.20.pdf.

STRATEGY 4: BENCHMARKED PROGRESS

Is it working? Are we making progress? Where should we invest resources to grow the creative economy? Answers to these questions and others like them are central to this evaluation strategy.

The strategy seeks to change community thinking. We want people to know that the arts are valuable because people love them, and because they contribute to healthy and desirable live-in cities with dynamic economies. By evaluating our work holistically, we will identify what provides the greatest return on investments and leverage it. We will increase the community support of continued arts economy investments.

Objective 4.1: Develop an arts economic vitality index to evaluate annual progress.

ACTION ITEM

4.1.1 Use concepts such as the SMU Arts Vibrancy Index to measure St. Petersburg’s arts economy yearly.

Objective 4.2: Measure returns on investment yearly and distribute future investments based on a three-year growth cycle.

ACTION ITEMS

4.2.1 Report the evaluation results and a going-forward plan to the Steering Committee or similar group annually.

4.2.2 Evaluate high-return nonprofit programs that lack consistent funding streams and provide partial funding for their operations. Nonprofit organizations often provide high-value community services for which no viable funding model exists. This action seeks to support these programs by funding the gap between what the organization can raise and what it needs to operate.



BEACON St. Pete - Helen Hansen French. Photo by Tom Kramer.

APPENDIX A: STEERING COMMITTEE

The CAS was directed by a steering committee of community, business, and arts leaders, including:

- Paul Carder
- Liz Dimmitt
- Bob Glaser
- Stephanie Gularte
- Alex Harris
- Dr. Kimberly Jackson
- Duncan McClellan
- Chuck Prather
- David Ramsey
- Melissa Seixas
- Chris Steinocher
- Dr. Kanika Tomalin

APPENDIX B

Definitions

The Arts: We intentionally considered a wide definition of the arts. Our framework was to include all art forms where undergraduate degrees or college coursework exists. Therefore, the arts include theatre, dance, opera, museums and galleries, live music, writing, poetry, spoken word, festivals, events, visual arts, glass blowing, murals, film, graphic design, craft arts, architecture, and design.

The city: The uncapitalized word refers to the place, St. Petersburg.

The City: When capitalized, the word “city” denotes the City of St. Petersburg’s government.

Collaborate: To bring individuals and groups together to partner and cooperate, where at least one individual or organization represents an artist, arts nonprofit, or creative business. Successful convenings discuss mutual goals and explore if synergies are available by working together. The purpose of collaborations is to create new value for those who participate and for the city’s economy.

Strategy: The strategy is an overall big-picture game plan of how the city and the arts will win together. Our goal was to create an ambitious and doable approach that is simple to understand and adopt. For example, during the listening stage, we heard about the need for a citywide calendar of events. Using the convene strategy, we brainstormed who was already in this space and with whom we might partner.



Bending Arc at The St. Pete Pier (c) 2020, City of St. Petersburg.



stpeteartsalliance.org



stpete.org



stpetepartnership.org

Signature: 
Christopher Griffin (Nov 10, 2021 11:34 EST)
Email: christopher.griffin@stpete.org

Signature: 
Thomas Greene (Nov 15, 2021 14:10 EST)
Email: tom.greene@stpete.org

SPAA City Council Packet 12-02-21

Final Audit Report


2021-11-15

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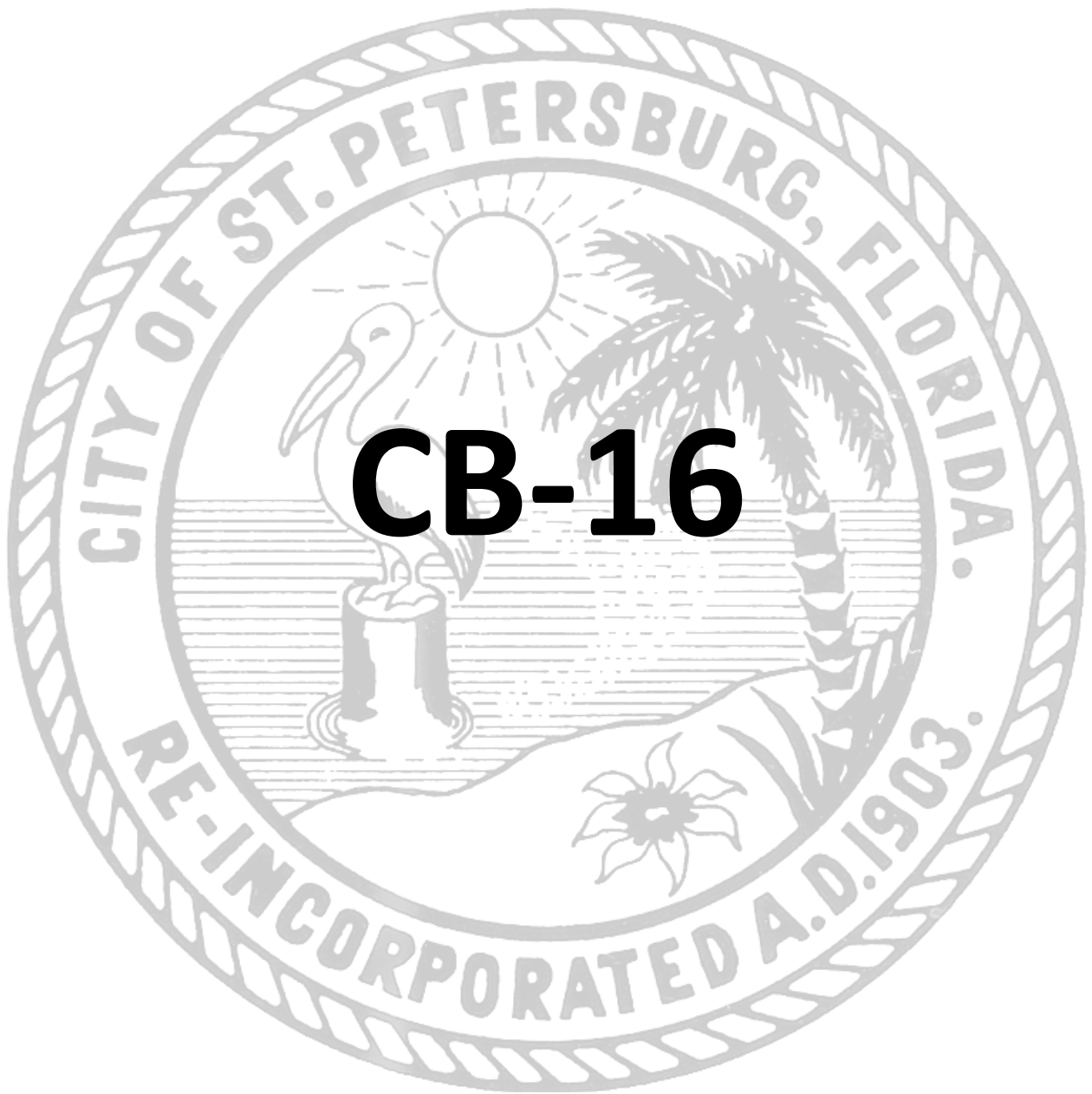
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 Agreement completed.

2021-11-15 - 7:10:52 PM GMT

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to accept \$91,601.50 from Pinellas county ("County") as the City's share of the FY2021 Edward Byrne Memorial Justice Assistance Grant ("JAG") to continue funding of law enforcement initiatives as set forth in the County's grant application, and to execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of \$91,601.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Fiscal Support Division (140-1389) JAG 2021 Project (18875) and providing an effective date.
Please scroll down to view the backup material.



CB-16

St. Petersburg City Council
Consent Agenda
Meeting of December 2, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: A resolution authorizing the Mayor or his designee to accept \$91,601.50 from Pinellas County ("County") as the City's share of the FY2021 Edward Byrne Memorial Justice Assistance Grant ("JAG") to continue funding of law enforcement initiatives as set forth in the County's grant application, and to execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of \$91,601.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Fiscal Support Division (140-1389), JAG 2021 Project (18875); and providing an effective date.

EXPLANATION: The City and Pinellas County ("County") are Bureau of Justice Assistance ("BJA") designated units of local government eligible to apply for Edward Byrne Memorial Justice Assistance Grant ("JAG") funds. Because BJA determined that the City and the County had a disparate allocation of JAG funds, the City and County were required to evenly divide funds available to the two entities. The City of St. Petersburg and the Pinellas County Board of County Commissioners ("BOCC") entered into a Memorandum of Understanding agreeing to allocate \$91,601.50 of the \$183,203 FY2021 Edward Byrne Memorial Justice Assistance Grant ("JAG") to each entity's law enforcement agency. The County will serve as the grant applicant and fiscal agent. The City will submit expenditure documentation to the County for reimbursement of eligible costs. The grant requires no local matching funds. The City's \$91,601.50 will be used to continue funding for law enforcement and crime prevention initiatives started under the Local Law Enforcement Block Grant Program. These initiatives include support for Community Resource Centers, Volunteer Programs, Crime Prevention, and Law Enforcement Overtime.

RECOMMENDATION: The administration recommends that City Council adopt the attached resolution authorizing the Mayor or his designee to accept \$91,601.50 from Pinellas County ("County") as the City's share of the FY2021 Edward Byrne Memorial Justice Assistance Grant ("JAG") to continue funding of law enforcement initiatives as set out in the County's grant application, and to execute all documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of \$91,601.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Fiscal Support Division (140-1389), JAG 2021 Project (18875); and providing an effective date.

COST/FUNDING INFORMATION: Revenues of up to \$91,601.50 are to be received from the Bureau of Justice Assistance and deposited into the Police Grant Fund (1702). The grant will fund law enforcement and crime prevention initiatives effective October 1, 2020 through September 30, 2024. A supplemental appropriation in the amount of \$91,601.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Fiscal Support Division (140-1389), JAG 2021 Project (18875) is required.

Approvals:

Administration:



Budget:

/s/ Lance Stanford

Resolution No. 2021-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT \$91,601.50 FROM PINELLAS COUNTY ("COUNTY") AS THE CITY'S SHARE OF THE FY2021 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT ("JAG") TO CONTINUE FUNDING OF LAW ENFORCEMENT INITIATIVES AS SET FORTH IN THE COUNTY'S GRANT APPLICATION, AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$91,601.50 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE POLICE GRANT FUND (1702), RESULTING FROM THESE ADDITIONAL REVENUES, TO THE POLICE DEPARTMENT, FISCAL SUPPORT DIVISION (140-1389) JAG 2021 PROJECT (18875) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and Pinellas County ("County") are Bureau of Justice Assistance ("BJA") designated units of local government eligible to apply for Edward Byrne Memorial Justice Assistance Grant ("JAG") funds; and

WHEREAS, the City and the County have entered into a Memorandum of Understanding ("MOU") stipulating that the FY2021 JAG Award of \$183,203 will be allocated evenly between the parties (\$91,601.50 to each entity); and

WHEREAS, pursuant to the MOU, the County applied for the JAG funds and was designated as the grant applicant and fiscal agent for distribution of the funds; and

WHEREAS, the City will submit expenditure documentation to the County for reimbursement of eligible costs; and

WHEREAS, the City's \$91,601.50 will be used to continue funding for a number of law enforcement and crime prevention initiatives which were started under the Local Law Enforcement Block Grant Program, including a supplemental support for Community Resource Centers, Volunteer Programs, Crime Prevention, and Law Enforcement Overtime; and

WHEREAS, a supplemental appropriation in the amount of \$91,601.50 from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, to the Police Department, Fiscal Support Division (140-1389), JAG 2021 Project (18875) is required.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept \$91,601.50 from Pinellas County ("County") as the City's share of the FY2021 Edward Byrne Memorial Justice Assistance Grant ("JAG") to continue funding law enforcement initiatives as set out in the County's grant application, and to execute all documents necessary to effectuate this transaction.

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Police Grant Fund (1702), resulting from these additional revenues, the following supplemental appropriation for FY22:

Police Grant Fund (1702)

Police Department, Fiscal Support Division (140-1389),
JAG 2021 Project (18875)

\$91,601.50

This Resolution shall take effect immediately upon its adoption.

Approvals:

Legal: /s/Christina Bousias
00596679

Administration: *Bozica*

Budget: E Makofske