

City of St. Petersburg  
**Public Services & Infrastructure Committee**  
July 14, 2022 – 9:25 AM  
City Hall, Room 100

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Members: Committee Chair Ed Montanari, Committee Vice-Chair Deborah Figgs-Sanders, Council Member Copley Gerdes, and Council Member Lisset Hanewicz

Alternate: Council Member Lisa Wheeler-Bowman

Support Staff: Daphney Ivory – City Council Legislative Aide

**1) Call to Order**

**2) Approval of Agenda**

**3) Approval of May 12, May 26, June 9 & June 16, 2022 Minutes**

**4) New Business – July 14, 2022**

- a) A presentation and report on office space development in the City. – ***Joe Zeoli, Managing Director of City Development, Eric Lavina, Economic Development Analyst, Brian Caper, Economic Development Manager, Tracey Smith, Small Business Liaison Manager, Wendy Griffin, Cushman and Wakefield, and Jason Mathis, St. Petersburg Downtown Partnership***  
**Attachments** –
  - 1) Power Point Presentation

**5) Upcoming Meeting Dates & Tentative Agenda Items**

**July 28, 2022**

- a) A discussion regarding parking requirements for multi-family dwellings located in Downtown St. Pete – ***Liz Abernethy, Planning and Development Services Director***

**General Attachments:**

Minutes of the May 12, May 26, June 9 & June 16 PS&I Committee Meetings  
Pending and Continuing Referral List  
Agenda Item Support Material

City of St. Petersburg  
**Public Services & Infrastructure Committee**  
**May 12, 2022 Meeting Minutes**  
*City Hall, Room 100*

**Present:** Committee Chair Ed Montanari, Committee Vice-Chair Deborah Figgs-Sanders, and Council Member Copley Gerdes,

**Absent:** Council Member Lisset Hanewicz

**Also Present:** Council Chair Gina Driscoll, Council Member Richie Floyd, City Administrator Rob Gerdes, City Attorney Jackie Kovilaritch, Assistant City Attorney Brett Pettigrew, Assistant City Attorney Joe Patner, Codes Compliance Director Joe Waugh, Planning and Development Services Director Liz Abernethy, Neighborhood Affairs Administrator James Corbett, City Development Administration Managing Director Chris Ballestra, St. Petersburg Police Sergeant Steven Sequeira, and Deputy City Clerk Patricia Beliveau

**Support Staff:** Daphney Ivory – City Council Legislative Aide

**1. Call to Order** – 9:27 AM

**2. Approval of Agenda** – CM Gerdes motioned for approval. All voted in favor.

**3. Approval of April 14, 2022 and April 28, 2022 Minutes** – CM Gerdes motioned for approval. All voted in favor.

**4. New Business** – May 12, 2022

**A discussion regarding potential expansion of the downtown boundaries for the sidewalk table ordinance. (City Code Sec. 25-228)** – Assistant City Attorney Brett Pettigrew and Codes Compliance Director Joe Waugh

Council Chair Driscoll introduced her business item stating due to the growth of the downtown area, expanding the boundaries for the sidewalk table ordinance should be considered. Assistant City Attorney Brett Pettigrew gave an overview of the draft ordinance. Codes Compliance Director Joe Waugh agreed that the expansion to the draft ordinance is needed to enforce the right of way. Planning and Development Services Director Liz Abernethy gave an update to zoning changes which allow expansion of the table ordinance to coordinate with zoning district boundaries that currently reside in the Grand Central District as well as a package to change the zoning on the corridor. When reviewing the zoning and district regulations a determination of the table ordinance should also apply to those districts. City Development Administration Managing Director Chris Ballestra agreed with the proposed ordinance change. Police Sergeant Steven Sequeira provided perspective regarding enforcement and monitoring the flow of traffic at the pier, and expressed that the changes could be a useful tool.

CM Figgs-Sanders asked what impact adding 31st Street through 34th Street in addition to 1<sup>st</sup> Avenue South through 1<sup>st</sup> Avenue North would have to PSTA's operations. Neighborhood Affairs Administrator James Corbett responded that intermittent calls about tables have been received and the proposed changes are not intended to affect vagrancy or PSTA operations. The changes would allow enforcement to remove tables and solicitation of sales from the right of way on all three Avenues where foot traffic is heavier.

CM Driscoll referenced the ability to apply for permits for table usage, street, and outdoor performances with built-in considerations given for content and viewpoint neutrality. In response, Mr. Pettigrew explained that this section of the ordinance does not give rise to any specific permit and allows for permits issued pursuant to other sections of codes. Examples: Sidewalk Cafés, Sidewalk Retail, Special Events, Street Closures, and Push Carts. Street Performers and Outdoor Performers would automatically apply to this ordinance and with requirement, they not be positioned near vehicular or pedestrian traffic.

CM Gerdes extended support of the draft ordinance with the expansion of the zoning to include 1<sup>st</sup> Avenue South through 1<sup>st</sup> Avenue North moving approval of the draft ordinance.

CM Floyd asked for clarification of the draft ordinance zoning map. Mr. Pettigrew expounded that the request of the committee was to review the draft and further advise if the draft of the zoning area should be expanded beyond 31<sup>st</sup> Street to 34<sup>th</sup> Street and 1<sup>st</sup> Avenue South through 1<sup>st</sup> Avenue North. It also addresses the public interest issue of items taking up space on the sidewalk right of way including table-like structures or individuals reclining that prevent proper sidewalk use. CM Floyd then asked for clarification of the warning processes before the citation, Sgt. Sequeira explained there is an informal warning to provide an explanation before a citation is given to violators.

CM Montanari inquired if rezoning was necessary, or if an ordinance could be passed with a diagram of zones to be enforced. Mr. Pettigrew suggested the area being drawn including a prohibited zone. City Administrator Rob Gerdes expressed the proposed ordinance Mr. Pettigrew presented would be the easiest path forward due to possible rezoning delays.

CM Gerdes withdrew his original motion and made an alternative motion to approve the draft ordinance adding 31<sup>st</sup> Street through 34<sup>th</sup> Street and 1<sup>st</sup> Avenue South through 1<sup>st</sup> Avenue North and limiting warnings to the confiscation piece of the ordinance rather than citation and address.

CM Montanari wanted clarification on the warning section of the ordinance. Mr. Pettigrew clarified that the warning would only apply to the aspect of confiscation. A warning must be given before an individual can be cited, and once the warning has been given, a citation can be issued. The citation warning would be done in a more flexible, discretionary manner with less administrative cost, but any property confiscation would still require the official written warning.

CM Montanari asked why prohibitions of the draft be limited to daylight hours? Assistant City Attorney Joe Patner explained those that are homeless always have a right to be somewhere but would not be allowed to sleep in the right of way in that limited area during the daylight hours. At night, they would be allowed if there's no alternative shelter space available. Before an officer would be able to cite someone under that section, they would need to determine there is shelter space available, provide the opportunity, including transportation to the shelter, and the person must refuse before being cited.

CM Figgs-Sanders questioned if the property owner allows the table to retract a few feet, can the ordinance be enforced? Sgt. Sequeira responded, when on private property no action can be taken. City Attorney Jackie Kovilaritch expounded, it's only to the extent that the table resides on private property, and not any city property. Mr. Gerdes added, if moved to private property, it relieves the police

department of any responsibility but there could be codes related issues that would be handled by the codes department.

CM Montanari asked for a roll call vote and each committee member voted in favor.

**A discussion on amendments City Code Chapter 16 to make permanent the current allowances for the expansion of sidewalk café space – *Planning and Development Services Director, Liz Abernethy***

CM Driscoll explained that the COVID-19 pandemic prompted many restaurants to move their operations outdoors and in turn required more seating for guests. Sharing that after conversations with business owners and stakeholder groups most businesses are getting back to normal and even thriving with restrictions in place, there is no longer a desire to convert parking spaces into outdoor retail or restaurant space. CM Driscoll felt that while there is no need to move forward with making those parking spaces permanent outdoor cafe spaces, she felt that the concept is worth continuing to explore.

Ms. Abernethy shared that after discussions with business associations, particularly from the Edge District, businesses would like to hold off due to parking restraints but are interested in revisiting in the future. CM Driscoll offered to remove the item from the Public Services & Infrastructure Committee's referral list given that staff will take the concept into consideration during future planning. CM Figgs-Sanders made a motion to formally remove the item per the request of Council Chair from the Public Services & Infrastructure Committee's referral list until further presentation from staff. Each committee member voted in favor.

***CM Montanari adjourned the meeting at 10:32 AM.***

City of St. Petersburg  
**Public Services & Infrastructure Committee**  
**May 26, 2022 Meeting Minutes**  
*City Hall, Room 100*

**Present:** Committee Chair Ed Montanari, Committee Vice-Chair Deborah Figgs-Sanders, Council Member Copley Gerdes, and Council Member Lisset Hanewicz

**Absent:** None

**Also Present:** Council Chair Gina Driscoll, City Administrator Rob Gerdes, Managing Assistant City Attorney Michael Dema, Assistant City Attorney Christina Boussias, Assistant City Attorney Heather Judd, Leisure Services Administrator Mike Jefferis, Parks and Fields Operations Superintendent Bryan Eichler, and Deputy City Clerk Patricia Beliveau

**Support Staff:** Daphney Ivory – City Council Legislative Aide

**1. Call to Order – 9:37 AM**

**2. Approval of Agenda –** CM Figgs-Sanders motioned for approval. All voted in favor.

**3. New Business – May 26, 2022**

**A Discussion to proposed revisions to City Council's Quasi-Judicial Procedures and the potential establishment of new procedures for disclosing ex-parte` communications and permitting site visits to apply all City board, commission and City Council members who take quasi-judicial action.** – *Managing Assistant City Attorney, Michael Dema, and Assistant City Attorney, Christina Boussias*

Assistant City Attorney Christina Boussias provided Background information regarding quasi-judicial proceedings, a summary of the changes the City Attorney's Office is proposing to Chapter 18 of the City Council Policies & Procedures Manual, and a brief overview of the City Council's current policy regarding ex-parte communications and the state of the law regarding ex-parte communications.

Ms. Boussias noted that some common quasi-judicial matters such as site plan reviews, special exceptions, historic destination certificates of appropriateness (COAs), and small-scale re-zonings clarify the proposed modifications to Chapter 18 Paragraph IA, IG, and IH. Ms. Boussias also explained that the current policy is the best practice and the only recommended change to ex-parte communications is to provide a definition.

Council Member Figgs-Sanders asked if Council would recuse themselves when asked to make a site visit for a prior quasi-judicial case. In response, Mr. Dema explained that a disclosure would be required before any site visit.

Council Chair Driscoll asked if not physically being on a property is considered a site visit and if this should be mentioned at the opening of the hearing. Ms. Boussias responded any visit to real property that is the subject of a pending quasi-judicial matter occurring before the public hearing and going there to make visual observations is considered a site visit. Mr. Dema recommended a visit be conducted from the sidewalk to avoid any trespassing issues whether you're on the property or not you've viewed the subject property and this information should be mentioned before the hearing.

In reference to Ms. Boussias' statement, any visit to any real property that is the subject of a pending quasi-judicial matter occurring before the public hearing, CM Figgs-Sanders and Mr. Dema both agreed the word pending should be italicized.

Committee Chair Montanari asked about a memo being sent to the clerk, but is not required, should the memo consist of one sentence and if there are ramifications if not done. Mr. Dema and Ms. Boussias responded that one sentence will suffice and if not disclosed before the site visit this will not prejudice the case or jeopardize the outcome. An opportunity to disclose at the commencement of the hearing will be granted. CM Montanari also asked that the language for driving by a site be clarified and Mr. Dema agreed.

CM Figgs-Sanders asked for clarification of the verbiage, the best solution to remove the potential bias, or prejudice created may be abstention. Mr. Dema confirmed that Council can abstain from the situation of ex-parte communication.

CM Montanari asked about the order of cross-examination and rebuttal being completed by the City Administration before the Opponent. Mr. Dema explained that the most affected party will have the last say in a quasi-judicial proceeding. CM Montanari made a motion to approve the changes to Attachment A, the red lines of Chapter 18 quasi-judicial section of the policy and procedures manual, italicizing the word pending along with the committee chair's suggested changes. Motion carries and all members voted in favor.

**A discussion of possible amendments to the City Code to clarify the criteria for a substantial change of use of park property.** – Assistant City Attorney, Heather Judd, Leisure Services Administrator, Mike Jefferis, and Parks and Field Operations Superintendent, Bryan Eichler

Leisure Services Administrator, Michael Jefferis explained the possibility of amending City Codes to clarify the change of use of park property and amenities with one example being converting tennis courts to pickleball. Mr. Jefferis expressed the goal is to clarify the language in the code that currently is interpreted as not needing a substantial change of use in a passive park if there is an active-to-active change in amenities.

Assistant City Attorney Heather Judd provided background and history of some of the changes that have been affected within City Charter Section 1.02 that have been similar for about 30 years.

Council Member Hanewicz asked how Section (a) one and Section (b) three do not apply to the scenario of changing a tennis court to pickleball courts in a Passive park because both would apply. She explained that the changing of categories is contradictory and would have preferred having a one-on-one before the meeting. Ms. Judd shared that the categories were separated to make them easier to understand. Mr. Dema expounded on the explanation that if a Passive park goes to an Active park use it is considered a 100% substantial change of use. If it's an already established active use and staying within the same category an administrative discretion to make those changes without the more cumbersome, substantial change in the use process. CM Hanewicz gave a further explanation as to why she feels there is a conflict.

City Administrator Rob Gerdes expressed that the administration would return to the committee to discuss further. In response, Mr. Jefferis shared that the only mission is to add clarity and to make the information as clear as possible, also agreeing to defer the item.

CM Montanari and CM Gerdes both agreed to the deferment. CM Figgs-Sanders voiced understanding of what was presented and asked if deferring would mean having one-on-ones. Mr. Gerdes responded yes, but it was up to the committee to vote, but if deferred there would be continued conversation and once the item comes back to the committee, those discussions would be walked

through and every change that is proposed will be explained in the sunshine to all the committee members. In response, CM Figgs-Sanders stated, that she did not want us to set a precedent and say that because one person doesn't agree with something, we table everything and agreed to move forward to defer.

CM Driscoll asked what a Charter park is and what percentage of our parks are Charter parks. Ms. Judd responded, that in this section of the Charter there is no definition of Charter park but is a larger definition section at the beginning of the parks chapter 21, which defines Charter parks and non-Charter parks, but for the applicability of this section, substantial change of use only applies to Charter parks. She recommended looking not in the definitions, but a few sections after in the purpose section at the beginning of chapter 21 explains park use from the early 90s. Ms. Judd also explained that Charter parks have their section listings and most of them were tied to the 1984 parks and waterfronts map with non-chronological numbers and those numbers correspond to the parks and waterfronts maps list. As parks are added, it is the City Council's decision whether they want to make those a Park and add them to the list in a separate section. Discussions may be in the future to unify these lists and would require a charter amendment to tinker with the maps and those numbers.

CM Driscoll asked if Crescent Lake's Passive park that an Active park section has become subject to the Active park rules or is it still subject to the passive park rules. Sharing the concern that there are two definitions for the same park. Mr. Dema agreed that clarification is needed and asked if there is feedback from the committee that suggests they're on the right track and they like the way this has been set up. Ms. Judd also asked if the categories are something everybody hates or wants to keep? In response, CM Driscoll agreed that this was acceptable.

CM Hanewicz explained her reasons for needing clarification of the ordinance and mentioned that a conversation is needed to discuss categories, noting that City Council should have a voice in the process. Mr. Jefferis responded saying the administration strives to work closely with the Council and if something major is done in a park, it would have to go before the Council with a contract for approval and reiterated that Administration's mission is to clarify and to make everyone comfortable.

CM Montanari concluded by sharing that he trusted Mr. Jefferis' team giving them leeway to make changes in the parks and would like to see changes to the language while working with the attorneys to understand it.

***CM Montanari adjourned the meeting at 10:39 AM.***

City of St. Petersburg  
**Public Services & Infrastructure Committee**  
**June 9, 2022 Meeting Minutes**  
*City Hall, Room 100*

**Present:** Committee Vice-Chair Deborah Figgs-Sanders, Council Member Lisset Hanewicz, and Council Member Lisa Wheeler-Bowman (Alternate)

**Absent:** Committee Chair Ed Montanari, **and** Council Member Copley Gerdes

**Also Present:** City Administrator Rob Gerdes, Assistant City Attorney Heather Judd, Neighborhood Affairs Administrator James Corbett, Sanitation Director Willie Joseph, Sanitation Assistant Director Bob Turner, Sanitation Collection Supervisor Wesley Reed, Sanitation Safety and Training Officer Craig Marks, and Deputy City Clerk Patricia Beliveau

**Support Staff:** Daphney Ivory – City Council Legislative Aide

**1. Call to Order – 9:28 AM**

**2. Approval of Agenda –** CM Hanewicz motioned for approval. All voted in favor.

**3. New Business – June 9, 2022**

**Presentation by Sanitation staff on the progress of the Management Evaluation Study – Willie Joseph, Sanitation Director**

Sanitation Director Willie Joseph provided an update on the recommendations from the Sanitation Management Evaluation. In 2018 the City Council selected LA Consulting to perform a management evaluation of the Sanitation Department, final draft report delivered on June 13, 2019. The Sanitation Department provided an update to the BF&T Committee on October 10, 2019, followed by a second annual update to the PS&I Committee on October 22, 2020. The final draft report included 48 recommendations divided into five categories: General, Planning, Organizing, Direction, and Controlling and Improving.

Mr. Joseph shared that over 75% of the consultant's recommendations are complete or in process, 12% were deferred pending technology solutions, and 13% were permanently deferred due to incompatibility with overall program goals. Mr. Joseph gave an update on the following completed recommendations:

**Completed Recommendations As of 10/22/2020**

Discontinuance the use of redundant fleet management system (4.1.4)

Roll-off container placement at location (4.2.6)

Reduce environmental manager span of control (4.3.2)

Reduce span of control for assistant director (4.3.3)

Optimize temp staffing for manual programs (4.3.5)

Provide management update annually (4.3.7)

Provide work zone traffic control training and Personal Protective Equipment (PPE) (4.3.9)

Utilize City standards for hiring and promotions (4.3.10)

Establish alley trimming routes with Parks (4.3.22)



All data should be verified from a single source (i.e., Comprehensive Financial Annual Report “CFAR”) (4.5.4)

### **Completed Recommendations Since the October 2020 Report**

Establish employee teams (4.1.1)

Use employee teams to define work activity (4.2.4)

Use teams to update and document standards (4.2.5)

Develop unavoidable overhead rate (4.2.11)

Senior interface with all employees to obtain unfiltered feedback (4.3.1)

Staffing and equipment projections based on needs (4.3.4)

Work shifts should be based on work needs (4.3.13)

Document and justify overtime expense (4.3.15)

Compare compressed natural fuel (CNF) cost to diesel including infrastructure (4.3.17)

Fully fund fleet conversion to CNG (4.3.18)

Identify actual equipment rates (4.3.19)

Develop and implement a two-week scheduling procedure related to annual work plans (4.4.2)

All division within the department produce monthly report in same format (4.5.1)

Standardize reporting and account for 100% of employee time in the system (4.5.3)

Sanitation Collection Supervisor Wesley Reed provided an overview of the Sanitation Employee Teams.<sup>1</sup> Mr. Reed highlighted the Sanitation support committee comprised of 11 individuals chosen by their peers to bridge the gap between management and employees. Mr. Reed shared that two sub-teams were created, the employee response team and the employee recognition team. These two teams meet regularly to share ideas on, effective communication, changes to uniforms, equipment input, employee appreciation days, and team building activities. Mr. Joseph added that the new centralized Sanitation Administration building foster a team atmosphere by housing operational and administrative staff in one building.

Sanitation Safety and Training Officer Craig Marks gave an overview of safety and training recommendations.<sup>2</sup> Mr. Marks explained that work zone and traffic control training is provided, as well as Personal Protective Equipment (PPE) such as high-visibility clothing and traffic cone replacement as needed. Regarding benchmarks for overtime, worker’s compensation time, and FMLA, Mr. Marks shared that worker’s compensation inspections are completed to identify trends, and three-point contacts have been added to all training concerning trucks and equipment. Mr. Marks noted that employees would be encouraged to take advantage of stress management programs offered by the City and the new exercise facility upon its completion.

Sanitation Assistant Director Bob Turner provided an overview of compressed natural gas (CNG) fueling infrastructure to compare CNG fuel cost to diesel and potential fleet fuel conversion to CNG.<sup>3</sup> Mr. Turner shared that the CNG station was duplicated, adding one 250 horsepower and two 125 horsepower compressors to the fuel system to address drivers waiting in line for fuel, adding that the national average for diesel fuel is \$5.75 per gallon, while the average cost for CNG is \$1.21 per gallon creating tremendous cost savings and environmental benefits for the City.

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<sup>1</sup> See Recommendations 4.1.1, 4.2.4 and 4.2.5.

<sup>2</sup> See Recommendations 4.3.9 and 4.3.16.

<sup>3</sup> See Recommendations 4.3.17 and 4.3.18

Next, Mr. Joseph highlighted the recommendations nearing completion such as the GIS and RFID technology to monitor service collections and optimize service routes.<sup>4</sup> In addition to the recommendation to upgrade Naviline software, they are working to improve information sharing between-SeeClick Fix and Naviline.<sup>5</sup> Mr. Joseph concluded with a summary of the permanently deferred recommendations.

Council Member Wheeler-Bowman expressed gratitude for the sanitation support committee and asked how many worker's compensation cases the City has had and if any resulted in fatalities. In response, Mr. Marks stated he did not know how many cases there were but added that none resulted in fatalities. CM Wheeler-Bowman then asked if drive cameras are provided in sanitation vehicles. City Administrator Rob Gerdes explained that drive cameras are no longer provided in sanitation vehicles.

Council Member Hanewicz asked when the deferred recommendations would be completed. Neighborhood Affairs Administrator James Corbett responded deferred items would be implemented within a year.

Committee Vice-Chair Figgs-Sanders asked how it is determined who gets the newer work trucks. Mr. Turner explained that the newer trucks are distributed to route drivers, and their old trucks are handed down to non-route drivers. CM Figgs-Sanders noted that she would like to see a focus on diversity as it relates to promotions and job consideration. CM Figgs-Sanders asked if an employee is injured, are they transferred to another job? In response, Mr. Marks shared that employees are transitioned back into their jobs after returning from an injury.

#### **A discussion regarding Sanitation's large item pick-up and potential improvements – Willie Joseph, Sanitation Director**

Mr. Turner provided an overview of Sanitation's special collections for bulky items and how residents schedule those collections. Customers can call customer service or use SeeClick Fix to inquire what items can be picked up for free and where to place the items. There are 52,000 special pick-up collections a year weighing 8,100 tons creating 150,000 actions by the department. Mr. Turner added that if this process were automated, it would be more efficient. Mr. Turner explained the three service initiation types, SeeClickFix, customer call-ins, and surveys; call-ins are the most utilized initiation type. Sanitation assists by using inspector surveys to inspect neighborhoods, schedule items for pick-up, provide residents estimates, and coordinate with codes compliance. An additional service asset is the Driver Report Pilot Program, which allows drivers to report locations with bulky items that require collection.

Additionally, sanitation works with marketing by utilizing St. Pete Extra, Social Media, Website Improvement, Neighborhood Associations, and the Good Neighbor Guide to continue to educate customers.

Mr. Corbett expanded on the use of marketing material adding that an advanced phone call for pickup would expedite the process. Mr. Corbett also shared that there is coordination with code compliance, and if an item is not picked up, codes will act or communicate with sanitation.

CM Wheeler-Bowman asked that if a name change takes place for Childs Park to consider using North, South, East, and West St. Petersburg. About the total tons collected, CM Wheeler-Bowman asked if Childs Park was included. Mr. Corbett responded that the numbers exclude Childs Park and Midtown.

CM Hanewicz asked what the difference between residential and multi-residential is in terms of issues that occur and what methods are used to resolve those issues, specifically with repeat offenders.

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<sup>4</sup> See Recommendations 4.2.1 and 4.2.2.

<sup>5</sup> See Recommendations 4.1.3 and 4.1.5.

In response, Mr. Turner explained that sanitation would contact the property owner for collection. Mr. Corbett also gave input explaining that there is a due process with codes giving notice and time to property owners before legal action is taken.

CM Hanewicz asked if anonymous complaints have affected the Sanitation complaints. Mr. Corbett responded that, before the bill that prohibited anonymous complaints, compliance codes were the highest receiver of submissions on SeeClickFix. Since the requirement that a complainant must give their name and address, the number of complaints related to code issues has reduced by 50%.

CM Figgs-Sanders suggested sanitation within the homeless community be addressed and using more general media sources other than those that are currently used to reach targeted audiences. CM Figgs-Sanders asked if there are calls from landlords when they proceed with an eviction and can they be charged for items left on the sidewalk. Mr. Joseph responded that there are some calls, and verification of eviction is established prior to charging for items to be picked up.

***CM Figgs-Sanders adjourned the meeting at 11:00 AM.***

City of St. Petersburg  
**Public Services & Infrastructure Committee**  
**June 16, 2022 Meeting Minutes**  
*City Hall, Room 100*

**Present:** Committee Vice-Chair Deborah Figgs-Sanders, Council Member Copley Gerdes, Council Member Lisset Hanewicz, and Council Member Lisa Wheeler-Bowman (Alternate)

**Absent:** Committee Chair Ed Montanari

**Also Present:** Council Chair Gina Driscoll, City Administrator Rob Gerdes, Council Member Brandi Gabbard, Managing Assistant City Attorney Michael Dema, Assistant City Attorney Heather Judd, Planning and Development Services Director Liz Abernethy, Codes Compliance Director Joe Waugh, and Deputy City Clerk Patricia Beliveau

**Support Staff:** Daphney Ivory – City Council Legislative Aide

**1. Call to Order – 9:25 AM**

**2. Approval of Agenda –** CM Copley Gerdes motioned for approval. All voted in favor.

**3. New Business – June 16, 2022**

**A discussion on a potential revision of lighting code requirements for residential properties –** *Liz Abernethy, Planning and Development Services Director, and Joe Waugh, Codes Compliance Director*

Codes Compliance Director Joe Waugh gave an overview of lighting complaints from 2019 to the current year. There were 55 complaints and of those complaints 40 resulted in violations, and 5 are still pending. Next, Mr. Waugh highlighted how the violations were brought into compliance, 24 violations were repositioned or removed, 6 met wattage exemption, 7 met motion detection exemption, 1 unknown, and 2 were in the process, and of the 55 complaints, there were 4 follow-up complaints after the cases were closed out.

Planning and Development Services Director Liz Abernethy continued the discussion with public feedback, sharing that there have been concerns from different neighborhoods and Lakewood Estates provided a letter with expressions of support for the proposed amendments to the City's outdoor lighting ordinance. Ms. Abernethy highlighted the exemptions in the lighting code ordinance, stating that because of the exemptions, there is no enforcement. Ms. Abernethy also highlighted the recommended changes to the ordinance, eliminating motion detector exemption, adding LED limits, and requiring screening and angling for single-family residents.

Council Member Gabbard asked how residents would be educated on the lighting code and could vendor partnership be considered. In response, Ms. Abernethy shared that a collaborative effort with marketing and neighborhood associations would be considered. CM Gabbard asked if lighting enforcement would be complaint-based or code enforced and could they be anonymous. Mr. Waugh responded that there is no anonymity and only citizen complaints would be investigated.

Council Member Hanewicz asked if vintage lighting and gas lamps would be acceptable versions of lighting fixtures. Mr. Waugh clarified that as the ordinance is currently written, those types would not violate codes.

Committee Vice-Chair Figgs-Sanders asked if residents could utilize SeeClickFix for lighting complaints. Mr. Waugh confirmed that SeeClickFix could be used for lighting complaints.

Council Member Gerdes requested staff to move forward with the ordinance changes outlined in the presentation. All voted in favor of the motion moved by CM Gerdes.

**A discussion of an ordinance that will set standards for mechanical noise, such as HVAC systems –**  
*Liz Abernethy, Planning and Development Services Director*

Council Chair Driscoll explained that this was a follow-up discussion after the staff was asked to explore potential mechanical noise mitigation incentives and return to PS&I with those possible changes and discuss the next steps.

Planning and Development Services Director Liz Abernethy gave an update on the proposed mechanical noise ordinance explaining that progress has been made, however, there have been no ordinance changes. Ms. Abernethy explained that the noise ordinance references air conditioning or air-handling equipment. Ms. Abernethy explained that the noise ordinance update did not elect a decibel base system, but increased enforcement mechanisms and design standards, requiring privately owned outdoor spaces with amplified sound systems to provide noise mitigation and monitoring plan if there are residents within a certain distance.

Ms. Abernethy highlighted that a proposed noise code amendment would focus on rooftop equipment in the DC zoning districts, establishing a decibel-based limit at the property line, an exemption for existing systems in good working condition, and replacement systems must comply, and the only exemption would be for emergency generators. Ms. Abernethy shared that proposals for decimal-based systems would require a paid acoustical consultant to provide a report, in addition, that would require a codes compliance officer to be present during the reporting process. Ms. Abernethy explained that grants and FAR exemptions for enclosed mechanical equipment rooms are some potential incentives that businesses could receive. Ms. Abernethy explained that the most recent complaint received was related to the Vinoy and they are working with their neighbors to resolve those issues. Ms. Abernethy concluded with the concerns related to the local business protection act.

CM Driscoll asked if other cities have adopted requirements for noise ordinances like those adopted in Miami and if it is working for them. In referencing the City of Miami's noise ordinance, Ms. Abernethy stated many cities use a decimal-based system for their noise ordinances but could be regulated differently from plainly audible systems. CM Driscoll asked how the ordinance would address mechanical noise and how will the City ensure that the proper equipment is being installed. Ms. Abernethy explained that newer equipment is much quieter and more energy-efficient, suggesting offering grants for existing equipment or upgrading equipment to address existing or future issues. CM Driscoll suggested reviewing decibel level standards, then amending the ordinance after comparing the City of Miami's ordinance.

CM Hanewicz asked for clarification as to how the noise ordinance would be enforced for plainly audible and decibel-based noise complaints and the costs associated with hiring a consultant. Assistant City Attorney Heather Judd explained that because plainly- audible and decibel-based noise complaints are difficult to prosecute, a noise consultant would be required to complete the prosecution successfully. Ms. Abernethy explained that due to the cost of a consultant, making changes to the codes, and incentives would be preferable.

CM Figgs-Sanders asked for an update on approved hours of operations for construction work in residential areas and recommended incentives to enforce and monitor noise complaints. CM Figgs-Sanders asked what the options were. In referencing what the options are Ms. Abernethy shared that making changes to the Land Development Regulations and changes to the noise ordinance were the

suggested options. Ms. Judd also shared that currently the plainly- audible system is what is used, and the suggested use is moving mechanical noise to a special area that has decibel-based monitoring.

***CM Figgs-Sanders adjourned the meeting at 10:28 AM.***

Public Services & Infrastructure Committee Pending & Continuing Referral List					July 14, 2022	
Topic	Return Date	Referral Date	Prior Meeting	Referred by	Staff	Notes
A presentation and report on office space development in the City.	7/14/2022	2/10/2022		Montanari	J. Zeoli	
A discussion regarding parking requirements for multi-family dwellings located in Downtown St. Pete	7/28/2022	2/10/2022		Montanari	L. Abernethy	
Presentation and discussion on current and future bridge projects in the City	9/8/2022	2/18/2021		Montanari	B. Prayman, E. Birk	
Discussion on Reassigning a Council Member to the South CRA Citizen Advisory Committee (CAC)	TBD	12/2/2021		Figgs-Sanders	M. Dema, R. Smith	
A discussion on the renewal options to separate operations of the Manhattan Casino and restaurant component at the lease end date either by default or contracted date.	TBD	2/10/2022		Figgs-Sanders	J. Zeoli, C. Ballestra	Administration is negotiating a new lease will possibly revisit at 5/12/2022 City Council meeting.
A discussion with Planning & Development on the process of residential permits - per dept - for construction, i.e. driveways, fences and privacy wall from application to final inspection	TBD	4/7/2022		Figgs-Sanders	L. Abernethy	4/28/2022- Staff requested deferment of this item reviewing at a later date.
A discussion on a local technical amendment to require inspections of buildings three stories or higher of a certain age.	TBD	4/21/2022		Driscoll		
Consideration of an amendment to City Code Section 16.40.040 regarding Fence, Wall, and Hedge Regulations on properties with more than 150 lineal feet of street frontage.	TBD	5/5/2022		Figgs-Sanders		

<b>Quarterly Report on Grow Smarter Sites</b> a) Port Site b) Innovation District Site c) 800 Block Site d) Tropicana Field Site e) Commerce Park Site f) 22nd Street Sites g) Tangerine Plaza Site	TBD	2/15/2018 3/8/2018 a) 7/8/2021	3/8/2018 5/31/2018 9/13/2018 6/13/2019 11/7/2019	Driscoll, Montanari	J. Zeoli	<b>6/13/2019</b> – Update on Innovation District, Former Police Station Site, & Tangerine Plaza <b>11/7/2019</b> – Updates: Commerce Park, 22nd St., Tangerine Plaza, Innovation District, Former PD, & Port Site <b>4/8/2021</b> – A. DeLisle to provide written updates on the Port Site, Innovation District Site, 800 Block Site, & Tangerine Plaza Site <b>7/8/2021</b> – Chair Montanari requested an update on the Port Site
<b>Capital Improvement Assessment (Maintenance &amp; Hurricane/Tropical Storm Preparedness)</b> a) Bridges b) Reclaimed Water c) Sidewalks d) Seawalls e) Stormwater f) Potable Water g) Wastewater (if needed) h) Buildings (See “CAMP”)	TBD	2/2/2017	a) 9/24/2020 b) 8/24/2017 c) 9/24/2020 d) 9/24/2020 e) 7/12/2018 f) 7/26/2018 (COW) h) 9/24/2020	Montanari	a) Tankersley b) Palenchar c) Tankersley d) Tankersley e) D. Rawleigh f) Palenchar g) Tankersley h) Tankersley	<b>9/24/2020</b> – C. Tankersley provided update on sidewalks, seawalls, bridges & their respective investment gaps. As well as introduced “CAMP” Committee asked staff to return with more info on funding for sidewalks & seawalls, as well as further guidance on the conflict between Sec. 25-191 & Resolution 96-55 related to property owner responsibilities
Update on Albert Whitted Airport Master Plan	TBD	5/17/2018	8/9/2018 2/13/2020 7/15/2021 1/27/2022	Staff Request	R. Lesniak, D. DiCarlo- (Environmental Services Associates (ESA)	<b>7/15/2021</b> – Update on master plan progress, review of working papers submitted to the FAA <b>1/27/2022</b> – Update on master plan progress, overview of most recent submittals to the FAA and next steps
Update on the Citywide Capital Asset Management Program (“CAMP”) (Previously the “City’s Facility Maintenance Plan”)	TBD	6/7/2018	5/9/2019, 11/9/2021	Montanari, Administration	C. Tankerlsey	<b>9/12/2019</b> – T. Greene indicated staff would like return to PS&I for a check-in once the plan became fully staffed <b>9/24/2020</b> – Brief update from C. Tankersley on the name change (“CAMP”) & plan overview <b>11/9/2021</b> – Comprehensive update of CAMP, including the new asset management administrative policy and status of cloud-based software for city-wide asset management.
A discussion regarding the renovation and future use of the Sunshine Center	TBD	5/6/2021		Montanari	M. Jefferis	



A discussion of possible amendments to the City Code to clarify the criteria for a substantial change of use of park property.	5/26/2022	5/5/2022		Montanari (Staff Request)	H. Judd M. Jefferis	<b>5/26/2022</b> – Committee requested item be deferred and return to the committee with more information. Staff agreed to follow up with Council with one-on-ones.
2022 PS&I Dates: <del>2/24</del> , <del>3/10</del> , <del>3/31</del> , <del>4/14</del> , <del>4/28</del> , <del>5/12</del> , <del>5/26</del> , <del>6/9</del> , <del>6/16</del> , 7/14, 7/28, 8/11, 8/25, 9/8, 9/22, 10/13, 10/27, 11/10, 12/8						<b>Updated: 06/16/2022</b>



# Office Space Report

Public Services and Infrastructure Committee

7/14/22

# Impact of COVID-19 on Office

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Source: Getty Images

Markets

## Office Leasing Seen Remaining Below Pre-Covid Levels Until 2025

By John Gittelsohn  
September 23, 2020, 11:00 AM EDT

TE Join Extra Crunch Login

## Commercial real estate could be in trouble, even after COVID-19 is over

Connie Loizos @cookie / 9:46 pm EDT • April 8, 2020

Comment

The New York Times

At Home > Explore: Pandemic Logbooks Roast: Cauliflower Dig In: Reporters' Google Docs Watch: New Horror Movies

## July Is the New January: More Companies Delay Return to the Office

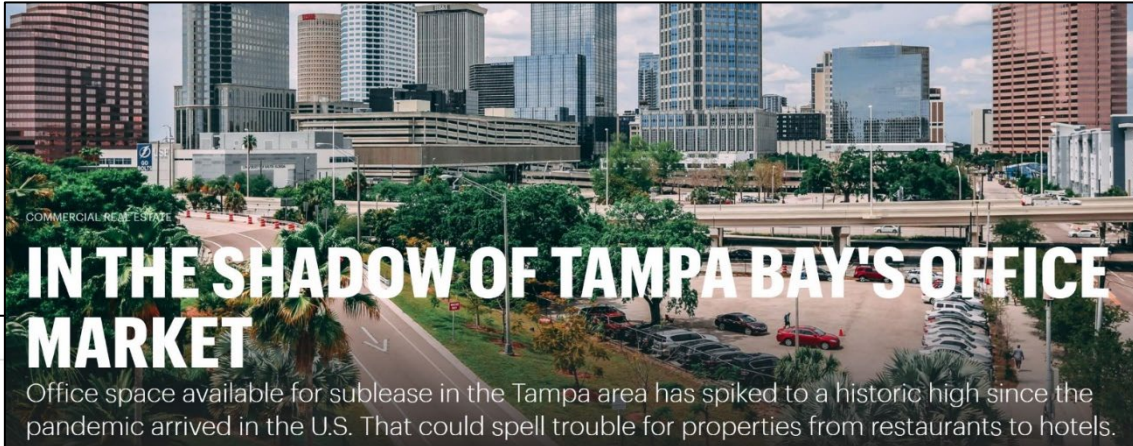
From Ford to Microsoft, white-collar companies are increasingly extending working from home through next summer.

## COVID-19 IMPACT: offices will find a new purpose

Workforce insights on human performance

TRIANGLE  
BUSINESS JOURNAL

North Carolina reaps rewards as West Coast firms head east



COMMERCIAL REAL ESTATE

## IN THE SHADOW OF TAMPA BAY'S OFFICE MARKET

Office space available for sublease in the Tampa area has spiked to a historic high since the pandemic arrived in the U.S. That could spell trouble for properties from restaurants to hotels.



MANUFACTURING

## THE FIGHT FOR JOBS

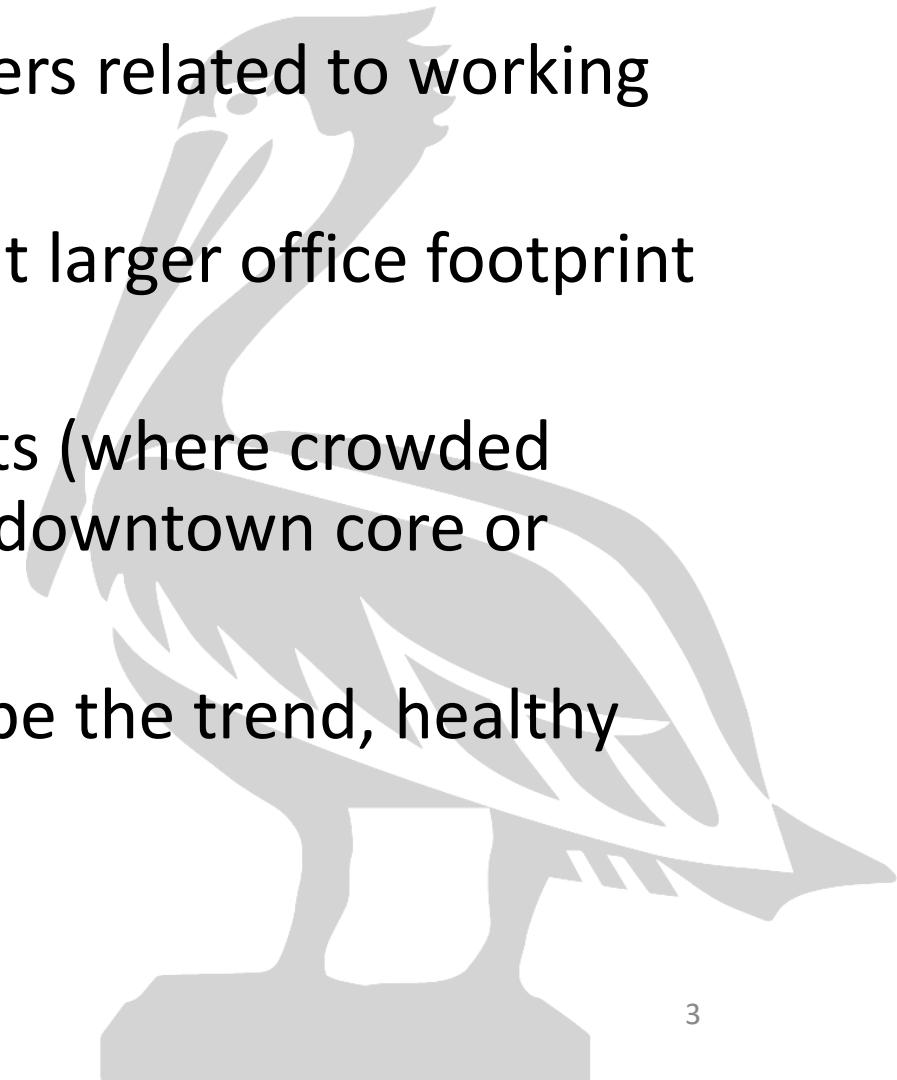
When the economy reboots, Triangle's competition with other metro areas will resume

Raleigh and the Triangle have faced stiff competition from other metros when it comes to the battle for jobs. That fight will likely continue in the wake of the pandemic.

TRAVIS JACK, FLYBOY PHOTO & MEDIA

# The Future of Office Space Demand

- Covid-19 has altered the perception of employers related to working remotely - the question is, “how much”?
- Enhanced safety concerns, less office space, but larger office footprint per employee are expected outcomes
- May see a shift from large metropolitan markets (where crowded mass transit exists) to office space outside the downtown core or other areas
- Smaller satellite offices, 30% occupancy could be the trend, healthy buildings as a selling point



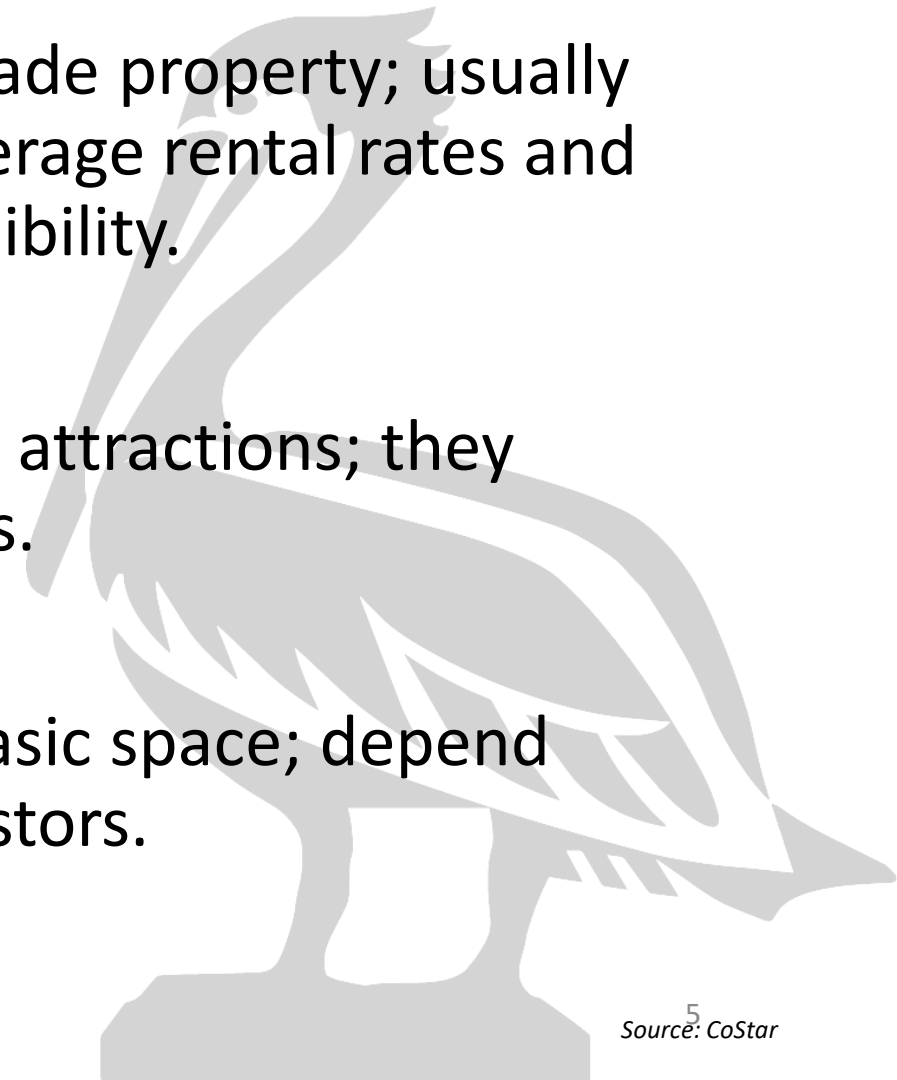
# Welcome and Agenda

- I. City Staff Presentation
  - Economic and Workforce Development Department Staff
- II. Guest Speakers
  - Wendy Giffin, Cushman and Wakefield
  - Jason Mathis, St. Petersburg Downtown Partnership
- III. Questions



# Definitions

- Class A – an extremely desirable investment-grade property; usually occupied by prestigious tenants with above average rental rates and in an excellent location with exceptional accessibility.
- Class B – more utilitarian space without special attractions; they attract a wide range of users with average rents.
- Class C – a no frills, older building that offers basic space; depend chiefly on lower price to attract tenants & investors.





# Overview of St. Petersburg Office Space (2015-current)

Citywide Office Space – All Classes

Year	Inventory (SF)	Filled (SF)	Vacant (SF)	Vacancy Rate	Rent per SF
2015	17,027,910	15,359,175	1,668,735	9.8%	\$ 19.85
2016	16,708,636	15,305,111	1,403,525	8.4%	\$ 21.71
2017	16,456,577	15,337,530	1,119,047	6.8%	\$ 22.33
2018	16,296,411	15,367,516	928,895	5.7%	\$ 22.06
2019	16,230,263	15,418,750	811,513	5.0%	\$ 23.69
2020	16,265,099	15,256,663	1,008,436	6.2%	\$ 24.50
2021	16,483,653	15,445,183	1,038,470	6.3%	\$ 25.37
2022	16,483,653	15,362,765	1,120,888	6.8%	\$ 25.23

Source: CoStar Analytics Reports  
Updated 6/27/22

# Overview of St. Petersburg Office Space (2015-current)

## Downtown Office Space – Class A

Year	Total SF	Filled	Vacant	Vacancy	Rent per SF
2015	2,047,409	1,728,013	319,396	15.6%	\$ 25.02
2016	1,913,459	1,724,027	189,432	9.9%	\$ 26.38
2017	1,913,459	1,768,036	145,423	7.6%	\$ 28.45
2018	1,913,459	1,773,776	139,683	7.3%	\$ 30.13
2019	1,913,459	1,798,651	114,808	6.0%	\$ 30.31
2020	1,913,459	1,804,392	109,067	5.7%	\$ 32.05
2021	1,935,213	1,793,942	141,271	7.3%	\$ 31.79
2022	1,935,213	1,842,323	92,890	4.8%	\$ 33.08

Source: CoStar Analytics Reports  
Updated 6/27/22



# Overview of St. Petersburg Office Space (2015-current)

Downtown Office Space – Class B & C

Year	Total SF	Filled	Vacant	Vacancy	Rent per SF
2015	3,564,715	3,179,726	384,989	10.8%	\$ 20.82
2016	3,373,816	3,033,061	340,755	10.1%	\$ 21.40
2017	3,334,530	3,051,095	283,435	8.5%	\$ 23.18
2018	3,268,818	3,075,958	192,860	5.9%	\$ 25.46
2019	3,258,440	3,085,743	172,697	5.3%	\$ 25.88
2020	3,258,440	3,079,226	179,214	5.5%	\$ 25.87
2021	3,258,440	3,147,653	110,787	3.4%	\$ 26.80
2022	3,258,440	3,137,878	120,562	3.7%	\$ 26.34

Source: CoStar Analytics Reports  
Updated 6/27/22

# Overview of St. Petersburg Office Space (2015-current)

Gateway Office Space – Class A

Year	Total SF	Filled	Vacant	Vacancy	Rent per SF
2015	3,016,719	2,977,502	39,217	1.3%	\$ 23.81
2016	3,016,719	2,893,034	123,685	4.1%	\$ 25.33
2017	3,016,719	2,932,251	84,468	2.8%	\$ 25.76
2018	3,016,719	2,920,184	96,535	3.2%	\$ 25.81
2019	3,016,719	2,874,933	141,786	4.7%	\$ 25.84
2020	3,016,719	2,772,365	244,354	8.1%	\$ 24.97
2021	3,216,719	2,978,682	238,037	7.4%	\$ 26.22
2022	3,216,719	2,833,929	382,790	11.9%	\$ 25.58

# Overview of St. Petersburg Office Space (2015-current)

Gateway Office Space – Class B & C

Year	Total SF	Filled	Vacant	Vacancy	Rent per SF
2015	2,642,951	2,259,723	383,228	14.5%	\$ 18.74
2016	2,642,951	2,370,727	272,224	10.3%	\$ 20.23
2017	2,642,951	2,423,586	219,365	8.3%	\$ 19.53
2018	2,642,951	2,426,229	216,722	8.2%	\$ 17.84
2019	2,593,379	2,445,556	147,823	5.7%	\$ 19.25
2020	2,593,379	2,458,523	134,856	5.2%	\$ 21.49
2021	2,593,379	2,365,162	228,217	8.8%	\$ 21.80
2022	2,593,379	2,315,887	277,492	10.7%	\$ 22.43

Source: CoStar Analytics Reports  
Updated 6/27/22

# Overview of St. Petersburg Office Space (2015-current)

Skyway Marina District Office Space – All Office Classes

Year	Inventory (SF)	Filled (SF)	Vacant (SF)	Vacancy Rate	Rent per SF
2015	402,200	378,068	24,132	6.0%	\$ 15.97
2016	402,200	387,319	14,881	3.7%	\$ 16.65
2017	402,200	391,341	10,859	2.7%	\$ 17.21
2018	402,200	393,754	8,446	2.1%	\$ 18.00
2019	402,200	394,558	7,642	1.9%	\$ 20.85
2020	398,428	382,491	15,937	4.0%	\$ 20.90
2021	398,428	325,516	72,912	18.3%	\$ 21.00
2022	398,428	382,889	15,539	3.9%	\$ 19.86

Source: CoStar Analytics Reports  
Updated 6/27/22

# St. Petersburg vs Tampa Comparison

## St. Petersburg

Submarket	Inventory (SF)	Vacancy Rate	Avg Asking Rent (All Classes)	Avg Asking Rent (Class A)
St. Pete CBD	5,193,653	4.1%	\$30.65	\$33.12
St. Pete Non-CBD	11,299,087	8.0%	\$23.38	\$25.82

## Tampa

Submarket	Inventory (SF)	Vacancy Rate	Avg Asking Rent (All Classes)	Avg Asking Rent (Class A)
Tampa CBD	10,447,089	10.1%	\$34.56	\$35.65
Tampa Non-CBD	30,109,916	10.8%	\$33.12	\$36.41

Sources: CoStar Analytics Reports (updated 7/7/22)

# Presentation from Guests

- Wendy Giffin, Cushman and Wakefield
- Jason Mathis, St. Petersburg Downtown Partnership



# Questions

