

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

**September 29, 2022
2:00 PM**

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: 974 1946 8011#

- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/97419468011>

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.

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. If you wish to address City Council on subjects other than public hearing or quasi-judicial items listed on the agenda, please sign up with the Clerk. 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. [USFSP Student Government Day](#)

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

F. Reports

1. [A Resolution of the St. Petersburg City Council approving the “Neighborhood Planning Program” as a new tax increment financing program for the South St. Petersburg Community Redevelopment Area; providing for administrative amendments to procedures that do not materially alter the adopted purpose of the program; and providing an effective date.](#)

G. New Business

1. [Respectfully requesting a presentation to the Health, Energy, Resiliency, and Sustainability Committee by the Solar and Energy Loan Fund \(SELF\) organization regarding sustainable programming, resources for affordable housing, and potential partnership for Equity Investment Opportunities. \(Vice-Chair Gabbard\)](#)
2. [Respectfully requesting a referral to the Youth and Family Services \(YFS\) Committee, or other relevant committee, with time certain to discuss the implementation of a City maintained Landlord Registry.](#)

3. [Respectfully requesting for the 2022 Emergency Medical Services ALS First Responder Agreement for the City of St. Petersburg to be taken up as a report item on the October 6, 2022, City Council Meeting.](#)

H. Council Committee Reports

1. [September 8, 2022 Housing, Land Use & Transportation Committee - Action Item](#)

- (a) A Resolution approving the Mayor's appointment of Derek Keys to the Office of Commissioner of the Housing Authority of the City of St. Petersburg, Florida, to complete the unexpired term of Stephanie Owens; authorizing the initial reappointment of Derek Keys to be based on recommendation of Administration, rather than a Committee of City Council; and providing an effective date
- (b) A Resolution approving the Mayor's appointment of Meiko Seymour to the Office of Commissioner of the Housing Authority of the City of St. Petersburg, Florida, for a four-year term to replace Roxanne Amoroso and providing an effective date

I. Legal

1. [District 7 Appointment Follow Up Discussion](#)

J. Public Hearings and Quasi-Judicial Proceedings - 5:01 P.M.

Public Hearings

*NOTE: The following Public Hearing items have been submitted for **consideration** by the City Council. If you wish to speak on any of the Public Hearing items, please obtain one of the **YELLOW** cards from the containers on the wall outside of Council Chamber, fill it out as directed, and present it to the Clerk. You will be given 3 minutes **ONLY** to state your position on any item but may address more than one item.*

1. [Confirming Preliminary Assessment for Lot Clearing Number\(s\) LCA 1 639.](#)
2. [Confirming Preliminary Assessment for Building Securing Number SEC 1278.](#)
3. [Confirming Preliminary Assessment for Building Demolition Number DMO 497.](#)
4. [Ordinance 522-H an Ordinance amending Section 21-87 of the St. Petersburg City Code; renaming Lakewood Terrace Neighborhood Park to Ann Drakeford Park; providing findings; and providing an effective date.](#)
5. [Ordinance 523-H an Ordinance of the City of St. Petersburg amending Chapter 20 of the City Code to add a new section on required notice of rent increases in housing; providing a schedule of violations and penalties; adding a definition of notice of rent increase to Section 20-303; providing for severability; and providing an effective date.](#)

Second Reading and Second Public Hearings - 3:00 P.M.

6. [Private initiated application for a 14.52-acre site formerly known as the Coquina Key Plaza located at 4350 6th Street South and 575 45th Avenue South requesting an amendment to the Official Zoning Map and approval of an associated Development Agreement. \(City File: ZM-12\) \(Quasi-judicial\)](#)

- (a) Ordinance 782-Z, amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of property located at 4350 6th Street South and 575 45th Avenue South from Corridor Commercial Suburban-1 (CCS-1) to Corridor Commercial Traditional-1 (CCT-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.
- (b) Ordinance 514-H, approving a Development Agreement for property located at 4350 6th Street South and 575 45th Avenue South; recognizing that the subject agreement is by and between SWD Coquina Key, LLC., a Delaware Limited Liability Company (Developer), and City of St. Petersburg, Florida, A Florida Municipal Corporation; authorizing the Mayor or his designee to execute the Agreement; and providing an effective date.

Second Reading and Second Public Hearings - 6:00 P.M.

7. [Fiscal Year 2023 Tentative Budget and Proposed Millage Rate](#)

- (a) A Resolution adopting a final millage rate for the fiscal year ending September 30, 2023; and providing an effective date.
- (b) Ordinance 521-H an Ordinance making appropriations for the fiscal year ending September 30, 2023; making appropriations for the payment of the operating expenses of the City Of St. Petersburg, Florida, including its utilities, and for the payment of principal and interest of revenue bonds, and other obligations of the City of St. Petersburg, Florida; making appropriations for the Capital Improvement Program of the City of St. Petersburg, Florida; making appropriations for the Dependent Special Districts of the City of St. Petersburg Florida; adopting this Appropriations Ordinance as the budget for the City of St. Petersburg, Florida for the fiscal year ending September 30, 2023; providing for related matters; and providing an effective date.
- (c) A Resolution adopting the recommended multi-year Capital Improvement Program for the City of St. Petersburg, Florida; and providing an effective date.

K. Open Forum

L. Adjournment

St. Petersburg
Community Redevelopment Agency (CRA)
9/29/2022

1. City Council Convenes as Community Redevelopment Agency.
2. [A Resolution of the St. Petersburg Community Redevelopment Agency recommending that the St. Petersburg City Council approve the “Neighborhood Planning Program” as a tax increment financing program for the South St. Petersburg Community Redevelopment Area; providing for administrative amendments to procedures that do not materially alter the adopted purpose of the program; and providing an effective date.](#)
3. Adjourn Community Redevelopment Agency

CONSENT AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda A September 29, 2022

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 renewal of a blanket purchase agreement with Allied Universal Corp. for sodium hydroxide, for the Water Resources Department, at an estimated annual cost of \\$350,000, for a total contract amount of \\$820,000.](#)

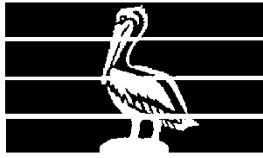
(City Development)

(Leisure Services)

(Public Works)

(Appointments)

(Miscellaneous)



**Consent Agenda B
September 29, 2022**

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)

(City Development)

1. [Resolution establishing the Clean Zone Time Period for the 2022 Major League Baseball Playoffs, including the World Series.](#)
2. [A resolution approving a contract amendment with the Pinellas Education Foundation, a contractor with the South St. Petersburg CRA “St. Petersburg Youth Farm at Enoch Davis”; amending the agreement with Pinellas Education Foundation to continue to serve as the fiscal agent until December 31, 2022; providing an additional \\$50,000 of previously appropriated funding to fund the extension; and providing an effective date.](#)
3. [Authorizing the Mayor, or his designee, to execute a License Agreement with the St. Petersburg Lawn Bowling Club, Inc., a Florida not-for-profit corporation, for the use of the lawn bowling recreational facilities within the City-owned historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg, for a period of thirty-six \(36\) months for an aggregate fee of \\$36.00 for the entire term; 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.](#)
4. [Authorizing the Mayor, or his designee, to execute a License Agreement with Family Resources, Inc., a Florida not-for-profit corporation, for the use of the Arts Wing within a portion of the City-owned Thomas "Jet" Jackson Recreation Center located at 1000 - 28th Street South, for a period of three \(3\) years for an aggregate fee of \\$36.00 for the entire term; 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.](#)
5. [Authorizing the Mayor, or his designee, to execute a License Agreement with the University of South Florida Board of Trustees \("USF"\), a public body corporate, to utilize certain City-owned submerged lands in Bayboro Harbor to operate the USF College of Marine Science Moorage for a term of five \(5\) years and a fee of \\$10.00 for the entire term. Requires affirmative vote of at least six \(6\) members of City Council.](#)
6. [A resolution authorizing the Mayor or his designee to execute Amendment No. 7 to the Agreement between the City of St. Petersburg and the Pinellas County Metropolitan Planning Organization for the Central Avenue Bus Rapid Transit Corridor Enhancement Project \(“Project”\) to extend the Project completion date to March 30, 2023; and to execute all other documents necessary to effectuate this resolution; and providing an effective date.](#)

(Leisure Services)

(Public Works)

(Appointments)

7. [Resolution approving the re-appointment of Darren Stowe and Michael Kiernan as regular members to the Development Review Commission to serve an unexpired three-year term ending September 30, 2025.](#)

(Miscellaneous)

8. [A Resolution approving the change in start time of the October 20, 2022 City Council meeting from 1:30 pm to 9:00 am; and providing an effective date.](#)
9. [Budget, Finance & Taxation Committee Minutes \(9/8/2022\)](#)
10. [Public Services & Infrastructure Committee Minutes \(7/28/2022\)](#)
11. [A Resolution approving the State-Funded Award and Grant Agreement between the City of St. Petersburg, Florida \(City\) and the Department of Financial Services \(the Department\) for receipt of funding by the City in an amount not to exceed \\$12,410.10 as an award through the Department's Firefighter Cancer Decontamination Equipment Grant Program \(the Agreement\); approving a supplemental appropriation in the amount of \\$12,410.10 from the increase in the unappropriated balance of the General Fund \(0001\), resulting from these additional grant revenues, to the Fire Rescue Department, Fire Suppression Division \(150-1497\); approving the execution by the Mayor or his designee of the Agreement and all other documents necessary to receive this funding; and providing an effective date.](#)

MEETING AGENDA

CITY OF ST. PETERSBURG

Note: An abbreviated listing of upcoming MEETING AGENDA Council meetings.

CRA/Agenda Review

Thursday, October 6, 2022, 8:15 a.m., Conference Room 100

City Council Meeting

Thursday, October 6, 2022, 9:00 a.m., City Council Chambers

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 9/30/24))

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 Public Comment. Each party and speaker is limited to the time limits set forth herein and may not give their time to another speaker or party.** Each party and speaker wishing to present handouts, photographs, presentation slides or any other materials (collectively, “Materials”) during a quasi-judicial proceeding must submit such Materials to the City Clerk no later than 24 hours in advance of the applicable public hearing. **Materials submitted after the deadline will not be accepted and may not be used.**

2. At any time during the proceeding, City Council members may ask questions of any speaker or party. The time consumed by Council Member 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 the proceeding Council Members may leave the Council Chamber for short periods of time provided they continue to hear testimony by audio. 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), if applicable.

4. Initial Presentation. Each party shall be allowed ten (10) minutes for their initial presentation. The order of initial presentations shall be:
 - a. Presentation by City Administration.
 - b. Presentation by the Appellant followed by the Applicant, if different. If Appellant and Applicant are different entities, then each is allowed the allotted time for each part of these procedures.
 - c. Presentation by Opponent. If anyone wishes to utilize the initial presentation time provided for an Opponent, said person shall register as an Opponent with the City Clerk at least one week prior to the scheduled public hearing or within 48 hours after the City staff report for the public hearing has been published (whichever is later). If more than one person registers to utilize the initial presentation time provided for an Opponent, the registered persons shall attempt to agree on a single representative to participate as the Opponent in the proceeding. If the persons cannot agree on a single representative, then each person (or person’s representative) shall share equally the time allotted to the Opponent for each part of these procedures. If there is an Appellant who is not the Applicant or Property Owner, then no Opponent is allowed. If a Property Owner who is not the Appellant or the Applicant opposes the Application and utilizes any part of the time available to the Property Owner to make an initial presentation, the Opponent shall not be permitted to make an initial presentation (but shall be provided an opportunity for cross-examination and rebuttal/closing).
 - d. If the Property Owner is neither the Appellant nor the Applicant, they shall be allowed the allotted time for each part of these procedures and shall have the opportunity to speak last in each part of these procedures so that they have the opportunity to address what all the interested parties have presented.

5. Public Comment. Upon conclusion of the initial presentations, members of the public may speak for not more than three (3) minutes each. Speakers shall limit their testimony to information relevant to the ordinance or application and criteria for review.

6. Cross Examination. Each party shall be allowed a total of five (5) minutes for cross examination, which includes the time consumed by both questions and answers. Each party who opposes the application may only cross examine any witness who previously testified in support of the application. Each party who supports the application may only cross examine any witness who previously testified in opposition to the application. The questioning party is not permitted to make any statements, only to ask questions that are directly related to the testimony or evidence presented. 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 City Clerk as an Opponent, said individual shall notify the City Clerk prior to the beginning of initial presentations for the applicable public hearing. If no one gives such notice, there shall be no cross examination or rebuttal by Opponent(s). The order of cross examination shall be:

- a. Cross examination by City Administration.
- b. Cross examination by Opponents, if applicable.
- 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 and/or rebuttal. The order of rebuttal/closing shall be:

- a. Rebuttal/Closing by City Administration.
- b. Rebuttal/Closing by Opponent, if applicable.
- c. Rebuttal/Closing by Applicant followed by the Appellant, if different, followed by Property Owner, if different.

The following page(s) contain the backup material for Agenda Item: USFSP Student Government Day
Please scroll down to view the backup material.



D-1

CITY COUNCIL AGENDA PRESENTATION

September 23, 2022

TO: The Honorable Members of City Council

SUBJECT: *USFSP Student Government Day*

PRESENTER: Mayor Welch

SCHEDULE FOR COUNCIL ON:

Agenda of **September 29, 2022**

Kenneth T. Welch
Mayor

Proclamation



WHEREAS, Currently, 4,500 enrolled students at the University of South Florida St. Petersburg ; and

WHEREAS, There are sixteen students that represent USF St. Petersburg for the 3rd consolidated term of USF Student Government that serve the student body both together as a whole and in their own respective branch; and

WHEREAS, The Student Government of the University of South Florida St. Petersburg strives to provide effective student representation before the University and the greater St. Petersburg community; and

WHEREAS, The Student Government at the University of South Florida St. Petersburg develops leaders to serve the University and the community.

NOW, THEREFORE, I, Kenneth T. Welch, Mayor of the City of St. Petersburg, Florida, do hereby proclaim Thursday, September 29, 2022 as

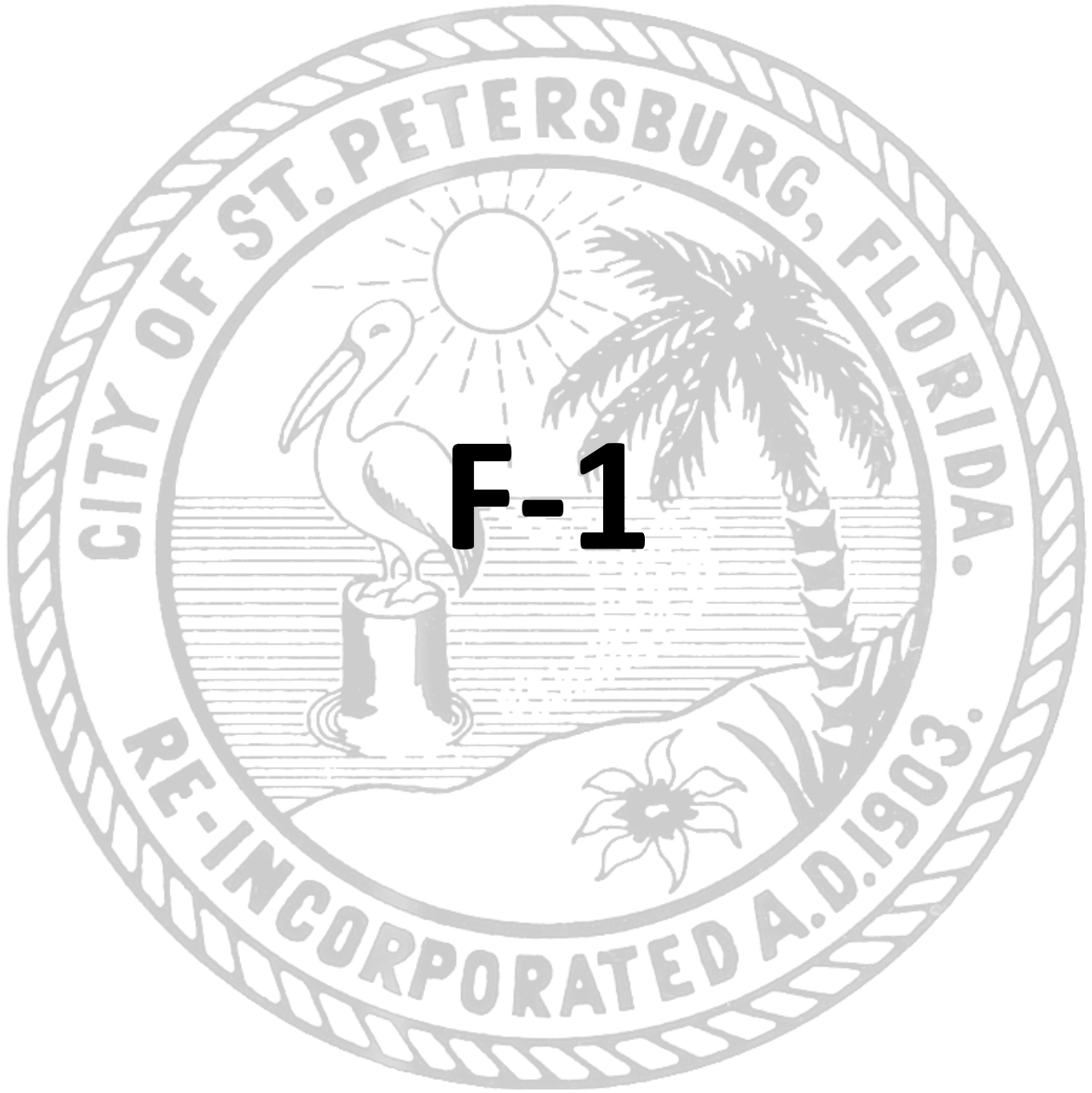
UNIVERSITY OF SOUTH FLORIDA ST. PETERSBURG STUDENT GOVERNMENT DAY

in St. Petersburg, and I encourage all citizens to join me in celebration.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas and State of Florida to be affixed this 29th day of September 2022.

Kenneth T. Welch
Mayor

The following page(s) contain the backup material for Agenda Item: A Resolution of the St. Petersburg City Council approving the “Neighborhood Planning Program” as a new tax increment financing program for the South St. Petersburg Community Redevelopment Area; providing for administrative amendments to procedures that do not materially alter the adopted purpose of the program; and providing an effective date.
Please scroll down to view the backup material.



F-1

ST. PETERSBURG CITY COUNCIL
Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair, and Members of City Council

SUBJECT: Adds/Deletes for September 29, 2022, Meeting. Adding to City Council Reports a Resolution by City Council approving the “Neighborhood Planning Program” for the South St. Petersburg Community Redevelopment Area; and providing an effective date.

Explanation

City Administration is requesting addition of the “Neighborhood Planning Program” for the South St. Petersburg Community Redevelopment Area to the September 29, 2022, agenda. Administration was intending to submit the item according to the regular schedule but received approval from Pinellas County staff last late week to use its tax increment financing (TIF) contributions for several plan implementation projects; these were originally identified to be funded with City TIF contributions only. Staff will be briefing Councilmembers on the program prior to the September 29, 2022, public meeting and submitted backup information for them to prepare prior to these briefings.

Recommendation

City Administration recommends City Council add the attached items to City Council Reports.

Exhibits: Staff Report, Resolution and Neighborhood Planning Program

Approvals

Administrative:  _____

Budget: N/A _____

Legal: /s/ _____

Exhibits

City Council Staff Report, Resolution and South St. Petersburg CRA Neighborhood
Planning Program

ST. PETERSBURG CITY COUNCIL
Meeting of September 29, 2022

TO The Honorable Gina Driscoll, Chair, and Members of City Council

SUBJECT A Resolution by City Council approving the “Neighborhood Planning Program” for the South St. Petersburg Community Redevelopment Area; and providing an effective date.

RECOMMENDATION Administration recommends City Council approve the attached Resolution.

Overview of Recommended Actions

City Council **APPROVE** the attached Resolution. This entails the following actions:

- **Approve** the Neighborhood Planning Program as a tax increment financing program, included as Exhibit 1, which contributes to the implementation of the action plan and redevelopment program of the South St. Petersburg Community Redevelopment Plan.
- **Approve** the use of TIF from the South St. Petersburg CRA to fund neighborhood planning efforts, including new neighborhood plans, neighborhood plan updates, and other planning activities that support and expand neighborhood association organizational capacity and community engagement.
- **Approve** the use of TIF to fund public infrastructure projects that are consistent with the goals and objectives of accepted Neighborhood Plans.
- **Approve** the use of TIF to fund the implementation of Neighborhood Traffic Plans.
- **Allow** administrative amendments to the procedures for the Neighborhood Planning Program, without requiring formal City Council approval, to improve or enhance delivery of service provided that such amendments shall not materially alter the originally adopted purpose of the program.
- **Find** that the expenditure of TIF funds to implement the Neighborhood Planning Program is consistent with the intent of the South St. Petersburg Community Redevelopment Plan.

Overview of the Neighborhood Planning Program

The **Neighborhood Planning Program** (“Program”) provides funding to support eligible neighborhood associations within the South St. Petersburg CRA in planning and implementing revitalization activities that can reduce blight, improve public infrastructure, increase amenities and services, expand neighborhood organizational capacity and engagement, and strengthen

neighborhood image and identity. The Program follows an innovative and collaborative neighborhood-led approach to planning redevelopment activities within the South St. Petersburg CRA in response the priorities identified by CRA residents.

The program creates three separate and interrelated program attributes: 1) Neighborhood Planning; 2) Neighborhood Project Implementation; and 3) Neighborhood Traffic Plan Implementation.

Funding for Neighborhood Planning can be used to fund neighborhood planning efforts, such as developing new Neighborhood Plans, updating existing Neighborhood Plans, and organizational capacity building and community engagement activities supportive of neighborhood planning. Neighborhood Plans funded through this process will be "accepted" through the Neighborhood Plan Review Process, that includes review and action by the CAC and City Council.

Neighborhood Project Implementation funding will be awarded on a competitive basis through an application process. Funding may be used towards projects that are consistent with the intentions of "accepted" neighborhood plans. Eligible project types fall into four categories: 1) Beautification, Streetscaping, and Placemaking; 2) Multimodal Transportation and Mobility; 3) Parks, Greenspaces, and Recreational Facilities; and 4) Community Development and Neighborhood Safety. The Project Implementation funding is intended to be used towards hard infrastructure/asset costs; planning/engineering/surveys studies, design, and other professional services; site acquisition, and site development. Program funding may not be used towards moveable assets (objects/items), gift cards, events, regular association operating expenses, bulletin boards, flags/signage supporting a political cause or candidate, landscaping (except for street trees), or other items that do not meet the intent of this Program.

Neighborhood Traffic Plan Implementation funding may be used to implement projects identified within accepted finalized Neighborhood Traffic Plans developed through the City's Neighborhood Transportation Management Program, which works with Neighborhood Associations and residents to address neighborhood goals related to mobility, efficiency, and safety.

Additionally, the program is a continuation of decades-long City policies and plans, including Vision 2050, the Comprehensive Plan, the Complete Streets Implementation Plan, and the Integrated Sustainability Action Plan (ISAP).

Finding of Consistency with the South St. Petersburg Redevelopment Plan

The **Neighborhood Planning Program** is consistent with the South St. Petersburg Redevelopment Plan ("Plan") with the introduction to its Action Plan stating that

"The South St. Petersburg Community Redevelopment Plan is a multifaceted revitalization strategy that embraces both traditional "placé-base" economic development strategies customary to redevelopment plans [emphasis added] as well as

“people based” strategies that seek to improve the education, workforce readiness and workforce training opportunities for the residents of South St. Petersburg.”

This Program promotes place-based economic development strategies that focus on removal of blight through community revitalization, catalyzing redevelopment, and strengthening of the neighborhood economy. The Program also incorporates people-based strategies by increasing the capacity of neighborhood associations and their residents to address issues, concerns, and opportunities. The “Neighborhood Revitalization” section of the Plan recognizes the importance of the neighborhood planning structure to the City and intends to use TIF to assist updating and making revisions to existing neighborhood plans; construct improvements designed to implement the plans; and invigorate and increase “the capacity of the neighborhood associations and their residents to address issues, concerns and opportunities”. On creating and amending Neighborhood Plans using TIF, an action strategy in the Plan calls for updating “South St. Petersburg neighborhood plans with residents to identify future needs and amenities such as signage, community gardens, streetlighting and pocket parks that can be funded through the TIF Incentive Program.” Finally, the Plan’s “Redevelopment Program and Funding Strategy” specifically calls for providing “competitive matching grants to empower and increase the capacity of neighborhood associations within the CRA to assist with updating and/or implementing their neighborhood plans.”

The “Redevelopment Program and Funding Strategy” language above lays the predicate for implementing Neighborhood Plans that can be found elsewhere in the Plan. Under “Housing and Neighborhood Revitalization: Neighborhood Organizational Development”, the Plan specifically calls for the creation of a “‘Tax Increment Financing Incentive Program’ to help neighborhood associations implement their neighborhood plans with construction of infrastructure and amenities”.

The Plan is also expansive in terms of what types of improvement can be funded noting that

“Improving the investment climate of a place by removing blight and enhancing its image and identity is the essential charge of the Community Redevelopment Act. Enhancing the CRA’s appearance will take many forms, both in improving its physical qualities and marketing the opportunities, assets and successes that South St. Petersburg has and will have during the life of the Redevelopment Program.”

These can include “Public Infrastructure Improvements” that may include building neighborhood sidewalk and lighting facilities, road extensions, resurfacing and widening; “Public Recreation Facilities and Trails,” and those that “Improve the Image and Identity of South St. Petersburg” such as gateway markers, farmers markets and community gardens, and neighborhood revitalization.

Overview of the Neighborhood Planning Program Costs and Budget Impact

The Neighborhood Planning Program is intentionally designed to be scalable and flexible so that the budget can be informed by current conditions, community needs, and priorities. The City of St. Petersburg may allocate funding annually to the Neighborhood Planning Program from Pinellas County and/or City TIF contributions through the annual budgeting process for the South St. Petersburg Redevelopment Trust Fund, or through budget amendment, if necessary. Funding for planning efforts (“Neighborhood Planning Funding”) may come from City TIF funding. Implementation of projects identified in accepted Neighborhood Plans (“Neighborhood Project Implementation Funding”) and accepted Neighborhood Traffic Plans (“Neighborhood Traffic Plan Implementation Funding”) may be allocated from either Pinellas County and/or City TIF contributions depending upon the project type. City staff is in discussions with the County to finalize thresholds/criteria for a few specific project types to determine when County TIF funding may be used. Therefore, there may be administrative amendments to expand the types of projects eligible for County TIF funding in the future.

One of the goals of the Program is that all neighborhood associations within the CRA will be able to update their neighborhood plans over the next several years and keep them updated on a regular schedule (~10 Years). The City will work with active neighborhood associations to determine timelines for developing new or updating neighborhood plans. At the time of program development, it is estimated that each neighborhood plan may cost around \$100,000 - \$150,000 dependent upon the scope of work. The City’s proposed budget for FY 2023 includes funding for at least 3 neighborhoods for neighborhood planning efforts that can include plan development or community engagement activities to improve organizational capacity. It is recognized that different neighborhoods have different needs as it relates to organizational capacity to develop and participate in neighborhood planning efforts. To advance equitable outcomes in this process, planning funding may be allocated towards community engagement and organizational capacity building for under-resourced neighborhoods that have been historically disconnected to City planning processes. City staff are actively working on a plan for intensifying community engagement and organizational-capacity building in neighborhoods that do not have active neighborhood associations.

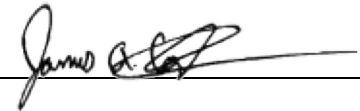
At the time of program creation, there is not a proposed budget estimate for neighborhood projects from accepted Neighborhood Plans and Neighborhood Traffic Plans. The FY23 budget proposal does not include funding towards plan implementation. Given the wide range of project types and conditions, individual projects proposed by Neighborhood Associations can vary widely in estimated budget. Recommendations on the total budget for implementation funding and individual projects will be brought through future annual budgeting processes for the South St. Petersburg Redevelopment Trust Fund, or through budget amendments, if necessary.

Recommendation

City Administration recommends that St. Petersburg City Council approve the attached resolution.

Attachments Resolution and Exhibit 1

APPROVALS:

Administrative:  _____

Budget: NA _____

Legal: NA _____

NO. 2022 -

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE "NEIGHBORHOOD PLANNING PROGRAM" AS A NEW TAX INCREMENT FINANCING PROGRAM FOR THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR ADMINISTRATIVE AMENDMENTS TO PROCEDURES THAT DO NOT MATERIALLY ALTER THE ADOPTED PURPOSE OF THE PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved Resolution No. 2013-247, on June 20, 2013, which made a finding of necessity identifying the South St. Petersburg Community Redevelopment Area (CRA) as blighted, pursuant to Florida's Community Redevelopment Act of 1969 (Chapter 163, Part III);

WHEREAS, on October 3, 2013, the Pinellas County Board of County Commissioners (BCC) accepted the City's findings of necessity pursuant to Resolution No. 13-186, and on June 9, 2014, approved Resolution 14-43, which delegated certain powers to the City Council of the City of St. Petersburg in order to carry out certain redevelopment functions within the South St. Petersburg Community Redevelopment Area, as defined therein (CRA);

WHEREAS, pursuant to City of St. Petersburg Resolution No. 2014-296, the City Council accepted such redevelopment powers on July 10, 2014;

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing (TIF) district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48) and delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA;

WHEREAS, the City of St. Petersburg has developed a "Neighborhood Planning Program" that is intended to support eligible neighborhood associations within the South St. Petersburg CRA in planning and implementing revitalization activities that can reduce blight, improve public infrastructure, increase amenities and services, expand neighborhood organizational capacity and engagement, and strengthen neighborhood image and identity;

WHEREAS, the City of St. Petersburg intends to use TIF from the South St. Petersburg CRA to fund the following core elements identified in the “Neighborhood Planning Program”, which are Neighborhood Planning; Neighborhood Project Implementation; and Neighborhood Traffic Plan Implementation;

WHEREAS, the “Neighborhood Planning Program” will use TIF from the South St. Petersburg CRA to fund neighborhood planning efforts, including new neighborhood plans, neighborhood plan updates, and other planning activities that support and expand neighborhood association organizational capacity and community engagement;

WHEREAS, the “Neighborhood Planning Program” will use TIF to fund public infrastructure projects that are consistent with the goals and objectives of neighborhood plans;

WHEREAS, the “Neighborhood Planning Program” will use TIF to fund implementation of Neighborhood Traffic Plans developed through the City’s Neighborhood Transportation Management Program, which works with Neighborhood Associations and residents to address neighborhood goals related to mobility, efficiency, and safety;

WHEREAS, the proposed “Neighborhood Planning Program” is consistent with the action plan and redevelopment program of the South St. Petersburg Community Redevelopment Plan, which *inter alia* calls for using TIF to fund the preparation, update and implementation of neighborhood plans to improve neighborhood amenities, encourage residential investment and promote business retention, expansion and attraction;

WHEREAS, on September 6, 2022, the Citizen Advisory Committee for the South St. Petersburg CRA unanimously voted to recommend to the St. Petersburg Community Redevelopment Agency that City Council approve the “Neighborhood Planning Program” as a new tax increment financing program; and

WHEREAS, at its September 29, 2022 public meeting, the St. Petersburg Community Redevelopment Agency recommended that the St. Petersburg City Council approve the “Neighborhood Planning Program”.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg City Council does hereby approve the “Neighborhood Planning Program” as a tax increment financing program, included as Exhibit 1, which contributes to the implementation of the action plan and redevelopment program of the South St. Petersburg Community Redevelopment Plan.

NOW, BE IT FURTHER RESOLVED, that the St. Petersburg City Council approves the use of TIF from the South St. Petersburg CRA to fund the following items in the “Neighborhood Planning Program”:

- 1) Fostering neighborhood planning efforts, including new neighborhood plans, neighborhood plan updates, and other planning activities that support and

expand neighborhood association organizational capacity and community engagement;

- 2) Funding public infrastructure projects that are consistent with the goals and objectives of accepted neighborhood plans; and
- 3) Implementing neighborhood traffic plans.

NOW, BE IT FURTHER RESOLVED, that the St. Petersburg City Council will allow administrative amendments to the procedures for the "Neighborhood Planning Program", without requiring formal City Council approval, to improve or enhance delivery of service provided that such amendments shall not materially alter the originally adopted purpose of the program.

This resolution shall become effective immediately upon its adoption.

Passed by St. Petersburg City Council in regular session on the 29th day of September 2022.

APPROVED AS TO FORM AND CONTENT:

APPROVED BY:

/s/ Michael J. Dema
City Attorney (Designee)
00642636

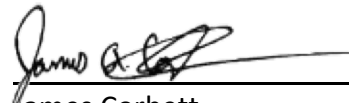

James Corbett
City Development Administration

Exhibit 1

Neighborhood Planning Program
South St. Petersburg CRA

Neighborhood Planning Program

South St. Petersburg CRA Tax Increment Financing Program

I Description and Purpose

The **Neighborhood Planning Program** (“Program”) provides funding to support eligible neighborhood associations within the South St. Petersburg Community Redevelopment Area in planning and implementing revitalization activities that can reduce blight, improve public infrastructure, increase amenities and services, expand neighborhood organizational capacity and engagement, and strengthen neighborhood image and identity.

The Program includes three separate funding opportunities: 1) Neighborhood Planning, 2) Neighborhood Project Implementation, and 3) Neighborhood Traffic Plan Implementation. Funding for Neighborhood Planning can be to fund neighborhood planning efforts, such as developing new Neighborhood Plans, updating existing Neighborhood Plans, and organizational capacity building and community engagement activities supportive of neighborhood planning. Neighborhood Project Implementation and Neighborhood Traffic Plan Implementation funding may be used to implement projects identified within accepted Neighborhood Plans and Neighborhood Traffic Plans, respectively.

II Consistency with the Florida Community Redevelopment Act

As a program implementing the South St. Petersburg Community Redevelopment Plan, the **Neighborhood Planning Program** is consistent with the powers granted to municipalities in Florida Community Redevelopment Act of 1969 (Ch. 163, Part III, Fla. Stat). The statute grants powers to municipalities that relate to planning and community redevelopment activities reflective of the project types of this Program.

Neighborhood revitalization is the foundation of the Florida Community Redevelopment Act, which specifically calls for community redevelopment plans to “give due consideration to the provision of adequate park and recreational facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children.” (163.360) The health of neighborhoods, particularly in those redevelopment areas containing low and moderate income households, is protected by the Act in requiring community redevelopment plans to contain a neighborhood impact element that

“describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.” (Sec. 163.362(3), F.S.)

Neighborhood Planning Program

South St. Petersburg CRA Tax Increment Financing Program

Section 163.370, F.S. *et seq* of the Act also provides wide latitude for implementation of neighborhood plans by stating that “every county and municipality shall have all the powers necessary or convenient to carry out and effectuate” the purposes and provisions of this part, including the activities allowed by the Act. Some of these include

2.(c)1. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds,, and other improvements necessary for carrying out in the community redevelopment area the community”;

2.(d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements...

2.(m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.”

2(o) To develop and implement community policing solutions.

III Consistency with South St. Petersburg Redevelopment Plan

The **Neighborhood Planning Program** is consistent with the South St. Petersburg Redevelopment Plan (“Plan”) with the introduction to its Action Plan stating that

“The South St. Petersburg Community Redevelopment Plan is a multifaceted revitalization strategy that embraces both traditional “placed-base” economic development strategies customary to redevelopment plans [emphasis added] as well as “people based” strategies that seek to improve the education, workforce readiness and workforce training opportunities for the residents of South St. Petersburg.”

This Program promotes place-based economic development strategies that focus on removal of blight through community revitalization, catalyzed redevelopment, and strengthening of the neighborhood economy. The Program also incorporates people-based strategies by increasing the capacity of neighborhood associations and their residents to address issues, concerns, and opportunities. The “Neighborhood Revitalization” section of the Plan recognizes the importance of the neighborhood planning structure to the City and intends to use tax increment financing (TIF) to assist updating and making revisions to existing neighborhood plans; construct improvements designed to implement the plans; and invigorate and increase “the capacity of the neighborhood associations and their residents to address issues, concerns and

Neighborhood Planning Program

South St. Petersburg CRA Tax Increment Financing Program

opportunities”. On creating and amending Neighborhood Plans using TIF, an action strategy in the Plan calls for updating “South St. Petersburg neighborhood plans with residents to identify future needs and amenities such as signage, community gardens, streetlighting and pocket parks that can be funded through the TIF Incentive Program.” Finally, the Plan’s “Redevelopment Program and Funding Strategy” specifically calls for providing “competitive matching grants to empower and increase the capacity of neighborhood associations within the CRA to assist with updating and/or implementing their neighborhood plans.”

The “Redevelopment Program and Funding Strategy” language above lays the predicate for implementing Neighborhood Plans that can be found elsewhere in the Plan. Under “Housing and Neighborhood Revitalization: Neighborhood Organizational Development”, the Plan specifically calls for the creation of a “Tax Increment Financing Incentive Program’ to help neighborhood associations implement their neighborhood plans with construction of infrastructure and amenities”.

The Plan is also expansive in terms of what types of improvement can be funded noting that

“Improving the investment climate of a place by removing blight and enhancing its image and identity is the essential charge of the Community Redevelopment Act. Enhancing the CRA’s appearance will take many forms, both in improving its physical qualities and marketing the opportunities, assets and successes that South St. Petersburg has and will have during the life of the Redevelopment Program.”

These can include “Public Infrastructure Improvements” that may include building neighborhood sidewalk and lighting facilities, road extensions, resurfacing and widening; “Public Recreation Facilities and Trails,” and those that “Improve the Image and Identity of South St. Petersburg” such as gateway markers, farmers markets and community gardens, and neighborhood revitalization.

IV Consistency with Other City Plans

The **Neighborhood Planning Program** is a continuation decades-long City policies that identified neighborhood revitalization as a foundation for St. Petersburg’s economic and social health. This focus continues today.

Comprehensive Plan

The **Neighborhood Planning Program** is consistent with the Comprehensive Plan as reflected in the mission statement in the Vision Element which states that

Neighborhood Planning Program

South St. Petersburg CRA Tax Increment Financing Program

“St. Petersburg will have beautiful, strong, healthy and safe neighborhoods. The neighborhood unit shall be the basic building block for social equity and shared enjoyment of St. Petersburg's unique quality of life. The distinct character of each neighborhood shall be recognized, and each neighborhood shall have a voice and be protected and enhanced as the city continues to evolve.”

There is also consistency with several objectives and policies across various other elements of the Comprehensive Plan. The overarching importance of neighborhood planning is reflected in the Land Use Element's statement that “Neighborhood Plans accepted by the City Council, and the recommendations contained therein, (will serve) as guidelines to maintain and enhance the vitality of the neighborhoods.” The Comprehensive Plan also looks to Neighborhood Plans to prioritize transportation investment such as upgrades to bicycle and pedestrian facilities. Finally, the Housing Element looks to neighborhood planning to remove blighting influences and concentrating improvements “especially in Neighborhood Partnership Program” neighborhoods; calls on the City to “conserve and extend the useful life of the existing housing stock and shall continue to implement the neighborhood planning program and produce neighborhood plans on an ongoing basis”; and urges the City to “continue to schedule and concentrate public infrastructure and supporting infrastructure and supporting facilities and services to upgrade the quality of all existing neighborhoods including those identified in City Council approved neighborhood plans and needs studies/assessments”.

Vision 2050

The focus on neighborhood planning continues in Vision 2050, St. Petersburg's most recent citywide planning effort. Vision 2050 states that further implementation actions may be incorporated into neighborhood initiatives and Neighborhood Plan updates. The Vision 2050 plan also recognizes the importance of neighborhood planning, described as follows:

“St. Petersburg has diverse neighborhoods, each with its own unique character and identity. It is important to protect and reinforce the character of existing neighborhoods, especially those in proximity to major corridors where greater density may be necessary to accommodate housing demand. While quality infill development may be needed to deliver complete neighborhoods, it should be compatible with the existing context and consistent with neighborhood plans [emphasis added].”

The City is evaluating the Complete Neighborhoods concept, where residents have safe and convenient walkable access to the goods and services needed in daily life. Neighborhood commercial uses should be designed to fit seamlessly within their surroundings and improve the quality of the areas they serve. As providing attainable and diverse housing opportunities becomes a more and more important issue, existing

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neighborhood residents will play a vital role in assessing appropriate options that can be accommodated within and adjacent to existing neighborhoods.”

Additionally, The **Neighborhood Planning Program** supports several goals within the plan under the areas of Diversity, Equity, and Inclusion; Community Character and Growth; Arts & Culture; Healthy Communities; Parks, Recreation, and Open Space; and Transportation and Mobility.

Integrated Sustainability Action Plan

The **Neighborhood Planning Program** is consistent with many of the themes and proposed actions in the City’s Integrated Sustainability Action Plan. This Program can support several priority actions, including targeting “local infrastructure improvements to underserved and blighted areas; catalyze and track private investment”, constructing “new infrastructure in areas to reduce disparities in access, engaging “residents and stakeholders in exercises to identity and address environmental justice areas,” investing in “projects that reduce exposure to contaminants and risks associated with environmental justice conditions”, implementing a “process for continuous racial and social equity improvement”, among others. Additionally, depending on the projects prioritized by neighborhood associations and selected for funding, the Neighborhood Planning Program may also assist the City in reaching its targets and objectives related to increasing access to transit; increasing mileage of sidewalks; demonstrating that existing infrastructure is in good or better condition; increasing equitable access to community facilities, infrastructure, and services; along with several other targets and objectives.

Complete Streets Implementation Plan

The **Neighborhood Planning Program** is consistent with Complete Streets Approach described in the Complete Streets Implementation Plan. The Program is consistent with and advances many of the objectives of the plan, including:

“Objective 2.2 Connectivity for all modes of travel to people to employment centers, schools, parks, healthcare, and community services”

“Objective 4.1: Investments made for bicycling, walking, and transit access in traditionally underserved Neighborhoods”

“Strategy 6.2. A: Prioritize development strategies based on the needs of each neighborhood and business district in the City”

Additionally, the Neighborhood Planning Program may advance strategic approaches including placemaking, neighborhood greenways, flexible street design, and transit-oriented development.

Neighborhood Planning Program

South St. Petersburg CRA Tax Increment Financing Program

V Funding Source

City of St. Petersburg may allocate funding annually to the **Neighborhood Planning Program** from Pinellas County and/or City TIF contributions. Funding for planning efforts may be allocated from City TIF contributions. Funding for implementing projects in accepted Neighborhood Plans (as defined in Section VI) or accepted Neighborhood Traffic Plans (as defined in Section VI), may be allocated from either Pinellas County and/or City TIF contributions depending upon the project type. Tables 1-4 in Section VIII identify eligible implementation projects that neighborhoods may choose to pursue under this Program and their potential funding sources. Any changes that add additional project types as eligible for County TIF funding can be administratively amended and are subject to the review provisions in the interlocal agreement.

VI Eligibility

Eligibility for Neighborhood Planning Funding

Neighborhoods with boundaries that fall fully or partially within the established South St. Petersburg CRA boundaries are eligible for Neighborhood Planning funding for neighborhood planning efforts. If neighborhoods have boundaries that extend beyond the CRA boundary, then this Program can be used to fund a proportion of the total cost of the neighborhood plan [update].

Eligibility for Neighborhood Project Implementation Funding

Applicants must be an “Eligible Neighborhood Association” in addition to having a Neighborhood Plan that has been accepted by both the Citizens Advisory Committee (CAC) of the South St. Petersburg CRA and City Council in the last 10 years.

A neighborhood association must meet all of the following criteria to be considered an “Eligible Neighborhood Association”:

- 1) Be located within South St. Petersburg CRA Boundaries.
Neighborhoods with boundaries that fall fully or partially within the established South St. Petersburg CRA boundaries are eligible.
- 2) Be recognized by the City’s Community Services Department.
See Map 1, in Appendix I, showing neighborhood associations as of July 2022. There are several blocks of residential neighborhoods within the established South St. Petersburg CRA boundaries that do not have recognized neighborhood associations as of June 2022.

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If these areas establish neighborhood associations that meet the Program criteria, they could become eligible to participate in this Program.

- 3) Be considered an active neighborhood association by the City's Community Services Department

Projects must meet the following criteria to be considered eligible:

1. The proposed project must meet the intentions of the accepted Neighborhood Plan for the applicant.
2. The proposed project must meet the definition of one or more of the project types defined in Tables 1-4 in Section VIII.
3. The proposed project must be consistent with the South St. Petersburg Redevelopment Plan.
4. The proposed project must fall 100% within the South St. Petersburg CRA boundaries to be eligible for funding from this Program.
5. The proposed project must be consistent with any applicable accepted Commercial Corridor, District, and Master Plans.
6. The proposed project must be consistent with the Complete Streets Administrative Policy and/or Neighborhood Traffic Plans.

Eligibility for Neighborhood Traffic Plan Implementation Funding

Finalized Neighborhood Traffic Plans that have undergone the established acceptance process of the Transportation and Parking Department are eligible for this Program. The improvements within the Plan must be located 100% within South St. Petersburg CRA Boundaries to be eligible for implementation funding under this Program.

VII Funding Process for Neighborhood Planning

Funding for Neighborhood Planning can be to fund neighborhood planning efforts, such as developing new Neighborhood Plans, updating existing Neighborhood Plans, and organizational capacity building and community engagement activities supportive of neighborhood planning. The City will work with active neighborhood associations to determine timelines for developing new or updating neighborhood plans. Neighborhoods with no active associations and Neighborhood Associations that are not considered "active" may be eligible for Neighborhood Planning Funding towards planning activities such as organizational capacity-building and community engagement activities which may lead to the development of a neighborhood plan.

The City will determine funding for neighborhood planning according to administrative procedures with consideration to factors such as, but not limited to, advancement of equitable

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outcomes, blight indicators, acreage within the CRA, neighborhood change, recent public and private investments, neighborhood association organizational capacity, and proximity to major redevelopment projects and plans.

Upon selection for Neighborhood Planning funding, the City will identify consultant(s) under the same purchasing processes and requirements used by the City to procure commodities and services. Funding will not be awarded directly to neighborhood associations. The City will administer all consulting contracts. New Neighborhood Plans or updates funded through this Program must go through the City's "Neighborhood Plan Review Process" that will include acceptance from both the CAC for the South St. Petersburg CRA and City Council. Only Neighborhood Plans reviewed through this process will be eligible for Neighborhood Plan Implementation funding.

VIII. Funding Process for Neighborhood Project Implementation

Neighborhood Project Implementation funding is intended to be used towards projects that meet the intentions of accepted Neighborhood Plans. The City will determine which categories and/or project types will be open to applications during each application cycle in addition to the number of project applications that may be submitted by a single applicant (neighborhood association). The following categories are part of this Program:

- Beautification, Streetscaping and Placemaking;
- Transportation and Mobility;
- Parks, Greenspace, and Recreational Facilities; and
- Community Development and Neighborhood Safety.

The project types for each of these categories are included in Tables 1-4. Applicants will be responsible for prioritizing and selecting which project(s) they wish to submit for funding.

The Project Implementation funding is intended to be used towards hard infrastructure/asset costs; planning/engineering/surveys studies, design, and other professional services; site acquisition, and site development. Program funding may not be used towards moveable assets (objects/items), gift cards, events, regular association operating expenses, bulletin boards, flags/signage supporting a political cause or candidate, landscaping (except for street trees), or other items that do not meet the intent of this Program. All projects funded must be permitted by Florida State Statutes and City ordinances, policies, and regulations.

Neighborhood Planning Program

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Project Types

Beautification, Streetscaping, Place-making

Beautification, streetscaping, and place-making projects address blight, improve quality of place, attract private investment, and enhance and market the identity of the South St. Petersburg CRA to encourage community revitalization. These types of improvements can create welcoming and inviting spaces reflective of the community’s identity and culture.

Table 1: Beautification, Streetscaping, and Placemaking		
Project	Funding Source	
	City	County
Street Furniture & Street Lights <i>Including, but not limited to the following: public benches, tables, wayfinding signage, decorative streetlights, etc.</i>	X	X ¹
Public Art & Creative Placemaking Projects <i>Including, but not limited to the following: memorials; statutes; sculptures; fountains; and neighborhood identity entry/gateway signage.</i>	X	
Street Trees and Planters²	X	
Historic Preservation <i>This may include funding of architectural, archaeological, and historic surveys and additional planning technical assistance for designating areas of neighborhoods or public-serving properties as historic districts/properties. It may also include installing signage² for designated historic properties.</i>	X	

Neighborhood Planning Program

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Multimodal Transportation and Mobility

Multimodal Transportation and Mobility projects have the power to shape redevelopment and neighborhood quality and advance several goals of the South St. Petersburg CRA Plan related to multimodal functionality, pedestrian scaled design, neighborhood character and identity, and revitalizing commercial corridors and their adjoining neighborhoods. Multimodal projects improve aesthetics (blight) and roadway function for people taking transit, walking, biking, and driving. Projects may make strategic transportation network connections and improvements which consider the surrounding land uses they're intended to serve. This can lead to improved accessibility and mobility between neighborhoods and economic development (e.g., commercial corridors and employers), recreational facilities, healthcare facilities, and other important community destinations.

Table 2: Multimodal Transportation and Mobility

Project	Funding Source	
	City	County
<p>Traffic Calming Measures <i>Including, but not limited to the following: speed humps/tables/cushions, curb extensions/ bulb-outs, traffic circles, roundabouts, chicanes, chokers, road diets, realigned & raised intersections, shared lanes or streets, median barriers/forced turn islands, lateral shifts, diagonal diverter, signal modifications, longer-term interim and/or "pilot" projects, signage, and any drainage improvements and/or relocation of utilities as necessary for implementing the project.</i></p>	X	X ¹
<p>Bicycle Facilities <i>Including, but not limited to the following new and improved facilities: trails; protected, buffered, separated, and conventional bike lanes; bike boulevards; shared lanes or streets; implementation of other "neighborhood greenways" strategies; improvements to intersections (enhanced crossings), including the approaches to the intersection; signage; first/last mile projects to transit; projects that improve connectivity to multimodal trails; bike racks; longer-term interim and/or "pilot" projects; and any drainage improvements and/or relocation of utilities as necessary for implementing the project.</i></p>	X	X ¹
<p>Multimodal and Public Parking Facilities² <i>Including, but not limited to, the following: on-street automobile parking, shared/satellite automobile parking, bicycle parking (bike racks); and parking for micromobility devices such as bike share and e-scooters.</i></p>	X	X ¹
<p>Bus Stop Improvements <i>Including, but not limited to the following: ADA/Universal design improvements-</i></p>	X	X

Neighborhood Planning Program

South St. Petersburg CRA Tax Increment Financing Program

<p><i>e.g., ramps, concrete pads, shade structures/shelters, seating, etc.; placemaking elements; lighting; bike racks; signage; rebalancing spacing, stop consolidation, and relocating stops to better service major destinations; and any drainage improvements and/or relocation of utilities as necessary for implementing the project.</i></p>		
<p>Pedestrian Facilities that Improve Mobility, Connectivity, Accessibility, and/or Safety <i>Including, but not limited to the following: Sidewalks (improvements & expansion); Crosswalks; Rectangular Rapid-Flashing Beacons (RRFBs); Pedestrian Refuge Islands; curb extensions/ bulb-outs; Curb Cut Reductions and Driveway Modifications; directional/wayfinding signage; ADA/Universal design improvements; pedestrian-scaled lighting (streetlights); first/last mile projects for transit; longer-term interim and/or “pilot” projects; trailheads and other projects that improve connectivity or safe/comfortable access to multimodal trails; and any drainage improvements and/or relocation of utilities as necessary for implementing the project.</i></p>	X	X ¹

Parks, Greenspaces, and Recreational Facilities

Providing and enhancing parks, greenspace, and recreation facilities is desirable for neighborhood improvement by providing for the prevention blight and engages people in leisure activities that contribute to their quality of life.

Table 3: Parks, Greenspace, and Recreational Facilities		
Project	Funding Source	
	City	County
<p>New Parks & Park Expansions</p>	X	X ³
<p>Public Recreation Facility, Parkland, and Trail Improvements and Amenities <i>Including, but not limited to, the following new or improved facilities: Playgrounds, Exercise Zones, Walking Trails, Sports Facilities, Gyms, Drinking Fountains, Shelters/Pavilions, shade sails, Bike racks, Seating (tables; benches), signage, lighting, landscaping, improvements that promote resiliency (e.g., resiliency hubs), and any drainage Improvements and/or relocation of utilities as necessary for implementing the project.</i></p>	X	X ⁴

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Community Development & Neighborhood Safety

Projects in this category can help attract private investment and spur neighborhood revitalization by addressing environmental concerns where redevelopment is hindered by perceived/real environmental contamination; reducing conflicts between commercial development and surrounding neighborhoods; and implementing innovative solutions that lead to the reduction or prevention of crime, improve neighborhood safety, address blight, and improve aesthetic quality.

Table 4: Community Development and Neighborhood Safety

Project	Funding Source	
	City	County
<p>Crime Prevention through Environmental Design (CPTED) Assessment and Design Strategies² <i>The purpose of these CPTED strategies would be to improve image, natural surveillance & sightlines, access control, and/or territoriality. This may include, but is not limited to, the following:</i></p> <ul style="list-style-type: none"> - Streetlights - Alleyway paving - Neighborhood Identity Signs - Public Art & Placemaking Projects - Waste receptacles - Installing fencing/landscape buffers or other strategies for defining territory and controlling access - Façade improvements - Removing and/or replacing vegetation or fences/walls that inhibit sightlines. - Etc. as confirmed by a CPTED assessment conducted by a Certified CPTED Practitioner/ St. Pete Police Department 	X	
<p>Community-Based Urban Agriculture and Improving Access to Healthy Food² <i>Including, but not limited to, developing new or improving the following: community gardens, school gardens, community permaculture “food forests,” in addition to infrastructure necessary for supporting farmer’s markets.</i></p>	X	
<p>Fencing & Other Buffers² <i>To define space and provide protection between different land uses (e.g., commercial/residential) or screening of equipment/infrastructure.</i></p>	X	
<p>Environmental Assessments & Brownfield Remediation²</p>	X	X

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¹ Project must provide a district-wide benefit. A project may be considered of district-wide benefit if it meets at least one of the following criteria:

- 1) Is a "Neighborhood Greenway," or "trail" as identified in the adopted Complete Streets Implementation Plan, which are part of a district-wide/ city-wide multimodal network that enhance mobility/connectivity; or
- 2) Is located on a roadway that is functionally classified as a "collector" or "arterial" in the Forward Pinellas Annual Level of Service Report.

² Project may be located on private land if it provides a clear public-benefit (e.g., is intended for use by the public; is easily visible from the public ROW; reduces potential for crime; eliminates unhealthful, unsanitary, or unsafe conditions; etc.). This will require additional approvals and a signed agreement with the property owner and the City. If a proposed project is located on privately owned property, the property owner must consent to the project.

³ Project must provide a district-wide benefit. A project may be considered of district-wide benefit if the park is at least 4 acres in size.

⁴ Project must provide a district-wide benefit. A project may be considered of district-wide benefit if it either:

- 1) Is located at one at one of the following community/regional parks or public facilities: Bartlett Park and Frank Pierce Recreation Center, Campbell Park and Campbell Park Recreation Center, Child's Park and Child's Park Recreation Center, Child's Park Sports Complex, Dell Holmes Park, Enoch Davis Recreation Center, James Weldon Johnson Library, Wildwood Park & Thomas Jet Jackson Recreation Center, Boyd Hill Nature Preserve, or Clam Bayou Nature Preserve; or
- 2) Is one of the following amenities: sports facilities, exercise zones/gyms, playgrounds, dog parks, &/or large shelters/pavilions.

IX Neighborhood Traffic Plan Implementation

Neighborhood Traffic Plan Implementation Funding may be used to fund hard infrastructure for project identified in Table 2 (Section VIII) in addition to planning/engineering/surveys studies, design, and other professional services associated with the capital project.

X Submission Procedures, Requirements, and Review Process

Neighborhood Plan Funding will be awarded according to administrative procedures, as described in Section VII.

Neighborhood Project Implementation funding will be awarded through application cycles with open and closed dates. The Neighborhood Association board is responsible for submitting applications. Applications must include a signature from an officer of the neighborhood association. The application should also include a vote of the neighborhood officers to pursue an award under this Program. Applications will be reviewed by City Staff across various departments as projects relate to their departmental roles and responsibilities. The application

Neighborhood Planning Program

South St. Petersburg CRA Tax Increment Financing Program

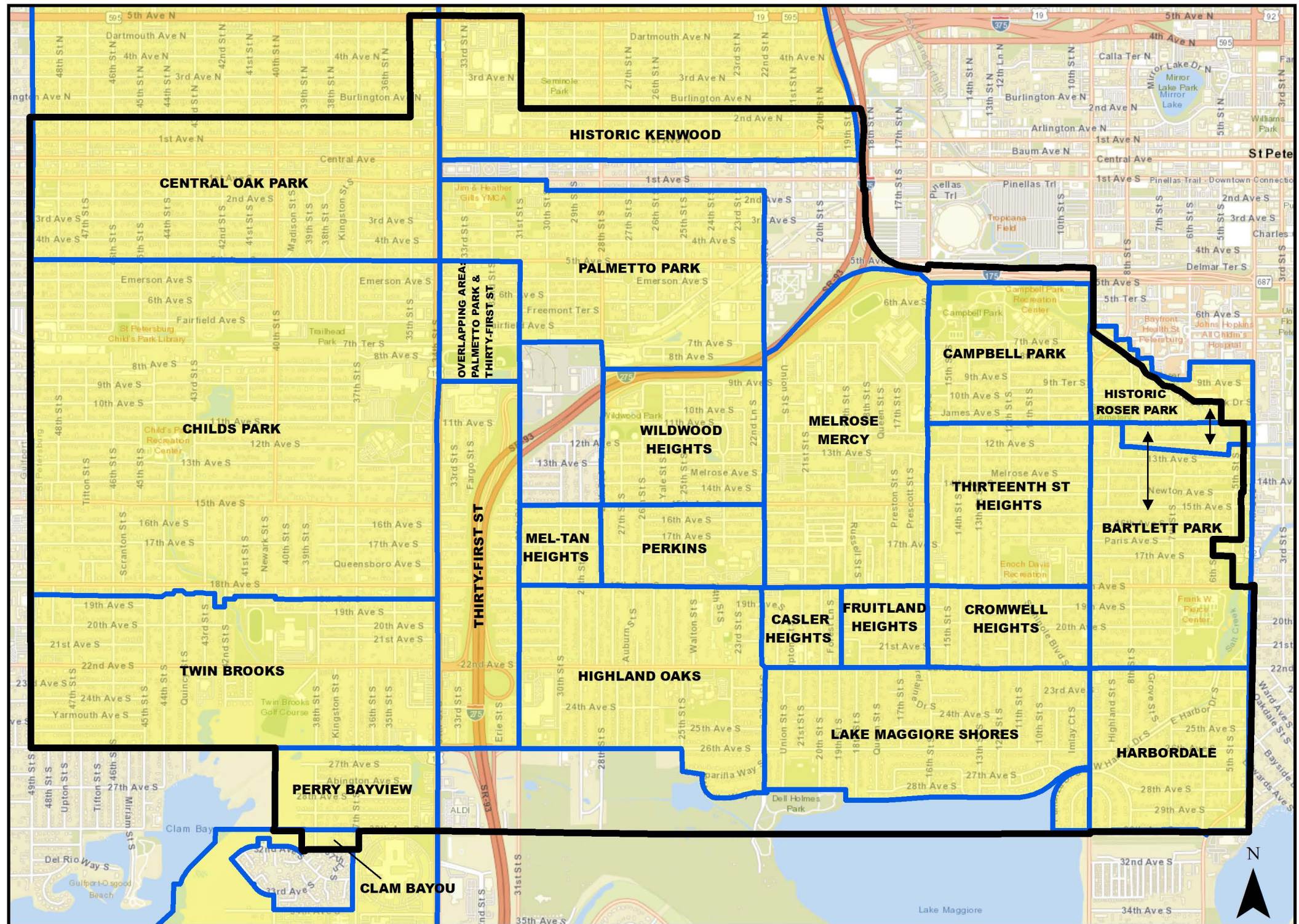
process and review shall follow established administrative procedures including review criteria. Recommendations shall be brought through the annual budgeting process for the South St. Petersburg Redevelopment trust fund, or as a budget amendment, if necessary.

For Neighborhood Traffic Plan Implementation funding, the Transportation & Parking Department, in coordination with the Economic and Workforce Development Department, may recommend funding for implementing eligible Neighborhood Traffic Plans during the annual budgeting process for the South St. Petersburg Redevelopment Trust Fund, or as a budget amendment, if necessary.

In addition to approving and allocating money to individual planning efforts and project implementation, City Council may also elect to set-aside money for this program during the annual budget process in anticipation of upcoming recommendations for that fiscal year.

XI Compliance Requirements

Upon selection for funding, the City and Neighborhood Association will enter into an agreement if necessary. Where private property owners are concerned, the City will enter into agreements with private property owners.



The following page(s) contain the backup material for Agenda Item: Respectfully requesting a presentation to the Health, Energy, Resiliency, and Sustainability Committee by the Solar and Energy Loan Fund (SELF) organization regarding sustainable programming, resources for affordable housing, and potential partnership for Equity Investment Opportunities. (Vice-Chair Gabbard)

Please scroll down to view the backup material.



G-1

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: September 13, 2022

COUNCIL DATE: September 29, 2022

RE: Referral to the Health, Energy, Resiliency and Sustainability Committee for a presentation by the Solar and Energy Loan Fund (SELF) Organization regarding sustainable programming, resources for affordable housing, and potential partnership for Equity Investment Opportunities

ACTION DESIRED:

Respectfully requesting a presentation to the Health, Energy, Resiliency, and Sustainability Committee by the Solar and Energy Loan Fund (SELF) organization regarding sustainable programming, resources for affordable housing, and potential partnership for Equity Investment Opportunities.

Council Vice-Chair Gabbard
District 2

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Youth and Family Services (YFS) Committee, or other relevant committee, with time certain to discuss the implementation of a City maintained Landlord Registry. Please scroll down to view the backup material.



G-2

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: September 22, 2022

COUNCIL DATE: September 29, 2022

RE: Referral to Youth and Family Services Committee to Discuss the
Implementation of a City maintained Landlord Registry

ACTION DESIRED:

Respectfully requesting a referral to the Youth and Family Services (YFS) Committee, or other relevant committee, with time certain to discuss the implementation of a City maintained Landlord Registry.

The benefit would be to effectively enforce property standards and City code ordinances, but also as a good faith effort to ensure quality housing for tenants that at least meet the minimum standards of living.

Council Member Deborah Figgs-Sanders
District 5

The following page(s) contain the backup material for Agenda Item: Respectfully requesting for the 2022 Emergency Medical Services ALS First Responder Agreement for the City of St. Petersburg to be taken up as a report item on the October 6, 2022, City Council Meeting. Please scroll down to view the backup material.



G-3

CITY COUNCIL AGENDA

NEW BUSINESS ITEM

TO: Members of City Council

DATE: September 23, 2022

COUNCIL DATE: September 29, 2022

RE: Respectfully requesting for the 2022 Emergency Medical Services ALS First Responder Agreement for the City of St. Petersburg to be taken up as a report item on the October 6, 2022, City Council Meeting.

ACTION DESIRED:

Respectfully requesting for the 2022 Emergency Medical Services ALS First Responder Agreement for the City of St. Petersburg to be taken up as a report item on the October 6, 2022, City Council Meeting.

Rationale: Due to agreement enhancements including but not limited to the addition of Rescue 13 and funding to cover both the St. Petersburg Association of Firefighters Local 747 Captains and District Chiefs Collective Bargaining Unit and Firefighters, Paramedics, and Lieutenants Collective Bargaining Unit agreements timing is of the essence.

Council Vice-Chair Gabbard
District 2

The following page(s) contain the backup material for Agenda Item: September 8, 2022 Housing,
Land Use & Transportation Committee - Action Item
Please scroll down to view the backup material.



H-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda

Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair, and Members of City Council

SUBJECT: A resolution approving the Mayor's appointment of Derek Keys to the Office of Commissioner of the Housing Authority of the City of St. Petersburg, to complete the unexpired term of Stephanie Owens; authorizing the initial reappointment of Derek Keys to be based on recommendation of administration, rather than a Committee of City Council; and providing an effective date.

EXPLANATION: On November 9, 1937, the City Council of the City of St. Petersburg, Florida (the "City Council"), adopted resolution 155/33 for the purpose of authorizing the Housing Authority of St. Petersburg, Florida (the "Authority") to transact business and exercise its powers within the City of St. Petersburg, Florida. The Authority is governed by a board of commissioners (such a "Commissioner") appointed by the Mayor and approved by City Council in accordance with Florida Statutes section 421.05(1).

On April 4, 2019, City Council approved the Mayor's appointment of Stephanie Owens to the office of Commissioner, with a term ending on April 3, 2023. The approval was effectuated through City Council resolution 2019-178, as amended and restated by City Council resolution 2020-379. On January 6, 2022, Stephanie Owens resigned from the office of Commissioner prior to the end of her term in order to take the position of Deputy Mayor for the City. Pursuant to Florida Statutes section 421.05(1), if a Commissioner leaves office before the end of that Commissioner's four-year term, the vacancy must be filled for the unexpired term.

Subject to City Council approval pursuant to Florida Statutes section 421.05(1), Mayor Kenneth T. Welch has appointed Derek Keys to the office of Commissioner to fill the unexpired term of Stephanie Owens, ending April 3, 2023. Pursuant to City Council resolution 2019-49 (the "PROCEDURE RESOLUTION"), City Council established that the Housing, Land Use and Transportation Committee (the "COMMITTEE") is the appropriate entity to meet with each person appointed to the office of Commissioner by the Mayor and to make a recommendation concerning approval of that person's appointment by City Council.

Following the appearance of Derek Keys before the Committee on September 8, 2022, the Committee voted to recommend that City Council approve the Mayor's appointment of Derek Keys to the office of Commissioner. City Council agrees with the Committee's recommendation to approve the Mayor's appointment of Derek Keys to the office of Commissioner. If the Mayor decides to reappoint Derek Keys for a full, four-year term following the initial, vacancy-filling term approved by this resolution, that reappointment would occur in early 2023, with the Procedure Resolution requiring him to appear before a Council committee in conjunction with the reappointment.

Requiring Derek Keys to appear before a Council Committee two times in less than a year is unnecessary to fulfill the policy goals underlying the Procedure Resolution, it is appropriate to waive the Procedure Resolution to allow the initial reappointment of Derek Keys in 2023 to be approved by City Council on the basis of a written recommendation from Administration, rather than an appearance before and recommendation by a committee of City Council.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor's appointment of Derek Keys to the office of Commissioner of the Housing Authority of the City of St. Petersburg beginning on the effective date of the attached resolution and concluding on April 3, 2023; City Council hereby requests (i) that Administration file a certificate of appointment with the City Clerk to document the appointment approved by this resolution in accordance with Florida Statutes section 425.01(1); (ii) that the City Clerk place that certificate of appointment in the records of the City and transmit a copy to the Secretary and executive director of the Authority; and (iii) that the secretary and executive director of the Authority make arrangements for Derek Keys to be sworn into the office of Commissioner at the earliest possible convenience; City Council hereby waives the requirements of the Procedure Resolution with respect to an initial reappointment of Derek Keys for a full, four-year term to run from April 4, 2023, through April 3, 2027; pursuant to this waiver, such an initial reappointment of Derek Keys may be approved by City Council on the basis of a written recommendation from Administration based on its knowledge of his performance at that time; accordingly, a reappointment of Derek Keys pursuant to this waiver will not require any meeting or recommendation by HLUT (or another appropriate and available committee of City Council); and providing an effective date.

COST/FUNDING ASSESSMENT INFORMATION: Not Applicable

Attachment: Resolution

APPROVALS:

Administration: 

Budget: 

RESOLUTION NO. 2022-_____

A RESOLUTION APPROVING THE MAYOR'S APPOINTMENT OF DEREK KEYS TO THE OFFICE OF COMMISSIONER OF THE HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG, FLORIDA, TO COMPLETE THE UNEXPIRED TERM OF STEPHANIE OWENS; AUTHORIZING THE INITIAL REAPPOINTMENT OF DEREK KEYS TO BE BASED ON RECOMMENDATION OF ADMINISTRATION, RATHER THAN A COMMITTEE OF CITY COUNCIL; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on November 9, 1937, the City Council of the City of St. Petersburg, Florida (the "**City Council**"), adopted resolution 155/33 for the purpose of authorizing the Housing Authority of the City of St. Petersburg, Florida (the "**Authority**") to transact business and exercise its powers within the City of St. Petersburg, Florida; and

WHEREAS, the Authority is governed by a board of commissioners (each a "**Commissioner**") appointed by the Mayor and approved by the City Council in accordance with Florida Statutes section 421.05(1); and

WHEREAS, on April 4, 2019, City Council approved the Mayor's appointment of Stephanie Owens to the office of Commissioner, with a term ending on April 3, 2023; and

WHEREAS, that approval was effectuated through City Council resolution 2019-178, as amended and restated by City Council resolution 2020-379; and

WHEREAS, on January 6, 2022, Stephanie Owens resigned from the office of Commissioner prior to the end of her term in order to take the position of Deputy Mayor for the City; and

WHEREAS, pursuant to Florida Statutes section 421.05(1), if a Commissioner leaves office before the end of that Commissioner's four-year term, the vacancy must be filled for the unexpired term; and

WHEREAS, subject to City Council approval pursuant to Florida Statutes section 421.05(1), Mayor Kenneth T. Welch has appointed Derek Keys to the office of Commissioner to fill the unexpired term of Stephanie Owens, ending April 3, 2023; and

WHEREAS, pursuant to City Council resolution 2019-49 (the “**Procedure Resolution**”), City Council established that the Housing, Land Use and Transportation Committee (the “**Committee**”) is the appropriate entity to meet with each person appointed to the office of Commissioner by the Mayor and to make a recommendation concerning approval of that person’s appointment by City Council; and

WHEREAS, following the appearance of Derek Keys before the Committee on September 8, 2022, the Committee voted to recommend that City Council approve the Mayor’s appointment of Derek Keys to the office of Commissioner; and

WHEREAS, City Council agrees with the Committee’s recommendation to approve the Mayor’s appointment of Derek Keys to the office of Commissioner; and

WHEREAS, if the Mayor decides to reappoint Derek Keys for a full, four-year term following the initial, vacancy-filling term approved by this resolution, that reappointment would occur in early 2023, with the Procedure Resolution requiring him to appear before a Council committee in conjunction with that reappointment; and

WHEREAS, because requiring Derek Keys to appear before a Council committee two times in less than a year is unnecessary to fulfill the policy goals underlying the Procedure Resolution, it is appropriate to waive the Procedure Resolution to allow the initial reappointment of Derek Keys in 2023 to be approved by City Council on the basis of a written recommendation from Administration, rather than an appearance before and recommendation by a committee of City Council.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Florida Statutes section 421.05(1), City Council hereby approves the Mayor’s appointment of Derek Keys to the office of Commissioner beginning on the effective date of this resolution and concluding on April 3, 2023.

BE IT FURTHER RESOLVED that City Council hereby requests (i) that Administration file a certificate of appointment with the City Clerk to document the appointment approved by this resolution in accordance with Florida Statutes section 425.01(1); (ii) that the City Clerk place that certificate of appointment in the records of the City and transmit a copy to the secretary and executive director of the Authority; and (iii) that the secretary and executive director of the Authority make arrangements for Derek Keys to be sworn into the office of Commissioner at the earliest possible convenience.

BE IT FURTHER RESOLVED that City Council hereby waives the requirements of the Procedure Resolution with respect to an initial reappointment of Derek Keys for a full, four-year term to run from April 4, 2023, through April 3, 2027. Pursuant to this waiver, such an initial reappointment of Derek Keys may be approved by City Council on the basis of a written recommendation from Administration based on its knowledge of his performance at that time. Accordingly, a reappointment of Derek Keys pursuant to this waiver will not require any meeting with or recommendation by HLUT (or another appropriate and available committee of City Council).

This resolution will become effective immediately upon adoption.

LEGAL:



A handwritten signature in black ink, appearing to read "Brian B. Ryan", is written above a solid horizontal line.

ADMINISTRATION:



A handwritten signature in black ink, appearing to read "AC Foster", is written above a solid horizontal line.

ST. PETERSBURG CITY COUNCIL
Consent Agenda

Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair, and Members of City Council

SUBJECT: A resolution approving the Mayor's appointment of Meiko Seymour to the Office of Commissioner of the Housing Authority of the City of St. Petersburg, Florida for a four-year term to replace Roxanne Amoroso and providing an effective date.

EXPLANATION: On November 9, 1937, the City Council of the City of St. Petersburg, Florida (the "City Council"), adopted resolution 155/33 for the purpose of authorizing the Housing Authority of St. Petersburg, Florida (the "Authority") to transact business and exercise its powers within the City of St. Petersburg, Florida. The Authority is governed by a board of commissioners (such as a "Commissioner") appointed by the Mayor and approved by City Council in accordance with Florida Statutes section 421.05(1).

On July 11, 2019, pursuant to City Council resolution 2019-354, City Council approved the Mayor's appointment of Roxanne Amoroso, whose term has ended. Pursuant to City Council resolution 2019-49, City Council established that the Housing, Land Use and Transportation Committee (the "Committee") is the appropriate entity to meet with each person appointed to the office of Commissioner by the Mayor and to make a recommendation concerning approval of that person's appointment by City Council.

Mr. Seymour was scheduled to appear before the Committee on September 8, 2022 but was unable to do so due to an unexpected personal matter. Based on the recommendation of Administration and a review of Mr. Seymour's resume, the Committee voted to recommend that City Council approve the Mayor's appointment of Meiko Seymour to the office of Commissioner. City Council agrees with the Committee's recommendation to approve the Mayor's appointment of Meiko Seymour to the office of Commissioner.

City Council hereby waives the requirement of the Procedure Resolution that Meiko Seymour appear before the Committee prior to approval of his appointment. Pursuant to Florida Statutes section 421.05(1), City Council hereby approves the Mayor's appointment of Meiko Seymour to the office of Commissioner for a four-year term beginning on the effective date of the attached resolution.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor's appointment of Meiko Seymour to the Office of Commissioner of the Housing Authority of the City of St. Petersburg, Florida, for a four-year term to replace Roxanne Amoroso, that City Council hereby requests (i) that Administration file a certificate of appointment with the City Clerk to document the appointment approved by this resolution in accordance with Florida Statutes section 425.01(1); (ii) that the City Clerk place that certificate of appointment in the records of the City and transmit a copy to the Secretary and executive director of the Authority; and (iii) that the secretary and executive director of the Authority make

arrangements for Meiko Seymour to be sworn into the office of Commissioner at the earliest Possible Convenience; and providing an effective date.

COST/FUNDING ASSESSMENT INFORMATION: Not Applicable

Attachment: Resolution

APPROVALS:

Administration:  Budget: 

RESOLUTION NO. 2022-_____

**A RESOLUTION APPROVING THE
MAYOR'S APPOINTMENT OF MEIKO
SEYMOUR TO THE OFFICE OF COMMIS-
SIONER OF THE HOUSING AUTHORITY
OF THE CITY OF ST. PETERSBURG,
FLORIDA, FOR A FOUR-YEAR TERM TO
REPLACE ROXANNE AMOROSO AND
PROVIDING AN EFFECTIVE DATE**

WHEREAS, on November 9, 1937, the City Council of the City of St. Petersburg, Florida (the "**City Council**"), adopted resolution 155/33 for the purpose of authorizing the Housing Authority of the City of St. Petersburg, Florida (the "**Authority**") to transact business and exercise its powers within the City of St. Petersburg, Florida; and

WHEREAS, the Authority is governed by a board of commissioners (each a "**Commissioner**") appointed by the Mayor and approved by the City Council in accordance with Florida Statutes section 421.05(1); and

WHEREAS, on July 11, 2019, pursuant to City Council resolution 2019-354, City Council approved the Mayor's appointment of Roxanne Amoroso to the office of Commissioner; and

WHEREAS, subject to City Council approval pursuant to Florida Statutes section 421.05(1), Mayor Kenneth T. Welch has appointed Meiko Seymour to the office of Commissioner for a four-year term to replace Roxanne Amoroso, whose term has ended; and

WHEREAS, pursuant to City Council resolution 2019-49, City Council established that the Housing, Land Use and Transportation Committee (the "**Committee**") is the appropriate entity to meet with each person appointed to the office of Commissioner by the Mayor and to make a recommendation concerning approval of that person's appointment by City Council; and

WHEREAS, Meiko Seymour was scheduled to appear before the Committee on September 8, 2022, but was unable to do so due to an unexpected personal matter; and

WHEREAS, based on the recommendation of Administration and a review of Mr. Seymour's resume, the Committee voted to recommend that City Council approve the Mayor's appointment of Meiko Seymour to the office of Commissioner; and

WHEREAS, City Council agrees with the Committee's recommendation to approve the Mayor's appointment of Meiko Seymour to the office of Commissioner.

NOW, THEREFORE, BE IT RESOLVED that City Council hereby waives the requirement of the Procedure Resolution that Meiko Seymour appear before the Committee prior to approval of his appointment.

BE IT FURTHER RESOLVED that, pursuant to Florida Statutes section 421.05(1), City Council hereby approves the Mayor's appointment of Meiko Seymour to the office of Commissioner for a four-year term beginning on the effective date of this resolution.

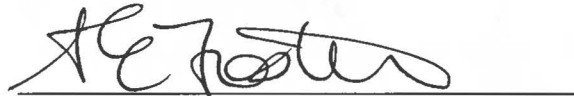
BE IT FURTHER RESOLVED that City Council hereby requests (i) that Administration file a certificate of appointment with the City Clerk to document the appointment approved by this resolution in accordance with Florida Statutes section 425.01(1); (ii) that the City Clerk place that certificate of appointment in the records of the City and transmit a copy to the secretary and executive director of the Authority; and (iii) that the secretary and executive director of the Authority make arrangements for Meiko Seymour to be sworn into the office of Commissioner at the earliest possible convenience.

This resolution will become effective immediately upon adoption.

LEGAL:



ADMINISTRATION:



The following page(s) contain the backup material for Agenda Item: District 7 Appointment Follow Up Discussion
Please scroll down to view the backup material.



The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Lot Clearing Number(s) LCA 1639.
Please scroll down to view the backup material.



J-1

ST. PETERSBURG CITY COUNCIL

MEETING OF: SEPTEMBER 29, 2022

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Securing Number LCA 1639

EXPLANATION: Codes Compliance Assistance has secured the attached structures which were found to be unfit or unsafe under Chapter 8 of the St. Petersburg City Code. The interest rate is 8% per annum on the unpaid balance.

SEC:	<u>1639</u>
NUMBER OF STRUCTURES	<u>27</u>
ASSESSABLE AMOUNT:	<u>\$6,140.87</u>

According to the City Code, these assessments constitute a lien on each property. It is recommended that the assessments be confirmed.

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of \$6,140.87 will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR: _____

COUNCIL ACTION: _____

FOLLOW-UP: _____

AGENDA NO. _____

LOT CLEARING NUMBER 1639
COST / FUNDING / ASSESSMENT INFORMATION

CATEGORY ASSESSED

AMOUNT TO BE ASSESSED

LOT CLEARING COST

\$ 4,385.87

ADMINISTRATIVE FEE

\$ 1,755.00

TOTAL:

\$ 6,140.87

9/12/22 15:21:30:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
9-29-2022

Page 1

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1639 80700	GREENWOOD CEMETERY ASSN BANK TR	30 31 17 00000 220 0100 S 1/2 OF SW 1/4 OF NW 1/4 OF NW 1/4 LESS RDS CONT 4.1 AC	1090 DR. ML KING JR ST S	665.46
LCA 1639 80701	WILLIAMS, KERMON L 4225 3RD AVE S	27 31 16 15408 001 0070 CHILDS PARK BLK 1, LOT 7 LESS N 5FT FOR RD	3460 18TH AVE S	184.38
LCA 1639 80702	NEW MARKET REALTY LLC 7824 HAVEN HARBOUR WAY	27 31 16 15408 001 0150 CHILDS PARK BLK 1, LOTS 15 & 16	3451 19TH AVE S	184.38
LCA 1639 80703	WILLIAMS, ALBERTA EST 1438 10TH AVE S	25 31 16 17676 000 0210 COLUMBIA HEIGHTS NO. 2 LOT 21	1438 10TH AVE S	184.38
LCA 1639 80704	PHILLIPS, TREVINA D 1423 W COLLEGE AVE	25 31 16 26298 000 0110 EUCLID HEIGHTS LOT 11	1915 14TH ST S	264.56
LCA 1639 80705	TROTWMAN, VIVIENNE L 434 GRAND AVE	25 31 16 29682 009 0150 FRUITLAND HEIGHTS PLAT B BLK I, LOT 15	1834 19TH ST S	264.56
LCA 1639 80706	COX, JONELLE 1172 E 37TH ST	30 31 17 31284 003 0240 GLENWOOD PARK BLK C, LOT 24	788 18TH AVE S	264.56

SAS805R

9/12/22 15:21:30:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
9-29-2022

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1639 80707	MUSSARA CORP INC 13030 TAMPA OAKS BLVD TAMPA FL 336371941	31 31 17 32796 000 0350 GRAND VIEW PARK LOT 35	700 37TH AVE S	184.38
LCA 1639 80708	LINDBEN, CHUCK E 115 11TH AVE N SAINT PETERSBURG FL 337011821	18 31 17 43560 003 0030 JACKSON'S BLK C, LOT 3	115 11TH AVE N	224.47
LCA 1639 80709	DOMAIN HOMES INC 5703 S MCDILL AVE TAMPA FL 336114448	30 31 17 46404 001 0170 KERR ADD BLK 1, LOT 17	1520 5TH ST S	184.38
LCA 1639 80710	MARI, RAMI WAIL MARI, SAMI WAIL 8011 TERRACE ARBOR CT TA,MPA FL 336373011	27 31 16 53532 000 0060 MCCLAY'S, J.O. SUB LOT 6	4029 13TH AVE S	184.38
LCA 1639 80711	B C B PROPERTIES LLC 7300 4TH ST N SAINT PETERSBURG FL 337025924	30 30 17 58194 002 0070 MIRA BELLA NO. 1 BLK B, LOT 7	420 74TH AVE N	224.47
LCA 1639 80712	TOTH, CSABA PETER TOTH, DONNA DEE 14 MAPLE AVE S SAINT PETERSBURG FL 337025924	01 31 16 59850 000 0710 NEW HOME SUB LOT 71	4351 18TH ST N	264.56
LCA 1639 80713	WILLIAMS, ANTORRIO 546 50TH AVE S SAINT PETERSBURG FL 337054934	36 31 16 63792 001 0100 OHIO PARK BLK 1, LOT 10	2300 20TH ST S	184.38

SAS805R

9/12/22 15:21:30:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
9-29-2022

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1639 80714	NEW DIRECTION BIBLE INC 3400 MORRIS ST N	36 31 16 63792 005 0110 OHIO PARK BLK 5, LOT 11	2310 21ST ST S	224.47
LCA 1639 80715	KASSIS, JOHN 270 83RD AVE N	25 31 16 64854 000 0240 OSBORNE PLACE LOT 24	1054 16TH AVE S	184.38
LCA 1639 80716	H E A T CONCEPTS INC 2007 W SWANN AVE	23 31 16 65862 002 0050 PALMETTO PARK BLK 2, LOTS 5 AND 6	2942 1ST AVE S	184.38
LCA 1639 80717	SAILFUTURE INC 2900 68TH AVE S	12 31 16 69102 020 0150 PINE CITY SUB REPLAT BLK 20, LOT 15	2135 26TH AVE N	224.47
LCA 1639 80718	AGANA ST PETE 7777777 LLC 4830 KENNEDY BLVD STE 600	19 31 17 74664 000 0010 RICHARDSON'S, W. E. SUB LOT 1	364 8TH ST N	184.38
LCA 1639 80719	AGANA ST PETE 7777777 LLC 4830 KENNEDY BLVD STE 600	19 31 17 74664 000 0100 RICHARDSON'S, W. E. SUB LOT 10	348 8TH ST N	184.38
LCA 1639 80720	LEI, MIN 98 GARRISON AVE	30 31 17 77400 000 0410 ROYAL POINCIANA LOT 41 & VAC 8FT ALLEY TO N	511 13TH AVE S	184.38

NEW JERSEY NJ 073065415

SAS805R

9/12/22 15:21:30:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
9-29-2022

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1639 80721	BALLY, WILLIAM J JR 1269 79TH ST S	25 31 15 84150 007 0700 SOUTH CAUSEWAY ISLE YACHT CLUB 4TH ADD BLK 7, LOT 70	1269 79TH ST S	264.56
LCA 1639 80722	GSN TAMPA LLC 50 JERICHO TPKE STE 103	25 31 16 85140 000 0310 STANLEY HEIGHTS LOT 31	1040 MELROSE AVE S	264.56
LCA 1639 80723	SMITH, ALEXANDER 2321 UNION ST S	36 31 16 85698 000 0030 STURGIS SUB, WALTER H. LOT 3	2321 UNION ST S	184.38
LCA 1639 80724	HARRIS, CARRIE EST 3142 20TH AVE S	26 31 16 89712 006 0070 TANGERINE TERRACE NO. 2 BLK F, LOT 7	3142 20TH AVE S	184.38
LCA 1639 80725	ATD PARK SLOPE LLC 833 1ST ST NE	06 31 16 92862 051 0060 TYRONE BLK 51, LOT 6	3839 71ST ST N	224.47
LCA 1639 80726	3651 1ST AVE S LAND TRUST FLORIDA PROPERTY TRUSTEE CO TRE 5600 CENTRAL AVE	22 31 16 96192 003 0110 WEST CENTRAL AVE SUB BLK C, LOT 11 LESS ST	3651 1ST AVE S	184.38
SAINT PETERSBURG FL 337012505				
SAINT PETERSBURG FL 337071718				

TOTAL NUMBER OF ASSESSMENTS: 27

TOTAL ASSESSMENT AMOUNT: 6,140.87

SAS805R

A RESOLUTION CONFIRMING AND APPROVING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO.1639 ("LCA 1639") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 16.40.060.4.4; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, preliminary assessment rolls for Lot Clearing No.1639 ("LCA 1639") have been submitted by the Mayor to the City Council pursuant to St. Petersburg Code Section 16.40.060.4.4; and

WHEREAS, notice of the public hearing was duly published in accordance with St. Petersburg City Code Section 16.40.060.4.4; and

WHEREAS, City Council did meet at the time and place specified in the notice and heard any and all complaints that any person affected by said proposed assessments wished to offer.


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council confirms the preliminary assessment rolls for Lot Clearing No.1639 ("LCA 1639") as liens against the respective real property on which the costs were incurred and that pursuant to Section 16.40.060.4.4 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes.

BE IT FURTHER RESOLVED that the principal amount of all assessment liens levied and assessed herein shall bear interest at the rate of 8% per annum from the date of this resolution.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute and record notice(s) of the lien(s) provided for herein in the public records of the County.

This resolution shall become effective immediately upon its adoption.

Legal:


00642121

Department:

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Building Securing Number SEC 1278.
Please scroll down to view the backup material.



J-2

ST. PETERSBURG CITY COUNCIL

MEETING OF: SEPTEMBER 29, 2022

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Securing Number **SEC 1278**

EXPLANATION: Codes Compliance Assistance has secured the attached structures which were found to be unfit or unsafe under Chapter 8 of the St. Petersburg City Code. The interest rate is 8% per annum on the unpaid balance.

SEC:	<u>1278</u>
NUMBER OF STRUCTURES	<u>6</u>
ASSESSABLE AMOUNT:	<u>\$4,602.58</u>

According to the City Code, these assessments constitute a lien on each property. It is recommended that the assessments be confirmed.

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of **\$4,602.58** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR: _____

COUNCIL ACTION: _____

FOLLOW-UP: _____

AGENDA NO. _____

BUILDING SECURING NUMBER SEC 1278

COST/FUNDING/ASSESSMENT INFORMATION

<u>CATEGORY</u>	<u>AMOUNT TO BE ASSESSED</u>
SECURING COST	\$ 2,850.00
MATERIAL COST	\$ 1,096.76
LEGAL AD	\$ 385.82
ADMIN. FEE	\$ <u>270.00</u>
TOTAL:	\$ 4,602.58

9/12/22 15:21:41:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
9-29-2022

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1278 08173	FEINMAN DANIEL TRE RAJAX LAND TRUST PO BOX 447	25 31 16 15012 000 0150 CHEROKEE SUB LOT 15	1002 13TH AVE S	1,022.31
SEC 1278 08174	JORDAN, VANETTE BYNUM 2758 HILLVALE COVE WAY LITHONIA GA 300581827	25 31 16 20232 002 0190 DALY'S SUB REVISED BLK 2, LOT 19	1118 19TH ST S	190.12
SEC 1278 08175	HARDWICK REAL ESTATE INVESTMENTS LLC 1700 66TH ST N STE 104-131	30 31 17 46404 005 0040 KERR ADD BLK 5, LOT 4	524 16TH AVE S	695.55
SEC 1278 08176	STODDARD, GERALD EST 3474 16TH AVE S	27 31 16 75402 000 1250 RIDGEWOOD TERRACE LOT 125	3474 16TH AVE S	468.78
SEC 1278 08177	BALLY, WILLIAM J JR 1269 79TH ST S SAINT PETERSBURG FL 337072718	25 31 15 84150 007 0700 SOUTH CAUSEWAY ISLE YACHT CLUB 4TH ADD BLK 7, LOT 70	1269 79TH ST S	360.34
SEC 1278 08178	3105 WISMER LLC JD SFR 2021-FL LLC 1840 DERHAKE RD FLORISSANT MO 630336432	12 31 16 91566 000 0670 TOWNSEND'S SUB LOT 67	3128 21ST ST N	1,865.48

TOTAL NUMBER OF ASSESSMENTS: 6

TOTAL ASSESSMENT AMOUNT: 4,602.58

SAS805R

A RESOLUTION ASSESSING THE COSTS OF SECURING LISTED ON SECURING BUILDING NO. 1278 ("SEC 1278") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has proceeded under the provision of Chapter 8, of the St. Petersburg City Code to secure certain properties; and

WHEREAS, the structures so secured are listed on Securing Building No. 1278 ("SEC 1278"); and

WHEREAS, Section 8-270 of the St. Petersburg City Code provides that the City Council shall assess the entire cost of such securing against the property on which the costs were incurred and that assessments shall become a lien upon the property superior to all others, except taxes; and

WHEREAS, the City Council has held a public hearing on September 29, 2022, to hear all persons who wished to be heard concerning this matter.


NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of securing listed on Securing Building No. 1278 ("SEC 1278") as liens against the respective real property on which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes; and

BE IT FURTHER RESOLVED that the Special Assessment Certificates to be issued hereunder shall bear interest at the rate of 8% per annum on the unpaid balance from the date of the adoption of this resolution.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute and record notice(s) of the lien(s) provided for herein in the public records of the County.

This resolution shall become effective immediately upon its adoption.

Legal:


00642132

Department:

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Building Demolition Number DMO 497.
Please scroll down to view the backup material.



J-3

ST. PETERSBURG CITY COUNCIL

MEETING OF: SEPTEMBER 29, 2022

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Demolition Number **DMO 497**

EXPLANATION: The privately owned structures on the attached list were condemned by the City in response to unfit or unsafe conditions as authorized under Chapter 8 of the St. Petersburg City Code. The City's Codes Compliance Assistance Department incurred costs of condemnation/securing/appeal/abatement/demolition and under the provisions of City Code Section 8-270, these costs are to be assessed to the property. The interest rate is 8% per annum on the unpaid balance.

DMO:	<u>497</u>
NUMBER OF STRUCTURES:	<u>2</u>
ASSESSABLE AMOUNT:	<u>\$880.82</u>

According to the City Code, these assessments constitute a lien on each property. It is recommended that the assessments be confirmed.

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of **\$880.82** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR: _____

COUNCIL ACTION: _____

FOLLOW-UP: _____ **AGENDA NO.** _____

BUILDING DEMOLITION NUMBER DMO 497
COST/FUNDING/ASSESSMENT INFORMATION

<u>CATEGORY</u>	<u>AMOUNT TO BE ASSESSED</u>
Demolition Cost	\$ 0.00
Asbestos Cost	\$ 0.00
Legal Ad	\$ 430.82
Engineer's Charge	\$ 0.00
Administrative Fee	\$ 450.00
TOTAL:	\$ 880.82

9/12/22 15:21:57:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
9-29-2022

Page 1

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
DMO 0497 03378	200 MLK OZ LLC 200 2ND AVE S UNIT 466	24 31 16 37584 000 0010 HARVEY'S MASCOTTE LOTS 1, 2 & 3 LESS E 20FT FOR RD R/W	200 DR. ML KING JR ST N	225.00
SAINT PETERSBURG FL 337014313				
DMO 0497 03379	AFFORDABLE PROPERTIES REALTY & MGMT INC TRE 621 28TH AVE S LAND TRUST 2 2900 18TH AVE S	31 31 17 62460 000 0340 OAK HARBOR LOT 34	621 28TH AVE S	655.82
SAINT PETERSBURG FL 337122552				

TOTAL NUMBER OF ASSESSMENTS: 2

TOTAL ASSESSMENT AMOUNT: 880.82

SAS805R

A RESOLUTION ASSESSING THE COSTS OF DEMOLITION LISTED ON BUILDING DEMOLITION NO. 497 ("DMO NO. 497") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg has proceeded under the provision of Chapter 8, of the St. Petersburg City Code to demolish certain properties; and

WHEREAS, the structures so demolished are listed on Building Demolition No. 497 ("DMO No. 497"); and

WHEREAS, Section 8-270 of the St. Petersburg City Code provides that the City Council shall assess the entire cost of such demolition against the property on which the costs were incurred and that assessments shall become a lien upon the property superior to all others, except taxes; and

WHEREAS, the City Council has held a public hearing on September 29, 2022, to hear all persons who wished to be heard concerning this matter.


NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of the demolition listed on Building Demolition No. 497 ("DMO No. 497") as liens against the respective real property on which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes.

BE IT FURTHER RESOLVED that the Special Assessment Certificates to be issued hereunder shall bear interest at the rate of 8% per annum on the unpaid balance from the date of the adoption of this resolution.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute and record notice(s) of the lien(s) provided for herein in the public records of the County.

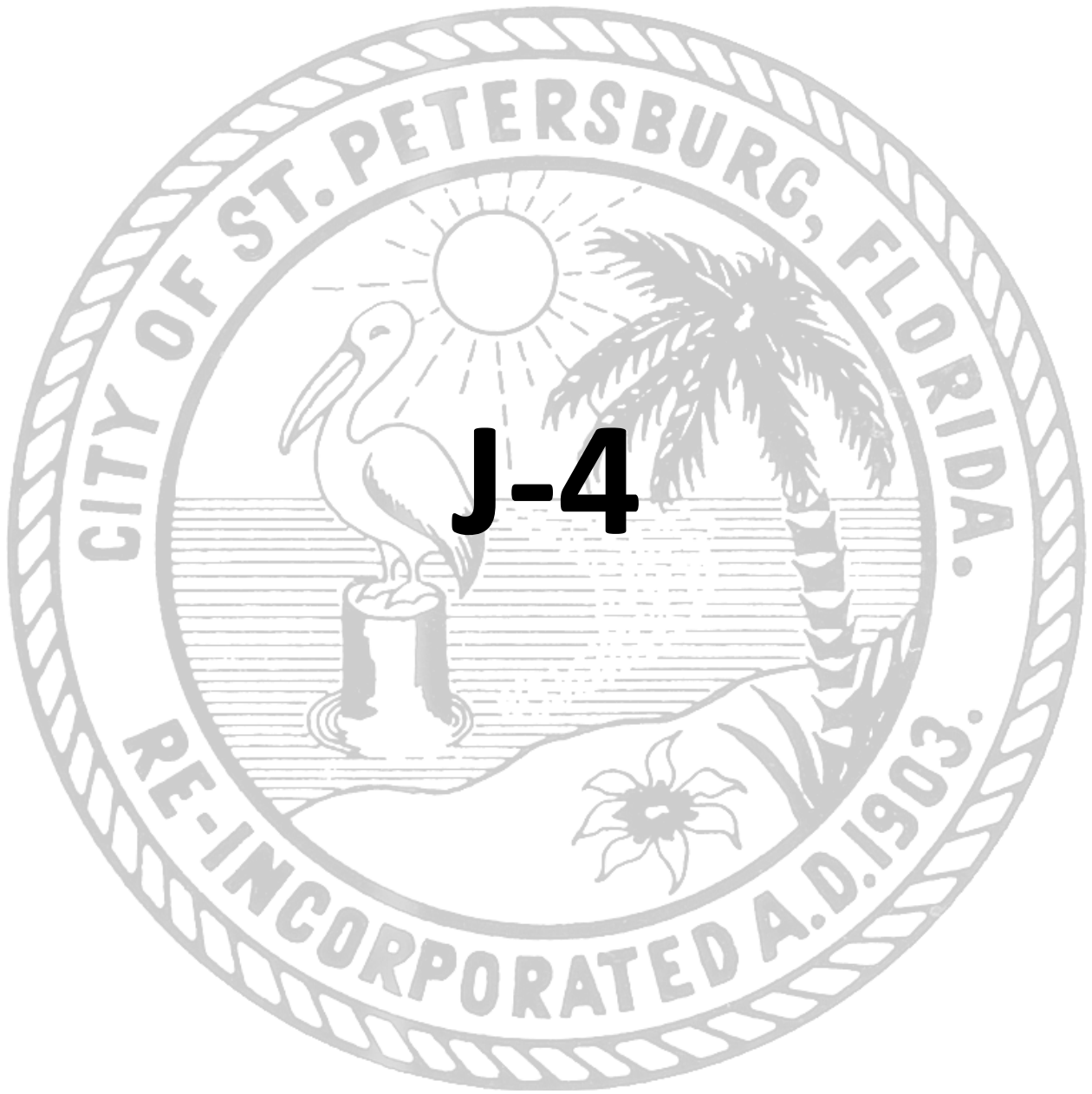
This resolution shall become effective immediately upon its adoption.

Legal:


00642120

Department:

The following page(s) contain the backup material for Agenda Item: Ordinance 522-H an Ordinance amending Section 21-87 of the St. Petersburg City Code; renaming Lakewood Terrace Neighborhood Park to Ann Drakeford Park; providing findings; and providing an effective date. Please scroll down to view the backup material.



J-4

Ordinance No. _____

AN ORDINANCE AMENDING SECTION 21-87
OF THE ST. PETERSBURG CITY CODE;
RENAMING LAKEWOOD TERRACE
NEIGHBORHOOD PARK TO ANN
DRAKEFORD PARK; PROVIDING FINDINGS;
AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

SECTION ONE – FINDINGS: The City Council of the City of St. Petersburg, Florida, (“City Council”) hereby makes the following findings:

- a) Lakewood Terrace Neighborhood Park is a Non-Charter Park property operated and maintained for public use at 715 38th Avenue South. The park is designated for passive park uses and currently contains a playground.
- b) Prior to her death in June 2021, Ann Drakeford was well-known as a community advocate and representative of the Lakewood Terrace Neighborhood.
- c) Ms. Drakeford was one of the founding members of the Lakewood Terrace Neighborhood Association in 1996 and submitted the documentation to incorporate as a non-profit in Florida in 2000.
- d) In the summer of 2000 Ms. Drakeford began lobbying the City Council and Mayor’s Office to convert three vacant lots at the corner of 38th Avenue S. and 7th Street S. into what was then commonly referred to as a “tot lot”. Despite opposition from directly adjacent property owners and receiving letters of non-support for her requests from two mayors Ms. Drakeford persisted.
- e) The City acquired ownership of the three lots which eventually became the park on August 7, 2001. Funding for conversion into a ‘tot lot’ was denied, but it was suggested that inclusion in a neighborhood plan approved by Council pursuant to the City’s Comprehensive Plan may be a path forward.
- f) Ms. Drakeford then began the nearly three years long process of formalizing the Lakewood Terrace Neighborhood Plan. Inclusion of a tot lot was discussed in Chapter 4 of the Plan. The planning began in April 2001 and received approval by the City Council

with a final publication date of December 3, 2003. Ms. Drakeford spoke on behalf of the neighborhood association at the public hearing.

- g) In 2003, in recognition of her work on behalf of Lakewood Terrace Neighborhood and the successful completion of the neighborhood plan, Ms. Drakeford was named Neighborhood Association President of the Year.
- h) City Real Estate and Property Management records show Ms. Drakeford obtained her goal of a 'tot lot' when playground facilities were installed at the park in January 2007.
- i) Ms. Drakeford's contributions to the history and culture of the Lakewood Terrace Neighborhood qualify her as a "historically significant person" under City Code subsection 21-85(b)(2), as informed by section A(2) of the policy adopted by City Council through resolution 2001-468 concerning the acceptance of plaques and monuments to commemorate a person or group.
- j) Accordingly, City Council Chair Gina Driscoll has requested that City Council rename the park in memory of Ann Drakeford.
- k) Because renaming the park in memory of Ms. Drakeford would honor a historically significant person who is no longer living and has been recommended by a City Councilmember, it satisfies all requirements for renaming of a City park pursuant to City Code section 21-85.
- l) The actions taken by this ordinance each serve a valid municipal purpose.

SECTION TWO – ESTABLISHMENT OF NAME: Pursuant to City Code section 21-85, Lakewood Terrace Neighborhood Park is hereby renamed "Ann Drakeford Park."

SECTION THREE – AMENDMENT OF CITY CODE TO CODIFY NAME: City Code section 21-87(7) is hereby amended as follows, with additions indicated by underlining, deletions by strikethrough, and unchanged paragraphs omitted for brevity.

Sec. 21-87. – Properties operated and maintained for public use; Non-Charter Parks.

(7) Ann Drakeford ~~Lakewood Terrace Neighborhood~~ Park,
38th Ave. and 7th St. S.

SECTION FOUR – 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 FIVE – 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:

/s/ Heather Judd

City Attorney (Designee)
(639874)

The following page(s) contain the backup material for Agenda Item: Ordinance 523-H an Ordinance of the City of St. Petersburg amending Chapter 20 of the City Code to add a new section on required notice of rent increases in housing; providing a schedule of violations and penalties; adding a definition of notice of rent increase to Section 20-303; providing for severability; and providing an effective date.

Please scroll down to view the backup material.



J-5

MEMORANDUM

TO: The Honorable Gina Driscoll Chair, and Members of City Council

FROM: Bradley Tennant, Assistant City Attorney

DATE: Meeting of September 29, 2022

SUBJECT: Second Reading and Public Hearing for Ordinance amending the City Code, adding a new section to Chapter 20 related to required notices of increased rent by landlords to tenants

Please find attached the ordinance that was drafted at the request of Council Chair Gina Driscoll and discussed previously before the HLUT committee. This ordinance requires landlords to provide certain notices, in writing, to tenants prior to increasing their rent in certain circumstances. The ordinance was previously amended based on feedback from the committee.

First Reading was on September 8, 2022, and no changes have been made from the version presented then.

Please contact Bryan Casañas-Scarsella or Brad Tennant if you have any questions or would like to discuss this matter.

AN ORDINANCE OF THE CITY OF ST. PETERSBURG AMENDING CHAPTER 20 OF THE CITY CODE TO ADD A NEW SECTION ON REQUIRED NOTICE OF RENT INCREASES IN HOUSING; PROVIDING A SCHEDULE OF VIOLATIONS AND PENALTIES; ADDING A DEFINITION OF NOTICE OF RENT INCREASE TO SECTION 20-303; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, residential real estate costs have increased significantly in the City since 2020, causing many renters to have to relocate; and

WHEREAS, depending on circumstances, it can take a renter more than three months to find replacement housing; and

WHEREAS, these factors have contributed to an increase in homelessness, on both a temporary and permanent basis, in the City; and

WHEREAS, when low-income or vulnerable renters lose housing due to their lack of knowledge concerning the law or their rights, local governments are often left with increased burdens due to homelessness, poverty, inequality, and declining health; and

WHEREAS, the City believes that by requiring a notice of increases in rent, both the landlord and tenant can benefit from such advanced knowledge to plan accordingly, which in turn will help improve the health, safety, and welfare of the community.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

SECTION ONE. Section 20-303 of the St. Petersburg City Code is hereby amended to add a new definition in the proper alphabetic order to read as follows:

Notice of Rent Increase shall mean a document that notifies a renter their rent is increasing at a specific time and identifies what the new rental rate shall be at said time.

SECTION TWO. Chapter 20 of the St. Petersburg City Code is hereby amended to add a new Section 20-360 to read as follows:

Section 20-360. Required Disclosures in Housing

(a) A landlord must provide a renter with a notice of rent increase in accordance with the timeframes set forth below, for each increase in rent in an amount more than 5% higher than the amount of rent charged to the same renter:

(1) 60 days prior to the effective date of such new rental rate if the rental agreement is for a term of one year or longer; or

(2) 30 days prior to the effective date of such new rental rate if the rental agreement is for a term of three months or greater, but less than one year; or

(3) 21 days prior to the effective date of such new rental rate if the rental agreement is for a month-to-month term.

(b) This notice of rent increase is not required to be separate from any notice required to be provided for in a rental agreement for the same purpose but shall be an independent requirement for each time an increase in rent is to be charged.

(c) A notice of rent increase shall be in writing and for purposes of this section may be delivered:

(1) In an email to an email address provided by a renter on a rental agreement or subsequent written agreement for receiving notices; or

(2) On paper, and delivered via certified mail to an address provided by a renter on a rental agreement; or

(3) On paper and posted securely on the front door of the rental unit subject to the increase in rent.

(d) There shall be a rebuttable presumption that a landlord has complied with this section if the landlord can produce one of the following, which was sent or posted according to the timeframes contained in this section:

(1) A copy of an email, with the required information set forth above, sent in an email to an email address provided by a renter on a rental agreement or subsequent written agreement for receiving notices; or

(2) A copy of a written and dated letter, with the required information set forth above, and either: (i) a dated certification from the USPS of delivery of the letter to an address for the renter that is provided for as a contact method in that renter's written rental agreement, or (ii) a time-stamped photograph of the letter clearly posted on the front door of the rental unit subject to the increase in rent.

(3) A copy of a written rental agreement which provides that a specified increase in rent will occur at a specified time or upon a specified condition.

(e) Violations of this section shall be punishable by a fine of \$300 for a first offense and \$500 for any subsequent offenses.

(f) This section does not create any private causes of action and may only be enforced as set forth herein. This section only applies to rental agreements entered into after the date this section becomes effective. This section does not apply to rental agreements for a term of less than one month or to a change in the amount of rent occurring between when a rental agreement is terminated and a subsequent rental agreement for the same rental unit is entered into.

SECTION THREE. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.

SECTION FOUR. 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 FIVE. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective on January 1, 2023. 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)
00639880

The following page(s) contain the backup material for Agenda Item: Private initiated application for a 14.52-acre site formerly known as the Coquina Key Plaza located at 4350 6th Street South and 575 45th Avenue South requesting an amendment to the Official Zoning Map and approval of an associated Development Agreement. (City File: ZM-12) (Quasi-judicial)
Please scroll down to view the backup material.



J-6

ST. PETERSBURG CITY COUNCIL

Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair, and Members of City Council

SUBJECT: Private-initiated application for a 14.52-acre site formerly known as the Coquina Key Plaza located at 4350 6th Street South and 575 45th Avenue South, requesting an amendment to the Official Zoning Map and approval of an associated Development Agreement. (City File: ZM-12)

Ordinance 782-Z, amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of property located at 4350 6th Street South and 575 45th Avenue South from Corridor Commercial Suburban-1 (CCS-1) to Corridor Commercial Traditional-1 (CCT-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.

Ordinance 514-H, approving a Development Agreement for property located at 4350 6th Street South and 575 45th Avenue South; recognizing that the subject agreement is by and between SWD Coquina Key, LLC., a Delaware Limited Liability Company (Developer), and City of St. Petersburg, Florida, A Florida Municipal Corporation; authorizing the Mayor or his designee to execute the Agreement; and providing an effective date.

BACKGROUND:

The purpose of the proposed amendment, as stated by the applicant, is to allow for mixed use redevelopment of multi-family and commercial uses with an associated Development Agreement that is comprised of the following:

- not more than 32 dwelling units per acre or a maximum total of 465 dwelling units, which includes the allowed workforce housing density bonus of eight dwelling units per acre;
- a combined maximum intensity of 1.20 FAR, which includes the maximum allowed workforce intensity bonus of 0.2 FAR;
- a minimum of 20,000 square feet of commercial retail, which is required to be built concurrently with or prior to the multifamily housing;
- the owner shall use commercially reasonable efforts to include a source of fresh food within the commercial retail shopping center; however, such efforts shall not obligate the owner to relocate or otherwise displace any existing tenant or occupant;
- all sites greater than 5 acres in size may follow the Large Tract Planned Development option (Section 16.30.090), which allows for heights up to 150 feet, however, the agreement limits building height to 77 feet to accommodate 7 stories; and
- prior to the issuance of a building permit for the multifamily building, the developer shall enter into a workforce housing density bonus agreement, providing that a minimum of 20% of the multifamily residential units meet the requirements of the workforce housing units.

A detailed report and the application are provided in the attached CPPC Staff Report.

RECOMMENDATION:

Administration: City staff recommends APPROVAL of the amendment and APPROVAL of the associated Development Agreement.

Community Planning & Preservation Commission (CPPC): On Aug 9, 2022, the CPPC conducted a public hearing for this request and voted 4 to 1 making a finding of consistency with the Comprehensive Plan and recommending to City Council APPROVAL of the proposed amendment to the Official Zoning Map and APPROVAL of the associated Development Agreement.

Public Input: To date, staff has received the attached 82 emails and three phone calls that state opposition to the proposed rezoning including concerns of density, potential building height, preservation of suburban character, and the loss of the grocery store contributing to a food desert in the southeast section of the city. Seven emails have been received in support of the rezoning stating the need for affordable housing and redevelopment of the site.

Previous City Council Action: On September 8, 2022, City Council conducted the first reading and first public hearing and voted unanimously to set the second reading and second public hearing for September 29, 2022.

The City Council discussion focused on several key points, including proposed language within the Development Agreement regarding obligations of the Owner to use, "...commercially reasonable efforts to include a source of fresh food within the commercial retail shopping center." Several City Council Members expressed concerns regarding a lack of specificity in this proposed language and requested additional changes. City Staff and Administration will continue to work with the Owner regarding this proposed language; any related text amendments to the Development Agreement will need to follow in a subsequent Adds/Deletes.

Several City Council Members also requested additional information from the Owner regarding their efforts to solicit a major grocer and retailer selling fresh foods. Any materials prepared by the Owner in response to this request, will be included in a subsequent Adds/Deletes.

Recommended City Council Action:

- 1) CONDUCT the second reading and second public hearing of the attached proposed ordinances; AND
- 2) APPROVE the proposed ordinances.

Attachments: Zoning Amendment Ordinance, Development Agreement Ordinance, CPPC staff report, and CPPC minutes.

ORDINANCE NO. 782-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF PROPERTY LOCATED AT 4350 6th STREET SOUTH AND 575 45th AVENUE SOUTH FROM CORRIDOR COMMERCIAL SUBURBAN-1 (CCS-1) TO CORRIDOR COMMERCIAL TRADITIONAL-1 (CCT-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. The Official Zoning Map of the City of St. Petersburg is amended by placing the hereinafter described property in a Zoning District as follows:

Property

The following two parcels currently designated as Corridor Commercial Suburban-1 (CCS-1), and as shown on "Attachment A":

PART OF NW 1/4 OF SEC 06-32-17 DESC FROM NW COR OF TRACT A, SOUTH SIDE SHOPPING CENTER TH N00D13'09"W 261.75FT FOR POB TH N00D13'09"W 425.24FT TH CUR RT RAD 40FT ARC 62.89FT CB N44D49'11"W 56.61FT TH N89D51'30"E 630.41FT TH CUR RT RAD 40FT ARC 62.93FT CB S45D04'15"E 56.64FT TH S 821.77FT TH CUR RT RAD 40FT ARC 62.73FT CB S44D55'34"W 56.49FT TH S89D51'W 331.3FT TH N00D01'06"E 360.18FT TH N30D32'44"W 58.27FT TH N61D49'05"W 53.43FT TH N89D58'54"W 260.99FT TO POB CONT 11.31AC

And

SOUTH SIDE SHOPPING CENTER TRACT A TOGETHER WITH PART OF SE 1/4 OF NW 1/4 OF SEC 06-32-17 DESC BEG NW COR OF SD TRACT A TH N00D13'09"W 261.75FT TH S89D58'54"E 260.99FT TH S61D49'05"E 53.43FT TH S30D32'44"E 58.27FT TH S00D01'06"W 360.18FT TH S89D51'W 161.1FT TH N00D09'W 175.03FT TH S89D46'51"W 175.03FT TO POB

Parcel ID Numbers:

06-32-17-00000-240-0100 and 06-32-17-84510-000-0010

District

From: Corridor Commercial Suburban-1 (CCS-1)

To: Corridor Commercial Traditional-1 (CCT-1)

SECTION 2. All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

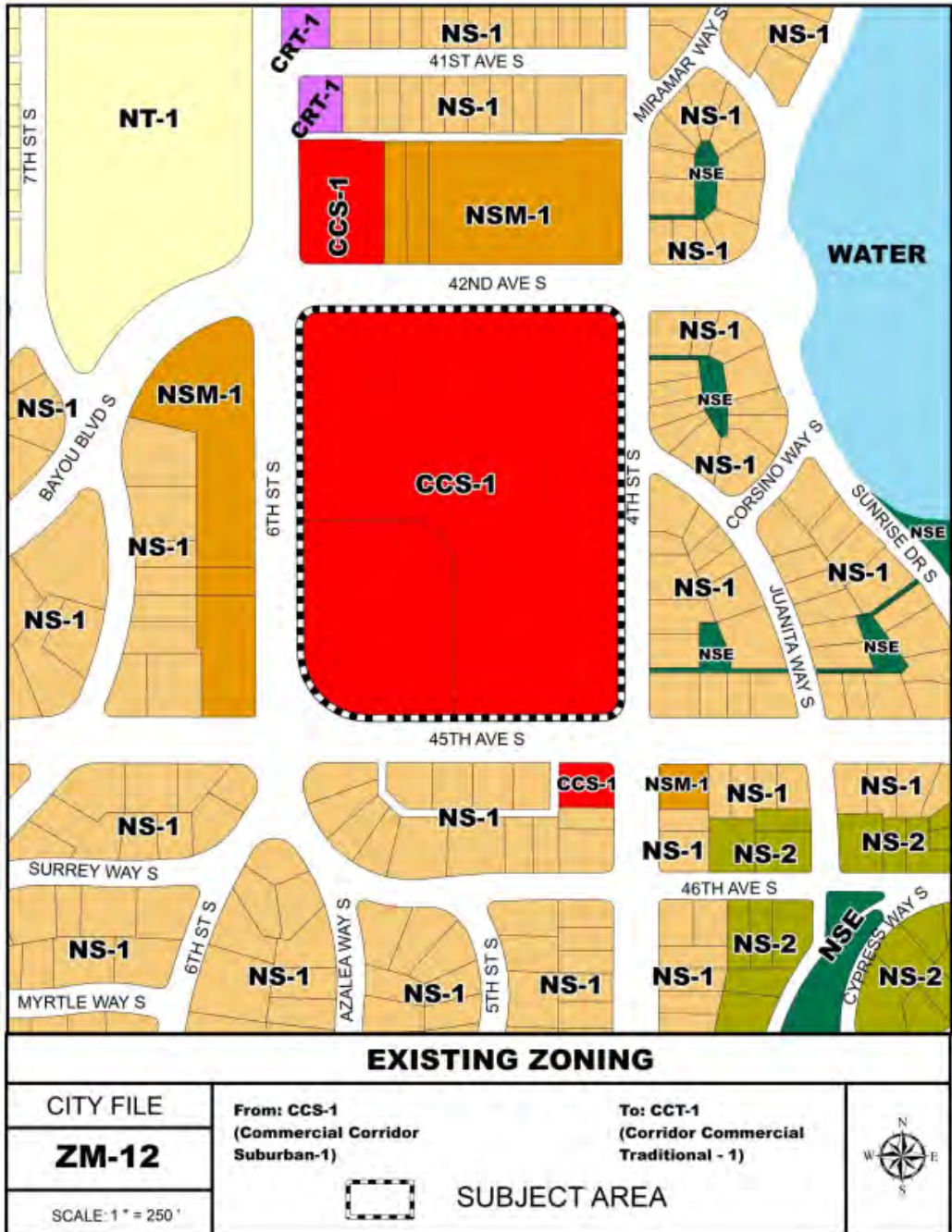
SECTION 3. This ordinance shall become effective upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:

ZM-12 (Zoning)

/s/ Elizabeth Abernethy 08/22/2022
PLANNING & DEVELOPMENT SERVICES DEPARTMENT DATE

/s/ Michael J. Dema 8/19/2022
ASSISTANT CITY ATTORNEY DATE



ORDINANCE NO. 514-H

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT 4350 6th STREET SOUTH AND 575 45th AVENUE SOUTH; RECOGNIZING THAT THE SUBJECT AGREEMENT IS BY AND BETWEEN SWD COQUINA KEY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (DEVELOPER), AND CITY OF ST. PETERSBURG, FLORIDA, A FLORIDA MUNICIPAL CORPORATION; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. A Development Agreement associated with approximately 14.52 acres of land located at 4350 6th Street South and 575 45th Avenue South, more particularly described as follows:

Property

Legal Description:

PART OF NW 1/4 OF SEC 06-32-17 DESC FROM NW COR OF TRACT A, SOUTH SIDE SHOPPING CENTER TH N00D13'09"W 261.75FT FOR POB TH N00D13'09"W 425.24FT TH CUR RT RAD 40FT ARC 62.89FT CB N44D49'11"W 56.61FT TH N89D51'30"E 630.41FT TH CUR RT RAD 40FT ARC 62.93FT CB S45D04'15"E 56.64FT TH S 821.77FT TH CUR RT RAD 40FT ARC 62.73FT CB S44D55'34"W 56.49FT TH S89D51'W 331.3FT TH N00D01'06"E 360.18FT TH N30D32'44"W 58.27FT TH N61D49'05"W 53.43FT TH N89D58'54"W 260.99FT TO POB CONT 11.31AC

And

SOUTH SIDE SHOPPING CENTER TRACT A TOGETHER WITH PART OF SE 1/4 OF NW 1/4 OF SEC 06-32-17 DESC BEG NW COR OF SD TRACT A TH N00D13'09"W 261.75FT TH S89D58'54"E 260.99FT TH S61D49'05"E 53.43FT TH S30D32'44"E 58.27FT TH S00D01'06"W 360.18FT TH S89D51'W 161.1FT TH N00D09'W 175.03FT TH S89D46'51"W 175.03FT TO POB

Parcel ID Numbers:

06-32-17-00000-240-0100 and 06-32-17-84510-000-0010 and

is hereby approved and adopted, in accordance with the Florida Local Government Development Agreement Act, §§ 163.3221, et seq., Fla. Stat.

SECTION 2. The subject Development Agreement is by and between SWD Coquina Key LLC, a Delaware limited liability company (developer) and the City of St. Petersburg, Florida, a Florida municipal corporation.

SECTION 3. The Mayor, or his designee, is authorized to execute the Development Agreement on behalf of the City.

SECTION 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after 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:

<u><i>/s/ Elizabeth Abernethy</i></u>	08-22-2022
PLANNING & DEVELOPMENT SERVICE DEPARTMENT	DATE

<u><i>/s/:Michael J. Dema</i></u>	8/19/2022
ASSISTANT CITY ATTORNEY	DATE



AERIAL

CITY FILE	 SUBJECT AREA	
ZM-12		
SCALE: 1" = 250'		

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (hereinafter the "Agreement") is made and entered into this ____ day of _____ 2022, by and between **SWD COQUINA KEY LLC**, a Delaware limited liability Company, whose mailing address is 360 Central Avenue, Suite 1130, St. Petersburg, FL 33701 (hereinafter "Owner") and the **CITY OF ST. PETERSBURG, FLORIDA**, a Florida municipal corporation, whose mailing address is P.O. Box 2842, St. Petersburg, Florida 33731 (hereinafter the "City") (collectively hereinafter "the Parties").

WITNESSETH:

WHEREAS, Owner is the fee simple title owner of approximately 14.541 acres of land located at 4350 6th Street South, St. Petersburg, Florida 33705 and 575 45th Avenue South, St. Petersburg, Florida 33705, within the boundaries of the City, the legal description of which is attached hereto as Exhibit "A" (hereinafter the "Property"); and

WHEREAS, Owner desires to develop the Property in conformance with the City's Neighborhood Corridor Commercial Traditional (CCT-1) zoning district and Planned Redevelopment - Mixed Use (PR-MU) future land use designation (the "Zoning Designation Amendment"); and

WHEREAS, the Property is currently designated as Planned Redevelopment - Mixed Use (PR-MU) future land use in the City's Comprehensive Plan; and

WHEREAS, Owner has filed a rezoning application with the City to change the zoning of the Property from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1), such application having City File No. ZM-12; and

WHEREAS, Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property in accordance with Sections 163.3220-163.3243, Florida Statutes, the Florida Local Government Development Agreement Act (hereinafter the "Act"); and

WHEREAS, in accordance with the Act and Section 16.05 of the City's LDRs, the City is duly authorized to enter this Agreement; and

WHEREAS, the Owner acknowledges that the requirements and conditions of this Agreement result from the impacts of the Project on the City's stated planning goals related to employment and affordable housing, are reasonably attributable to the development of the Project, are based upon comparable requirements and commitments that the City or other agencies of government would reasonably expect to require a developer to expend or provide, and are consistent with sound and generally accepted land use planning and development practices and principles; and

WHEREAS, the first properly noticed public hearing on this Agreement was held by the Community Planning and Preservation Commission on August 9, 2022; and

WHEREAS, the first properly noticed reading of the City Ordinance, Ord. # (fill in) approving this Agreement was held by the City Council on **TBD**; and

WHEREAS, the second properly noticed reading of and public hearing of the City Ordinance approving this Agreement was held by the City Council on **TBD**; and

WHEREAS, the Owner desires to develop the Property in accordance with the conditions and limitations set forth in this Agreement.

DEFINITIONS

The terms defined in this 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 Owner, Developer, or the City.

“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 LDRs” means the City of St. Petersburg Land Development Regulations, as most recently amended prior to the date hereof.

“Development” means all improvements to real property, 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 real property.

“Development Permit” includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

“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 Agreement.

“FAR” means floor area ratio, as that term is defined in the City’s LDRs.

“Florida Statutes” means all references herein to "Florida Statutes" are to Florida Statutes (2020), as amended from time to time.

“Governmental Authority” means the City, the County or any other governmental entity having regulatory authority over the Project and that issues a Development Permit for the Project to be constructed and opened for business.

“Project” means the proposed development to be located on the Property as contemplated by this Agreement.

“Property” means the real property more particularly described in the legal description in Exhibit “A”.

“Zoning Designation Amendment” means the change of the City’s zoning designation of the Property from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1).

AGREEMENT

NOW, THEREFORE, in consideration of the terms, conditions, covenants and mutual promises hereinafter set forth, the Parties agree as follows:

1. **Recitals, Definitions, and Exhibits.** The foregoing recitations are true and correct and are hereby incorporated herein by reference. The foregoing Definitions are hereby incorporated herein by reference. All exhibits to this Agreement are essential to this Agreement and are hereby deemed a part hereof.

2. **Intent.** It is the intent of the Parties 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. Recording and Effective Date. After the Agreement has been executed by the Parties, and after the date the Zoning Designation Amendment become effective, the City shall record the Agreement in the Public Records of Pinellas County, Florida, at the Developer's expense and shall forward a copy of the recorded Agreement to the Florida Department of Economic Opportunity ("DEO"). Thirty (30) days after receipt of the recorded Agreement by the DEO, this Agreement shall become effective (the "Effective Date").

4. Duration. The initial term of this Agreement shall be for fifteen (15) years from the Effective Date. Owner agrees that this Agreement may be extended by the City at the end of the initial term for an additional five (5) year renewal term, subject to all necessary requirements in accordance with the Florida Statutes and the City's then-existing LDRs.

5. Permitted Development Uses and Building Intensities.

(a) Permitted Development Uses. The Property is currently designated Corridor Commercial Suburban (CCS-1) zoning on the City's zoning map and Planned Redevelopment- Mixed Use (PR-MU) future land use in the City's Comprehensive Plan. Owner has applied to the City to rezone the Property from CCS-1 to Corridor Commercial Traditional (CCT-1). The Property's future land use designation will remain PR-MU. Conditional upon such rezoning application being adopted, the Property may be used for the purposes permitted in the applicable zoning districts subject to the additional limitations and conditions set forth in this Agreement.

(b) Maximum Density, Intensity, and Height of Proposed Uses. For the purposes of this Development Agreement, maximum density, intensity, and 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. A workforce housing density bonus of eight (8) units per acre is also allowable, subject to the City's Workforce Housing Ordinance. In accordance with the CCT-1 zoning designation, building height is limited to forty-two (42) feet; however, additional building height can be achieved pursuant to the Large Tract Planned Development regulations, set forth in the City's LDRs, but shall not exceed seventy-seven (77) feet.

(c) Limitations and Conditions on Use. The development uses proposed on the Property and their approximate sizes include a 20,000 square feet (minimum) commercial retail shopping center, multi-family buildings comprised of not more than 465 residential dwelling units with a minimum of 20% of the units being workforce housing; the combined intensity shall not exceed 1.20 FAR and the residential density shall not exceed 32 units per acre. Owner agrees that the following limitations and conditions shall apply to any site plan approved for the Property:

(1) Owner shall construct the commercial retail shopping center prior to or concurrently with the multi-family buildings and shall obtain the Certificate of Completion (CC) for the shell of the commercial retail shopping center prior to or concurrently with the issuance of the Certificate of Occupancy (CO) for the first multi-family building.

(2) Prior to the issuance of a building permit for any multi-family building, Developer shall enter into a workforce housing bonus density agreement, providing that a minimum of 20% of the multi-family residential units meet all the requirements as workforce housing units, in accordance with City Code Chapter 17.5.

(3) Owner shall use commercially reasonable efforts to include a source of fresh food within the commercial retail shopping center; however, such efforts shall not obligate the Owner to relocate or otherwise displace any existing tenant or occupant.

6. Public Facilities; Traffic Concurrency. The Property has frontage on 6th Street South, which is designated a secondary multimodal corridor on the Countywide Land Use Strategy Map and a future major street on the Future Major Streets Map (Map 20 of the City's Comprehensive Plan). The Property is currently served by high frequency public transit service (PSTA Route 4, 15-minute headway). This segment of 6th Street South is recognized in the Advantage Pinellas Plan (a/k/a 2045 Long Range Transportation Plan) as an investment corridor "to better support transit and connecting people to jobs, training opportunities and access to a variety of housing options that are affordable..." and "are considered priorities as they support strategic future investments for housing, economic

development and transportation through redevelopment, infrastructure and land assembly.” The proposed rezoning furthers a land use pattern contributing to minimizing travel requirements and anticipates and supports increased usage of mass transit systems (Policy LU19.3 of the City’s Comprehensive Plan).

(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-dependent rather than based on the provision and use of public facilities and is not directly provided by the City. The design and construction of the proposed stormwater facilities on the Project site shall be in compliance with the requirements of the City of St. Petersburg City Code and the Southwest Florida Water Management District, shall meet concurrency requirements for stormwater, and shall 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 determination of adequacy of public facilities, including transportation facilities, to serve the proposed development shall be made in accordance with the City’s Concurrency requirements in existence as of the date of this Agreement.

(j) Utility Improvements: Utility improvements necessary to provide service to a structure shall be constructed by Developer at Developer’s expense prior to issuance of certificates of occupancy for the structure.

7. Reservation or Dedication of Land. Owner and Developer shall not be required to reserve or dedicate land within the Property for municipal purposes other than: (a) public utility easements for utilities servicing the Property; (b) as applicable for roadways and other transportation facilities; and (c) subject to reasonable reservation and dedications during site plan review and approval.

8. Local Development Permits. The following local development approvals will be required to develop the Property for uses permitted in the CCT-1 zoning districts:

- (a) Site plan approval;

- (b) Final site plan approval;
- (b) Water, sewer, paving and drainage permits (including applicable permits issued by the South Florida Water Management District);
- (c) Building permits;
- (d) Certificates of Occupancy;
- (e) Certificates of Concurrence;
- (f) Any other development permits that may be required by City ordinances and regulations; and
- (g) Such other City, County, State or Federal permits as may be required by law.

9. Consistency with Comprehensive Plan. Conditional upon such rezoning and land use plan amendments being adopted as contemplated in Paragraph 5.(a) of this Agreement, Development of the Property for the uses allowed in the CCT-1 zoning district must be consistent with the City's Comprehensive Plan.

10. Necessity of Complying with Local Regulations Relative to Permits. The Parties agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction shall not relieve Owner of the necessity of complying with regulations governing said permitting requirements, conditions, fees, terms or restrictions.

11. Binding Effect. The obligations imposed pursuant to this Agreement upon the Parties and upon the Property shall run with and bind the Property as covenants running with the Property. This Agreement shall be binding upon and enforceable by and against the Parties hereto, their personal representatives, heirs, successors, grantees and assigns. Notwithstanding the foregoing, the rights and obligations under this Agreement of the Owner of the Property shall pass to any third-party purchaser of the Property and upon the closing of such purchase of the Property from such Owner, and the Owner of the Property shall be relieved of any further obligations under this Agreement upon such third party's acquisition of title to the Property.

12. Preliminary Concurrence and Comprehensive Plan Findings. The City has preliminarily determined that the concurrence requirements of Sections 16.03.050 and 16.03.060 of the City's LDRs and the City's Comprehensive Plan will be met for the Project, further subject to any approvals set forth in Paragraph 8 of this Agreement. The City has preliminarily found that the Project and this Agreement are consistent with and further the goals, objectives, policies and action strategies of the City's Comprehensive Plan and with the City's LDRs, further subject to any approvals set forth in Paragraph 8 of this Agreement. Nothing herein shall be construed by any Party as an approval, express or implied, for any action set forth in Paragraph 8 of this Agreement.

13. Disclaimer of Joint Venture. The Parties represent that by the execution of this Agreement it is not the intent of the Parties that this Agreement be construed or deemed to represent a joint venture or common undertaking between any Parties, or between any Party and any third party. While engaged in carrying out and complying with the terms of this Agreement, Owner is an independent principal and not a contractor for or officer, agent, or employee of the City. Owner shall not at any time or in any manner represent that it or any of its agents or employees are employees of the City.

14. Amendments. The Parties acknowledge that this Agreement may be amended by mutual consent of the Parties subsequent to execution in accordance with Section 163.3237, Florida Statutes and Section 16.05 of the City's LDRs. All amendments to this Agreement shall be ineffective unless reduced to writing and executed by the Parties in accordance with the City's LDRs.

15. Notices. All notices, demands, requests for approvals or other communications given by any 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:

- (a) **To the Owner:**
 SWD Coquina Key LLC
 Attn: Sam Palmer
 360 Central Avenue
 Suite 1130

St. Petersburg, FL 33701

With a copy to:

SWD Coquina Key LLC
Attn: Pamela Linden, Esq.
360 Central Avenue
Suite 1130
St. Petersburg, FL 33701

(b) **To the City:**

City of St. Petersburg
Attn: Derek Kilborn, Manager
Urban Planning, Design and Historic Preservation Division
City of St. Petersburg Planning and Development Services Dept
One 4th Street North
St. Petersburg, FL 33701

With a copy to:

City Attorney's Office, City of St. Petersburg
Attn: Michael Dema, Managing Assistant City Attorney – Land Use & Environmental Matters
Municipal Services Center
One 4th Street North
St. Petersburg, FL 33701

16. 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.

17. Default. In the event any Party is in default of any provision hereof, any 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.

18. Non-Action on Failure to Observe Provisions of this Agreement. The failure of any Party to promptly or continually insist upon strict performance of any term, covenant, condition or provision of this 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 Party may have, and shall not be deemed a waiver of a subsequent default or nonperformance of such term, covenant, condition or provision.

19. Applicable Law and Venue. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. Venue for any proceeding arising under this Agreement shall be in the Sixth Judicial Circuit, in and for Pinellas County, Florida, for State actions and in the United States District Court for the Middle District of Florida for federal actions, to the exclusion of any other venue.

20. Construction. This Agreement has been negotiated by the Parties, and the Agreement, including, without limitation, the Exhibits, shall not be deemed to have been prepared by any Party, but by all equally.

21. Entire Agreement.

(a) This 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, understandings, representations, correspondence and statements whether written or oral. With the exception of conditions that may be imposed by the City in approving any Development Permit, no Party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement, and this Agreement may not be amended or modified except by written instrument signed by the Parties hereto, in accordance with this Agreement, Florida Statutes Section 163.3237, and Section 16.05 of the City's LDRs.

(b) Any provisions of this Agreement shall be read and applied in pari materia with all other provisions hereof.

22. Holidays. It is hereby agreed and declared that whenever a notice or performance under the terms of this 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.

23. Certification. The Parties 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 Agreement has not been modified and is in full force and effect (or if there have been modifications that this 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 any other Party is then in default hereof (or if another 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 Agreement.

24. Termination. This Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

(a) The expiration of fifteen (15) years from the Effective Date of this Agreement, as defined herein, unless the City extends the initial term for an additional five (5) year renewal term pursuant to the terms of this Agreement and subject to all necessary requirements in accordance with the Florida Statutes and the City's then-existing LDRs; or;

(b) The revocation of this Agreement by the City Council in accordance with Section 163.3235, Florida Statutes and Section 16.05 of the City's LDRs; or

(c) The execution of a written agreement by all Parties, or by their successors in interest, providing for the cancellation and termination of this Agreement.

25. Deadline for Execution. The Owner shall execute this Agreement prior to the date on which the City Council considers this Agreement for final approval.

26. 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 Agreement.

27. Approvals.

(a) For the purposes of this Agreement any required written permission, consent, approval or agreement ("Approval") by the City means the Approval of the Mayor or his designee unless otherwise set forth herein and such approval shall be in addition to any and all permits and other licenses required by law or this Agreement.

(b) For the 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 designee, unless otherwise set forth herein.

28. 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.

29. 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.

30. Failure of Development to Occur as Proposed. If development of the Property does not occur as proposed under this Agreement, both the City and the property owner have the right to initiate the process to change the land use and zoning designations of the Property to the designations that existed at the time of execution of this Agreement.

31. Cancellation. This Agreement shall become null and void as to any portion of the Property if any of the following occur: (1) the Owner fails to obtain the rezoning or Comprehensive Plan Amendment as more fully set forth above; (2) the Future Land Use designation of the Residential Property or any portion thereof changes to any designation other than PR-MU; (3) the zoning of the Property or any portion thereof changes to any designation other than CCS-1.

32. Third Party Beneficiaries. The rights and obligations of the Parties set forth in this Agreement are personal to the Parties, and no third parties are entitled to rely on or have an interest in any such rights and obligations.

[signatures on next page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

**CITY
CITY OF ST. PETERSBURG, FLORIDA**

ATTEST:

CITY CLERK

By: _____

As Its: _____

_____ day of _____, 2022

Approved as to form and content

By Office of City Attorney

OWNER
SWD COQUINA KEY LLC, a Delaware Limited Liability
Company,
360 Central Avenue, Suite 1130
St. Petersburg, FL 33701

WITNESSES:

Sign _____

By: _____

Print _____

Print _____

Sign _____

Title _____

Print _____

Date _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this ____ day of _____, 2022, by _____, as an Authorized Signatory of SWD Coquina Key LLC, a Delaware Limited Liability Company, on behalf of the company, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC:

Sign _____

Print _____

State of Florida at Large

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCELS 1 AND 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 89°51'30" WEST, 810.75 FEET; THENCE SOUTH 0°13'09" EAST, 1001.05 FEET; THENCE NORTH 89°51' EAST, 806.92 FEET; THENCE NORTH 1000.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE NORTH 50 FEET THEREOF; ALSO LESS AND EXCEPTING THE SOUTH 50 FEET THEREOF; ALSO LESS AND EXCEPTING THE EAST 30 FEET THEREOF; ALSO LESS AND EXCEPTING THE WEST 70 FEET THEREOF;

ALSO LESS AND EXCEPTING BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID 1/4 SECTION, 90 FEET, THENCE WEST 30 FEET TO THE POINT OF BEGINNING; THENCE ON THE CURVE TO THE LEFT RADIUS 40 FEET; RUN TO A POINT 70 FEET WEST OF THE EAST BOUNDARY OF SAID 1/4 SECTION AND 50 FEET SOUTH OF THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST; THENCE 40 FEET EAST; THENCE 40 FEET SOUTH TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST; THENCE SOUTH 89°51'30" WEST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, 700.75 FEET; THENCE SOUTH 50 FEET TO A POINT OF BEGINNING; THENCE ON A CURVE TO THE LEFT, RADIUS 40 FEET, RUN TO A POINT 740.75 FEET WEST OF THE EAST BOUNDARY OF SAID 1/4 SECTION AND 90 FEET SOUTH OF THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, THENCE NORTH 40 FEET; THENCE EAST 40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID 1/4 SECTION 950.69 FEET; THENCE WEST 70 FEET TO A POINT OF BEGINNING; THENCE ON A CURVE TO THE LEFT, RADIUS 40 FEET, RUN TO A POINT 30 FEET WEST OF THE EAST BOUNDARY OF SAID 1/4 SECTION AND 910.69 FEET SOUTH OF THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, THENCE SOUTH 40 FEET; THENCE WEST 40 FEET TO THE POINT OF BEGINNING.



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 Tuesday, August 9, 2022
at 2:00 p.m. in City Council Chambers, City Hall
175 5th St North, St. Petersburg, FL 33701.

According to Planning and Development Services records, Commissioner Manitia Moultrie has direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

City File: ZM-12

Coquina Key Plaza: 4350 6th St South and 575 45th Ave South

This is a private-initiated application requesting 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 following proposed amendment to the Official Zoning Map from Commercial Corridor Suburban (CCS-1) to Corridor Commercial Traditional - 1 (CCT-1) for a 14.52-acre site located at 4350 6th Street South, which is the current site of the Coquina Key Plaza shopping mall, and **APPROVAL** of the associated Development Agreement.

Photo 1: Subject Property; Photo Source: Google Earth



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REQUEST

The applicant is requesting an amendment to the Official Zoning Map from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional - 1 (CCT-1) for a 14.5-acre site consisting of two separate parcels located at 4350 6th Street South and 575 45th Avenue South. The purpose of the proposed amendments, as stated by the applicant, is to allow for mixed use redevelopment of the site consisting of multifamily residential with workforce housing and commercial uses that are compatible with the traditional neighborhood design standards.

In addition to the proposed amendment to the Official Zoning Map, a Development Agreement (DA) is included to provide assurances relating to future development plans on the subject property and mitigate concerns related to the general loss of commercial retail uses that have historically been on site. Development under the requested CCT-1 zoning district shall be regulated by the CCT-1 regulations and the associated DA. A copy of the DA is included as an attachment, which is comprised of the following:

- Not more than 32 dwelling units per acre or a maximum total of 465 dwelling units, which includes the allowed workforce housing density bonus of eight dwelling units per acre;

- A combined maximum intensity of 1.20 FAR, which includes the maximum allowed workforce intensity bonus of 0.2 FAR;
- A minimum of 20,000 square feet of commercial retail, which is required to be built concurrently with or prior to the multifamily housing;
- A requirement that the owner shall use commercially reasonable efforts to include a source of fresh food within the commercial retail shopping center; however, such efforts shall not obligate the owner to relocate or otherwise displace any existing tenant or occupant;
- Building height is limited to 77 feet to accommodate seven (7) stories, which can be achieved pursuant to the Large Tract Planned Development regulations; and
- Prior to the issuance of a building permit for the multifamily building, the developer shall enter into a workforce housing density bonus agreement, providing that a minimum of 20% of the total multifamily residential units proposed meet the requirements of the workforce housing units.

As stated above, the DA requires a minimum of 20% of the total multifamily dwelling units be dedicated to the City’s Workforce Housing Density Bonus Program. However, in order to achieve the proposed buildout number of 465 dwelling units, 25% of the total units or eight (8) units per acre will be required to meet the workforce housing density bonus program.

Approximately 0.41 acres of the northeasterly corner boundary of the site is located within the Coastal High Hazard Area (CHHA). The proposed rezoning amendment is not associated with a request to amend the Future Land Use Map and therefore does not trigger Policy LU7.1 that speaks to the required balancing review criteria for property requesting an increase in density in the CHHA through a Future Land Use Map amendment. The location of this low-lying area is conducive for use as part of the required onsite stormwater retention.

SITE DESCRIPTION

Street Address:	4350 6 th Street South and 575 45 th Avenue South
Parcel ID No.:	06-32-17-00000-240-0100 and 06-32-17-84510-000-0010
Acreage:	14.525 acres
Future Land Use:	Planned Redevelopment – Mixed Use (PR-MU)
Zoning:	From Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional - 1 (CCT-1)
Countywide Plan Map:	Multimodal Corridor (MMC)
Existing Use:	Coquina Key Plaza shopping mall
Surrounding Uses:	North: Dollar General retail store, single and multifamily housing (one-story) and a former assisted living facility now vacant (three-story) West: Multifamily housing (two-story), a church and Lakewood Elementary School South: Single-family housing (one-story) and vacant commercial (one-story, 1,750 square feet) East: Single-family housing (one and two-story)
Neighborhood Association:	The subject site is not located within a neighborhood association; however, it is within 200 feet of Bayou Highlands and Lakewood Terrace neighborhood associations.

BACKGROUND

The 14.5-acre subject property consists of two (2) parcels located at the northeast intersection of 6th Street South and 45th Avenue South and is the current site of the Coquina Key Plaza shopping mall, originally built in 1957. Current and recent tenants of the shopping mall are a house of worship, Amvets, various retail, restaurants, liquor store, laundromat, fitness center, grocery store, and a drug store all of which are supported by over 9.5 acres of paved asphalt offering approximately 613 marked parking spaces. Adjacent to the north, on the north side of 42nd Avenue South, is a Dollar General retail store, a one-story single-family home, a four-unit single story multifamily building, and the former site of the Rehabilitation Center of St. Pete, which is a vacant assisted living facility (ALF) consisting of over 55,000 square feet within six (6) two (2) and three (3)-story buildings on a 2.6-acre site. To the northwest is Lakewood Elementary school and directly west is a church with facilities on a 2-acre site followed by the two-story Southsider multifamily apartments. To the south are one-story single-family homes in the Bayou Highlands neighborhood association, vacant commercial (restaurant) and to the southeast is a ten-unit two-story multifamily building. To the east are one and two-story single-family homes with accessory dwelling units not within a neighborhood association.

The current zoning of Corridor Commercial Suburban (CCS-1) has been in place since September of 2007 following the implementation of the City's Vision 2020 Plan and the Citywide rezoning and update of the Land Development Regulations. The abutting property to the north, which is the current site of a Dollar General Store is also currently zoned CCS-1 but was rezoned in 2017 from Corridor Commercial Traditional – 1 (CCT-1). Directly east of the Dollar General Store is Neighborhood Suburban Multifamily -1 (NSM-1). The two parcels further to the north that are fronting 6th Street South also have a traditional zoning of Corridor Residential Traditional – 1 (CRT-1). The majority of the Lakewood Terrace neighborhood association located to the northeast is also traditionally zoned with Neighborhood Traditional – 1 (NT-1). The single-family neighborhoods to the north, south and east are zoned Neighborhood Suburban -1 (NS-1), however the single-family homes to the north past the vacant ALF are smaller platted lots with alley access reflecting a more traditional rather than suburban character of development.

A small portion of the property is located in an Archeological Sensitivity Zone. A sensitivity zone means a geographical area which has or may reasonably be expected to yield information on local history or prehistory based upon broad prehistoric or historic settlement patterns and existing archeological knowledge as identified on the Archeological Sensitivity Zones Maps (sensitivity level 1, 2 and 3) within the Archeological Resources Management Plan, as amended. The subject site is of a sensitivity level 3, which means that the site was previously evaluated and determined to not be significant, and no further work is required. If human skeletal remains are found, the property owner or applicant for any permit or certificate must notify the city and comply with relevant state laws (currently F.S. 872.05 that pertains to unmarked human burials).

CONSISTENCY AND COMPATIBILITY

The primary criteria associated with this private application are consistency and compatibility of the requested designation with the established surrounding land use and zoning patterns and the provision of adequate public services and facilities.

The Future Land Use designation of the subject property is Planned Redevelopment – Mixed Use (PR-MU). The purpose of the PR-MU land use designation is to allow mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre. The Missing Middle Housing bonus of 30 dwelling units per acre is also permitted in PR-MU, when located outside of the Coastal High Hazard Area and abutting a major street. The PR-MU land use designation is compatible with both the existing and proposed zoning designations, therefore no land use amendment is required, and the PR-MU designation will remain.

The existing zoning district of the subject property is Corridor Commercial Suburban – 1 (CCS-1), which is a mixed-use zoning district. The purpose of the CCS-1 zoning district is to improve the appearance of restaurants, “big box” retailers, drug stores and apartment buildings; accommodate both vehicles and pedestrians; improve

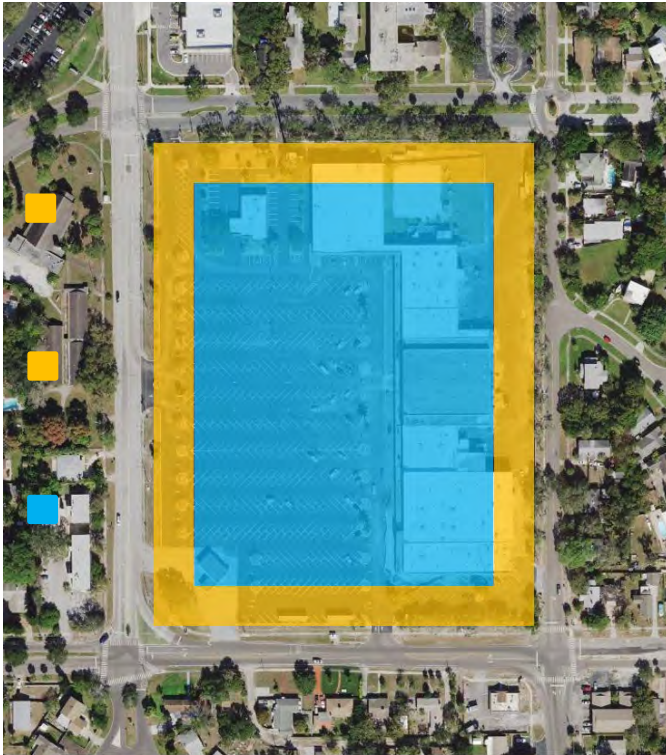
connections between the individual developments and compatibility with surrounding neighborhoods; and minimize automobile dependency. The corridor features building setbacks, improved landscaping, internal pedestrian amenities, cross-access among developments, and other standards to minimize visual and traffic impacts. The CCS-1 zoning district allows for 0.55 of nonresidential FAR and a residential density of 15 dwelling units per acre with a work force housing density bonus of up to eight dwelling units and 0.2 FAR per acre with a maximum building height of 48 feet except as may be allowed under the Large Tract Planned Development process per Section 16.30.090 of the Land Development Regulations (LDRs). However, for lots equal to or greater than five acres such as the subject property, the residential component shall not exceed 40% percent of the total FAR without special exception approval from the Development Review Commission.

The proposed zoning district of Corridor Commercial Traditional – 1 (CCT-1) is also a mixed-use zoning district that is intended to protect the traditional commercial character of the corridors while permitting rehabilitation, improvement and redevelopment in a manner that encourages walkable streetscapes. The regulations include urban design guidelines, including zero setbacks, building design (e.g., requiring windows and entryways at ground level), cross-access, and other standards, to reflect and reinforce the unique character within each of the districts. The CCT-1 zoning district allows for 1.0 of nonresidential FAR and a residential density of 24 dwelling units per acre with a workforce housing density bonus of up to eight dwelling units and 0.2 FAR with a maximum building height of 42 feet, except as may be allowed under the Large Tract Planned Development process per Section 16.30.090 of the LDRs. Unlike CCS-1, there is no ratio requirement of the allowed mixed uses if the site is over five acres in size allowing for the potential development to be 100% of either commercial or residential. Therefore, in order to guarantee retention of a portion of the commercial retail uses that have historically been on site and to ensure the surrounding neighborhoods have safe and convenient access to needed goods and services, a Development Agreement is proposed to require a minimum of 20,000 square feet of commercial retail space to be built simultaneously or prior to the residential component.

At 14.5-acres, the subject property meets the minimum size requirement of two acres to allow for the alternative but still compatible site design option of the Large Tract Planned Development process. The purpose of this alternative development process is to allow these larger tracts of land to be developed by following an alternative set of dimensional and design requirements when providing buffers that are compatible with the neighboring uses. This alternative process is intended to provide for creative and improved design but does not allow for an increase in density or intensity. It allows the transition of building types and dimensional criteria to be flexible with the context of the development while maintaining the character of the perimeter of the development consistent with the surrounding established neighborhood pattern by providing additional buffering to transition the change of context.

For example, if the neighboring property on the opposite side of the block face is a one-story single-family home, then no more than a two-story building could be constructed within the buffer area, however for sites greater than five acres, the interior of the site has a maximum building height limit of 150 feet. The minimum required buffer area depth is determined by multiplying the overall height of the tallest proposed building on the site by 0.8, where if the building height is 100 feet, then the minimum required buffer is 80 feet or a minimum of 75-feet, whichever is greater, resulting in an orderly and logical transition of building intensity allowing for a higher degree of compatibility with the established built out community, as depicted in the below diagram.

Large Tract Planned Development Overlay



EXISTING

Large Tract Planned Development Overlay

Buffer Width: Minimum 75-feet or multiply 0.8 times tallest proposed building, whichever is greater.

Existing CCS-1: Buffer may include structures not to exceed one-story of height over the structures in the block face across the street up to a maximum height of 48-feet.

Proposed CCT-1: Buffer may include structures not to exceed one-story of height over the structures in the block face across the street up to a maximum height of 42-feet (6-feet less than the existing CCS-1).

Maximum building height of 150-feet, approx. 10-14 stories. The associated Development Agreement will limit this maximum building height to 77-feet, approx. 7 stories.

The requested amendment from CCS-1 to CCT-1 zoning district is appropriate at this location as it is consistent with several Comprehensive Plan goals, objectives, and policies, which are included in the following section of the report and addressed by the applicant in the attached application narrative. For example, Policy LU3.11 calls for *more dense residential uses (more than 7.5 units per acre) to be located along designated major streets*. The subject property is located on 6th Street South which is a secondary multimodal corridor with high frequency transit service as designated by the Countywide Land Use Strategy Map (see attachment) and is designated as a future major street on the Future Major Streets Map (Comprehensive Plan Map 20).

The Advantage Pinellas Plan also known as the 2045 Long Range Transportation Plan, identifies this section of 6th Street South as a key priority investment corridor, which are corridors best suited to connect transportation (all mobility options) to existing and planned housing and workforce to local and regional jobs. The plan prioritizes investment in projects that support these investment corridors as they are best suited for regional connectivity of housing and employment. It promotes travel options and economic redevelopment while protecting established communities. It is also a goal of the Countywide Housing Compact approved by City Council's Housing, Land Use and Transportation (HLUT) committee on July 15, 2021, to coordinate redevelopment on these corridors to promote improved access to regional transportation services. Additionally, a goal of the StPete2050 Vision Plan theme of Sustainability and Resilience is to reduce vehicle miles traveled and parking demand by increasing development that is supported with high-frequency transit service. The proposed project furthers all of these goals by fronting on a multimodal corridor with high frequency transit service of 15-minute headways, or time interval between bus service, with four existing adjacent bus stops located on 6th Steet South and 45th Avenue South. Locating higher density residential within close proximity to high frequency transit stops furthers the goal of maximizing our community transit investments by offering a viable alternative to automobile travel while fostering a more equitable distribution of these investments.

RELEVANT CONSIDERATIONS ON AMENDMENTS

Pursuant to the City of St. Petersburg's Comprehensive Plan's general introduction section 1.2.2.3, "This Comprehensive Plan is intended to be utilized as a document in its entirety. It shall hereby be established that no single goal, objective or policy or minor group of goals, objectives, or policies, be interpreted in isolation of the entire Plan." The Urban Planning & Historic Preservation Division staff reviewed this application in the context of the following criteria excerpted from the City Code *Section 16.70.040.1.1 Amendments to the Comprehensive Plan and Land Development Regulations*, the review and decision shall be guided by the following standards for review:

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

The applicant's narrative regarding compliance with the Comprehensive Plan is included in the attached application. In addition, the following staff analysis is provided to address compliance with the following policies and objectives from the Comprehensive Plan:

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 subject amendment supports the future redevelopment of an underperforming 65-year-old commercial shopping plaza into a mixed use multifamily and commercial complex that is located in an area with excess facility capacity as demonstrated in the below level of service analysis. There is excess roadway capacity, as well as water and sewer capacity to accommodate the proposed increase in potential density and intensity.

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

The proposed mixed use multifamily and commercial complex will provide for an appropriate land use transition from the multifamily apartments, church and elementary school to the west, retail store and vacant assisted living facility to the north, single-family homes to the east and single-family homes and commercial uses to the south. The site is buffered on all four sides by a roadway and any new development will be required to meet current landscape requirements and have an approved landscape plan, which do to the age, the site currently does not meet and only has limited perimeter landscaping around the paved parking areas. Furthermore, if the site is redeveloped following the large tract planned development process described above, compatibility of any future development with neighboring property will be achieved through the minimum required 75-foot buffer depth restricting the height of structures built in the buffer area to be no more than one story higher than that of the neighboring offsite uses.

Large tracts of land such as the subject property, present an opportunity to allow the transition of building types and dimensional criteria to be flexible within the context of the development while maintaining the character of the perimeter of the development consistent with the surrounding established pattern by providing additional buffering to transition the change of context. This tiered transition of building intensity allows for a more efficient use of land and resources while protecting the existing development pattern of the surrounding built-out community.

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.

The subject property contains a 65-year-old commercial shopping plaza that is in decline and under occupied. The subject property will be improved when redevelopment is completed with more storm resilient infrastructure and buildings. Furthermore, redevelopment of the site will require onsite stormwater retention where none currently exists thereby potentially increasing the value and tax base of neighboring properties that are in a flood zone by reducing their flood risk through the capture and storage of stormwater onsite instead of allowing the outfall of over 14 acres of impervious asphalt and buildings drain off to the lower lying single-family homes to the east and eventually to the bay. The potential for a significant reduction of non-point source of pollution from stormwater runoff will have positive impacts on the health of Tampa Bay and thereby result in the improvement of the regional tax base through quality-of-life benefits.

LU3.6 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 proposed zoning amendment from CCS-1 to CCT-1 allows for the current land use designation of PR-MU to remain and continue to support uses that are compatible with the established surrounding area that is a mix of both traditional and suburban form. The proposed mixed-use development is in character with both the existing and proposed zoning districts while allowing for greater compatibility with the surrounding area by adhering to the CCT-1 building design and landscaping requirements that the site is currently lacking. Furthermore, as stated above, if the site is developed following the Large Tract Planned Development process, compatibility of any future development with neighboring property will be achieved by restricting the height of structures built in the minimum 75-foot buffer area to be no more than one story higher than that of the neighboring offsite uses and only allowing taller buildings to be located in the center of the 14.5-acre site.

Large tracts of land such as the subject property, present an opportunity to allow the transition of building types and dimensional criteria to be flexible within the context of the development while maintaining the character of the perimeter of the development consistent with the surrounding established pattern by providing additional buffering to transition the change of context. This tiered transition of building intensity allows for a more efficient use of land and resources while protecting the existing development pattern of the surrounding built-out community.

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.

The proposed mixed-use multifamily and commercial development will provide for a compatible land use transition from the street fronting commercial uses followed by multifamily housing and amenities. In accordance with the Land Development Regulations, Site Plan Review criteria, appropriate building setbacks and landscape buffering will be required to provide compatibility and protection of neighboring residential uses. As stated above, if the site is developed following the large tract planned development process, compatibility of any future development with neighboring property will be achieved through the required buffer depth restricting the

height of structures built in the buffer area to be no more than one story higher than that of the neighboring offsite uses and only allowing taller buildings to be located in the center of the site. This tiered transition of building intensity allows for a more efficient use of land and resources while protecting the existing development pattern of the surrounding built-out community.

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

The amendment area is located on a secondary multimodal corridor with high-frequency transit service as designated by the Countywide Land Use Strategy Map and is designated as a future major street on the Future Major Streets Map (Comprehensive Plan Map 20). The proposed amendment furthers goals of the Advantage Pinellas Plan and the StPete2050 Vision Plan theme of Sustainability and Resilience by potentially reducing vehicle miles traveled and parking demand by increasing development potential on major roadways supported by high-frequency transit service.

- 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.*

This proposal is providing a mixed-use multifamily housing type in immediate proximity to commercial employment uses and located on a primary multimodal corridor with high frequency transit. With the potential for an additional 116 workforce housing bonus units, this proposal could help serve residents at different income levels and housing needs.

Additionally, the proposed amendment furthers a goal of the StPete2050 Vision Plan theme of Community Character and Growth that calls for the expansion of housing choices within the neighborhoods, corridors, and centers framework.

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

The subject location is appropriate for a mixed-use development as it is appropriate to locate multifamily residential development on a future major street that is served with high frequency transit and the commercial uses will ensure that both the onsite and the surrounding residents will have safe and convenient access to needed goods and services, thereby supporting a complete neighborhood by offering commercial opportunities at an intersection adjacent to residential.

- LU5.3 The Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.*

LOS impact analysis concludes that the proposed rezoning will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

- LU19.3 The land use pattern shall contribute to minimizing travel requirements and anticipate and support increased usage of mass transit systems.*

The proposed mixed-use development will minimize travel requirements by offering commercial goods and services within a walkable distance from residential units while also being located on a multimodal corridor served by high frequency transit. Adjacent to the site are four existing bus stops for Route 4, which operates on 15-minute headways.

Additionally, the StPete2050 Vision Plan recognizes that higher density projects along major corridors increase the number of riders and future success of any expanded transit options.

LU23.1 The City's development review policies and procedures shall continue to integrate land use and transportation planning so that land development patterns support mobility choices and reduced trip lengths.

The subject property has frontage on 6th Street South, which is a secondary multimodal corridor with high frequency transit service as designated by the Countywide Land Use Strategy Map and is designated as a future major street on the Future Major Streets Map (Comprehensive Plan Map 20). Adjacent to the site are four existing bus stops for Route 4, which operates on 15-minute headways. Approval of the proposed zoning amendment to increase residential density while still requiring commercial uses fully integrates land use and transportation planning at this location as the convenience of the four bus stops with high frequency service may make riding transit more desirable and no longer limits the mobility choice to only the single occupant automobile.

Locating commercial goods and services within a safe and convenient walkable distance of residential units furthers a goal the StPete2050 Vision Plan theme of Community Character and Growth by supporting the complete neighborhoods concept.

The proposed amendment furthers goals of the Advantage Pinellas Plan and the StPete2050 Vision Plan theme of Sustainability and Resilience by potentially reducing vehicle miles traveled and parking demand by increasing development potential on major roadways supported by high-frequency transit service.

CM10B The City shall direct population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives, and policies of the Future Land Use Element.

As previously noted, approximately 0.41 acres of the northeast perimeter corner of the amendment area is located within the Coastal High Hazard Area (CHHA) that is currently zoned for residential allowing up to 15 dwelling units per acre or up to 6 units. The proposed zoning would also allow for residential at 24 dwelling units per acre or up to 10 units. It is the stated applicant's intent to only build nonresidential improvements such as stormwater retention within the Coastal High Hazard Area. Assuming an average unit occupancy of 1.5 people per multifamily unit, the proposed project is thereby redirecting a potential population concentration of 15 people away from and outside of the CHHA.

H3.2 Distribute publicly assisted housing equitably throughout the City to provide for a wide variety of neighborhood settings for extremely low, very low, low, and moderate income persons and to avoid undue concentrations in single neighborhoods.

See H3.8.

H3.8 All residential districts designated by the land use plan and zoning map shall permit development of affordable housing for extremely low, very low, low, and moderate

income households, preferably in developments containing units affordable to a range of income groups.

The proposed Development Agreement will require the multifamily development to include a minimum of 20% workforce housing units. However, in order to achieve the proposed buildout number of 465 dwelling units, 25% of the units will be required to meet the workforce housing density bonus program.

The proposed amendment furthers a mission of the StPete2050 Vision Plan theme of Housing that calls for all residents to have access to a wide range of quality affordable housing options within all neighborhoods.

H13.5 The City's LDRs shall continue to support mixed-income housing in or near employment centers and recognize the positive fiscal impacts in transit-accessible, high-density locations.

The proposed amendment will allow higher density multifamily units, including a minimum of 20% workforce housing units, which is served by a high frequency bus route with 15-minute headways connecting to the Innovation District (including Bayfront Health and Johns Hopkins All Children's Hospital), University of South Florida St. Petersburg (USFSP) campus, and downtown center in less than twenty minutes.

H13.6 The City shall encourage higher density development in its Planned Redevelopment future land use map categories through implementation of the LDRs. This type of development will help reduce GHG (Greenhouse Gas Emissions) and minimize carbon footprints.

The proposed rezoning amendment is located in the Planned Redevelopment – Mixed Use (PR-MU) future land use category. The proposed CCT-1 zoning district will allow for an increase in dwelling units from 15 to 24 dwelling units plus eight (8) workforce housing density bonus units per acre. Allowing a higher density within the Planned Redevelopment category with direct access to high frequency transit service will help minimize travel requirements which will in turn help reduce GHG and minimize carbon footprints.

T1.6 The City shall support high-density mixed-use developments and redevelopments in and adjacent to Activity Centers, redevelopment areas and locations that are supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking.

As stated above, the proposed amendment will allow higher density multifamily units with the potential for workforce housing units at a location that is currently serviced by PSTA Route 4 with four bus stops in close proximity. Also proposed on site are various commercial uses that the onsite residents can easily walk to, and nearby residents can walk or bike to.

PR1.1 The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

The subject property owner has authorized their agent to initiate the subject land use and zoning map amendments in order to further their interests in their private property.

PR1.2 The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.

The subject property owner has authorized their agent to initiate the subject amendment to the official zoning map in order to expand upon their existing entitlements and to develop according to state law and local ordinances.

PR1.3 The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

The proposed amendments do not alter the property owner's right to privacy or their ability to exclude others from the property to protect the owner's possessions and property.

PR1.4 The right of a property owner to dispose of his or her property through sale or gift.

The proposed amendments do not alter the property owners right to dispose of their property through sale or gift.

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

The proposed amendment would not adversely affect any environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan. The subject 14.5 acres is almost entirely developed with impervious asphalt and buildings without any stormwater retention onsite. Redevelopment of the site to include onsite stormwater retention and treatment will positively affect the nearby environmentally sensitive areas of Big Bayou and Little Bayou bays and ultimately Tampa Bay.

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

The subject property was developed in 1957 as an outdoor shopping mall and does not contain any residential housing units. However, the current zoning of CCS-1 would allow for 15 dwelling units per acre. Assuming an average occupancy of 1.5 people per multi-family unit, the current zoning could support a population of 327 people. $[14.5 \times 15 \times 1.5 = 327]$

The proposed new zoning district of CCT-1 allows for 24 dwelling units per acre and represents a dwelling unit change from 218 units to 348 units, which is an increase of 130 units. $[(14.5 \times 24) - (14.5 \times 15) = 130]$ Assuming 1.5 people per multifamily unit, this represents a potential population increase from 327 to 522 or an overall potential population increase of 195.

As part of the ongoing StPete2050 visioning initiative, a market assessment was recently completed to help identify projected 2050 population growth and growth potential by land use type over the next 30 years. In the last five (5) years, the City's population increased by 16,985 persons, with an annual percent increase of 1.3%. The assessment also found an annualized (per year) demand for new development between 1,035 (low growth scenario) and 1,550 (high growth scenario) residential units. Large, consolidated lots such as the subject property are helping the community address a growing need for more market rate, workforce and affordable housing. Each of these opportunities must be considered in accordance with the City's Comprehensive Plan and Land Development Regulations, which is the purpose of this review and analysis.

The proposed multifamily development is below the projected density buildout need and proposed growth in the city.

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

The following LOS impact analysis concludes that the proposed rezoning will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management. The property owner must comply with all laws and ordinances in effect at the time development permits are requested.

POTABLE WATER

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1st of each year the anticipated water demand for the following year. TBW is contractually obligated to meet the City's and other member government's water supply needs. The City's adopted LOS standard is 125 gallons per capita per day (gpcd), while the actual current usage equates to approximately 78 gpcd. The City's overall potable water demand is approximately 27 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With only 40% of capacity systemwide currently being used, there is excess water capacity to serve the amendment area.

Based on the highest residential development potential for the proposed CCT-1 zoning designation and estimated population increase of 195, at the LOS rate of 125 gpcd, the peak potable water demand for the subject property is 24,375 gpd or 0.024 mgd. This would raise the potable water demand for the City up to 27.024 mgd, while the systemwide capacity is 68 mgd.

SANITARY SEWER

The subject property is served by the Southwest Water Reclamation Facility, which presently has an estimated excess average daily capacity of 5.05 mgd. The estimate is based on permit capacity of 20 mgd and a calendar year 2020 daily average flow of 14.95 mgd. With approximately 25% available capacity, there is excess average daily capacity to serve the amendment area.

Based on the highest residential development potential for the proposed CCT-1 zoning designation and an estimated population increase of 195 people, at the LOS rate of 161 gpcd, the peak sanitary sewer demand for the subject property is 31,395 gpd or 0.031 mgd. This would raise the daily average flow for the City up to 14.98 mgd while the systemwide capacity is 20 mgd.

Following several major rain events in 2015-2016, the City increased the system-wide 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 Water Reclamation Facilities (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. 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.

SOLID WASTE/SANITATION

Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year. The County currently receives and disposes of municipal solid waste generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted, or buried at the Bridgeway Acres sanitary landfill. The City and County's commitment to recycling and waste reduction programs have assisted in keeping down the actual demand for solid waste disposal, which continues to extend the life span of Bridgeway Acres Sanitary Landfill. The landfill is expected to remain in use for approximately 78 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to serve the amendment area.

In calendar year 2020, the City's collection demand for solid waste service was approximately 0.82 tons per person per year. Based on the maximum residential development allowed by the proposed CCT-1 designation and a potential population increase of 195 people, with a LOS rate of 1.3 tons per person per year, the peak solid waste generation rate for the subject property is 253.5 tons per year.

RECREATION

The City's adopted LOS for recreation and open space is 9 acres/1,000 population, the actual LOS City-wide is estimated to be 20.14 acres/1,000 population. Based on the highest residential development allowed by the proposed CCT-1 zoning district and a potential population increase of 195 people, with a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would have 20.12 acres/1,000 permanent and seasonal residents. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT/DRAINAGE

Unlike the previously mentioned concurrency related facilities, stormwater level of service is project dependent and not calculated with a per capita formula. Instead, the LOS standard for drainage is implemented by the City through the 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 the Drainage Ordinance, Section 16.40.030 of the Land Development Regulations. This ordinance requires all new development and redevelopment projects to be permitted through the City and SWFWMD to ensure projects meet quantity and quality design standards for stormwater treatment.

Prior to development of the subject property, site plan approval will be required. At that time, City Code and Southwest Florida Water Management District (SWFWMD) site requirements for stormwater management criteria will be implemented. The City is currently updating its' Stormwater Master Plan as part of the Integrated Water Resources Master Plan. While this update is consistent with the SWFWMD guidelines, it is enhanced as it takes into consideration sea level rise to identify projects to maintain LOS and enhance water quality. The City's Stormwater Design Standards are being updated to incorporate Low Impact Design (LID) to reduce stormwater runoff and increase water quality. Likewise, the City recently updated its' impervious service mapping throughout the City and will be working towards a credit-based stormwater rate system for commercial and residential properties who implement LID and pollution attenuating rain harvesting elements. Examples of such credits may be underground stormwater vaults, pervious pavements, greywater systems, and vegetative swales.

TRAFFIC

Existing Conditions

The subject property is located between 6th Street South to the west, 4th Street South to the east, 42nd Avenue South to the north, and 45th Avenue South to the south. The City of St. Petersburg maintains all the roadways bordering the subject property. Sixth Street South is a four-lane, undivided collector

road. Fourth Street South is a two-lane, undivided local road. Forty-second Avenue South is a two-lane, divided local road. Forty-fifth Avenue South is a two-lane, divided neighborhood collector road. South of 45th Avenue South, 4th Street South is a two-lane, undivided collector road.

While the City no longer has a level of service (LOS) standard for roadway capacity, the proposed amendment is not expected to significantly degrade existing levels of service. According to the Forward Pinellas' 2021 Annual Level of Service (LOS) Report, the Average Annual Daily Traffic (AADT) volume on 6th Street from 39th Avenue South to 45th Avenue South is 15,500. The volume-to-capacity (V/C) ratio is 0.23 and the LOS is "D." Roadways are not considered heavily congested until their LOS become an "E" or "F" and/or their volume-to-capacity ratio is 0.90 or higher. Roadway level of service data is not available for the other roads bordering the site, or for the 4th Street South segment south of 45th Avenue South.

Trip Generation and Traffic Impact Analysis

The subject property currently has a shopping center that is 114,660 square feet and a service garage that is 1,421 square feet. Based on aerial photographs from 1997 to 2020, the shopping plaza has consistently had a relatively small number of customers and most of the parking lot has been vacant. Trip estimates based on the Institute of Transportation Engineers (ITE)' "Trip Generation Manual" (11th Edition) would overestimate the traffic generation for the plaza, so the existing plaza is being treated as vacant land for the purpose of the trip generation analysis.

The applicant has submitted a site plan that includes a 20,817 square-foot retail plaza. The maximum number of multi-family units the applicant could build is 465, which would include 349 market rate units and 116 workforce housing units. Based on ITE data, the proposed retail plaza (ITE Land Use 822) will generate 131 p.m. peak hour trips (65 trips entering the site and 66 trips exiting the site). A portion of these trips are pass-by trips, or trips that are already on the road network, such as customers that are on the way home from work. The pass-by rate is 34% based on ITE data. After subtracting the pass-by trips, the number of new p.m. peak trips is 86 trips (43 trips entering the site and 43 trips exiting the site).

If the applicant were to build 465 multi-family units in a mid-rise development (ITE Land Use 221, four to ten floors), the projected number of p.m. peak hour trips is 182 (111 trips entering the site and 71 trips exiting the site). Based on staff's review of ITE documentation on this land use type, there is no indication that some of the studies were based on residential developments that included workforce units, which would be expected to generate fewer vehicular trips on average per unit.

The total number of new p.m. peak hour trips from the proposed retail plaza and residential development is 268 trips (154 trips entering the site and 114 trips leaving the site). Sixth Street South has a spare capacity of 5,025 trips in the p.m. peak hour. The projected p.m. peak hour traffic from the proposed development is significantly less than the spare capacity for 6th Street South, which provides convenient access to both the retail plaza and residential units and is the primary carrier of vehicular trips in the vicinity of the project.

The applicant's traffic consultant produced a transportation analysis. The analysis was based on a previous version of the site plan, which included a 38,000 square-foot shopping center and 370 multi-family units. The consultant stated that the projected total number of new p.m. peak hour trips from the proposed commercial and residential developments is 263 (150 trips entering the site and 113 trips leaving the site). While the proposed development has changed, the number of new p.m. peak hour trips is very similar to staff's analysis based on the most recent site plan (268 trips). The transportation analysis includes intersection turning movements for the four project driveways and the intersection of 6th Street South and 45th Avenue South, which are helpful in determining the traffic impact on intersection and roadway levels of service for all the roads bordering the site. Since the

number of new p.m. peak hour trips in the transportation analysis is very similar to the number calculated by staff, staff believes that the applicant's traffic data and analysis should be utilized to assess the project's traffic impact.

The V/C ratios for through and turning movement counts are 0.45 or lower for the five intersections during the a.m. and p.m. peak hours with the addition of the project traffic, so a significant amount of spare capacity is available. The consultant also analyzed the impact of the project on two road segments: 6th Street South from 45th Avenue South to 42nd Avenue South and 45th Avenue South from 6th Street South to 4th Street South. The consultant determined that both road segments have sufficient capacity to accommodate the new trips from the development. Staff concurs with the consultant's transportation analysis.

The consultant determined that one access modification on the roadway network is needed to accommodate the trips from the project, which is a southbound left-turn lane at the project driveway on 6th Street South (Driveway A), but not a northbound right-turn lane. Staff concurs with the consultant's determination that access modifications are not needed at the other intersections.

TRANSIT

The Citywide LOS for mass transit will not be affected. PSTA's Route 4 provides 15-minute peak service on 6th Street and 45th Avenue South adjacent to the subject property. Route 4 is one of the highest ridership routes in the PSTA system. The availability of very frequent service on Route 4 may help reduce the number of vehicular trips generated by the development, particularly from the workforce housing units.

PSTA's Direct Connect program provides a \$5 discount on Uber, Lyft, or United Taxi trips to or from 26 locations around Pinellas County that connect with PSTA's route network. Employees and residents of the subject parcel could use the program for a trip from their place of residence 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 make 150% or less of the federal poverty level, they will 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. TD riders also receive a \$9 discount on Uber and United Taxi rides through the Direct Connect program. Since the subject parcel is within three-fourths of a mile of a PSTA route it would also be served by PSTA's Americans with Disabilities Act (ADA) paratransit service, PSTA Access. Eligibility for the PSTA Access program is set by federal law and is based on the inability to utilize existing fixed-route transit service due to a disability.

COMPLETE STREETS

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. The Complete Streets Implementation Plan was adopted in May 2019.

Pedestrian Network

There are existing sidewalks adjacent to the subject property on 6th Street, 4th Street, and 45th Avenue South. There are sidewalks on the north side of 42nd Avenue South. In the conceptual site plan provided by the applicant a sidewalk is provided on the south side of 42nd Avenue South adjacent to the subject property.

Bicycle Network

There are bicycle lanes on 45th Avenue South adjacent to the subject property, and on 4th Street south of 45th Avenue South. The Complete Streets Implementation Plan calls for shared lane markings and a trail on 6th Street adjacent to the subject property.

Neighborhood Traffic Plan

The subject property is not located within a neighborhood association, but borders Bayou Highlands Neighborhood Association to the south. The Bayou Highlands Neighborhood Traffic Plan includes speed humps on 45th Avenue South, west of 6th Street.

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

The land area is both appropriate and adequate for the proposed mixed-use development allowing for up to 24 dwelling units per acre and a maximum nonresidential FAR of 1.0 with an additional 8 dwelling units and 0.2 FAR available workforce housing density bonus. At 14.5-acres, the subject property meets the minimum size requirement of two acres to allow for the alternative site design option of the Large Tract Planned Development process per Section 16.30.090 of the Land Development Regulations (LDR).

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

The City has limited availability of large, consolidated lots such as the subject property that can help the community address the growing need for more market rate, workforce and affordable housing. Its location on a multimodal corridor with high frequency transit service support the subject property as being suitable for the proposed zoning designation of CCT-1.

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

The requested change in zoning to CCT-1 to allow for the anticipated mixed-use development is consistent with the surrounding land use pattern and what was historically developed on site. The proposed zoning amendment from CCS-1 to CCT-1 allows for the current land use designation of PR-MU to remain and continue to support uses that are compatible with the established surrounding area. The proposed mixed-use development is in character with what is currently onsite while allowing for greater compatibility with the surrounding area by adhering to the CCT-1 building design and landscaping requirements. Furthermore, as stated above, if the site is developed following the large tract planned development process, compatibility of any future development with neighboring property will be achieved through the required buffer depth restricting the height of structures built in the buffer area to be no more than one story higher than that of the neighboring offsite uses and only allowing taller buildings to be located in the center of the 14.5-acre site.

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

The purpose of the proposed amendments is to allow redevelopment of the existing 65-year-old underperforming commercial retail plaza into a mixed-use development that will comply with current regulatory standards. The subject property consists of 14.5 acres that will more than allow for logically drawn land use and zoning district boundaries related to the existing conditions of the property.

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

Not applicable.

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

Approximately 0.41 acres of the northeast perimeter corner of the amendment area is located within the Coastal High Hazard Area (CHHA). The proposed zoning would also allow for residential at 24 dwelling units per acre or up to 10 units. It is the intent of the applicant that the requested increase in residential density will be clustered together outside of the CHHA, which is aligned with the goal of the StPete2050 Vision Plan theme of Community Character and Growth that calls for the allowance of redevelopment in the CHHA that reduces at-risk properties and populations and increases resilient development and structures.

The entirety of the property is currently in hurricane evacuation level zone B and 4th Street South is evacuation route.

11. Other pertinent facts.

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

PUBLIC NOTICE and COMMENTS

Public Notice

The applicant has met the minimum notification requirements prescribed by City Code Chapter 16.

- February 16, 2022: Pursuant to City Code, the applicant sent a “Notice of Intent to File” to the Council of Neighborhood Associations (“CONA”), the Federation of Inner-City Organizations (“FICO”) and the nearby neighborhood associations of Lakewood Terrace, Bayou Highlands and Coquina Key. Prior to sending the notice, the applicant also met individually with representatives of the three neighborhood associations.
- March 4, 2022: The City’s Urban Planning and Historic Preservation Division (“Division”) received an application for processing.
- March 10, 2021: An email notification and the submitted application was sent by the Division to CONA, and the nearby neighborhood associations of Lakewood Terrace, Bayou Highlands and Coquina Key.
- June 21, 2022: Public notification signs were posted on the subject property. In addition to noticing the public hearing, and two (2) online links were included for accessing the information described above.
- June 21, 2022: Public notification letters were sent by direct mail to neighboring property owners within 300-linear feet of the subject property. Additional letters of notification were sent to CONA, FICO, and the nearby neighborhood associations of Lakewood Terrace, Bayou Highlands and Coquina

Key.

- July 24, 2022: A second set of mail notices were sent to neighboring property owners within 300-linear feet of the subject property due to the originally scheduled meeting of June 12, 2022, being postponed to August 9, 2022 due to a lack of quorum. Additional letters of notification were sent to CONA, FICO, and the nearby neighborhood associations of Lakewood Terrace, Bayou Highlands and Coquina Key. In addition to the standard information, this notification included both the CPPC and City Council public hearing dates and times, web links to review the then-pending staff reports, and a link to the current planning projects webpage for more information.

Public Comments

To date, staff has received the attached 75 emails and three phone calls that state opposition to the proposed rezoning including concerns of density, potential building height, preservation of suburban character, and the loss of the grocery store contributing to a food desert in the southeast section of the city. One email has been received expressing overall support of the project.

PUBLIC HEARING PROCESS

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

SUMMARY

Staff's analysis is intended to determine whether the proposed amendment is consistent with the requirements of the Comprehensive Plan. Based on the analysis contained in this report, City staff agrees with the application narrative and finds that the proposed amendment to the Official Zoning Map at the subject location is consistent with the Comprehensive Plan in the review of the Land Use, Utilities, Housing, and Transportation Elements.

The proposed amendment also furthers goals of the StPete2050 Vision Plan, 2045 Long Range Transportation Plan and countywide housing strategies by coordinating redevelopment on a multimodal corridor in such a way that promotes improved access to regional transportation services. Locating higher density residential on a multimodal corridor with close proximity to a high frequency transit stops furthers the goal of maximizing our community transit investments by offering a viable alternative to automobile travel while fostering a more equitable distribution of these investments. The proposed amendment also furthers a mission of the StPete2050 Vision Plan theme of Housing that calls for all residents to have access to a wide range of quality affordable housing options within all neighborhoods.

Additionally, large tracts of land such as the subject property, present an opportunity to allow the transition of building types and dimensional criteria to be flexible within the context of the development while maintaining the character of the perimeter of the development consistent with the surrounding established pattern by providing additional buffering to transition the change of context. This tiered transition of building intensity allows for a more efficient use of land and community resources while protecting the existing development pattern of the surrounding built-out community.

RECOMMENDATION

Staff recommends that the Community Planning and Preservation Commission (CPPC), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the proposed Official Zoning Map amendment and associated Development Agreement described herein.

REPORT PREPARED BY:

Britton Wilson

07/28/2022

Britton Wilson, AICP, Planner II
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE

REPORT APPROVED BY:

Derek A. Kilborn

07/28/2022

Derek Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE

ATTACHMENTS

1. Subject Area Maps
2. Application, including Project Narrative
3. Development Agreement
4. Transportation Analysis
5. Public Comments



ATTACHMENT NO. 1

Map Series



AERIAL

CITY FILE

ZM-12

SCALE: 1" = 250'



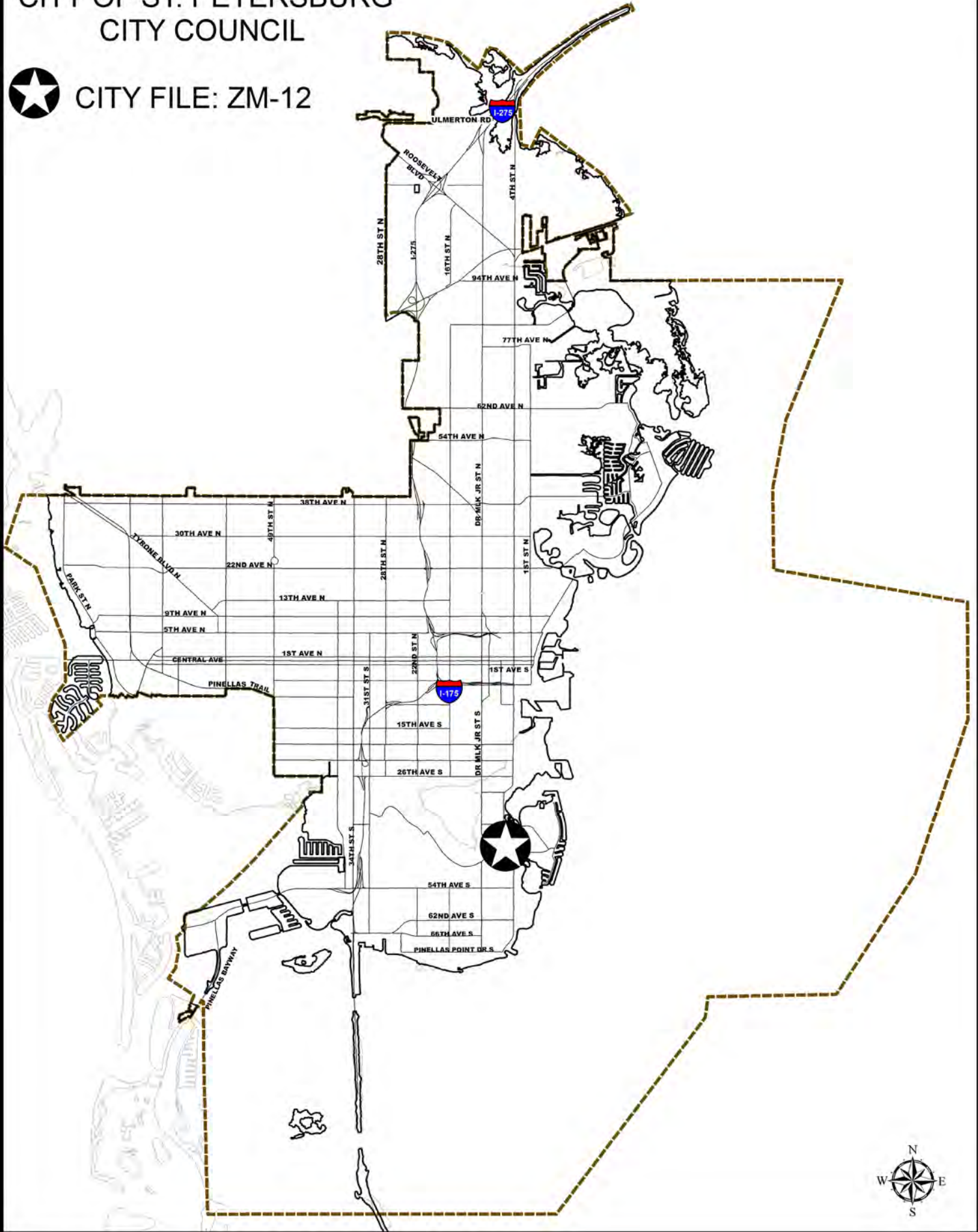
SUBJECT AREA

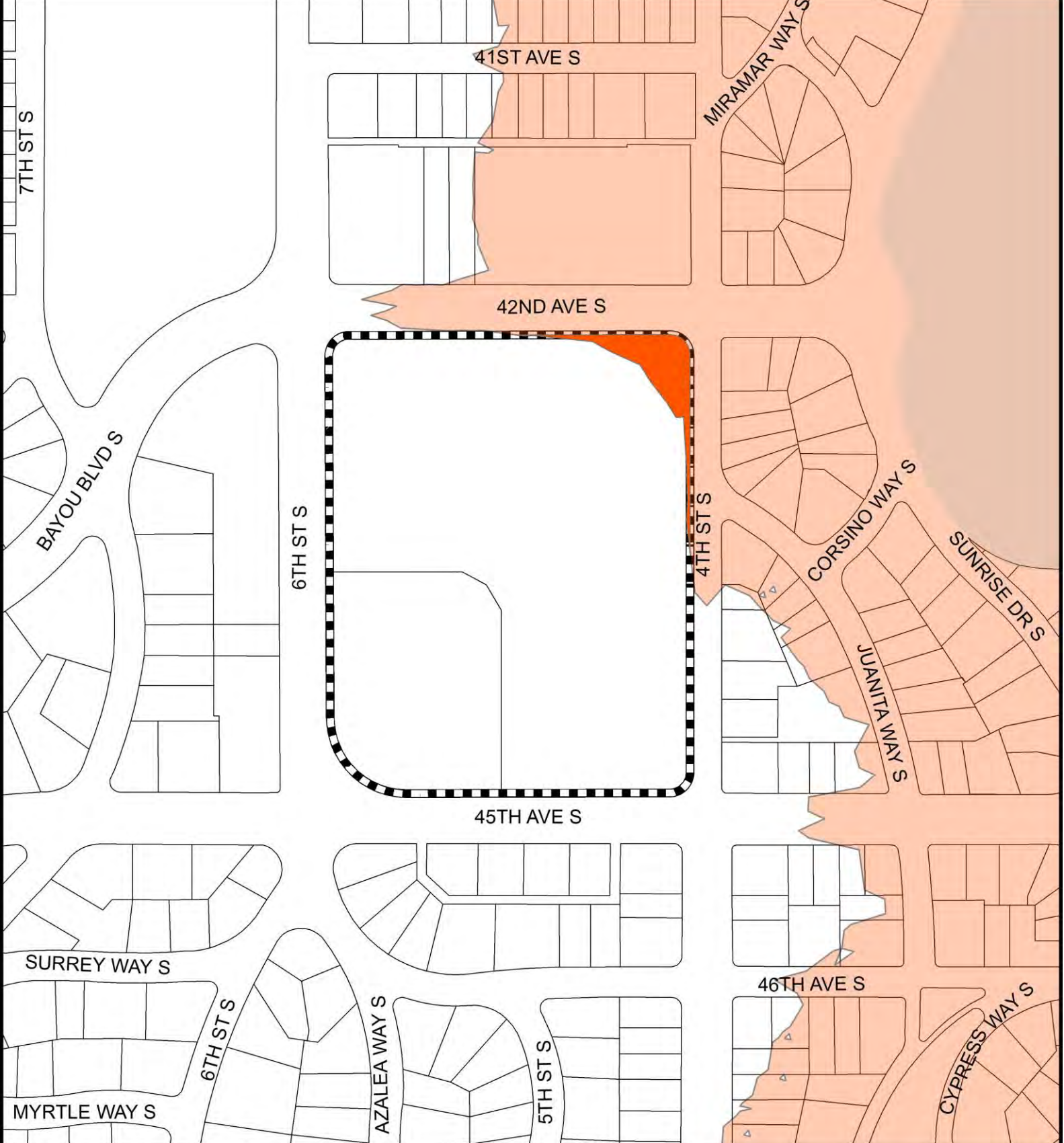


CITY OF ST. PETERSBURG CITY COUNCIL





CITY FILE: ZM-12



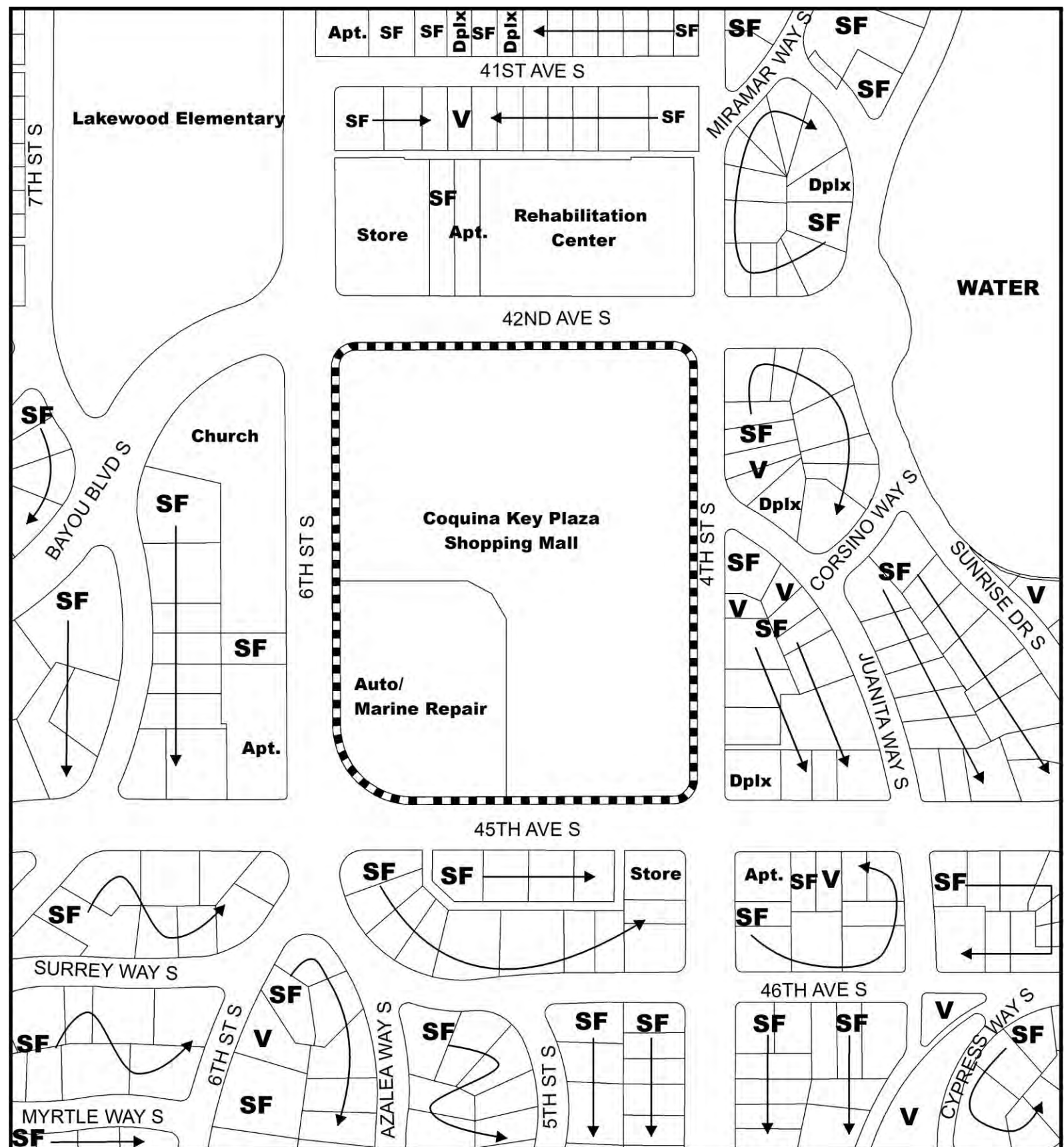


Coastal High Hazard Area (CHHA)

CITY FILE
ZM-12
 SCALE: 1" = 250'

 SUBJECT AREA
 SUBJECT AREA WITHIN THE CHHA
 = 0.417 ACRES OR 18,186 Sq.Ft.





EXISTING USES

CITY FILE

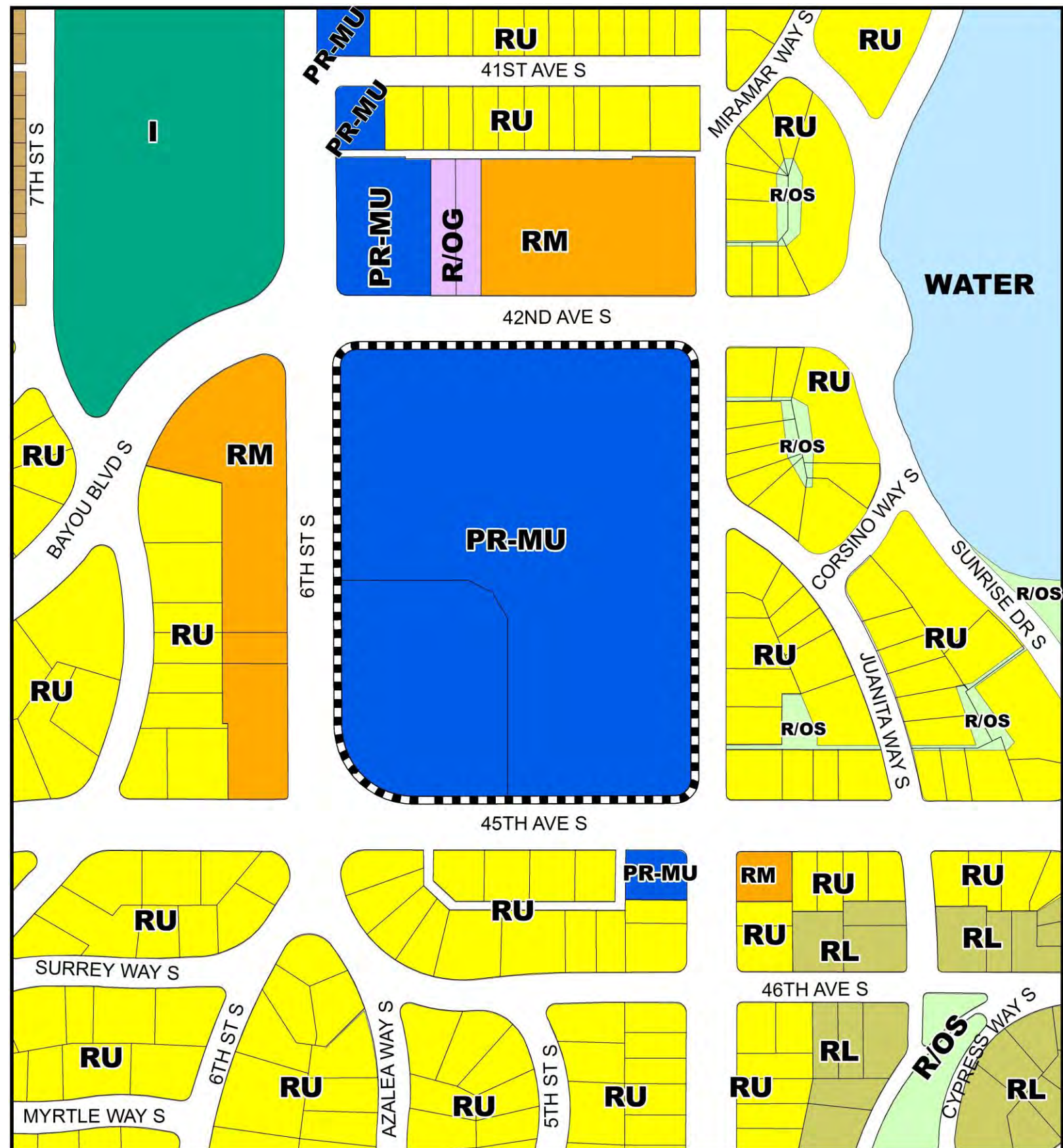
ZM-12

SCALE: 1" = 250'



SUBJECT AREA





FUTURE LAND USE

CITY FILE

ZM-12

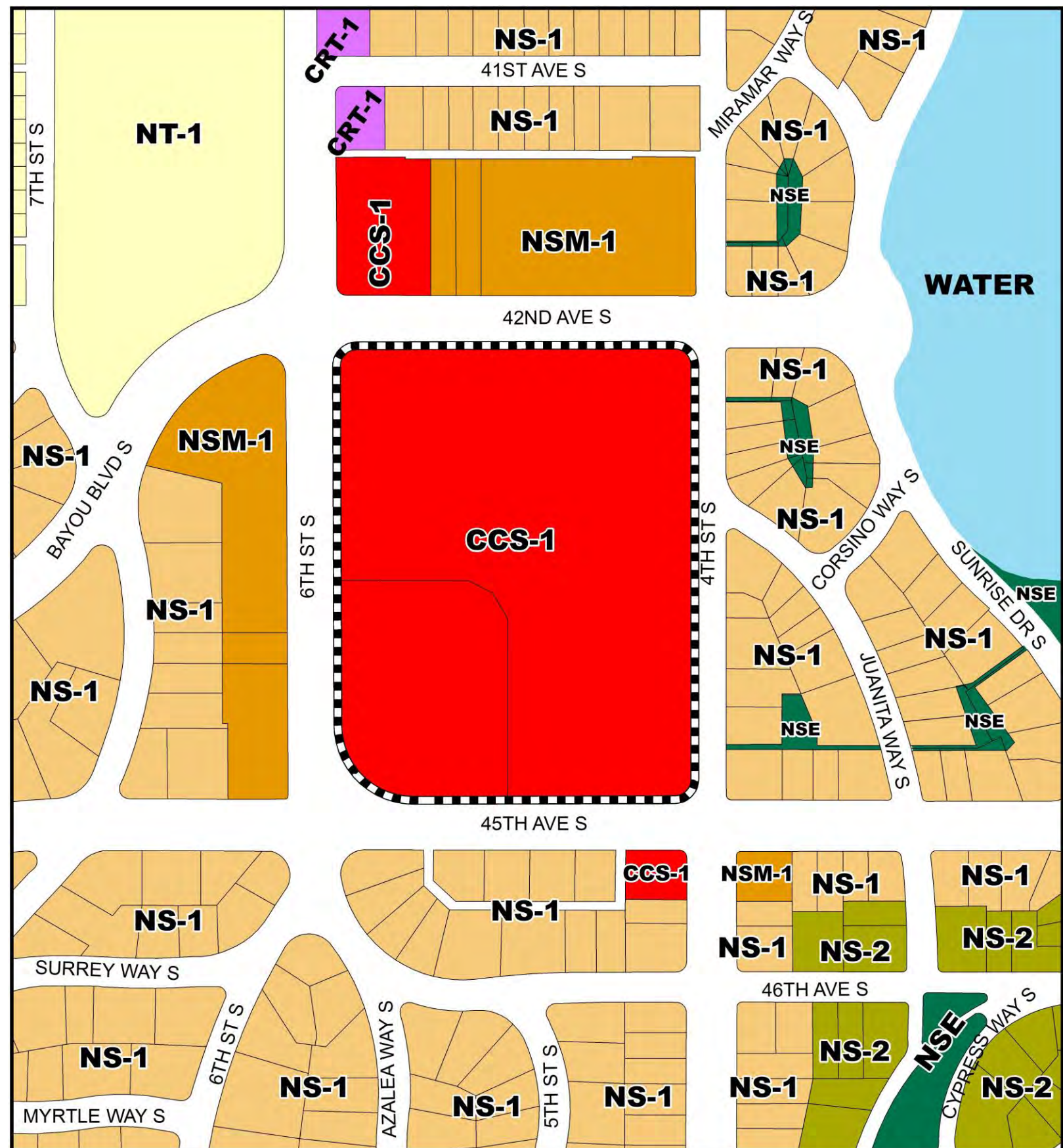
SCALE: 1" = 250'

PR-MU (Planned Redevelopment - Mixed Use)



SUBJECT AREA





EXISTING ZONING

CITY FILE

ZM-12

SCALE: 1" = 250'

From: CCS-1
(Commercial Corridor
Suburban-1)

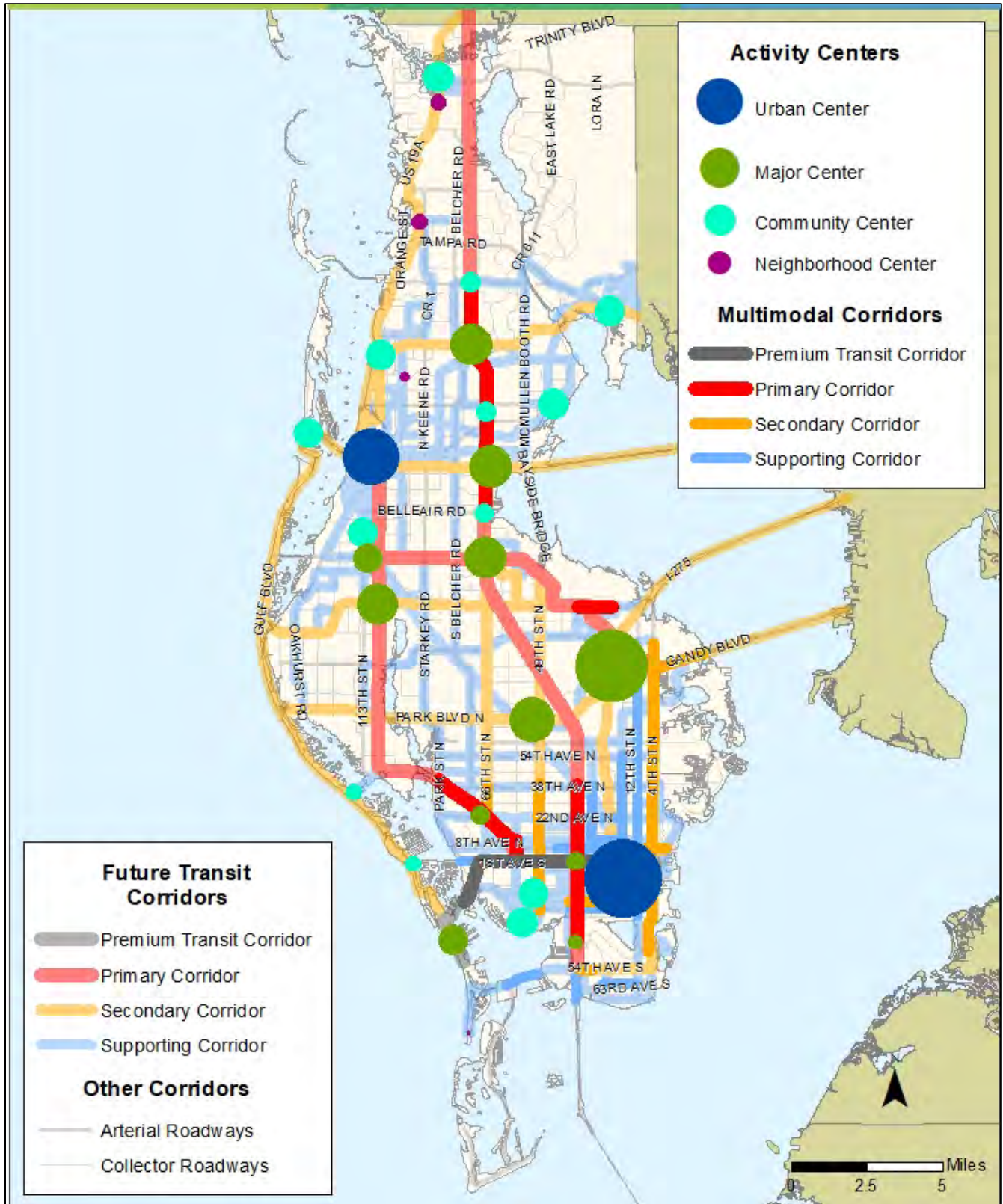
To: CCT-1
(Corridor Commercial
Traditional - 1)



SUBJECT AREA



Figure 1
The Land Use Strategy Map





ATTACHMENT NO. 2

Application



**JOHNSON
POPE**
BOKOR
RUPPEL &
BURNS, LLP

CITY OF ST. PETERSBURG
MAR 04 2022
PLANNING & DEVELOPMENT SERVICES

Craig A. Taraszki
490 1st Avenue South, Suite 700
St. Petersburg, Florida 33701
Telephone: (727) 999-9900
Email: CraigT@JPFirm.com

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

File No. 068239.150724

March 3, 2022

via E-Mail and Hand Delivery

Elizabeth Abernethy
Planning and Development Services Department
City of St. Petersburg
One 4th Street North, 8th Floor
St. Petersburg, FL 33701
elizabeth.abernethy@stpete.org

Re: **Application for Rezoning**

Applicant: SWD Coquina Key LLC

Location: Block containing 4250 6th Street South (Parcel Nos. 06-32-17-00000-240-0100, 06-32-17-00000-240-0200, 06-32-17-84150-000-0010)

Dear Elizabeth,

On behalf of our client, SWD Coquina Key LLC, please find enclosed the below referenced documents in support of their application to rezone the property from CCS-1 to CCT-1:

1. One (1) copy of the completed Future Land Use Change/Rezoning Application;
2. One (1) copy of the Rezoning Application Narrative;
3. One (1) copy of the Existing Zoning Map;
4. One (1) copy of the Existing Future Land Use Map;
5. One (1) copy of the Exhibit "A" legal description of the tract;
6. One (1) copy of the Affidavit to Authorize Agent dated January 11, 2022;
7. One (1) copy of the survey of the southwest corner outparcel prepared by John C. Brendla and Associates, Inc., last revised January 13, 2022;
8. One (1) copy of survey of the remainder of the plaza prepared by John C. Brendla and Associates, Inc., last revised October 14, 2021;
9. One (1) copy of the Transportation Analysis prepared by Palm Traffic dated January 2022; and
10. Check No. 1010 in the amount of \$2,000.00 payable to "City of St. Petersburg".

Please confirm your receipt and contact me if you have any questions or require any additional information or documents.

Regards,

JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP

Craig A. Taraszki

Encl.

cc: Mark Rios (mark.rios@stoneweg.com)
Britton Wilson (britton.wilson@stpete.org)
Derek Kilborn (derek.kilborn@stpete.org)



FUTURE LAND USE PLAN CHANGE REZONING

Application No. ZM-12
(To Be Assigned)

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

GENERAL INFORMATION

APPLICATION

Date of Submittal: February 16, 2022

Street Address: (a) 4350 6th St. S., (b) 4250 6th St. S., (c) 575 45th Ave. S.

Parcel ID or Tract Number: (a) 06-32-17-00000-240-0100, (b) 06-32-17-00000-240-0200, (c) 06-32-17-84150-000-0010

Zoning Classification: Present: CCS-1 Proposed: CCT-1

Future Land Use Plan Category: Present: PR-MU Proposed: PR-MU

NAME of APPLICANT (Property Owner): SWD Coquina Key LLC

Street Address: 360 Central Ave., Ste 1130

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

Telephone No: 727-220-4725 (Mark Rios)

Email Address: mark.rios@stoneweg.com

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

Specify Interest Held:

Is such Interest Contingent or Absolute:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

NAME of AGENT OR REPRESENTATIVE: Craig Taraszki, Esq. (Johnson Pope)

Street Address: 490 1st Ave. South, Suite 700

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

Telephone No: 727-999-9900

Email Address: craigt@jpfirm.com

AUTHORIZATION

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

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

Rezoning only \$ 2,000.00

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

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

Signature:  CRAG TARASZKI

Date: 2/15/2022

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



FUTURE LAND USE PLAN CHANGE REZONING

Application No. ZM-12
(To Be Assigned)

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

GENERAL INFORMATION

APPLICATION

Date of Submittal: February 16, 2022

Street Address: (a) 4350 6th St. S., (b) ~~4250 6th St. S.~~, (c) 575 45th Ave. S.

Parcel ID or Tract Number: (a) 06-32-17-00000-240-0100, (b) ~~06-32-17-00000-240-0200~~, (c) 06-32-17-84150-000-0010

Zoning Classification: Present: CCS-1 Proposed: CCT-1

Future Land Use Plan Category: Present: PR-MU Proposed: PR-MU

OK 3/10/2022

NAME of APPLICANT (Property Owner): SWD Coquina Key LLC

Street Address: 360 Central Ave., Ste 1130
City, State, Zip: St. Petersburg, Florida 33701
Telephone No: 727-220-4725 (Mark Rios)
Email Address: mark.rios@stoneweg.com

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

Specify Interest Held:
Is such Interest Contingent or Absolute:
Street Address:
City, State, Zip:
Telephone No:
Email Address:

NAME of AGENT OR REPRESENTATIVE: Craig Taraszki, Esq. (Johnson Pope)


Street Address: 490 1st Ave. South, Suite 700
City, State, Zip: St. Petersburg, FL 33701
Telephone No: 727-999-9900
Email Address: craigt@jpfirm.com

AUTHORIZATION

Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map	\$ 2,400.00
Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map	\$ 2,000.00
Rezoning only	\$ 2,000.00

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

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

Signature:  Date: 2/15/2022
Must be signed by title holder(s), or by an authorized agent with letter attached.



st.petersburg
www.stpete.org

FUTURE LAND USE PLAN CHANGE REZONING

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address: (a) 4350 6th St. S., (b) 4250 6th St. S., (c) 575 45th Ave. S.

Parcel ID or Tract Number: (a) 06-32-17-00000-240-0100, (b) 06-32-17-00000-240-0200, (c) 06-32-17-84150-000-0010

Square Feet: 632,709 +/-

Acreage: 14.525

Proposed Legal Description:

see attached surveys and Exhibit "A"

Is there any existing contract for sale on the subject property: No.

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

Is contract conditional or absolute:

Are there any options to purchase on the subject property: No.

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

REQUEST:

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

See attached narrative.

REZONING APPLICATION NARRATIVE

(SWD COQUINA KEY LLC)

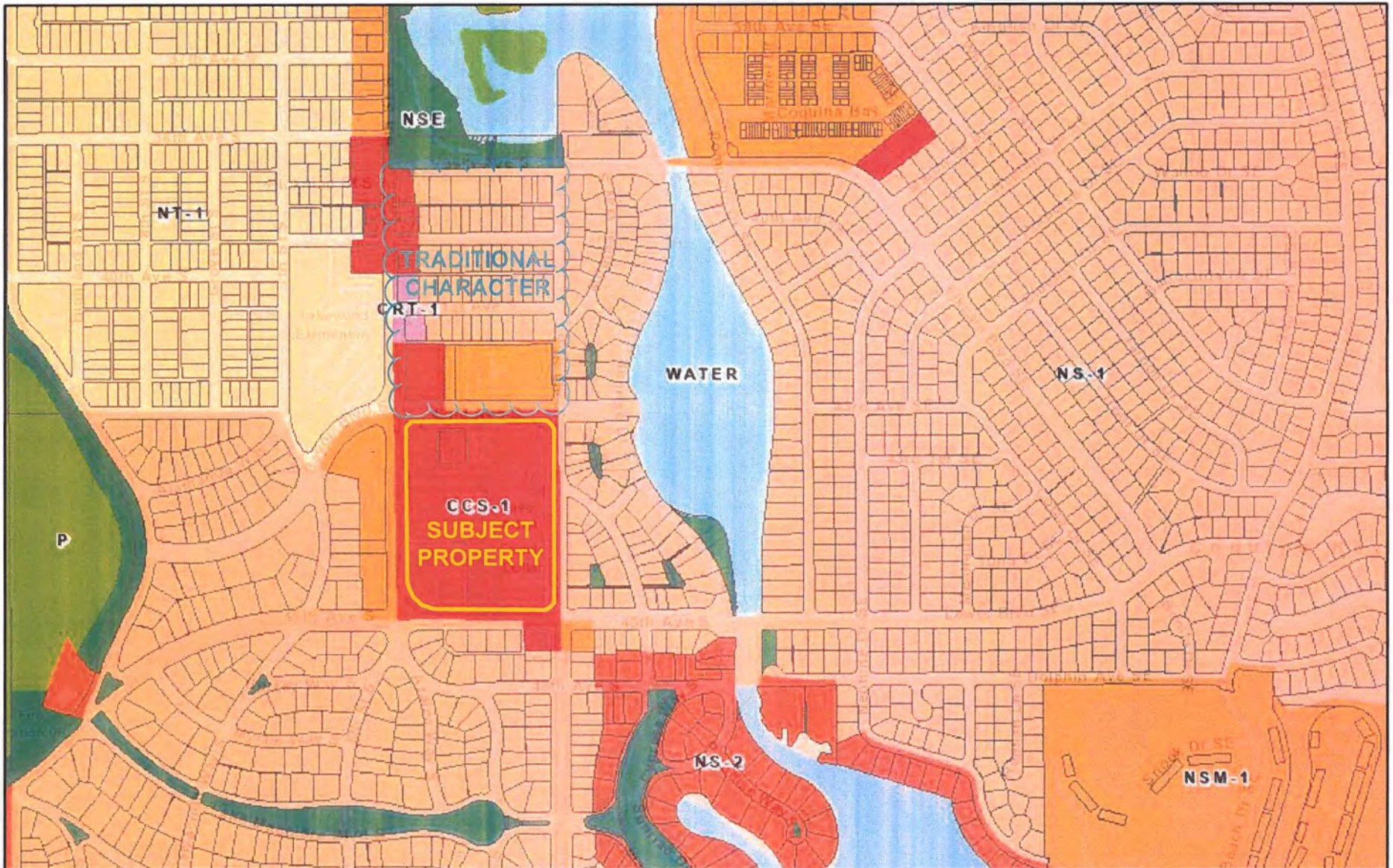
The current zoning of the subject property is CCS-1 (Corridor Commercial Suburban). The intent of this rezoning to CCT-1 (Corridor Commercial Traditional) is to accommodate the applicant's proposed mixed-use redevelopment to include multifamily residential (with workforce housing) and non-residential at a scale compatible with the traditional neighborhood. The subject property is currently designated PR-MU (Planned Redevelopment – Mixed Use) future land use. PR-MU is compatible with the proposed CCT-1 zoning; therefore, **no future land use amendment is required.**

The subject property is located in an area that transitions from predominantly traditional in character to the north to suburban to the south. The blocks north of the subject property between 39th Avenue South and 42nd Avenue South, while within suburban zoning districts (predominantly NS-1), the character of those blocks is traditional, with narrow lot widths, rear alley access, street facing front porches, and lack of front driveways. The properties to the northwest include Lakewood Elementary and the traditionally zoned, single family residential subdivision of Lakewood Terrace. The properties to the west include a mix of multifamily and the suburban zoned, residential subdivision of Lake Maggiore Park. The properties to the south and east include the suburban zoned, single family residential subdivision of Bayou Bonita.

The proposed rezoning and redevelopment are consistent with the purpose of the CCT-1 zoning – "...to protect the traditional commercial character of these corridors while permitting rehabilitation, improvement and redevelopment in a manner that encourages walkable streetscapes" (Sec. 16.20.080.2 of the City's Land Development Regulations). The subject property has frontage on 6th Street South, which is designated a secondary multimodal corridor on the Countywide Land Use Strategy Map and a future major street on the Future Major Streets Map (Map 20 of the City's Comprehensive Plan). The subject property is served by high frequency public transit service (PSTA Route 4, 15-minute headway). This segment of 6th Street South is recognized in the Advantage Pinellas Plan (a/k/a 2045 Long Range Transportation Plan) as an investment corridor "to better support transit and connecting people to jobs, training opportunities and access to a variety of housing options that are affordable..." and "are considered priorities as they support strategic future investments for housing, economic development and transportation through redevelopment, infrastructure and land assembly" (pp. 21-22 of the Advantage Pinellas Summary Report). The proposed rezoning furthers a land use pattern contributing to minimizing travel requirements and anticipates and supports increased usage of mass transit systems (Policy LU19.3 of the City's Comprehensive Plan).

Included with the application is a Transportation Analysis prepared by Palm Traffic dated January 2022. The engineer concludes that "...the roadway segments within the vicinity of the project should continue to operate at an acceptable level of service..." (p. 20 of the Transportation Analysis). This is consistent with Policy LU5.3 of the City's Comprehensive Plan, which states that "[t]he Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.

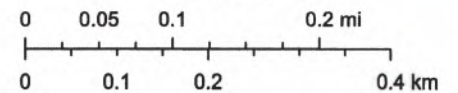
Existing Zoning



2/16/2022, 10:37:10 AM

- | | | |
|------------------------|-----------------------|-------|
| Tax Parcels Boundary | Zoning Districts NS-1 | NSM-1 |
| Tax Parcels Info CCS-1 | NS-2 | NT-1 |
| CRT-1 | NSE | P |

1:9,028

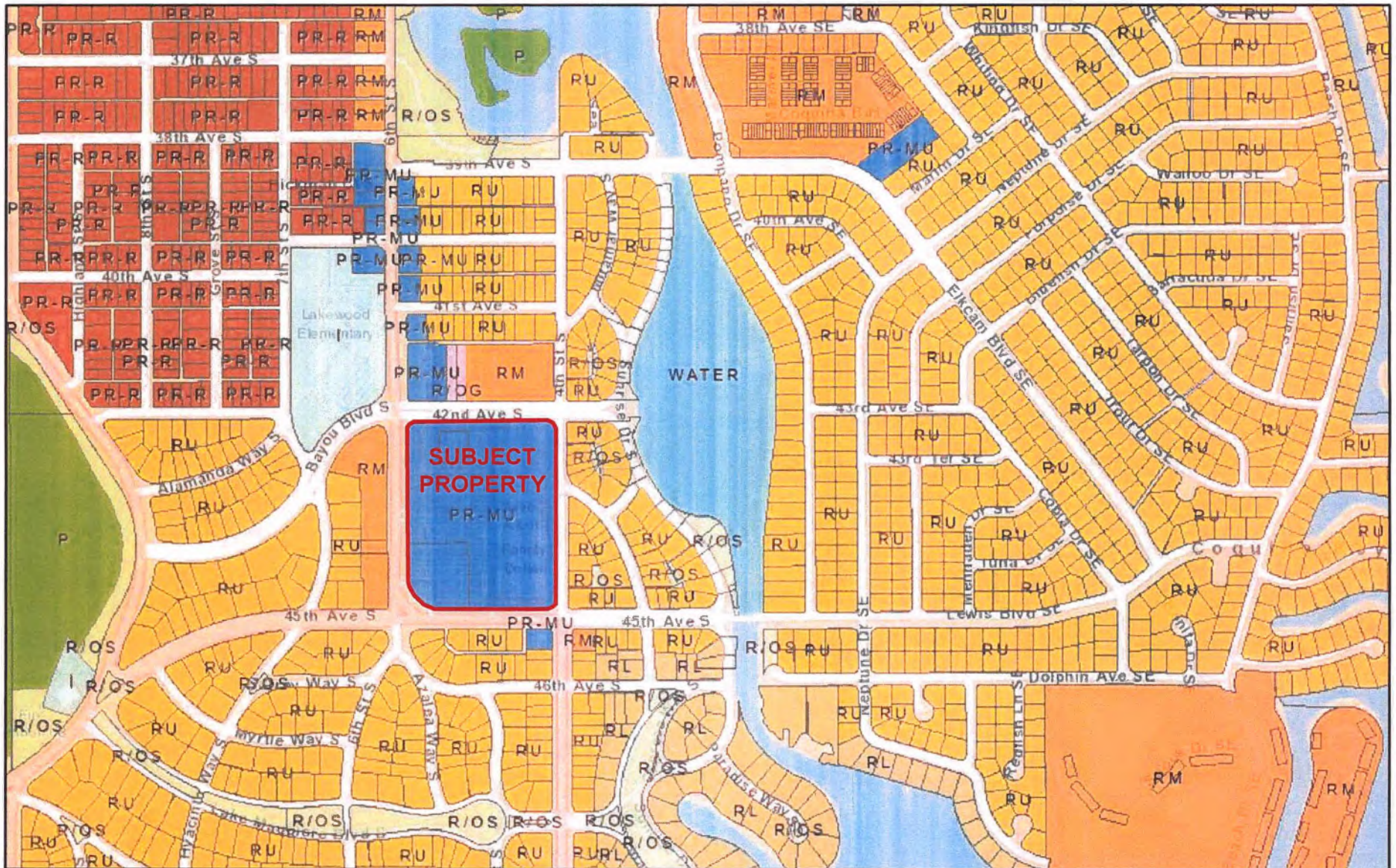


University of South Florida, City of Tampa, County of Pinellas, Esri, HERE,

Web AppBuilder for ArcGIS

University of South Florida, City of Tampa, County of Pinellas, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, NGA, USGS | City of St. Petersburg |

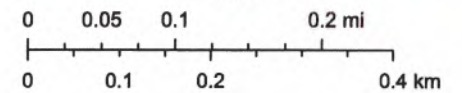
Existing Future Land Use



2/16/2022, 10:41:56 AM

1:9,028

- | | | | |
|----------------------|-------------------|----------------------------|-----------------------------------|
| Tax Parcels Boundary | Future Land Use | Residential Medium | Recreation/Open Space |
| Tax Parcels Info | Residential Low | Residential/Office General | Institutional |
| | Residential Urban | Preservation | Planned Redevelopment Residential |



University of South Florida, City of Tampa, County of Pinellas, Esri, HERE,

EXHIBIT "A"

LEGAL DESCRIPTION

PARCELS 1 AND 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 89°51'30" WEST, 810.75 FEET; THENCE SOUTH 0°13'09" EAST, 1001.05 FEET; THENCE NORTH 89°51' EAST, 806.92 FEET; THENCE NORTH 1000.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE NORTH 50 FEET THEREOF; ALSO LESS AND EXCEPTING THE SOUTH 50 FEET THEREOF; ALSO LESS AND EXCEPTING THE EAST 30 FEET THEREOF; ALSO LESS AND EXCEPTING THE WEST 70 FEET THEREOF;

ALSO LESS AND EXCEPTING BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID 1/4 SECTION, 90 FEET, THENCE WEST 30 FEET TO THE POINT OF BEGINNING; THENCE ON THE CURVE TO THE LEFT RADIUS 40 FEET; RUN TO A POINT 70 FEET WEST OF THE EAST BOUNDARY OF SAID 1/4 SECTION AND 50 FEET SOUTH OF THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST; THENCE 40 FEET EAST; THENCE 40 FEET SOUTH TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST; THENCE SOUTH 89°51'30" WEST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, 700.75 FEET; THENCE SOUTH 50 FEET TO A POINT OF BEGINNING; THENCE ON A CURVE TO THE LEFT, RADIUS 40 FEET, RUN TO A POINT 740.75 FEET WEST OF THE EAST BOUNDARY OF SAID 1/4 SECTION AND 90 FEET SOUTH OF THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, THENCE NORTH 40 FEET; THENCE EAST 40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID 1/4 SECTION 950.69 FEET, THENCE WEST 70 FEET TO A POINT OF BEGINNING; THENCE ON A CURVE TO THE LEFT, RADIUS 40 FEET, RUN TO A POINT 30 FEET WEST OF THE EAST BOUNDARY OF SAID 1/4 SECTION AND 910.69 FEET SOUTH OF THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, THENCE SOUTH 40 FEET, THENCE WEST 40 FEET TO THE POINT OF BEGINNING.

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: **SWD COQUINA KEY LLC, a Delaware limited liability company**

This property constitutes the property for which the following request is made:

Property Address: 4350 6th Street South and 575 4th Ave S

Parcel ID Number: 06-32-17-00000-240-0100, 06-32-17-00000-240-0200 and 06-32-17-84510-000-0010

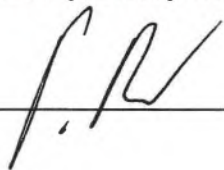
Request: Lot line adjustment, zoning and future land use map amendments, site plan

The undersigned have appointed and do appoint the following agents to execute any application(s) or other documentation necessary to effectuate such applications(s):

Agent's Names: Craig A. Taraszki, Esq.
 Johnson, Pope, Bokor, Ruppel & Burns, LLP

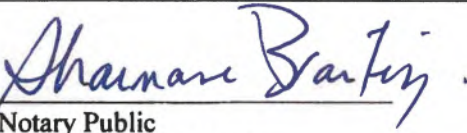
This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (Owner): _____ 

Printed Name: Patrick Richard, Its Manager

SWORN TO AND SUBSCRIBED before me, by means of physical presence or online notarization, this 1st day of January, 2022, by Patrick Richard, the Manager of SWD Coquina Key LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me or has produced _____ as identification.



Notary Public
My Commission Expires:





PUBLIC PARTICIPATION REPORT

Application No. ZM-12

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT

Street Address:

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

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

Presented at Bayou Bonita Neighborhood Assn. on 1/16/2022.

Met with Nancy Dowling (Bayou Bonita Assn) and Mike McGraw (Coquina Key Assn) on 2/14/2022.

Met with Ken Conklin (Lakewood Terrace Assn) 2/24/2022.

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

Notices of Intent to File were sent to Bayou Highlands Neighborhood Assn., Lakewood Terrace Neighborhood Assn., FICO, and CONA on 2/16/2022.

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

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

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Jennifer Joern at variance@stpeteconacona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

- Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: _____
- Attach the evidence of the required notices to this sheet such as Sent emails.

N.W. 1/4 SECTION 6, TOWNSHIP 32S, RANGE 17E

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION: P.D. 06-32-17-04510-000-0013

TRACT A:

TRACT "A" OF SOUTH SIDE SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 23, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, OTHERWISE DESCRIBED AS FOLLOWS FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, RUN SOUTH 89°51'30" WEST 740.75 FEET ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE EASTERN RIGHT-OF-WAY LINE OF 6TH STREET SOUTH, THENCE RUN SOUTH 0°30'0" EAST, 776.21 FEET ALONG SAID EASTERN RIGHT-OF-WAY LINE TO A POINT OF BEGINNING, THENCE RUN SOUTH 0°30'0" EAST, 25 FEET, THENCE BY A CURVE TO THE LEFT, RADIUS 150 FEET, ARC 235.44 FEET, CHORD SOUTH 45°11'04" EAST, 212 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 45TH AVENUE SOUTH, THENCE NORTH 89°51'30" EAST, 25 FEET ALONG SAID RIGHT-OF-WAY LINE OF 45TH AVENUE SOUTH, THENCE NORTH 00°0'0" WEST, 175.03 FEET, THENCE SOUTH 89°46'51" WEST, 175.03 FEET TO THE POINT OF BEGINNING.

AND

TRACT B:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, RUN SOUTH 89°51'30" WEST, 740.75 FEET ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE EASTERN RIGHT-OF-WAY LINE OF 6TH STREET SOUTH, THENCE RUN SOUTH 0°30'0" EAST, 776.21 FEET ALONG SAID EASTERN RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF TRACT "A" OF SOUTH SIDE SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN P.D. 06-32-17-04510-000-0013, THENCE NORTH 89°46'51" WEST, 289.20 FEET, THENCE SOUTH 0°00'0" EAST, 316.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 45TH AVENUE SOUTH, THENCE SOUTH 89°51'30" WEST, 175.03 FEET ALONG SAID RIGHT-OF-WAY LINE OF 45TH AVENUE SOUTH, THENCE NORTH 00°0'0" WEST, 175.03 FEET, THENCE SOUTH 89°46'51" WEST, 175.03 FEET TO THE POINT OF BEGINNING.

FOOTING:

COMMUNITY PANEL #215148 1210300282 N, EFFECTIVE 6/24/21
 SOUTH R/W OF 42ND AVE SOUTH
 BEING 50'0" W (PER BECD)
 CITY OF ST. PETERS
 EL = 106.33' OHT DATUM ADJUSTED TO
 EL = 104.47' N.A.V.D. M.S.L. ± 0.00'

NOTICE: See both Schedule B, Section II of your search commitment. Number HD-100480-4L, written by the American Title Insurance Co. dated 3/2/2021, which are addressed by the Surveyor.

3. Encroachments -- as shown on any lot matters on the 1st of NORTH SIDE SHOPPING CENTER as shown.

TO: SWD COQUINA KEY LLC
 STONEWEG U.S. LLC
 FZ CAPITAL LLC, A DELAWARE LLC
 M&M COMMUNITY DEVELOPMENT FUND, LLC ISDA
 FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Standards and Requirements for ALTA and NSPS Land Title Surveys as established and adopted by ALTA and NSPS, Inc. (ALTA/NSPS LNTS, Inc.), 7(c), 7(e), 7(f)(1), 7(c), 8, 9, 10, and 11, and that the survey was completed on 3/6/2021.

I hereby certify that the survey represented herein meets the requirements of Chapter 21-17, Florida Administrative Code.

JOHN C. BRENDLA AND ASSOCIATES, INC.
 STATE OF FLORIDA
 LICENSE NUMBER 4601

No.	DESCRIPTION	DATE
1.	UPDATE AS ALTA/NSPS LAND TITLE SURVEY	3/29/2021
2.	UPDATE	1/13/2022

FB: 951A PG. 41-46
 FB: 793 PG. 56-61
 FB: 677 PG. 68-71

Survey date: 10/15/2018
 Job Number: 79-21 TR A&B

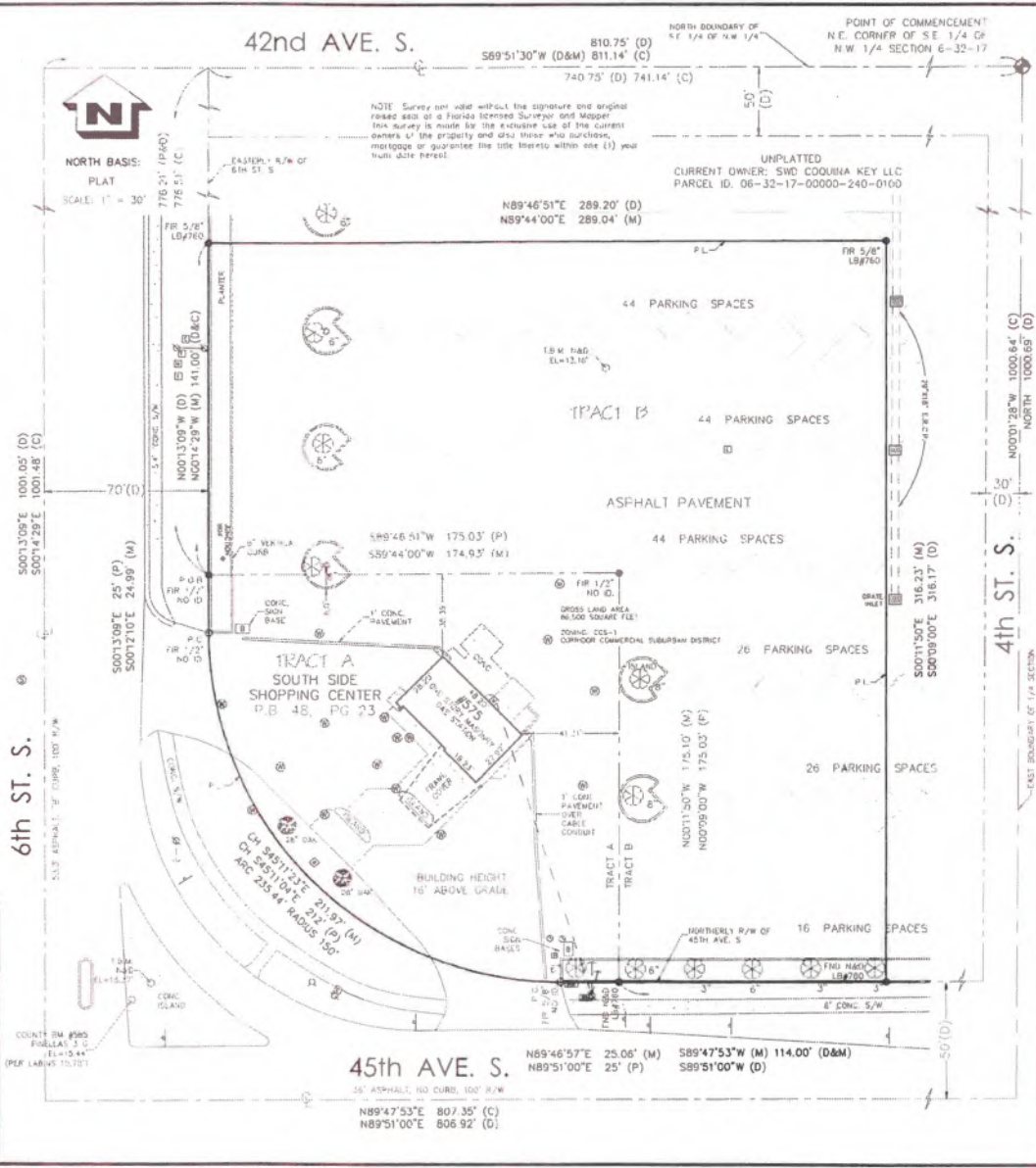
Drawn by: JM
 Chkd by: JCB

SHEET 1 of 5 89-218.DWG

JOHN C. BRENDLA AND ASSOCIATES, INC.
 Professional Land Surveyors and Mappers

JCB

4015 82nd Avenue North
 Pinellas Park, Florida 33781
 Telephone (727) 576-7546
 Facsimile (727) 577-9932
 LB 760



45th AVE. S.
 25' ASPHALT, NO CURB, 100' R/W
 N89°47'53"E 807.35' (C)
 N89°51'00"E 806.92' (D)
 N89°46'57"E 25.05' (M) 589°47'53"W (M) 114.00' (D&M)
 N89°51'00"E 25' (P) 589°51'00"W (D)

6th ST. S.
 5.0' ASPHALT, 10' CONCR, 100' R/W

4th ST. S.
 5.0' ASPHALT, 10' CONCR, 100' R/W

42nd AVE. S.
 810.75' (D) 589°51'30"W (D&M) 811.14' (C)
 740.75' (D) 741.14' (C)

NOTE: Survey not valid without the signature and original record book of a Florida Licensed Surveyor and Mapper. This survey is made for the exclusive use of the current owners of the property and does not constitute a mortgage or guarantee the title thereto within one (1) year from date hereof.

NORTH BOUNDARY OF S.E. 1/4 OF N.W. 1/4

POINT OF COMMENCEMENT N.E. CORNER OF S.E. 1/4 OF N.W. 1/4 SECTION 6-32-17

UNPLATTED
 CURRENT OWNER: SWD COQUINA KEY LLC
 PARCEL ID: 06-32-17-00000-240-0100

N89°46'51"E 289.20' (D)
 N89°44'00"E 289.04' (M)

S89°46'51"W 175.03' (P)
 S89°44'00"W 174.93' (M)

776.21' (P) 776.51' (C)
 776.21' (P) 776.51' (C)

5001'309"E 25' (P)
 5001'210"E 24.99' (M)

5001'309"E 1001.05' (D)
 5001'429"E 1001.48' (C)

10001'288"W 1000.84' (C)
 NORTH 1000.85' (D)

30' (D)

5001'309"E 316.21' (M)
 S89°09'00"E 316.17' (D)

50' (D)

COUNTY BM 980
 PINELLAS 13 C
 EL = 214'
 (PER LAMUS 10/201)



ATTACHMENT NO. 3
Development Agreement

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (hereinafter the "Agreement") is made and entered into this ____ day of _____ 2022, by and between **SWD COQUINA KEY LLC**, a Delaware limited liability Company, whose mailing address is 360 Central Avenue, Suite 1130, St. Petersburg, FL 33701 (hereinafter "Owner") and the **CITY OF ST. PETERSBURG, FLORIDA**, a Florida municipal corporation, whose mailing address is P.O. Box 2842, St. Petersburg, Florida 33731 (hereinafter the "City") (collectively hereinafter "the Parties").

WITNESSETH:

WHEREAS, Owner is the fee simple title owner of approximately 14.541 acres of land located at 4350 6th Street South, St. Petersburg, Florida 33705 and 575 45th Avenue South, St. Petersburg, Florida 33705, within the boundaries of the City, the legal description of which is attached hereto as Exhibit "A" (hereinafter the "Property"); and

WHEREAS, Owner desires to develop the Property in conformance with the City's Neighborhood Corridor Commercial Traditional (CCT-1) zoning district and Planned Redevelopment - Mixed Use (PR-MU) future land use designation (the "Zoning Designation Amendment"); and

WHEREAS, the Property is currently designated as Planned Redevelopment - Mixed Use (PR-MU) future land use in the City's Comprehensive Plan; and

WHEREAS, Owner has filed a rezoning application with the City to change the zoning of the Property from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1), such application having City File No. ZM-12; and

WHEREAS, Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property in accordance with Sections 163.3220-163.3243, Florida Statutes, the Florida Local Government Development Agreement Act (hereinafter the "Act"); and

WHEREAS, in accordance with the Act and Section 16.05 of the City's LDRs, the City is duly authorized to enter this Agreement; and

WHEREAS, the Owner acknowledges that the requirements and conditions of this Agreement result from the impacts of the Project on the City's stated planning goals related to employment and affordable housing, are reasonably attributable to the development of the Project, are based upon comparable requirements and commitments that the City or other agencies of government would reasonably expect to require a developer to expend or provide, and are consistent with sound and generally accepted land use planning and development practices and principles; and

WHEREAS, the first properly noticed public hearing on this Agreement was held by the Community Planning and Preservation Commission on August 9, 2022; and

WHEREAS, the first properly noticed reading of the City Ordinance, Ord. # (fill in) approving this Agreement was held by the City Council on **TBD**; and

WHEREAS, the second properly noticed reading of and public hearing of the City Ordinance approving this Agreement was held by the City Council on **TBD**; and

WHEREAS, the Owner desires to develop the Property in accordance with the conditions and limitations set forth in this Agreement.

DEFINITIONS

The terms defined in this 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 Owner, Developer, or the City.

“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 LDRs” means the City of St. Petersburg Land Development Regulations, as most recently amended prior to the date hereof.

“Development” means all improvements to real property, 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 real property.

“Development Permit” includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

“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 Agreement.

“FAR” means floor area ratio, as that term is defined in the City’s LDRs.

“Florida Statutes” means all references herein to "Florida Statutes" are to Florida Statutes (2020), as amended from time to time.

“Governmental Authority” means the City, the County or any other governmental entity having regulatory authority over the Project and that issues a Development Permit for the Project to be constructed and opened for business.

“Project” means the proposed development to be located on the Property as contemplated by this Agreement.

“Property” means the real property more particularly described in the legal description in Exhibit “A”.

“Zoning Designation Amendment” means the change of the City’s zoning designation of the Property from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1).

AGREEMENT

NOW, THEREFORE, in consideration of the terms, conditions, covenants and mutual promises hereinafter set forth, the Parties agree as follows:

1. **Recitals, Definitions, and Exhibits.** The foregoing recitations are true and correct and are hereby incorporated herein by reference. The foregoing Definitions are hereby incorporated herein by reference. All exhibits to this Agreement are essential to this Agreement and are hereby deemed a part hereof.

2. **Intent.** It is the intent of the Parties 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. Recording and Effective Date. After the Agreement has been executed by the Parties, and after the date the Zoning Designation Amendment become effective, the City shall record the Agreement in the Public Records of Pinellas County, Florida, at the Developer's expense and shall forward a copy of the recorded Agreement to the Florida Department of Economic Opportunity ("DEO"). Thirty (30) days after receipt of the recorded Agreement by the DEO, this Agreement shall become effective (the "Effective Date").

4. Duration. The initial term of this Agreement shall be for fifteen (15) years from the Effective Date. Owner agrees that this Agreement may be extended by the City at the end of the initial term for an additional five (5) year renewal term, subject to all necessary requirements in accordance with the Florida Statutes and the City's then-existing LDRs.

5. Permitted Development Uses and Building Intensities.

(a) Permitted Development Uses. The Property is currently designated Corridor Commercial Suburban (CCS-1) zoning on the City's zoning map and Planned Redevelopment- Mixed Use (PR-MU) future land use in the City's Comprehensive Plan. Owner has applied to the City to rezone the Property from CCS-1 to Corridor Commercial Traditional (CCT-1). The Property's future land use designation will remain PR-MU. Conditional upon such rezoning application being adopted, the Property may be used for the purposes permitted in the applicable zoning districts subject to the additional limitations and conditions set forth in this Agreement.

(b) Maximum Density, Intensity, and Height of Proposed Uses. For the purposes of this Development Agreement, maximum density, intensity, and 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. A workforce housing density bonus of eight (8) units per acre is also allowable, subject to the City's Workforce Housing Ordinance. In accordance with the CCT-1 zoning designation, building height is limited to forty-two (42) feet; however, additional building height can be achieved pursuant to the Large Tract Planned Development regulations, set forth in the City's LDRs, but shall not exceed seventy-seven (77) feet.

(c) Limitations and Conditions on Use. The development uses proposed on the Property and their approximate sizes include a 20,000 square feet (minimum) commercial retail shopping center, multi-family buildings comprised of not more than 465 residential dwelling units with a minimum of 20% of the units being workforce housing; the combined intensity shall not exceed 1.20 FAR and the residential density shall not exceed 32 units per acre. Owner agrees that the following limitations and conditions shall apply to any site plan approved for the Property:

(1) Owner shall construct the commercial retail shopping center prior to or concurrently with the multi-family buildings and shall obtain the Certificate of Completion (CC) for the shell of the commercial retail shopping center prior to or concurrently with the issuance of the Certificate of Occupancy (CO) for the first multi-family building.

(2) Prior to the issuance of a building permit for any multi-family building, Developer shall enter into a workforce housing bonus density agreement, providing that a minimum of 20% of the multi-family residential units meet all the requirements as workforce housing units, in accordance with City Code Chapter 17.5.

(3) Owner shall use commercially reasonable efforts to include a source of fresh food within the commercial retail shopping center; however, such efforts shall not obligate the Owner to relocate or otherwise displace any existing tenant or occupant.

6. Public Facilities; Traffic Concurrency. The Property has frontage on 6th Street South, which is designated a secondary multimodal corridor on the Countywide Land Use Strategy Map and a future major street on the Future Major Streets Map (Map 20 of the City's Comprehensive Plan). The Property is currently served by high frequency public transit service (PSTA Route 4, 15-minute headway). This segment of 6th Street South is recognized in the Advantage Pinellas Plan (a/k/a 2045 Long Range Transportation Plan) as an investment corridor "to better support transit and connecting people to jobs, training opportunities and access to a variety of housing options that are affordable..." and "are considered priorities as they support strategic future investments for housing, economic

development and transportation through redevelopment, infrastructure and land assembly.” The proposed rezoning furthers a land use pattern contributing to minimizing travel requirements and anticipates and supports increased usage of mass transit systems (Policy LU19.3 of the City’s Comprehensive Plan).

(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-dependent rather than based on the provision and use of public facilities and is not directly provided by the City. The design and construction of the proposed stormwater facilities on the Project site shall be in compliance with the requirements of the City of St. Petersburg City Code and the Southwest Florida Water Management District, shall meet concurrency requirements for stormwater, and shall 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 determination of adequacy of public facilities, including transportation facilities, to serve the proposed development shall be made in accordance with the City’s Concurrency requirements in existence as of the date of this Agreement.

(j) Utility Improvements: Utility improvements necessary to provide service to a structure shall be constructed by Developer at Developer’s expense prior to issuance of certificates of occupancy for the structure.

7. Reservation or Dedication of Land. Owner and Developer shall not be required to reserve or dedicate land within the Property for municipal purposes other than: (a) public utility easements for utilities servicing the Property; (b) as applicable for roadways and other transportation facilities; and (c) subject to reasonable reservation and dedications during site plan review and approval.

8. Local Development Permits. The following local development approvals will be required to develop the Property for uses permitted in the CCT-1 zoning districts:

- (a) Site plan approval;

- (b) Final site plan approval;
- (b) Water, sewer, paving and drainage permits (including applicable permits issued by the South Florida Water Management District);
- (c) Building permits;
- (d) Certificates of Occupancy;
- (e) Certificates of Concurrence;
- (f) Any other development permits that may be required by City ordinances and regulations; and
- (g) Such other City, County, State or Federal permits as may be required by law.

9. Consistency with Comprehensive Plan. Conditional upon such rezoning and land use plan amendments being adopted as contemplated in Paragraph 5.(a) of this Agreement, Development of the Property for the uses allowed in the CCT-1 zoning district must be consistent with the City's Comprehensive Plan.

10. Necessity of Complying with Local Regulations Relative to Permits. The Parties agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction shall not relieve Owner of the necessity of complying with regulations governing said permitting requirements, conditions, fees, terms or restrictions.

11. Binding Effect. The obligations imposed pursuant to this Agreement upon the Parties and upon the Property shall run with and bind the Property as covenants running with the Property. This Agreement shall be binding upon and enforceable by and against the Parties hereto, their personal representatives, heirs, successors, grantees and assigns. Notwithstanding the foregoing, the rights and obligations under this Agreement of the Owner of the Property shall pass to any third-party purchaser of the Property and upon the closing of such purchase of the Property from such Owner, and the Owner of the Property shall be relieved of any further obligations under this Agreement upon such third party's acquisition of title to the Property.

12. Preliminary Concurrence and Comprehensive Plan Findings. The City has preliminarily determined that the concurrence requirements of Sections 16.03.050 and 16.03.060 of the City's LDRs and the City's Comprehensive Plan will be met for the Project, further subject to any approvals set forth in Paragraph 8 of this Agreement. The City has preliminarily found that the Project and this Agreement are consistent with and further the goals, objectives, policies and action strategies of the City's Comprehensive Plan and with the City's LDRs, further subject to any approvals set forth in Paragraph 8 of this Agreement. Nothing herein shall be construed by any Party as an approval, express or implied, for any action set forth in Paragraph 8 of this Agreement.

13. Disclaimer of Joint Venture. The Parties represent that by the execution of this Agreement it is not the intent of the Parties that this Agreement be construed or deemed to represent a joint venture or common undertaking between any Parties, or between any Party and any third party. While engaged in carrying out and complying with the terms of this Agreement, Owner is an independent principal and not a contractor for or officer, agent, or employee of the City. Owner shall not at any time or in any manner represent that it or any of its agents or employees are employees of the City.

14. Amendments. The Parties acknowledge that this Agreement may be amended by mutual consent of the Parties subsequent to execution in accordance with Section 163.3237, Florida Statutes and Section 16.05 of the City's LDRs. All amendments to this Agreement shall be ineffective unless reduced to writing and executed by the Parties in accordance with the City's LDRs.

15. Notices. All notices, demands, requests for approvals or other communications given by any 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:

- (a) **To the Owner:**
 SWD Coquina Key LLC
 Attn: Sam Palmer
 360 Central Avenue
 Suite 1130

St. Petersburg, FL 33701

With a copy to:

SWD Coquina Key LLC
Attn: Pamela Linden, Esq.
360 Central Avenue
Suite 1130
St. Petersburg, FL 33701

(b) **To the City:**

City of St. Petersburg
Attn: Derek Kilborn, Manager
Urban Planning, Design and Historic Preservation Division
City of St. Petersburg Planning and Development Services Dept
One 4th Street North
St. Petersburg, FL 33701

With a copy to:

City Attorney's Office, City of St. Petersburg
Attn: Michael Dema, Managing Assistant City Attorney – Land Use & Environmental Matters
Municipal Services Center
One 4th Street North
St. Petersburg, FL 33701

16. 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.

17. Default. In the event any Party is in default of any provision hereof, any 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.

18. Non-Action on Failure to Observe Provisions of this Agreement. The failure of any Party to promptly or continually insist upon strict performance of any term, covenant, condition or provision of this 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 Party may have, and shall not be deemed a waiver of a subsequent default or nonperformance of such term, covenant, condition or provision.

19. Applicable Law and Venue. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. Venue for any proceeding arising under this Agreement shall be in the Sixth Judicial Circuit, in and for Pinellas County, Florida, for State actions and in the United States District Court for the Middle District of Florida for federal actions, to the exclusion of any other venue.

20. Construction. This Agreement has been negotiated by the Parties, and the Agreement, including, without limitation, the Exhibits, shall not be deemed to have been prepared by any Party, but by all equally.

21. Entire Agreement.

(a) This 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, understandings, representations, correspondence and statements whether written or oral. With the exception of conditions that may be imposed by the City in approving any Development Permit, no Party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement, and this Agreement may not be amended or modified except by written instrument signed by the Parties hereto, in accordance with this Agreement, Florida Statutes Section 163.3237, and Section 16.05 of the City's LDRs.

(b) Any provisions of this Agreement shall be read and applied in pari materia with all other provisions hereof.

22. Holidays. It is hereby agreed and declared that whenever a notice or performance under the terms of this 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.

23. Certification. The Parties 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 Agreement has not been modified and is in full force and effect (or if there have been modifications that this 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 any other Party is then in default hereof (or if another 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 Agreement.

24. Termination. This Agreement shall automatically terminate and expire upon the occurrence of the first of the following:

(a) The expiration of fifteen (15) years from the Effective Date of this Agreement, as defined herein, unless the City extends the initial term for an additional five (5) year renewal term pursuant to the terms of this Agreement and subject to all necessary requirements in accordance with the Florida Statutes and the City's then-existing LDRs; or;

(b) The revocation of this Agreement by the City Council in accordance with Section 163.3235, Florida Statutes and Section 16.05 of the City's LDRs; or

(c) The execution of a written agreement by all Parties, or by their successors in interest, providing for the cancellation and termination of this Agreement.

25. Deadline for Execution. The Owner shall execute this Agreement prior to the date on which the City Council considers this Agreement for final approval.

26. 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 Agreement.

27. Approvals.

(a) For the purposes of this Agreement any required written permission, consent, approval or agreement ("Approval") by the City means the Approval of the Mayor or his designee unless otherwise set forth herein and such approval shall be in addition to any and all permits and other licenses required by law or this Agreement.

(b) For the 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 designee, unless otherwise set forth herein.

28. 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.

29. 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.

30. Failure of Development to Occur as Proposed. If development of the Property does not occur as proposed under this Agreement, both the City and the property owner have the right to initiate the process to change the land use and zoning designations of the Property to the designations that existed at the time of execution of this Agreement.

31. Cancellation. This Agreement shall become null and void as to any portion of the Property if any of the following occur: (1) the Owner fails to obtain the rezoning or Comprehensive Plan Amendment as more fully set forth above; (2) the Future Land Use designation of the Residential Property or any portion thereof changes to any designation other than PR-MU; (3) the zoning of the Property or any portion thereof changes to any designation other than CCS-1.

32. Third Party Beneficiaries. The rights and obligations of the Parties set forth in this Agreement are personal to the Parties, and no third parties are entitled to rely on or have an interest in any such rights and obligations.

[signatures on next page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

**CITY
CITY OF ST. PETERSBURG, FLORIDA**

ATTEST:

CITY CLERK

By: _____

As Its: _____

_____ day of _____, 2022

Approved as to form and content

By Office of City Attorney

OWNER
SWD COQUINA KEY LLC, a Delaware Limited Liability
Company,
360 Central Avenue, Suite 1130
St. Petersburg, FL 33701

WITNESSES:

Sign _____

By: _____

Print _____

Print _____

Sign _____

Title _____

Print _____

Date _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this ____ day of _____, 2022, by _____, as an Authorized Signatory of SWD Coquina Key LLC, a Delaware Limited Liability Company, on behalf of the company, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC:

Sign _____

Print _____

State of Florida at Large

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCELS 1 AND 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 89°51'30" WEST, 810.75 FEET; THENCE SOUTH 0°13'09" EAST, 1001.05 FEET; THENCE NORTH 89°51' EAST, 806.92 FEET; THENCE NORTH 1000.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE NORTH 50 FEET THEREOF; ALSO LESS AND EXCEPTING THE SOUTH 50 FEET THEREOF; ALSO LESS AND EXCEPTING THE EAST 30 FEET THEREOF; ALSO LESS AND EXCEPTING THE WEST 70 FEET THEREOF;

ALSO LESS AND EXCEPTING BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID 1/4 SECTION, 90 FEET, THENCE WEST 30 FEET TO THE POINT OF BEGINNING; THENCE ON THE CURVE TO THE LEFT RADIUS 40 FEET; RUN TO A POINT 70 FEET WEST OF THE EAST BOUNDARY OF SAID 1/4 SECTION AND 50 FEET SOUTH OF THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST; THENCE 40 FEET EAST; THENCE 40 FEET SOUTH TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST; THENCE SOUTH 89°51'30" WEST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, 700.75 FEET; THENCE SOUTH 50 FEET TO A POINT OF BEGINNING; THENCE ON A CURVE TO THE LEFT, RADIUS 40 FEET, RUN TO A POINT 740.75 FEET WEST OF THE EAST BOUNDARY OF SAID 1/4 SECTION AND 90 FEET SOUTH OF THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, THENCE NORTH 40 FEET; THENCE EAST 40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID 1/4 SECTION 950.69 FEET; THENCE WEST 70 FEET TO A POINT OF BEGINNING; THENCE ON A CURVE TO THE LEFT, RADIUS 40 FEET, RUN TO A POINT 30 FEET WEST OF THE EAST BOUNDARY OF SAID 1/4 SECTION AND 910.69 FEET SOUTH OF THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 17 EAST, THENCE SOUTH 40 FEET; THENCE WEST 40 FEET TO THE POINT OF BEGINNING.



ATTACHMENT NO. 4
Transportation Analysis

TRANSPORTATION ANALYSIS

Coquina Key Plaza

Prepared for:

Stoneweg



Palm Traffic
Engineering + Planning

Transportation Analysis

Coquina Key Plaza

January 2022

Prepared for:
Stoneweg

Prepared by:
Palm Traffic
400 North Tampa Street, 15th Floor
Tampa, FL 33602
Ph: (813) 296-2595

Project No. T21089



Vicki L. Castro, P.E.
P.E. No. 47128

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INTRODUCTION

The purpose of this report is to provide the Transportation Analysis for the property located east of 6th Street and north of 45th Avenue South in the City of St. Petersburg, Pinellas County, Florida as shown in Figure 1.

PROJECT DESCRIPTION

The proposed project is to develop the property with up to 38,000 square feet of retail and 457 multi-family dwelling units.

The access for the project is proposed to be the following:

- One (1) full access to 45th Avenue South
- One (1) full access to 6th Street South
- One (1) full access to 42nd Avenue South
- One (1) full access to 4th Street South.

A conceptual site plan is included in the Appendix of this report.

ESTIMATED DAILY PROJECT 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, 11th Edition, 2021, as its data base. Based on these trip rates, it is estimated that the proposed project will attract/generate approximately 3,481 daily trip ends, as shown in Table 1. Studies contained in the ITE Trip Generation Handbook, 3rd Edition, indicate that a percentage of the project trips already exist on the adjacent roadways – passerby capture. Therefore, the new daily trip ends attracted to/generated by the proposed project would be 3,003 trip ends, as shown in Table 1.

Figure 1. Project Location

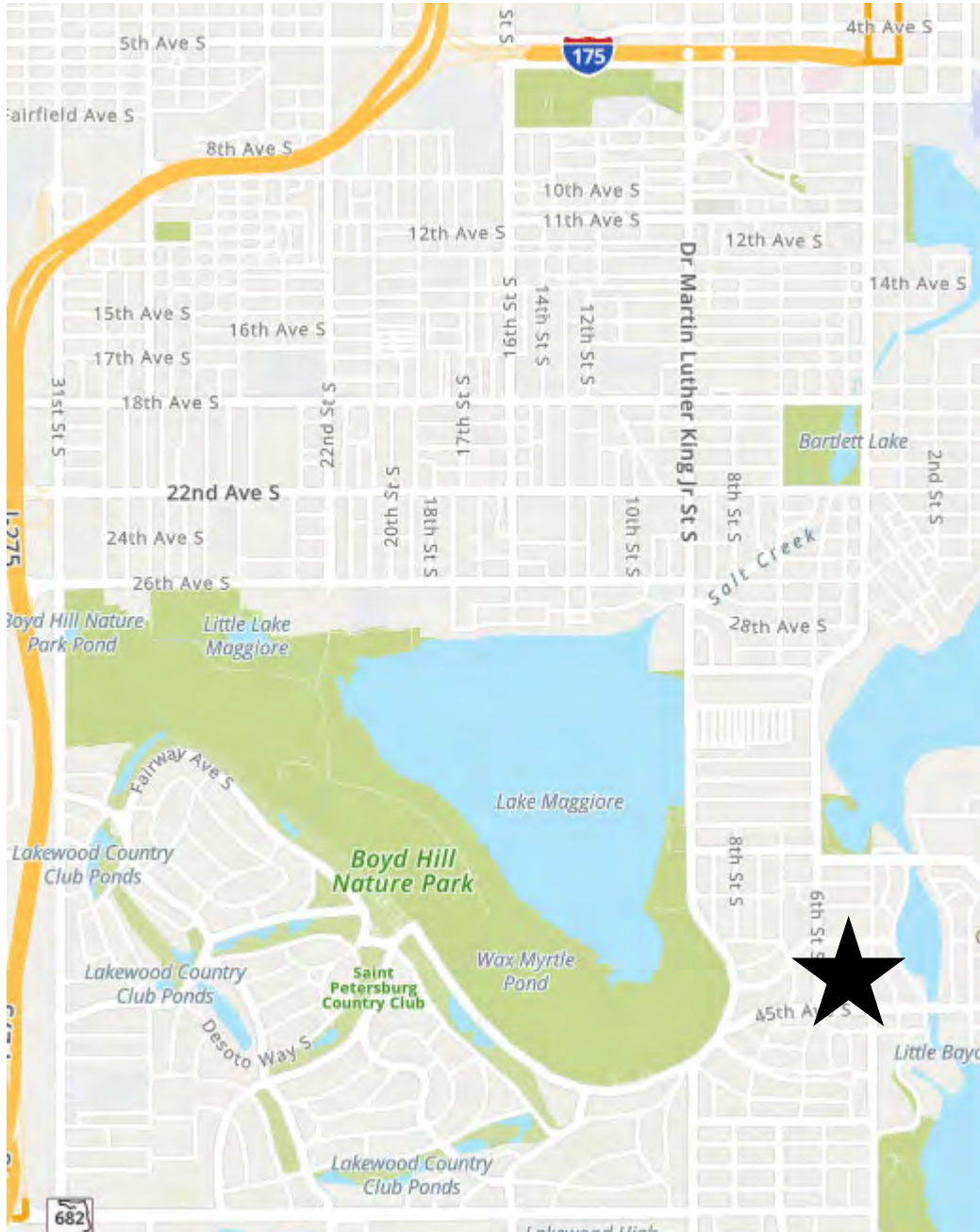


Table 1. Estimated Daily Project Traffic

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends (1)</u>	<u>Passerby Capture (2)</u>	<u>New Daily Trip Ends</u>
Shopping Center	820	38,000 SF	1,406	478	928
Multi-Family	221	370 DUs	<u>2,075</u>	<u>0</u>	<u>2,075</u>
		Total	3,481	478	3,003

(1) Source: ITE Trip Generation, 11th Edition.

(2) Source: ITE Trip Generation Handbook, 3rd Edition.

ESTIMATED AM PEAK HOUR PROJECT TRAFFIC

Again, based on data contained in the ITE Trip Generation, 11th Edition, the proposed project would attract/generate approximately 201 trip ends during the AM peak hour with 59 inbound and 142 outbound, as shown in Table 2.

As previously stated, studies contained in the ITE Trip Generation Handbook, 3rd Edition, indicate that a percentage of the project trips already exist on the adjacent roadways – passerby capture. Therefore, the new AM peak hour trip ends attracted to/generated by the proposed project would be 190 trip ends with 52 inbound and 138 outbound, as shown in Table 2.

ESTIMATED PM PEAK HOUR PROJECT TRAFFIC

Again, based on data contained in the ITE Trip Generation, 11th Edition, during the PM peak hour, the proposed project would attract/generate approximately 307 trip ends during the PM peak hour with 171 inbound and 136 outbound, as shown in Table 3.

As previously stated, studies contained in the ITE Trip Generation Handbook, 3rd Edition, indicate that a percentage of the projects trips already exist on the adjacent roadways – passerby capture. Therefore, the new PM peak hour trip ends attracted to/generated by the proposed project would be 263 trip ends with 150 inbound and 113 outbound, as shown in Table 3.

Table 2. AM Peak Hour Project Trip Ends

<u>Land Use</u>	ITE <u>LUC</u>	<u>Size</u>	AM Peak Hour Trip Ends (1)			Passerby Capture (2)			New AM Peak Hour Trip Ends		
			<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Shopping Center	820	38,000 SF	20	12	32	7	4	11	13	8	21
Multi-Family	221	370 DUs	<u>39</u>	<u>130</u>	<u>169</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>39</u>	<u>130</u>	<u>169</u>
		Total	59	142	201	7	4	11	52	138	190

(1) Source: ITE Trip Generation, 11th Edition.

(2) Source: ITE Trip Generation Handbook, 3rd Edition.

Table 3. PM Peak Hour Project Trip Ends

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>PM Peak Hour Trip Ends (1)</u>			<u>Passerby Capture (2)</u>			<u>New PM Peak Hour Trip Ends</u>		
			<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Shopping Center	820	38,000 SF	62	67	129	21	23	44	41	44	85
Multi-Family	221	370 DUs	<u>109</u>	<u>69</u>	<u>178</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>109</u>	<u>69</u>	<u>178</u>
		Total	171	136	307	21	23	44	150	113	263

(1) Source: ITE Trip Generation, 11th Edition.

(2) Source: ITE Trip Generation Handbook, 3rd Edition.

ANALYSIS PERIOD

This analysis will include the AM and PM peak hours.

PROJECT TRIP DISTRIBUTION / ASSIGNMENT

The following distribution of the AM and PM peak hour project trip ends were based on the existing traffic and development patterns with hand assignment to the local roadway network:

- 55% to and from the north (via 6th Street South)
- 20% to and from the south (via 4th Street South)
- 25% to and from the west (via 45th Avenue South).

Table 4 shows the distribution of the AM and PM peak hour project trip ends. Figure 2 and Figure 3 illustrate the project trip ends on the adjacent roadway network for the AM and PM peak hours, respectively.

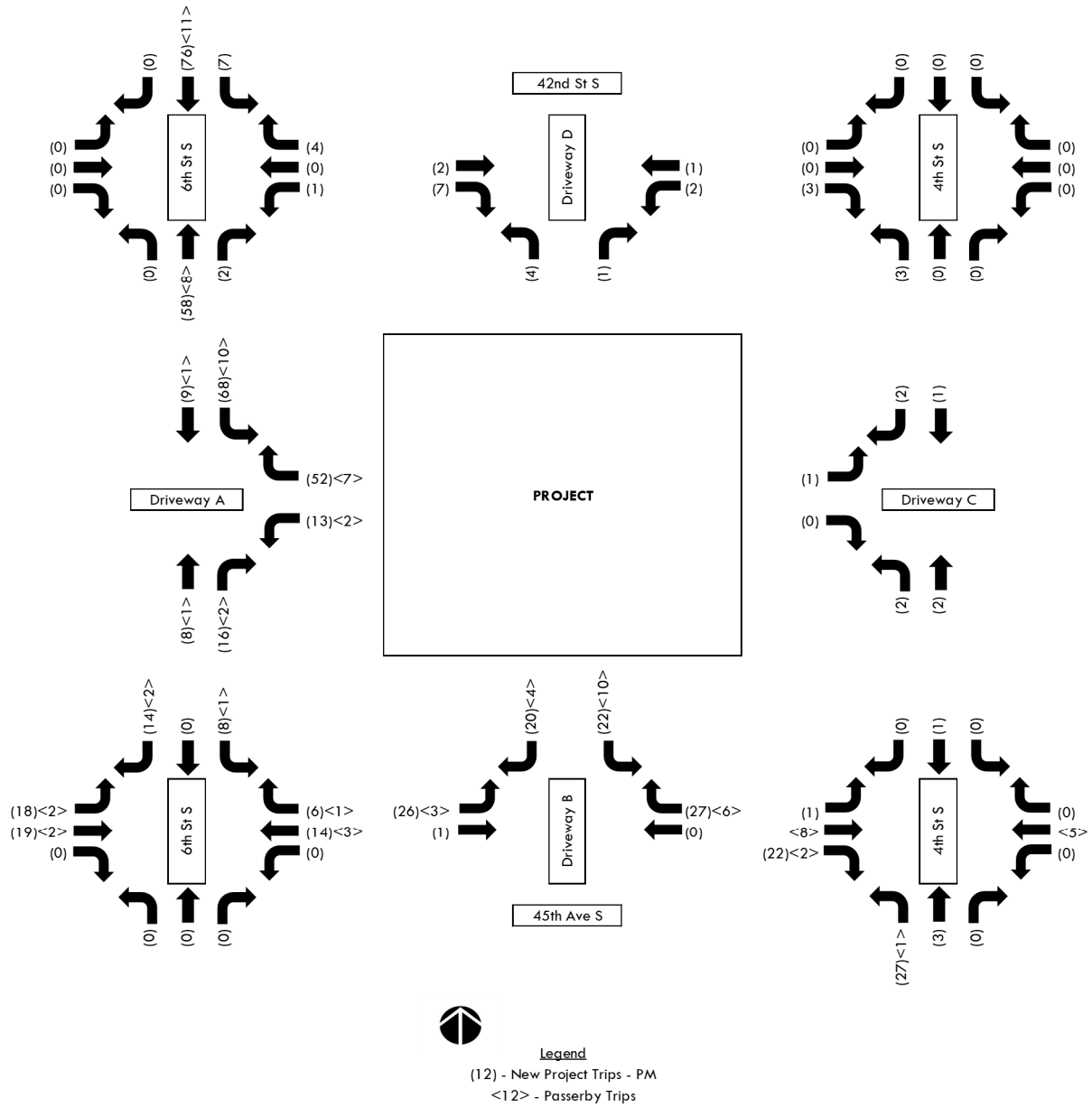
ADJACENT ROADWAYS

As stated previously, the site is located east of 6th Street South and north of 45th Avenue South. 45th Avenue South is a two (2) lane divided roadway in the vicinity of the project. 6th Street South is a four (4) lane undivided roadway in the vicinity of the project. According to the City of St. Petersburg Capital Improvement Plan, there are no capacity improvement projects in the vicinity of the project.

Table 4. Estimated Peak Hour Project Traffic Distribution

<u>Time Period</u>	<u>North (55%)</u>		<u>South (20%)</u>		<u>West (25%)</u>		<u>Total</u>	
	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
AM	29	76	10	27	13	35	52	138
PM	83	62	30	23	37	28	150	113

Figure 3. Peak Hour Project Traffic – PM Peak Hour



PEAK SEASON TRAFFIC

The following methodology was utilized to estimate the peak season volumes within the study area:

1. PALM TRAFFIC obtained AM and PM peak hour turning movement counts at the following intersections:
 - 6th Street South and 45th Avenue South
 - 6th Street South and 42nd Avenue South
 - 4th Street South and 45th Avenue South
 - 4th Street South and 42nd Avenue South.

Figure 4 illustrates the existing traffic.

2. The turning movement counts were adjusted to peak season based on the FDOT Peak Season Adjustment Factors for Pinellas County. Figure 5 illustrates the peak season traffic. Figure 6 and Figure 7 illustrate the peak season plus project traffic for the AM and PM peak hours, respectively.

Figure 4. Existing Traffic

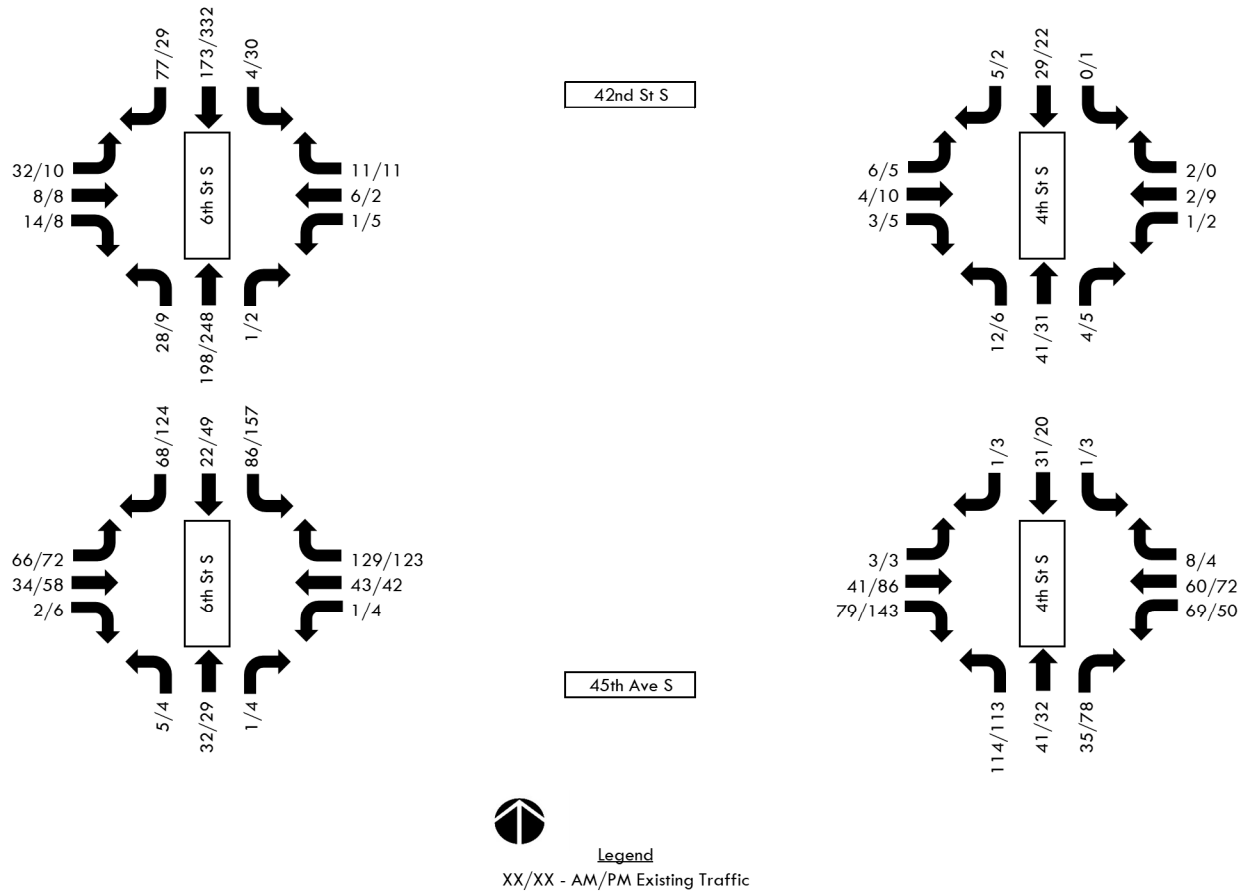


Figure 5. Peak Season Traffic

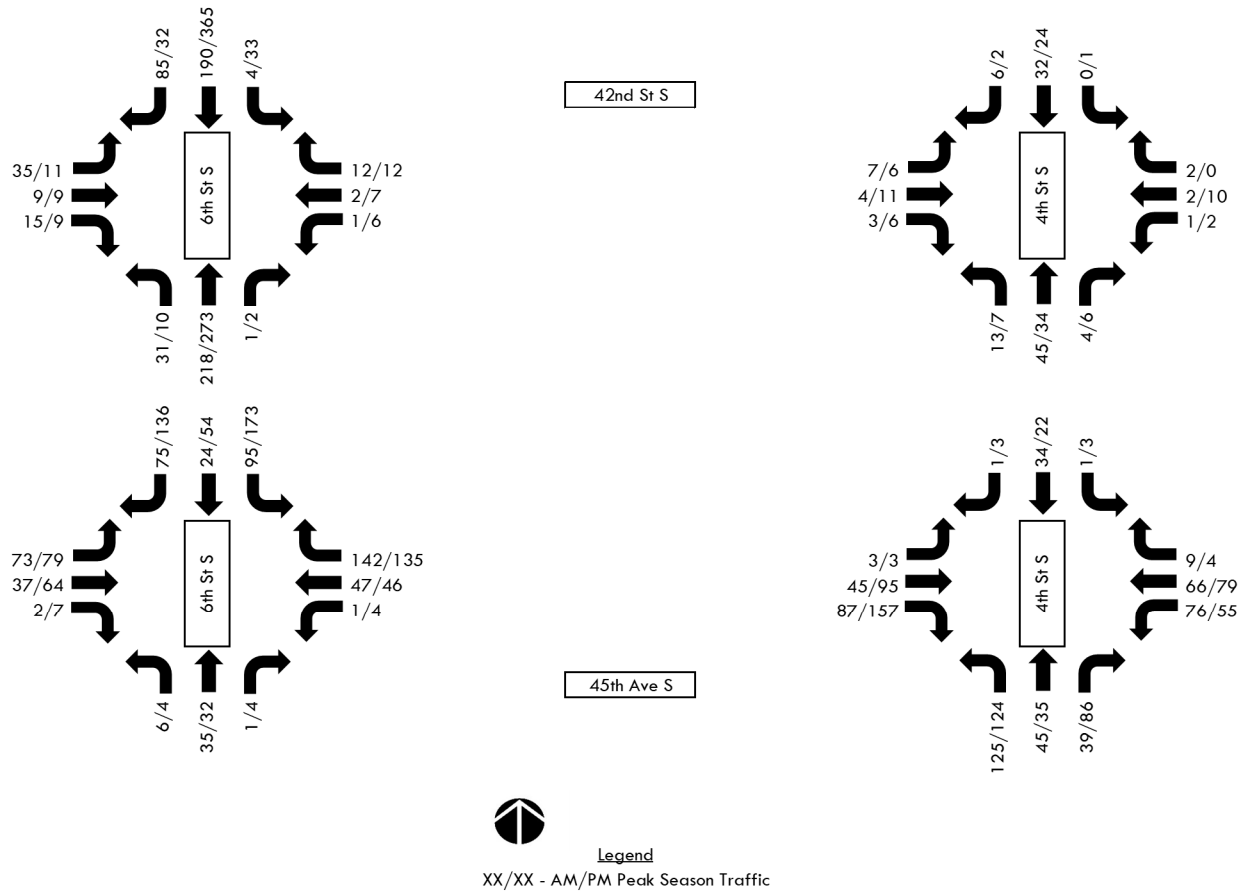


Figure 6. Peak Season Plus Project Traffic – AM Peak Hour

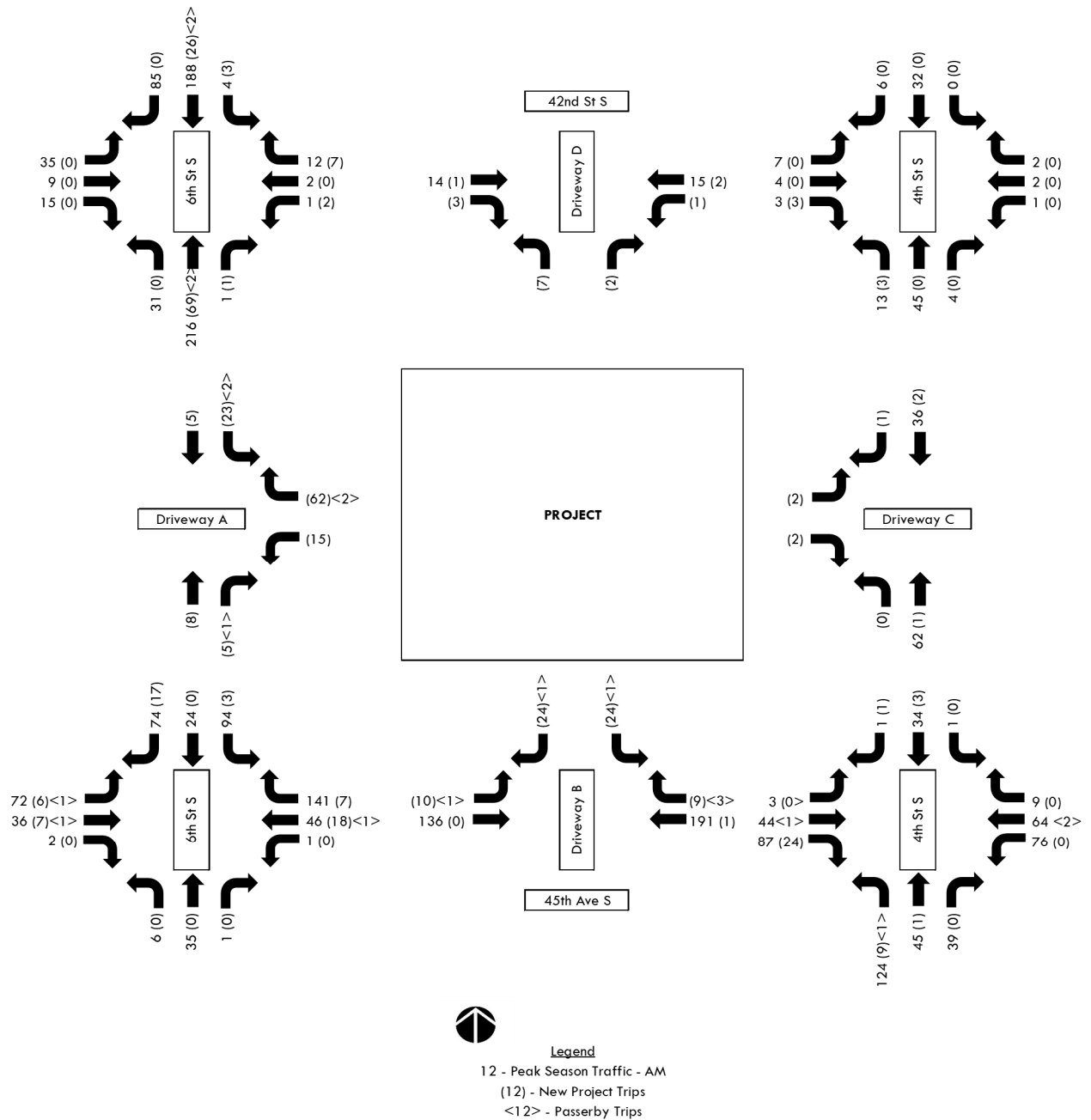
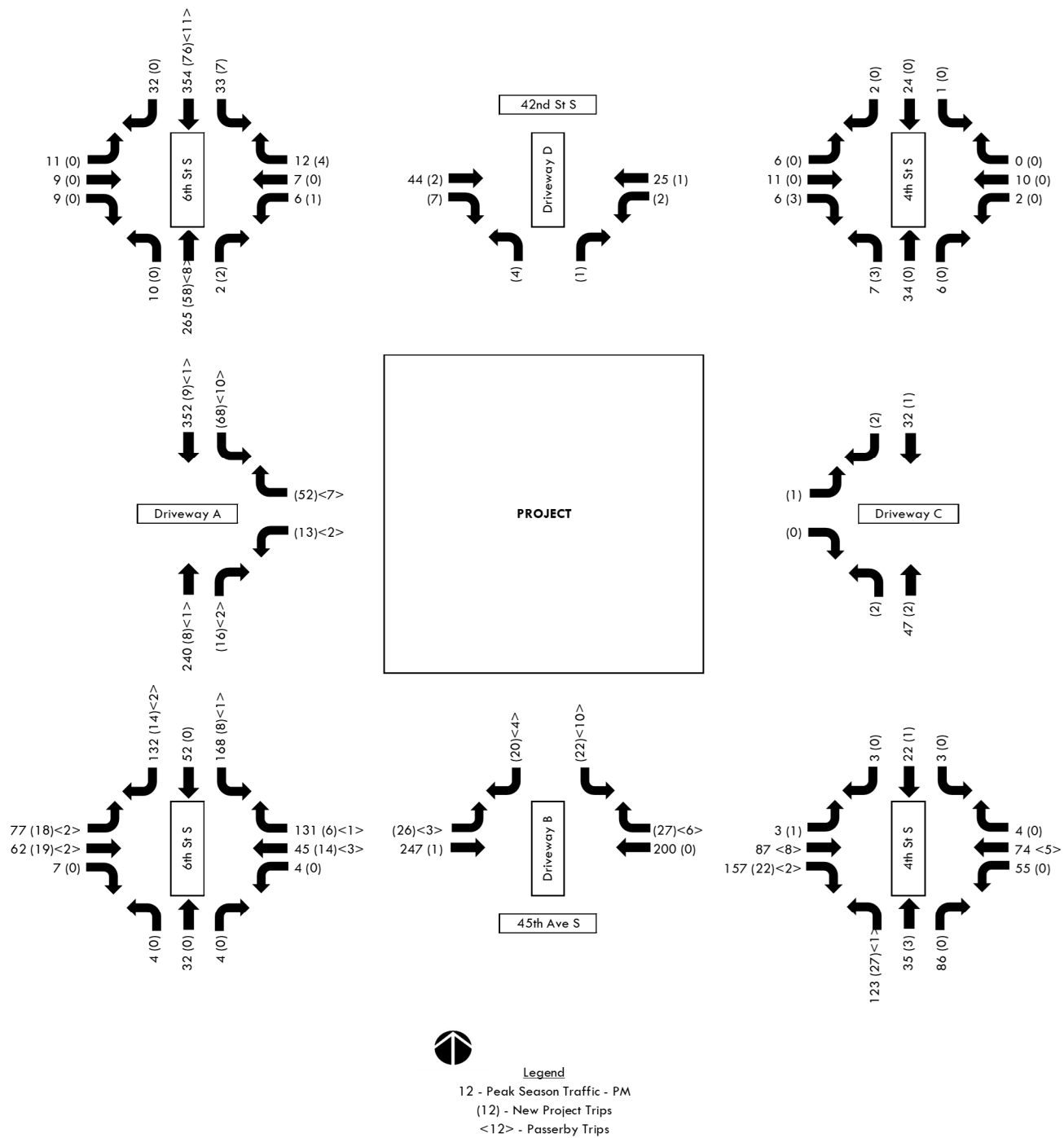


Figure 7. Peak Season Plus Project Traffic – PM Peak Hour



INTERSECTION ANALYSIS

Intersection analysis was conducted for the AM and PM peak hours at the following intersections within the study network:

- 6th Street South and 45th Avenue South
- 6th Street South and Driveway A
- 45th Avenue South and Driveway B
- 4th Street South and Driveway C
- 42nd Avenue South and Driveway D.

The analysis was based on SYNCHRO with the proposed project traffic. Table 5 summarizes the analysis for the intersections and is described in detail in the following paragraphs.

6th Street South and 45th Avenue South

This intersection is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a volume to capacity (v/c) ratio less than 1.0 during the peak season plus project traffic in the AM and PM peak hours.

6th Street South and Driveway A

This proposed driveway is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a v/c ratio less than 1.0 during the peak season plus project traffic in the AM and PM peak hours.

45th Avenue South and Driveway B

This proposed driveway is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a v/c ratio less than 1.0 during the peak season plus project traffic in the AM and PM peak hours.

4th Street South and Driveway C

This proposed driveway is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a v/c ratio less than 1.0 during the peak season plus project traffic in the AM and PM peak hours.

42nd Avenue South and Driveway D

This proposed driveway is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a v/c ratio less than 1.0 during the peak season plus project traffic in the AM and PM peak hours.

Table 5. Estimated Intersection Volume to Capacity Ratio

<u>Intersection</u>	<u>Direction</u>	<u>AM Peak Hour</u> Peak Season + Project <u>Volume to Capacity</u>			<u>PM Peak Hour</u> Peak Season + Project <u>Volume to Capacity</u>		
		<u>Left</u>	<u>Through</u>	<u>Right</u>	<u>Left</u>	<u>Through</u>	<u>Right</u>
6th Street S and 45th Avenue S	EB	0.15	0.08	0.00	0.20	0.16	0.01
	WB	0.00	0.11	0.22	0.01	0.12	0.23
	NB	0.08	0.08	0.08	0.08	0.08	0.08
	SB	0.17	0.17	0.17	0.33	0.32	0.32
6th Street S and Driveway A	WB	0.11	-	0.11	0.45	-	0.45
	NB	-	*	*	-	*	*
	SB	0.02	*	-	0.01	*	-
45th Avenue S and Driveway B	EB	0.01	*	-	0.02	*	-
	WB	-	*	*	-	*	*
	SB	0.07	-	0.07	0.10	-	0.10
4th Street S and Driveway C	EB	0.00	-	0.00	0.00	-	0.00
	NB	0.00	*	-	0.00	*	-
	SB	-	*	*	-	*	*
42nd Avenue S and Driveway D	EB	-	*	*	-	*	*
	WB	0.00	*	-	0.00	*	-
	NB	0.01	-	0.01	0.01	-	0.01

* Free Flow Movement

GENERALIZED LINK ANALYSIS

A generalized link analysis was conducted for those roadways within the area of influence for the following traffic conditions:

- Peak Season Traffic
- Peak Season Plus Project Traffic

Table 6 presents the results of the analysis for the peak season traffic conditions. According to the results shown in the table, there currently is excess capacity along all of the study segments. With the project traffic added to the peak season traffic, it is estimated that the roadway segments within the vicinity of the project should continue to operate at an acceptable level of service, shown in Table 6.

Table 6. Generalized Link Analysis

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>LOS Standard</u>	<u>Lanes</u>	<u>Peak Hour Two-Way Capacity (1)</u>	<u>PM Peak Hour Traffic (2)</u>	<u>PM Project Traffic (3)</u>	<u>Peak Hour Plus Project Traffic</u>	<u>Available Capacity</u>
6th Street S	45th Avenue S	42nd Avenue S	D	4LU	3,192	665	120	785	2,407
45th Avenue S	6th Street S	4th Street S	D	2LU	1,166	461	49	510	656

(1) Source: FDOT Generalized Level of Service Tables

LOS C: 2LU = $1,620 \times 0.9 \times 0.8 = 1,166$

LOS C: 4LU = $4,730 \times 0.9 \times 0.75 = 3,192$

(2) See Figure 5, Peak Season Traffic, of this report.

(2) See Figure 3, Peak Hour Project Traffic - PM Peak Hour, of this report.

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. NCHRP 279 was utilized to determine the need for right turn lanes and Harmelink was utilized to determine the need for left turn lanes. The access recommendations are summarized in Table 7 and described in the following paragraph:

6th Street South and Driveway A

The proposed driveway will have full access to 6th Street South. Based on the estimated project traffic, a southbound left turn lane is warranted. Based on FDOT Standard Plans 711-001 and the posted speed limit, the turn lane should be 205 feet, which includes a 50-foot taper. A northbound right turn lane is not warranted.

45th Avenue South and Driveway B

The proposed driveway will have full access to 45th Avenue South. Based on the estimated project traffic, an eastbound left turn lane and a westbound right turn lane are not warranted. There is an existing 220-foot eastbound left turn lane.

4th Street South and Driveway C

The proposed driveway will have full access to 4th Street South. Based on the estimated project traffic, a northbound left turn lane and a southbound right turn lane are not warranted.

42nd Avenue South and Driveway D

The proposed driveway will have full access to 42nd Avenue South. Based on the estimated project traffic, an eastbound right turn lane and a westbound left turn lane are not warranted.

Table 7. Access Recommendations

<u>Intersection</u>	<u>Movement</u>	<u>Peak Hour Volume (1)</u>	<u>Turn Lane Warranted?</u>	<u>Queue Storage</u>	<u>Deceleration Length (2)</u>	<u>Required Length</u>
6th Street S and Driveway A	NBR	6/18	N			
	SBL	25/78	Y	50'	155'	205'
45th Avenue S and Driveway B	EBL	11/29	N			
	WBR	12/33	N			
4th Street S and Driveway C	NBL	0/2	N			
	SBR	1/2	N			
42nd Avenue S and Driveway D	EBR	3/7	N			
	WBL	1/2	N			

(1) See Figures 6 and 7 from the report.

(2) Based on FDOT Standard Plans 711-001 and a posted speed limit of 35 mph on 6th Street S.

APPENDIX

APPENDIX
CONCEPTUAL SITE PLAN



**COQUINA KEY
REDEVELOPMENT**

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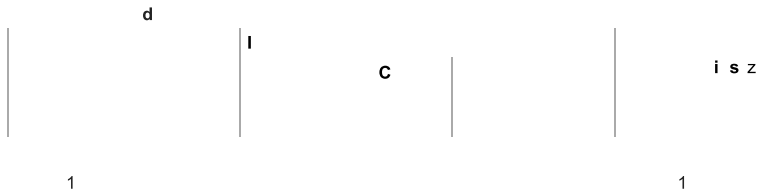
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APPENDIX
TRIP GENERATION

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 Entry 70 emand Entry: 0 (0) z n d: z mand Exit: 0 % (0 xit 1037 z

820 - Shoppi C gt;150k) z

	p	I t rnal p		Ext rnal Trips z
		Housin	Mid R)	
Entry z	703 (00%)	0 (0%)	0 (0%)	703 (00%)
Exit z	703 (00%)	0 (0%)	0 (0%)	703 (100%)
Total z	1406 (100%) z	0 (0%) z	0 (0%) z	1406 (100%)



Weekday

Latitude of No deviation from ITE.

Methods of No deviations from ITE.

External Trips 820 of Shopping Center (>150k) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

221 - Multi-family Housing (Mid-Rise) - Not Close to Rail Transit (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY of

To a n e ing	1741
To a i ing	1740
To a n é ñg Reduó iorf	0
To a i ing Reduó ion	0
To a n e ing In e na Cap u e Reduó iorf	0
To a i ing In e na Cap u e Reduó ion	0
To a n e ing Pass-by Reduó ion	239
To a i ing Pass-by Reduó ion	239
To a n e ing Non-Pass-by T ips	1502
To á f i ing Non-Pass-by T ips	1501

APPENDIX
ITE PASSERBY RATES

Table F.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center

SIZE (1,000 SQ. FT./GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
921	Albany, NY	July & Aug. 1985	196	4:00-6:00 p.m.	23	42	35	77	—	60,950	Raymond Keyes Assoc.
108	Overland Park, KS	July 1988	111	4:30-5:30 p.m.	26	61	13	74	—	34,000	—
118	Overland Park, KS	Aug. 1988	123	4:30-5:30 p.m.	25	55	20	75	—	—	—
256	Greece, NY	June 1988	120	4:00-6:00 p.m.	38	62	—	62	—	23,410	Sear Brown
160	Greece, NY	June 1988	78	4:00-6:00 p.m.	29	71	—	71	—	57,306	Sear Brown
550	Greece, NY	June 1988	117	4:00-6:00 p.m.	48	52	—	52	—	40,763	Sear Brown
51	Boca Raton, FL	Dec. 1987	110	4:00-6:00 p.m.	33	34	33	67	—	42,225	Kimley-Horn and Assoc. Inc.
1,090	Ross Twp, PA	July 1988	411	2:00-8:00 p.m.	34	56	10	66	—	51,500	Wilbur Smith and Assoc.
97	Upper Dublin Twp, PA	Winter 1988/89	—	4:00-6:00 p.m.	41	—	—	59	—	34,000	McMahon Associates
118	Tredyffrin Twp, PA	Winter 1988/89	—	4:00-6:00 p.m.	24	—	—	76	—	10,000	Booz Allen & Hamilton
122	Lawnside, NJ	Winter 1988/89	—	4:00-6:00 p.m.	37	—	—	63	—	20,000	Pennoni Associates
126	Boca Raton, FL	Winter 1988/89	—	4:00-6:00 p.m.	43	—	—	57	—	40,000	McMahon Associates
150	Willow Grove, PA	Winter 1988/89	—	4:00-6:00 p.m.	39	—	—	61	—	26,000	Booz Allen & Hamilton
153	Broward Cnty., FL	Winter 1988/89	—	4:00-6:00 p.m.	50	—	—	50	—	85,000	McMahon Associates
153	Arden, DE	Winter 1988/89	—	4:00-6:00 p.m.	30	—	—	70	—	26,000	Orth-Rodgers & Assoc. Inc.
154	Doylestown, PA	Winter 1988/89	—	4:00-6:00 p.m.	32	—	—	68	—	29,000	Orth-Rodgers & Assoc. Inc.
164	Middletown Twp, PA	Winter 1988/89	—	4:00-6:00 p.m.	33	—	—	67	—	25,000	Booz Allen & Hamilton
166	Haddon Twp, NJ	Winter 1988/89	—	4:00-6:00 p.m.	20	—	—	80	—	6,000	Pennoni Associates
205	Broward Cnty., FL	Winter 1988/89	—	4:00-6:00 p.m.	55	—	—	45	—	62,000	McMahon Associates

Table F.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center

SIZE (1,000 SQ. FT./GLA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
237	W. Windsor Twp, NJ	Winter 1988/89	—	4:00-6:00 p.m.	48	—	—	52	—	46,000	Booz Allen & Hamilton
242	Willow Grove, PA	Winter 1988/89	—	4:00-6:00 p.m.	37	—	—	63	—	28,000	McMahon Associates
297	Whitehall, PA	Winter 1988/89	—	4:00-6:00 p.m.	33	—	—	67	—	26,000	Orth-Rodgers & Assoc. Inc.
360	Broward Cnty., FL	Winter 1988/89	—	4:00-6:00 p.m.	44	—	—	56	—	73,000	McMahon Associates
370	Pittsburgh, PA	Winter 1988/89	—	4:00-6:00 p.m.	19	—	—	81	—	33,000	Wilbur Smith
150	Portland, OR	—	519	4:00-6:00 p.m.	68	6	26	32	—	25,000	Kittelson and Associates
150	Portland, OR	—	655	4:00-6:00 p.m.	65	7	28	35	—	30,000	Kittelson and Associates
760	Calgary, Alberta	Oct.-Dec. 1987	15,436	4:00-6:00 p.m.	20	39	41	80	—	—	City of Calgary DOT
178	Bordentown, NJ	Apr. 1989	154	2:00-6:00 p.m.	35	—	—	65	—	37,980	Raymond Keyes Assoc.
144	Manalapan, NJ	July 1990	176	3:30-6:15 p.m.	32	44	24	68	—	69,347	Raymond Keyes Assoc.
549	Natick, MA	Feb. 1989	—	4:45-5:45 p.m.	33	26	41	67	—	48,782	Raymond Keyes Assoc.

Average Pass-By Trip Percentage: 34

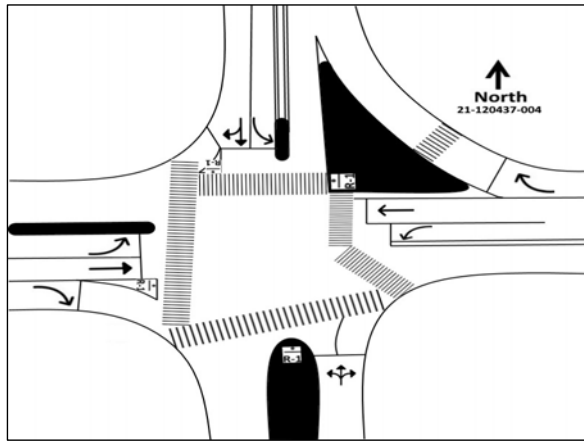
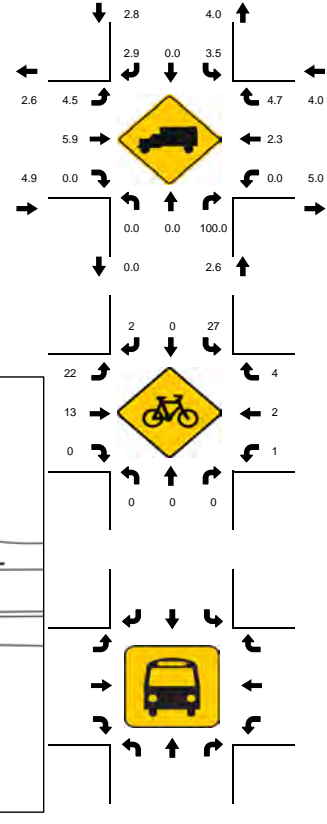
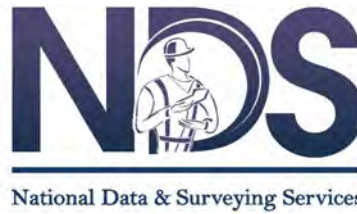
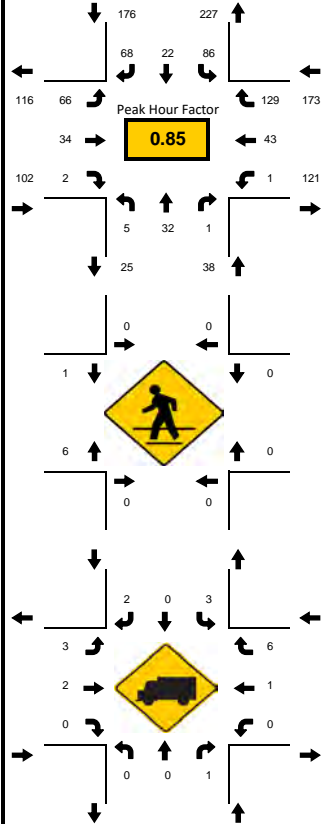
"—" means no data were provided

APPENDIX
TURNING MOVEMENT COUNTS

LOCATION: 6th St S & 45th Ave S
 CITY/STATE: Saint Petersburg, FL

PROJECT ID: 21-120437-004
 DATE: Thu, Oct 07, 2021

Peak-Hour: 07:45 AM - 08:45 AM
 Peak 15-Minute: 07:45 AM - 08:00 AM

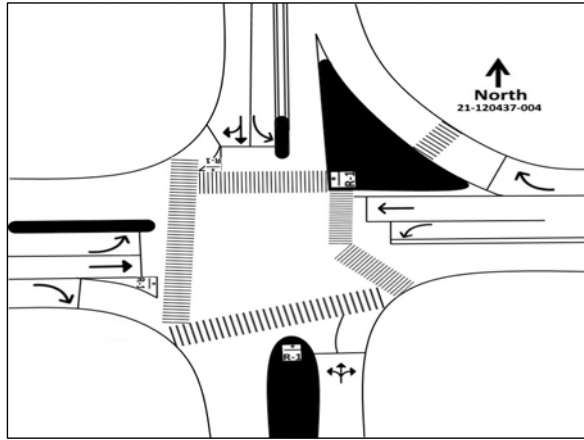
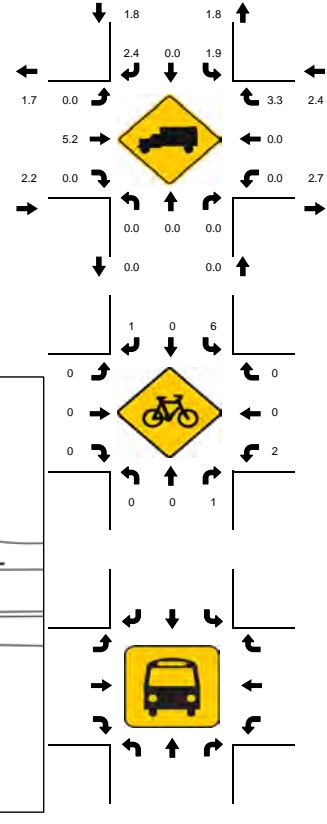
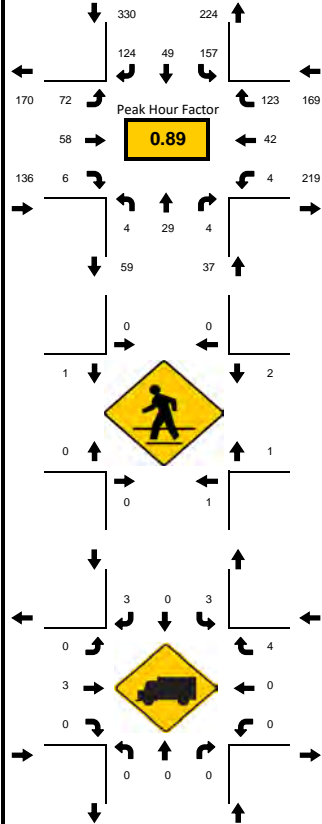


15-Min Count Period Beginning At	6th St S Northbound					6th St S Southbound					45th Ave S Eastbound					45th Ave S Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	7	0	0	0	11	2	6	0	0	14	2	0	1	0	0	6	29	0	0	78	401
07:15 AM	1	6	0	0	0	10	2	8	0	0	8	6	0	0	0	0	4	29	0	0	74	436
07:30 AM	0	10	0	0	0	16	3	17	0	0	11	6	0	0	0	0	4	38	0	0	105	486
07:45 AM	1	14	1	0	0	26	8	20	0	0	17	11	1	0	0	0	14	31	0	0	144	489
08:00 AM	1	4	0	0	0	18	5	16	0	0	18	7	1	0	0	0	9	34	0	0	113	468
08:15 AM	1	5	0	0	0	26	6	19	0	0	11	11	0	0	0	1	10	34	0	0	124	355
08:30 AM	2	9	0	0	0	16	3	13	0	0	20	5	0	0	0	0	10	30	0	0	108	231
08:45 AM	1	7	0	0	0	29	5	16	0	0	15	6	0	1	0	0	13	30	0	0	123	123
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	8	56	4	0	0	104	32	80	0	0	80	44	4	0	0	4	56	136	0	0	608	
Heavy Trucks	0	0	4	0	0	4	0	4	0	0	8	4	0	0	0	0	4	12	0	0	40	
Pedestrians	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	24	
Bicycles	0	0	0	0	0	100	0	4	0	0	68	52	0	0	0	0	4	12	4	0	240	
Buses																						
Stopped Buses																						

LOCATION: 6th St S & 45th Ave S
 CITY/STATE: Saint Petersburg, FL

PROJECT ID: 21-120437-004
 DATE: Thu, Oct 07, 2021

Peak-Hour: 04:30 PM - 05:30 PM
 Peak 15-Minute: 05:15 PM - 05:30 PM

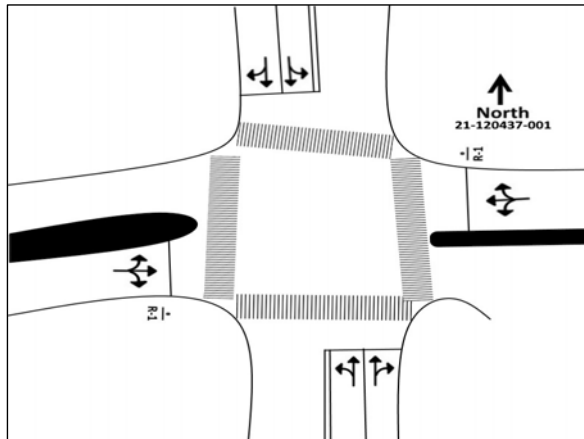
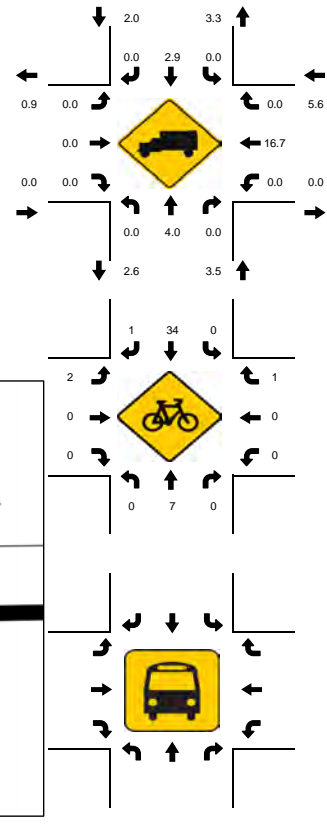
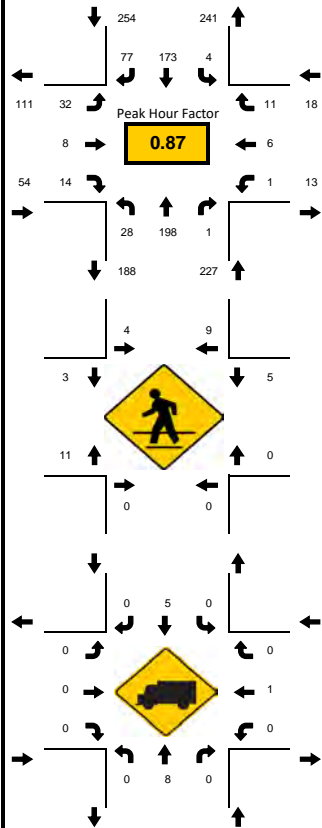


15-Min Count Period Beginning At	6th St S Northbound					6th St S Southbound					45th Ave S Eastbound					45th Ave S Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	1	4	1	0		34	11	23	0		16	9	0	0		2	11	31	0		143	574
04:15 PM	0	3	1	0		28	8	17	0		16	9	0	0		2	6	27	0		117	600
04:30 PM	3	10	1	0		30	15	24	0		19	15	1	0		0	4	27	0		149	672
04:45 PM	0	6	2	0		44	11	38	0		16	12	1	1		1	8	25	0		165	671
05:00 PM	0	5	0	0		46	12	25	0		17	10	1	1		1	16	35	0		169	664
05:15 PM	1	8	1	0		37	11	37	0		18	21	3	0		2	14	36	0		189	495
05:30 PM	1	8	0	0		28	5	35	0		18	14	0	0		1	7	31	0		148	306
05:45 PM	0	6	0	0		37	8	35	0		19	9	1	0		3	11	29	0		158	158
Peak 15-Min Flowrates	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
All Vehicles	12	40	8	0		184	60	152	0		76	84	12	4		8	64	144	0		848	
Heavy Trucks	0	0	0	0		8	0	8	0		0	8	0	0		0	0	8	0		32	
Pedestrians	4					0					4					4					12	
Bicycles	0	0	4	0		24	0	4	0		0	0	0	0		4	0	0	0		36	
Buses																						
Stopped Buses																						

LOCATION: 6th St S & 42nd Ave S/Bayou Blvd S
 CITY/STATE: Saint Petersburg, FL

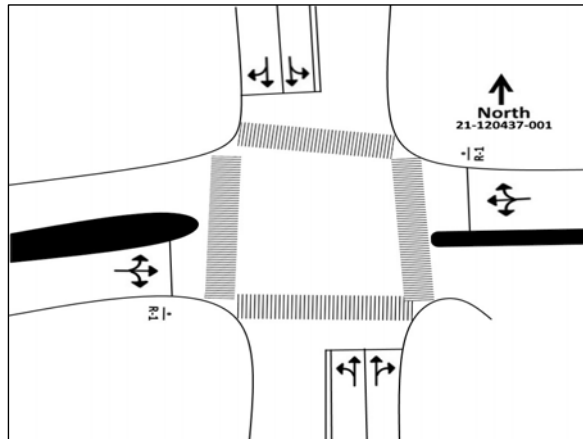
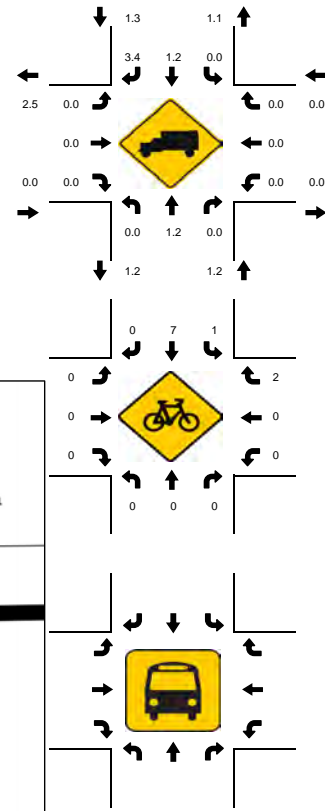
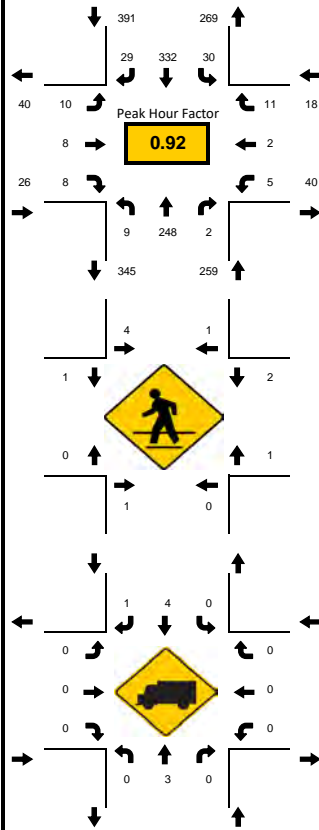
PROJECT ID: 21-120437-001
 DATE: Thu, Oct 07, 2021

Peak-Hour: 07:30 AM - 08:30 AM
 Peak 15-Minute: 07:45 AM - 08:00 AM



15-Min Count Period Beginning At	6th St S Northbound					6th St S Southbound					42nd Ave S/Bayou Blvd S Eastbound					42nd Ave S/Bayou Blvd S Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	3	46	0	0		0	21	14	0		3	0	0	0		0	0	2	0		89	427
07:15 AM	1	37	0	0		0	21	9	0		3	1	1	0		0	0	0	0		73	491
07:30 AM	0	52	0	0		0	37	9	0		3	1	0	0		0	2	2	0		106	553
07:45 AM	15	48	1	1		1	51	23	0		8	1	5	0		0	3	2	0		159	548
08:00 AM	8	51	0	0		1	32	30	0		15	3	8	0		1	1	3	0		153	494
08:15 AM	4	47	0	0		2	53	15	0		6	3	1	0		0	0	4	0		135	341
08:30 AM	1	54	0	0		0	34	3	0		7	1	0	0		0	0	1	0		101	206
08:45 AM	1	44	0	0		1	45	9	0		1	2	1	0		0	1	0	0		105	105
Peak 15-Min Flowrates	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
All Vehicles	60	208	4	4		8	212	120	0		60	12	32	0		4	12	16	0		752	
Heavy Trucks	0	12	0	0		0	8	0	0		0	0	0	0		0	4	0	0		24	
Pedestrians	0					28					24					12					64	
Bicycles	0	12	0	0		0	120	4	0		4	0	0	0		0	0	4	0		144	
Buses																						
Stopped Buses																						

Peak-Hour: 05:00 PM - 06:00 PM
 Peak 15-Minute: 05:45 PM - 06:00 PM

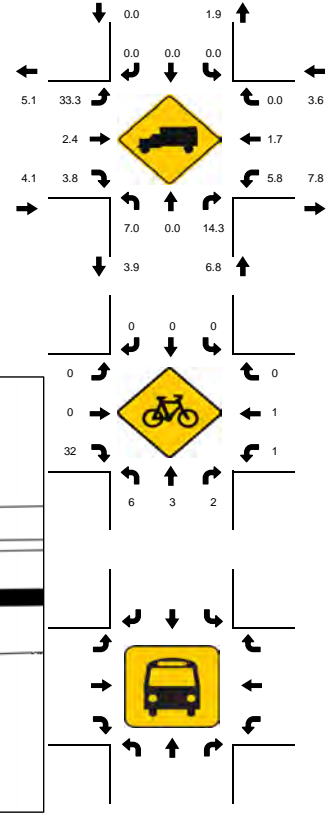
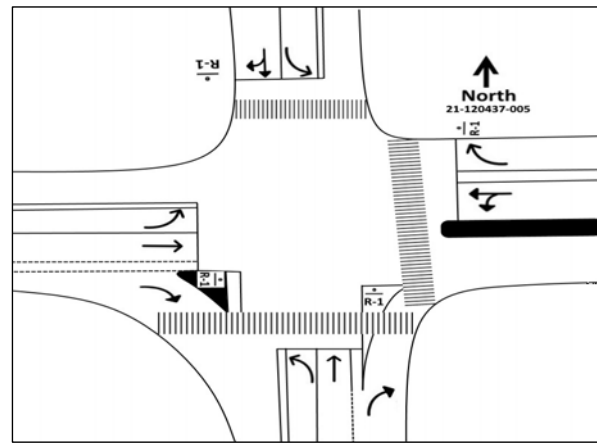
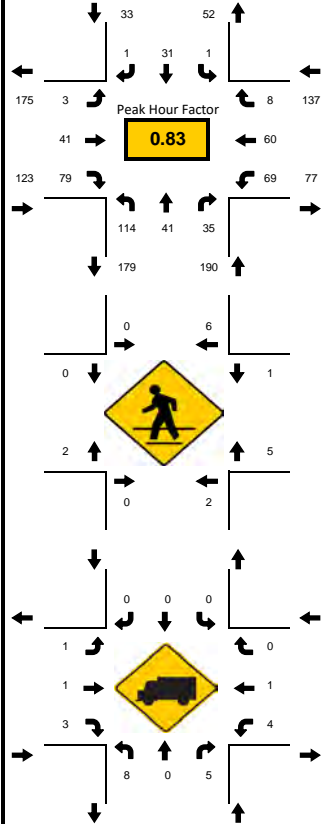


15-Min Count Period Beginning At	6th St S Northbound					6th St S Southbound					42nd Ave S/Bayou Blvd S Eastbound					42nd Ave S/Bayou Blvd S Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	2	56	1	0		5	69	1	0		6	0	3	0		0	0	3	0		146	602
04:15 PM	0	40	1	0		5	66	5	0		5	3	1	0		0	0	2	0		128	630
04:30 PM	1	56	0	0		5	73	2	0		7	1	0	0		1	0	4	0		150	687
04:45 PM	2	47	0	0		9	93	10	0		7	3	3	0		2	0	2	0		178	684
05:00 PM	1	57	0	0		8	94	4	0		2	3	0	0		0	1	4	0		174	694
05:15 PM	2	68	1	0		6	87	10	0		3	2	1	0		2	1	2	0		185	520
05:30 PM	0	58	1	0		8	69	4	0		1	1	0	0		2	0	3	0		147	335
05:45 PM	6	65	0	0		8	82	11	0		4	2	7	0		1	0	2	0		188	188
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	24	272	4	0		32	376	44	0		16	12	28	0		8	4	16	0		836	
Heavy Trucks	0	8	0	0		0	8	4	0		0	0	0	0		0	0	0	0		20	
Pedestrians		4					16					4					8				32	
Bicycles	0	0	0	0		4	24	0	0		0	0	0	0		0	0	8	0		36	
Buses																						
Stopped Buses																						

LOCATION: 4th St S & 45th Ave S
 CITY/STATE: Saint Petersburg, FL

PROJECT ID: 21-120437-005
 DATE: Thu, Oct 07, 2021

Peak-Hour: 07:30 AM - 08:30 AM
 Peak 15-Minute: 07:45 AM - 08:00 AM

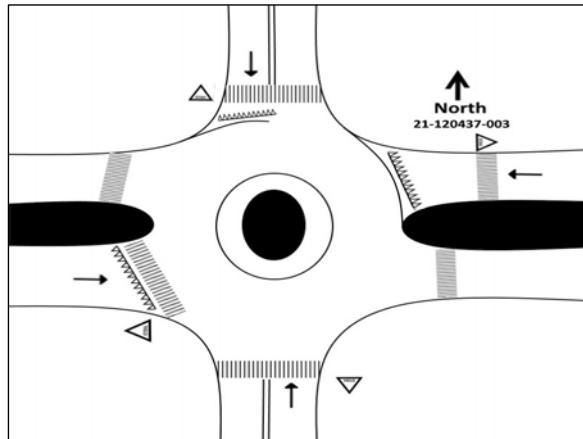
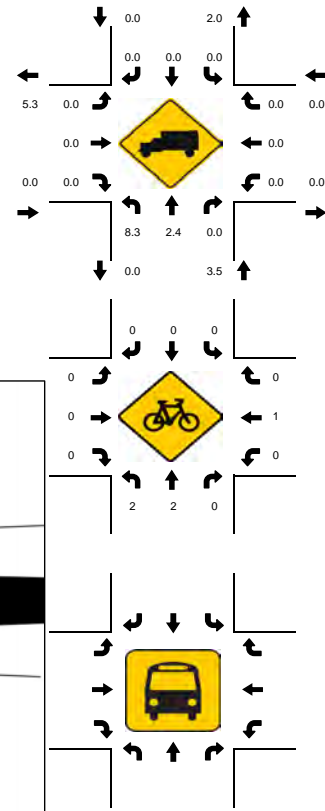
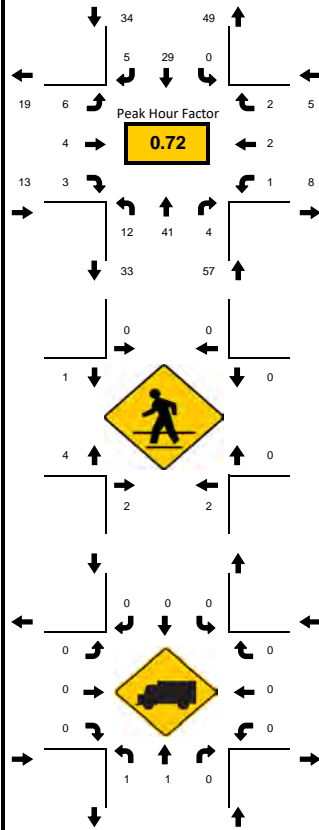


15-Min Count Period Beginning At	4th St S Northbound					4th St S Southbound					45th Ave S Eastbound					45th Ave S Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	20	1	6	0		0	3	0	0		0	2	11	0		17	10	0	0		70	385
07:15 AM	18	5	8	0		1	4	1	0		0	4	9	0		15	7	0	0		72	427
07:30 AM	24	6	3	0		1	6	0	0		0	7	15	0		20	13	2	0		97	483
07:45 AM	26	14	14	0		0	11	1	0		1	13	25	0		19	20	2	0		146	475
08:00 AM	33	14	9	0		0	6	0	0		0	8	15	0		15	11	1	0		112	439
08:15 AM	31	7	9	0		0	8	0	0		2	13	24	0		15	16	3	0		128	327
08:30 AM	27	2	11	0		0	2	0	0		1	7	13	0		12	13	0	1		89	199
08:45 AM	30	6	5	0		1	2	1	0		1	7	26	0		15	15	1	0		110	110
Peak 15-Min Flowrates	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Total	
All Vehicles	132	56	56	0		4	44	4	0		8	52	100	0		80	80	12	0		628	
Heavy Trucks	12	0	8	0		0	0	0	0		4	4	4	0		8	4	0	0		44	
Pedestrians		8					16					8					16				48	
Bicycles	20	8	8	0		0	0	0	0		0	0	112	0		4	4	0	0		156	
Buses																						
Stopped Buses																						

LOCATION: 4th St S & 42nd Ave S
 CITY/STATE: Saint Petersburg, FL

PROJECT ID: 21-120437-003
 DATE: Thu, Oct 07, 2021

Peak-Hour: 07:30 AM - 08:30 AM
 Peak 15-Minute: 08:00 AM - 08:15 AM

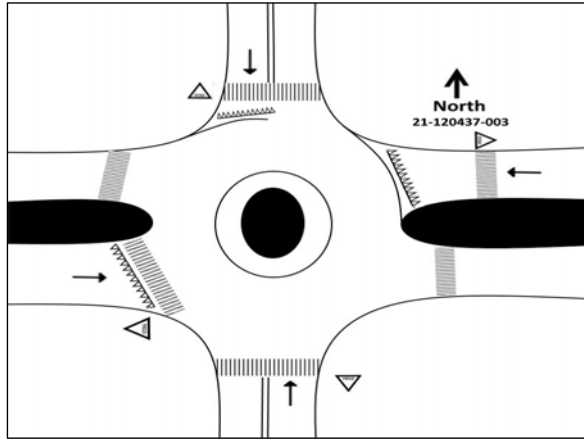
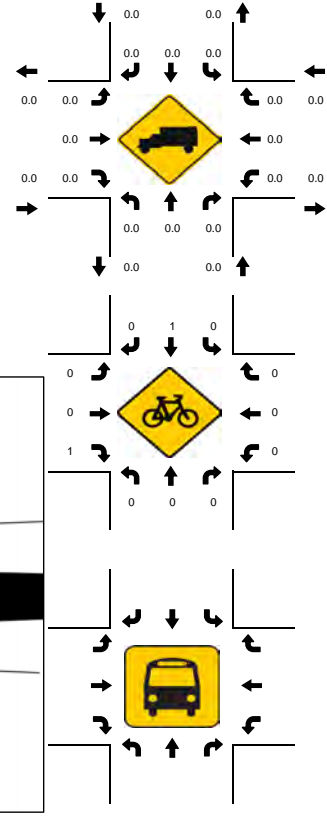
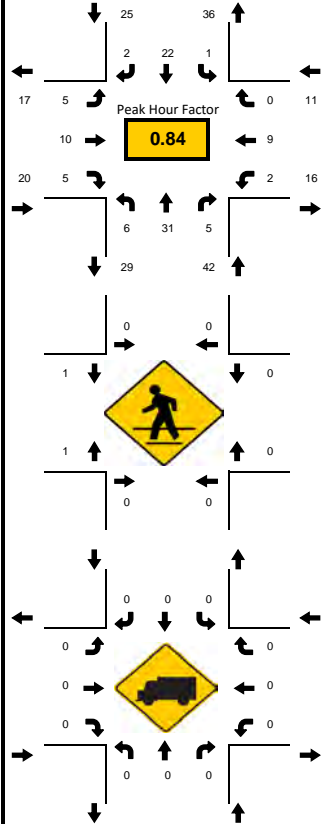


15-Min Count Period Beginning At	4th St S Northbound					4th St S Southbound					42nd Ave S Eastbound					42nd Ave S Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	1	1	0	0		0	2	0	0		1	0	0	0		0	1	0	0		6	62
07:15 AM	0	3	0	0		0	6	0	0		0	0	1	0		0	0	1	0		11	94
07:30 AM	2	5	0	0		0	7	1	0		1	0	0	0		0	1	0	0		17	109
07:45 AM	2	12	1	0		0	7	1	0		1	1	0	0		1	1	1	0		28	100
08:00 AM	5	14	1	0		0	9	2	0		3	2	1	0		0	0	1	0		38	87
08:15 AM	3	10	2	0		0	6	1	0		1	1	2	0		0	0	0	0		26	49
08:30 AM	0	3	0	0		0	3	0	0		0	1	0	0		0	1	0	0		8	23
08:45 AM	0	6	1	0		0	2	1	0		0	3	0	0		1	1	0	0		15	15
Peak 15-Min Flowrates																					Total	
All Vehicles	20	56	8	0		0	36	8	0		12	8	8	0		4	4	4	0		168	
Heavy Trucks	4	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		8	
Pedestrians		16					0					12					0				28	
Bicycles	4	8	0	0		0	0	0	0		0	0	0	0		0	4	0	0		16	
Buses																						
Stopped Buses																						

LOCATION: 4th St S & 42nd Ave S
 CITY/STATE: Saint Petersburg, FL

PROJECT ID: 21-120437-003
 DATE: Thu, Oct 07, 2021

Peak-Hour: 05:00 PM - 06:00 PM
 Peak 15-Minute: 05:15 PM - 05:30 PM



15-Min Count Period Beginning At	4th St S Northbound					4th St S Southbound					42nd Ave S Eastbound					42nd Ave S 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	6	1	0		0	5	0	0		1	1	1	0		0	0	0	0		15	75
04:15 PM	1	5	2	0		0	4	0	0		0	0	2	0		2	0	0	0		16	83
04:30 PM	1	9	1	0		0	3	4	0		0	1	1	1		0	2	0	0		23	96
04:45 PM	2	6	4	0		0	6	0	0		0	1	1	0		0	0	1	0		21	97
05:00 PM	3	4	2	0		0	7	1	0		2	1	1	0		0	2	0	0		23	98
05:15 PM	0	11	1	0		1	8	0	0		0	3	1	0		1	3	0	0		29	75
05:30 PM	1	7	1	0		0	2	1	0		2	4	3	0		1	2	0	0		24	46
05:45 PM	2	9	1	0		0	5	0	0		1	2	0	0		0	2	0	0		22	22
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	12	44	8	0		4	32	4	0		8	16	12	0		4	12	0	0		156	
Heavy Trucks	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Pedestrians	0	0	0	0		0	0	0	0		0	4	0	0		0	0	0	0		4	
Bicycles	0	0	0	0		0	4	0	0		0	0	4	0		0	0	0	0		8	
Buses																						
Stopped Buses																						

APPENDIX
FDOT PEAK SEASON ADJUSTMENT FACTORS

2020 PEAK SEAS A R A EG RY REP R - REP R YPE: ALL
 A EG RY: 1500 PI ELLAS U YWIDE

WEEK	DA ES	S	M PS
* 1	01/01/2020 - 01/0 /2020	1.02	1.13
* 2	01/05/2020 - 01/11/2020	0.9	1.0
* 3 4	01/12/2020 - 01/18/2020	0.85	0.9
*	01/19/2020 - 01/25/2020	0.8	0.93
* 5	01/26/2020 - 02/01/2020	0.82 4	0.91
* 6	02/02/2020 - 02/08/2020	0.81	0.90
* 7	02/09/2020 - 02/15/2020	0.79	0.88
* 8	02/16/2020 - 02/22/2020	0.83	0.92
* 9	02/23/2020 - 02/29/2020	0.86	0.96
*10	03/01/2020 - 03/07/2020	0.90 4	1.00
*11	03/08/2020 - 03/1 /2020	0.9	1.0
*12	03/15/2020 - 03/21/2020	0.97	1.08
*13	03/22/2020 - 03/28/2020	1.11 4	1.23
1	03/29/2020 - 0 /0 /2020	1.25	1.39
15	0 /05/2020 - 0 /11/2020	1.39	1.5
16	0 /12/2020 - 0 /18/2020	1.53	1.70
17	0 /19/2020 - 0 /25/2020	1. 2	1.58
18	0 /26/2020 - 05/02/2020	1.32	1. 7
19	05/03/2020 - 05/09/2020	1.21	1.3
20	05/10/2020 - 05/16/2020	1.10	1.22
21 4	05/17/2020 - 05/23/2020	1.08 4	1.20
22	05/2 /2020 - 05/30/2020	1.06	1.18
23	05/31/2020 - 06/06/2020	1.0	1.16
2	06/07/2020 - 06/13/2020	1.02	1.13
25	06/1 /2020 - 06/20/2020	1.00	1.11
26	06/21/2020 - 06/27/2020	1.01 4	1.12
27	06/28/2020 - 07/0 /2020	1.02	1.13
28	07/05/2020 - 07/11/2020	1.02	1.13
29	07/12/2020 - 07/18/2020	1.03	1.1
30	07/19/2020 - 07/25/2020	1.03	1.1
31	07/26/2020 - 08/01/2020	1.03 4	1.1
32	08/02/2020 - 08/08/2020	1.02	1.13
33	08/09/2020 - 08/15/2020	1.02	1.13
3	08/16/2020 - 08/22/2020	1.02	1.13
35	08/23/2020 - 08/29/2020	1.02	1.13
36	08/30/2020 - 09/05/2020	1.02	1.13
37	09/06/2020 - 09/12/2020	1.02	1.13
38	09/13/2020 - 09/19/2020	1.02	1.13
39	09/20/2020 - 09/26/2020	1.01	1.12
0	09/27/2020 - 10/03/2020	1.00	1.11
1	10/0 /2020 - 10/10/2020	0.99	1.10
2	10/11/2020 - 10/17/2020	0.98 4	1.09
3	10/18/2020 - 10/2 /2020	0.99	1.10
	10/25/2020 - 10/31/2020	0.99 4	1.10
5	11/01/2020 - 11/07/2020	1.00	1.11
6	11/08/2020 - 11/1 /2020	1.00 4	1.11
7	11/15/2020 - 11/21/2020	1.01	1.12
8 4	11/22/2020 - 11/28/2020	1.01	1.12
9	11/29/2020 - 12/05/2020	1.01 4	1.12
50	12/06/2020 - 12/12/2020	1.02	1.13
51	12/13/2020 - 12/19/2020	1.02	1.13
52	12/20/2020 - 12/26/2020	0.9	1.0
53	12/27/2020 - 12/31/2020	0.85 4	0.9

* PEAK SEAS

27- EB-2021 10:30:07

830UPD

7_1500_PKSEAS . X 4

APPENDIX
INTERSECTION ANALYSIS

HCM 6th AWSC
1: 6th St S & 45th Ave S

01/19/2022

Intersection	
Intersection Delay, s/veh	9.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↙	↑	↘	↙	↑	↘		↕		↙	↘	
Traffic Vol, veh/h	79	44	2	1	65	148	6	35	1	97	24	91
Future Vol, veh/h	79	44	2	1	65	148	6	35	1	97	24	91
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	83	46	2	1	68	156	6	37	1	102	25	96
Number of Lanes	1	1	1	1	1	1	0	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	3	2	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	1	3	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	2	3	3
HCM Control Delay	9.7	9.1	9.3	9.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	14%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	83%	0%	100%	0%	0%	100%	0%	0%	21%
Vol Right, %	2%	0%	0%	100%	0%	0%	100%	0%	79%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	42	79	44	2	1	65	148	97	115
LT Vol	6	79	0	0	1	0	0	97	0
Through Vol	35	0	44	0	0	65	0	0	24
RT Vol	1	0	0	2	0	0	148	0	91
Lane Flow Rate	44	83	46	2	1	68	156	102	121
Geometry Grp	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.075	0.145	0.074	0.003	0.002	0.107	0.213	0.172	0.169
Departure Headway (Hd)	6.106	6.27	5.765	5.058	6.142	5.637	4.931	6.079	5.027
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	590	566	615	698	578	630	720	585	706
Service Time	3.806	4.068	3.563	2.856	3.925	3.42	2.713	3.864	2.811
HCM Lane V/C Ratio	0.075	0.147	0.075	0.003	0.002	0.108	0.217	0.174	0.171
HCM Control Delay	9.3	10.1	9	7.9	8.9	9.1	9.1	10.1	8.8
HCM Lane LOS	A	B	A	A	A	A	A	B	A
HCM 95th-tile Q	0.2	0.5	0.2	0	0	0.4	0.8	0.6	0.6

HCM 6th TWSC
2: 6th St S & Driveway A

01/19/2022

Intersection						
Int Delay, s/veh	1.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	64	256	6	25	197
Future Vol, veh/h	15	64	256	6	25	197
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	67	269	6	26	207

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	428	138	0	0	275
Stage 1	272	-	-	-	-
Stage 2	156	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	555	885	-	-	1285
Stage 1	749	-	-	-	-
Stage 2	856	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	542	885	-	-	1285
Mov Cap-2 Maneuver	542	-	-	-	-
Stage 1	749	-	-	-	-
Stage 2	836	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.1	0	1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	790	1285
HCM Lane V/C Ratio	-	-	0.105	0.02
HCM Control Delay (s)	-	-	10.1	7.9
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.4	0.1

HCM 6th TWSC
3: 45th Ave S & Driveway B

01/19/2022

Intersection						
Int Delay, s/veh	1.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	11	136	192	12	25	25
Future Vol, veh/h	11	136	192	12	25	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	170	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	143	202	13	26	26

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	215	0	-	0	376 209
Stage 1	-	-	-	-	209 -
Stage 2	-	-	-	-	167 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1355	-	-	-	625 831
Stage 1	-	-	-	-	826 -
Stage 2	-	-	-	-	863 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1355	-	-	-	619 831
Mov Cap-2 Maneuver	-	-	-	-	619 -
Stage 1	-	-	-	-	819 -
Stage 2	-	-	-	-	863 -

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	10.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1355	-	-	-	710
HCM Lane V/C Ratio	0.009	-	-	-	0.074
HCM Control Delay (s)	7.7	-	-	-	10.5
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

HCM 6th TWSC
4: 4th St S & Driveway C

01/19/2022

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Traffic Vol, veh/h	2	2	0	63	38	1
Future Vol, veh/h	2	2	0	63	38	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	2	0	66	40	1

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	107	41	41	0	0
Stage 1	41	-	-	-	-
Stage 2	66	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	891	1030	1568	-	-
Stage 1	981	-	-	-	-
Stage 2	957	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	891	1030	1568	-	-
Mov Cap-2 Maneuver	891	-	-	-	-
Stage 1	981	-	-	-	-
Stage 2	957	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.8	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1568	-	955	-	-
HCM Lane V/C Ratio	-	-	0.004	-	-
HCM Control Delay (s)	0	-	8.8	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

HCM 6th TWSC
5: Driveway D & 42nd Ave S

01/19/2022

Intersection						
Int Delay, s/veh	1.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	3	15	1	17	7	2
Future Vol, veh/h	3	15	1	17	7	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	16	1	18	7	2

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	19	0	31
Stage 1	-	-	-	-	11
Stage 2	-	-	-	-	20
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1597	-	983
Stage 1	-	-	-	-	1012
Stage 2	-	-	-	-	1003
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1597	-	982
Mov Cap-2 Maneuver	-	-	-	-	982
Stage 1	-	-	-	-	1012
Stage 2	-	-	-	-	1002

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	1000	-	-	1597	-
HCM Lane V/C Ratio	0.009	-	-	0.001	-
HCM Control Delay (s)	8.6	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

HCM 6th AWSC
1: 6th St S & 45th Ave S

01/19/2022

Intersection	
Intersection Delay, s/veh	10.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↙	↑	↘	↙	↑	↘		↕		↙	↘	
Traffic Vol, veh/h	97	83	7	4	62	138	4	32	4	177	52	148
Future Vol, veh/h	97	83	7	4	62	138	4	32	4	177	52	148
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	102	87	7	4	65	145	4	34	4	186	55	156
Number of Lanes	1	1	1	1	1	1	0	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	3	3	2	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	1	3	3
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	2	3	3
HCM Control Delay	10.8	10.1	10	11.5
HCM LOS	B	B	A	B

Lane	NBLn1	EBLn1	EBLn2	EBLn3	WBLn1	WBLn2	WBLn3	SBLn1	SBLn2
Vol Left, %	10%	100%	0%	0%	100%	0%	0%	100%	0%
Vol Thru, %	80%	0%	100%	0%	0%	100%	0%	0%	26%
Vol Right, %	10%	0%	0%	100%	0%	0%	100%	0%	74%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	40	97	83	7	4	62	138	177	200
LT Vol	4	97	0	0	4	0	0	177	0
Through Vol	32	0	83	0	0	62	0	0	52
RT Vol	4	0	0	7	0	0	138	0	148
Lane Flow Rate	42	102	87	7	4	65	145	186	211
Geometry Grp	8	8	8	8	8	8	8	8	8
Degree of Util (X)	0.078	0.197	0.156	0.012	0.008	0.117	0.231	0.333	0.317
Departure Headway (Hd)	6.698	6.94	6.432	5.72	6.949	6.44	5.729	6.432	5.415
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	534	517	557	625	515	556	626	559	663
Service Time	4.453	4.686	4.177	3.465	4.696	4.187	3.475	4.167	3.15
HCM Lane V/C Ratio	0.079	0.197	0.156	0.011	0.008	0.117	0.232	0.333	0.318
HCM Control Delay	10	11.4	10.4	8.5	9.8	10	10.2	12.4	10.7
HCM Lane LOS	A	B	B	A	A	A	B	B	B
HCM 95th-tile Q	0.3	0.7	0.5	0	0	0.4	0.9	1.5	1.4

HCM 6th TWSC
2: 6th St S & Driveway A

01/19/2022

Intersection						
Int Delay, s/veh	5.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	249	18	78	362	15	59
Future Vol, veh/h	249	18	78	362	15	59
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	262	19	82	381	16	62

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	336	232	0	0	463
Stage 1	273	-	-	-	-
Stage 2	63	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	634	770	-	-	1095
Stage 1	748	-	-	-	-
Stage 2	952	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	624	770	-	-	1095
Mov Cap-2 Maneuver	624	-	-	-	-
Stage 1	748	-	-	-	-
Stage 2	938	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.2	0	1.7
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	632	1095
HCM Lane V/C Ratio	-	-	0.445	0.014
HCM Control Delay (s)	-	-	15.2	8.3
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	2.3	0

HCM 6th TWSC
3: 45th Ave S & Driveway B

01/19/2022

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	29	248	200	33	32	24
Future Vol, veh/h	29	248	200	33	32	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	170	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	31	261	211	35	34	25

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	246	0	-	0	552 229
Stage 1	-	-	-	-	229 -
Stage 2	-	-	-	-	323 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1320	-	-	-	495 810
Stage 1	-	-	-	-	809 -
Stage 2	-	-	-	-	734 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1320	-	-	-	484 810
Mov Cap-2 Maneuver	-	-	-	-	484 -
Stage 1	-	-	-	-	790 -
Stage 2	-	-	-	-	734 -

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	11.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1320	-	-	-	585
HCM Lane V/C Ratio	0.023	-	-	-	0.101
HCM Control Delay (s)	7.8	-	-	-	11.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

HCM 6th TWSC
4: 4th St S & Driveway C

01/19/2022

Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	0	2	49	33	2
Future Vol, veh/h	1	0	2	49	33	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	2	52	35	2

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	92	36	37	0	0
Stage 1	36	-	-	-	-
Stage 2	56	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	908	1037	1574	-	-
Stage 1	986	-	-	-	-
Stage 2	967	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	907	1037	1574	-	-
Mov Cap-2 Maneuver	907	-	-	-	-
Stage 1	985	-	-	-	-
Stage 2	967	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1574	-	907	-	-
HCM Lane V/C Ratio	0.001	-	0.001	-	-
HCM Control Delay (s)	7.3	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

HCM 6th TWSC
5: Driveway D & 42nd Ave S

01/19/2022

Intersection						
Int Delay, s/veh	0.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	7	46	2	26	4	1
Future Vol, veh/h	7	46	2	26	4	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	48	2	27	4	1

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	55	0	62
Stage 1	-	-	-	-	31
Stage 2	-	-	-	-	31
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1550	-	944
Stage 1	-	-	-	-	992
Stage 2	-	-	-	-	992
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1550	-	943
Mov Cap-2 Maneuver	-	-	-	-	943
Stage 1	-	-	-	-	992
Stage 2	-	-	-	-	991

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	8.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	961	-	-	1550	-
HCM Lane V/C Ratio	0.005	-	-	0.001	-
HCM Control Delay (s)	8.8	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

APPENDIX
FDOT GENERALIZED LEVEL OF SERVICE TABLES

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas¹

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	1,510	1,600	**	4	4,050	5,640	6,800	7,420	
4	Divided	*	3,420	3,580	**	6	5,960	8,310	10,220	11,150	
6	Divided	*	5,250	5,390	**	8	7,840	10,960	13,620	14,850	
8	Divided	*	7,090	7,210	**	10	9,800	13,510	17,040	18,580	
						12	11,600	16,350	20,930	23,200	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
2	Undivided	*	660	1,330	1,410	4	4,130	5,640	7,070	7,690	
4	Divided	*	1,310	2,920	3,040	6	6,200	8,450	10,510	11,530	
6	Divided	*	2,090	4,500	4,590	8	8,270	11,270	13,960	15,380	
8	Divided	*	2,880	6,060	6,130	10	10,350	14,110	17,310	19,220	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)						Freeway Adjustments					
Non-State Signalized Roadways - 10%						Auxiliary Lanes Present in Both Directions + 1,800 Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
2	Divided	Yes	No	+5%		2	Undivided	1,050	1,620	2,180	2,930
2	Undivided	No	No	-20%		4	Divided	3,270	4,730	5,960	6,780
Multi	Undivided	Yes	No	-5%		6	Divided	4,910	7,090	8,950	10,180
Multi	Undivided	No	No	-25%		Uninterrupted Flow Highway Adjustments					
-	-	-	Yes	+5%		Lanes	Median	Exclusive left lanes	Adjustment factors		
One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
BICYCLE MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
Paved Shoulder/Bicycle Lane Coverage						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Lane Coverage	B	C	D	E		³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%	*	260	680	1,770		* Cannot be achieved using table input value defaults.					
50-84%	190	600	1,770	>1,770		** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
85-100%	830	1,700	>1,770	**		Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
PEDESTRIAN MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	250	850							
50-84%	*	150	780	1,420							
85-100%	340	960	1,560	>1,770							
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

TABLE 4
(continued)

Generalized **Peak Hour Two-Way** Volumes for Florida's
Urbanized Areas

January 2020

INPUT VALUE ASSUMPTIONS	Uninterrupted Flow Facilities				Interrupted Flow Facilities					
	Freeways	Core Freeways	Highways		State Arterials				Class I	
					Class I		Class II		Bicycle	Pedestrian
ROADWAY CHARACTERISTICS										
Area type (urban, rural)	urban	urban								
Number of through lanes (both dir.)	4-10	4-12	2	4-6	2	4-8	2	4-8	4	4
Posted speed (mph)	70	65	50	50	45	50	30	30	45	45
Free flow speed (mph)	75	70	55	55	50	55	35	35	50	50
Auxiliary Lanes (n,y)	n	n								
Median (d, twlt, n, nr, r)				d	n	r	n	r	r	r
Terrain (l,r)	l	l	l	l	l	l	l	l	l	l
% no passing zone			80							
Exclusive left turn lane impact (n, y)			[n]	y	y	y	y	y	y	y
Exclusive right turn lanes (n, y)					n	n	n	n	n	n
Facility length (mi)	3	3	5	5	2	2	1.9	1.8	2	2
TRAFFIC CHARACTERISTICS										
Planning analysis hour factor (K)	0.090	0.085	0.090	0.090	0.090	0.090	0.090	0.090	0.090	0.090
Directional distribution factor (D)	0.55	0.55	0.55	0.55	0.550	0.560	0.565	0.560	0.565	0.565
Peak hour factor (PHF)	0.95	0.95	0.95	0.95	1.000	1.000	1.000	1.000	1.000	1.000
Base saturation flow rate (pcphpl)	2,400	2,400	1,700	2,200	1,950	1,950	1,950	1,950	1,950	1,950
Heavy vehicle percent	4.0	4.0	2.0	2.0	1.0	1.0	1.0	1.0	2.5	2.0
Speed Adjustment Factor (SAF)	0.975	0.975		0.975						
Capacity Adjustment Factor (CAF)	0.968	0.968		0.968						
% left turns					12	12	12	12	12	12
% right turns					12	12	12	12	12	12
CONTROL CHARACTERISTICS										
Number of signals					4	4	10	10	4	6
Arrival type (1-6)					3	3	4	4	4	4
Signal type (a, c, p)					c	c	c	c	c	c
Cycle length (C)					120	150	120	120	120	120
Effective green ratio (g/C)					0.44	0.45	0.44	0.44	0.44	0.44
MULTIMODAL CHARACTERISTICS										
Paved shoulder/bicycle lane (n, y)									n, 50%, y	n
Outside lane width (n, t, w)									t	t
Pavement condition (d, t, u)									t	
On-street parking (n, y)										
Sidewalk (n, y)										n, 50%, y
Sidewalk/roadway separation(a, t, w)										t
Sidewalk protective barrier (n, y)										n
LEVEL OF SERVICE THRESHOLDS										
Level of Service	Freeways	Highways		Arterials		Bicycle	Ped	Bus		
	Density	Two-Lane	Multilane	Class I	Class II	Score	Score	Buses/hr.		
		%ffs	Density						ats	ats
B	≤ 17	> 83.3	≤ 17	> 31 mph	> 22 mph	≤ 2.75	≤ 2.75	≤ 6		
C	≤ 24	> 75.0	≤ 24	> 23 mph	> 17 mph	≤ 3.50	≤ 3.50	≤ 4		
D	≤ 31	> 66.7	≤ 31	> 18 mph	> 13 mph	≤ 4.25	≤ 4.25	< 3		
E	≤ 39	> 58.3	≤ 35	> 15 mph	> 10 mph	≤ 5.00	≤ 5.00	< 2		

% ffs = Percent free flow speed ats = Average travel speed

APPENDIX
TURN LANE WARRANTS

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

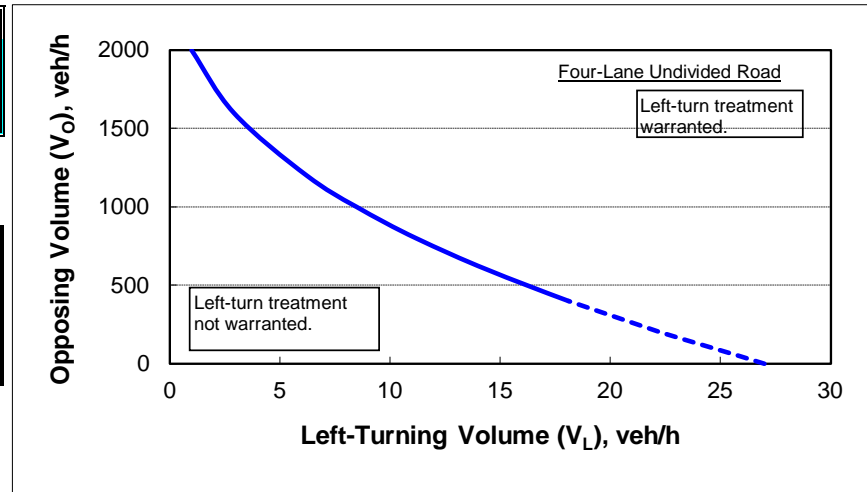
4-lane roadway

INPUT

Variable	Value
Left-turning volume (V_L), veh/h:	78
Advancing volume (V_A), veh/h:	440
Opposing volume (V_O), veh/h:	267

OUTPUT

Variable	Message
Opposing volume (V_O) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



Note: When $V_O < 400$ veh/h (dashed line), a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as the left-turning traffic exceeds 400 veh/h ($V_A > 400$ veh/h).

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	4.0
Critical headway, s:	6.0

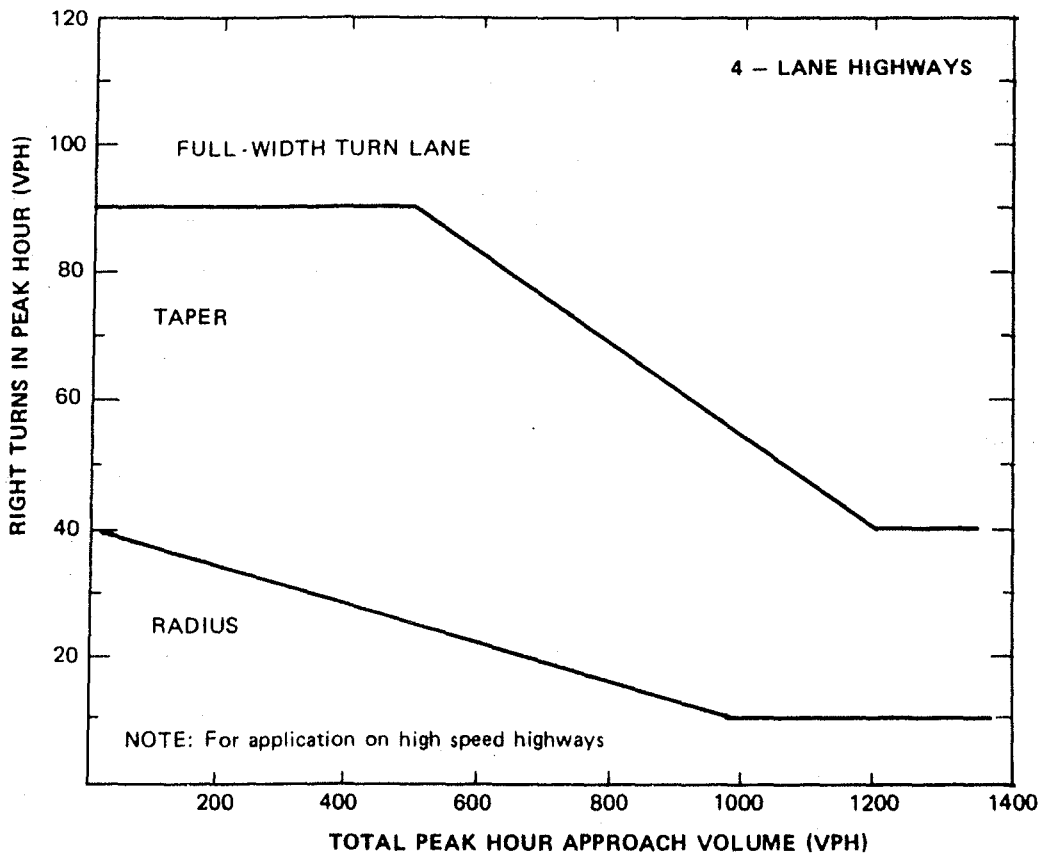
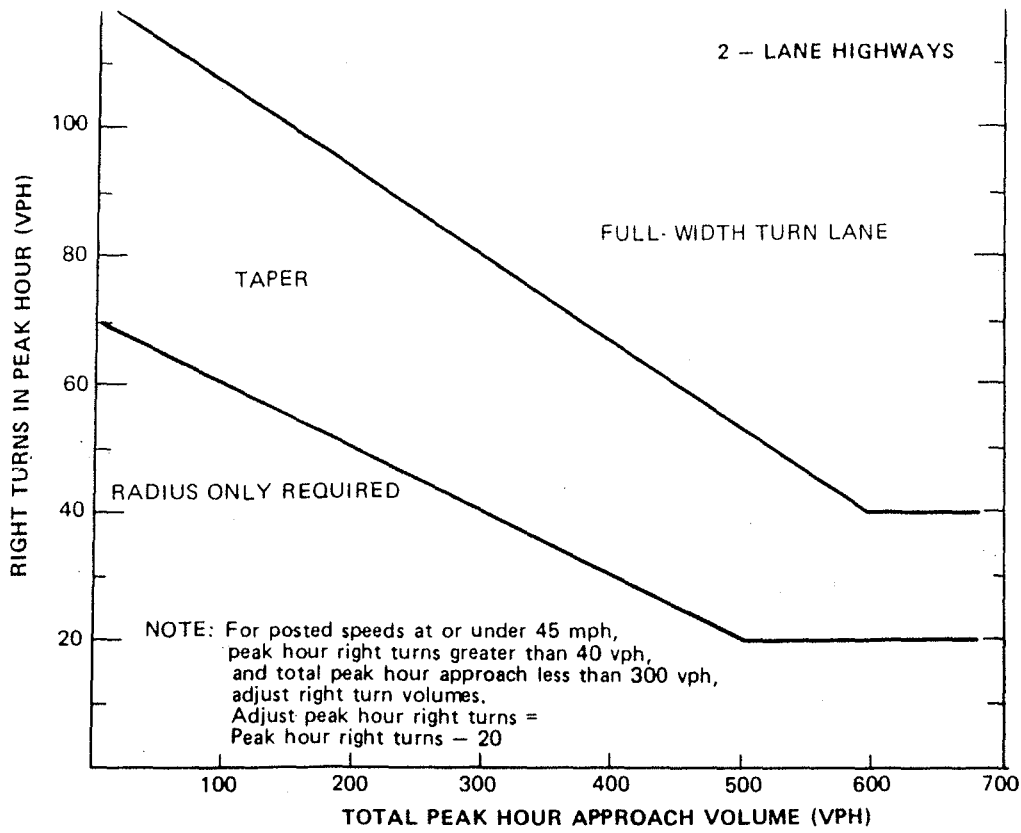
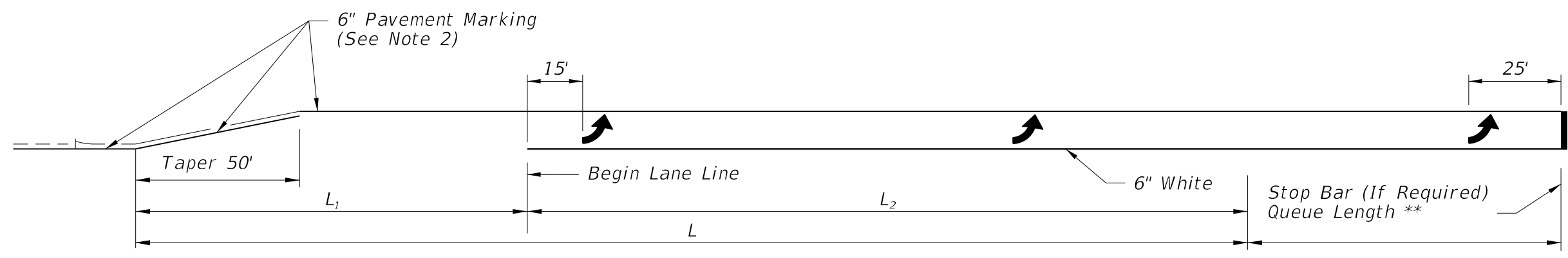


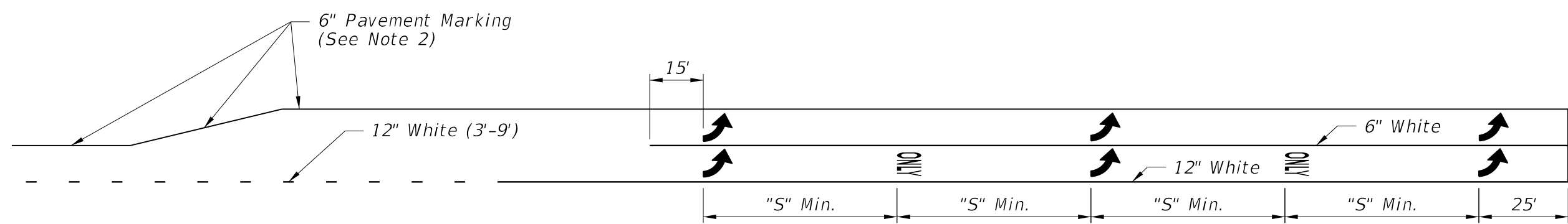
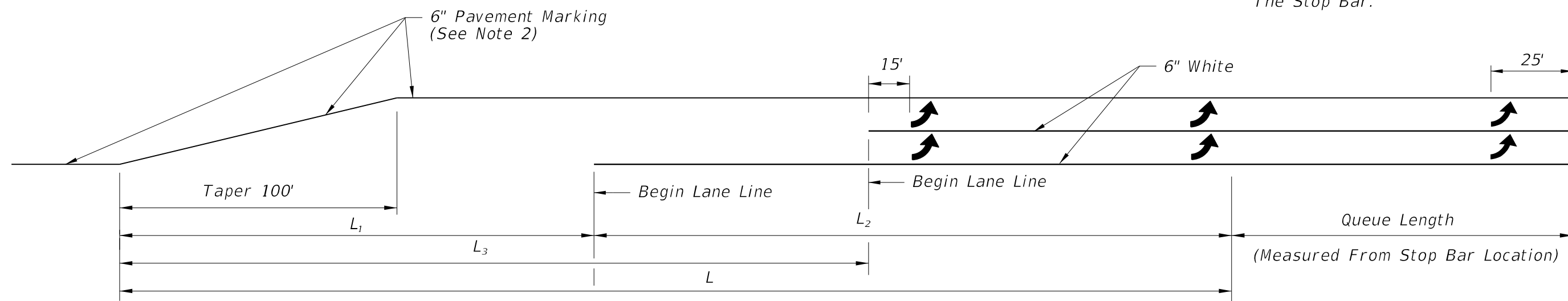
Figure 4-23. Traffic volume guidelines for design of right-turn lanes. (Source: Ref. 4-11)

APPENDIX
FDOT STANDARD PLANS 711-001

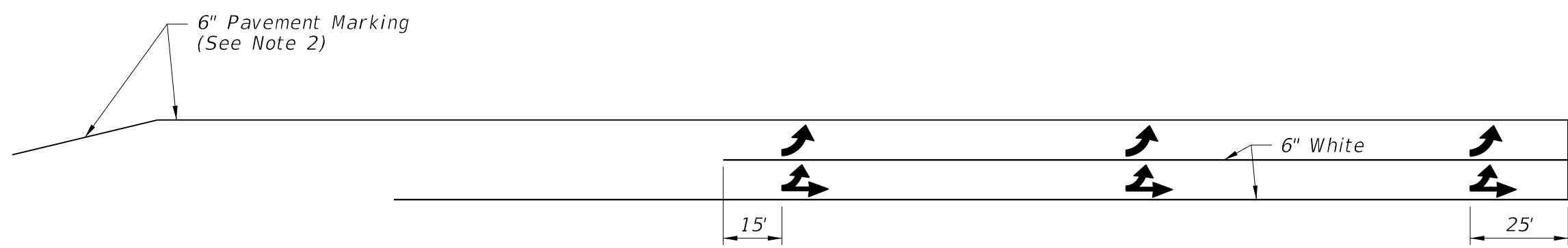


SINGLE LEFT TURNS

** Queue Length Is Measured From The Median Nose Radial Point Or, When A Stop Bar Is Required, From The Stop Bar.



Through Lane Becomes Exclusive Left Turn

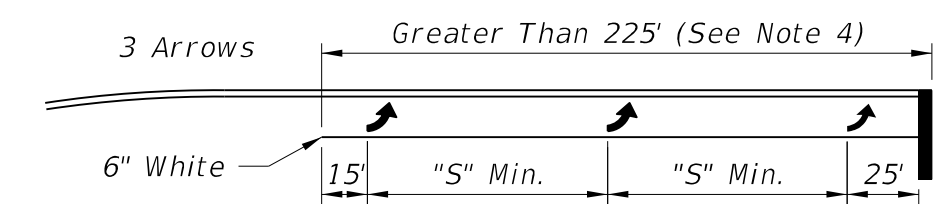
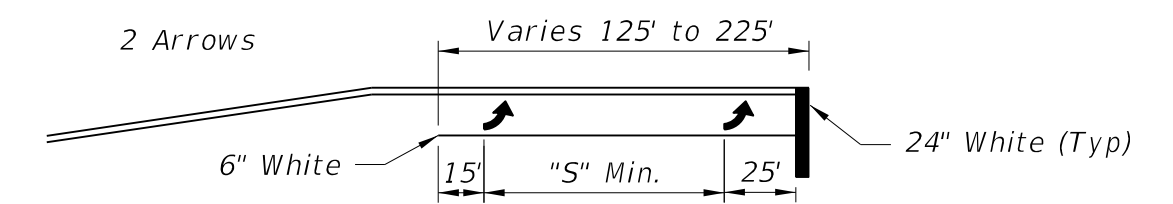
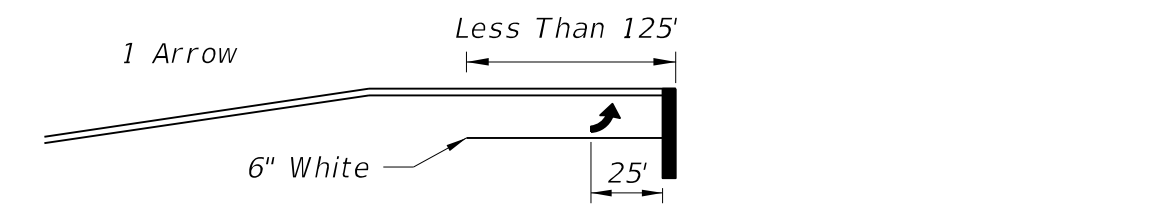


Through Lane Becomes Optional Left Turn

DOUBLE LEFT TURNS

TURN LANES ◦ CURBED AND UNCURBED MEDIANS							
Posted Speed (mph)	Clearance Distance	URBAN CONDITIONS			RURAL CONDITIONS		
		Brake To Stop Distance	Total Decel. Distance	Clearance Distance	Brake To Stop Distance	Total Decel. Distance	Clearance Distance
	L_1	L_2	L	L_3	L_2	L	L_3
≤30	70'	75'	145'	110'	—	—	—
35	80'	75'	155'	120'	—	—	—
40	85'	100'	185'	135'	—	—	—
45	105'	135'	240'	160'	185'	290'	160'
50	125'	—	—	—	225'	350'	195'
55	145'	—	—	—	260'	405'	230'
≥60	170'	—	—	—	290'	460'	270'

NOTE: When installing lane lines for turn lanes, use the dimensions in the Plans, or use the above values for turn lanes not dimensioned in the Plans.



ARROW SPACING

NOTES:

1. This Index also applies to right turn lanes.
2. Make pavement marking yellow for left-turn lanes and white for right-turn lanes.
3. See Sheet 1 for "S" value.
4. Space arrows evenly between the first and last arrow with a minimum spacing of "S" between arrows.
5. For turn lanes greater than 225' in length, use a minimum of three arrows. Use additional arrows in accordance with the Plans or as directed by the Engineer. Space arrows evenly throughout the available length with a minimum spacing of "S" between arrows.

TURN LANE MARKINGS

12/18/2019 3:10:06 PM



ATTACHMENT NO. 5

Public Comments

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 4:41 PM
To: Britton N. Wilson
Subject: Fw: Fwd: Latest News on Coquina Key Plaza and the Search for a Grocery Store

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.

For attachment to Staff report, Stoneweg DA

From: [Alexander Boltenko](#)
Sent: Friday, April 1, 2022 3:25 PM
To: klmichaels2@tampabay.rr.com
Subject: Fwd: Latest News on Coquina Key Plaza and the Search for a Grocery Store

Kathy, I think Save-a-lot that was there and then moved out was the great candidate for the grocery store, and we'd like to have them back

Alexander Boltenko

aboltenko@me.com

100 59th Ave S

St. Petersburg FL 33705

Cell 269-501-7464

Begin forwarded message:

From: Bahama Shores <contactbsna@gmail.com>

Subject: Latest News on Coquina Key Plaza and the Search for a Grocery Store

Date: April 1, 2022 at 15:16:34 EDT

To: Contact <contactbsna@gmail.com>

Hi Neighbor,

Stoneweg US, a developer of apartment communities, which is headquartered in St. Petersburg, has purchased Coquina Key Plaza. Our City Council representative, Gina Driscoll, met with area residents and asked what retail they would like to see in the redevelopment. A grocery store was of the highest priority. Mark Rios, Director of Development for this project, stated in a March 14, 2022 email that "After we acquired Coquina Key Plaza last year we were very much interested in having a national retail grocer as a part of our development." Stoneweg plans to build hundreds of rental apartment units on 30th Avenue S. and at Coquina Key Plaza where they will also include retail. Gina stated in a phone call several weeks ago that she thought that a grassroots effort concerning the desire for a grocery store was a great idea. Although Stoneweg did not have success in its initial attempts perhaps it might restart its efforts if encouraged by local residents. Hopefully we could get some support from the City.

Please contact Kathy Michaels at klmichaels2@tampabay.rr.com if you are in favor of the idea of a grocery.

Thanks,

Katherine J. Connell

From: Anne Ghosh <anneghosh.fl@gmail.com>
Sent: Tuesday, June 28, 2022 10:32 PM
To: Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Ms Wilson,

I am a resident of Bahama Shores Neighborhood near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Anne Ferrante Ghosh

301 62nd Ave S

Katherine J. Connell

From: Christy M. Foust <christymfoust@gmail.com>
Sent: Wednesday, June 29, 2022 9:10 AM
Subject: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Mayor Welch, St. Pete City Council Members, St. Pete City Staff, and Commissioner Flowers:

I am a resident of Harbordale Neighborhood near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store. **A grocery store could act as an anchor for any other retail space in the development, giving nearby residents a regular reason to go to that location.**

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to **require building a grocery store as part of this redevelopment of Coquina Key Plaza.**

Thank you for your service to our community.

Sincerely, Christy M. Foust, Ph.D. Zip Code: 33705

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 4:47 PM
To: Britton N. Wilson
Subject: Fw: In favor of a grocery story at Coquina Key Plaza

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.

for Staff report Stoneweg DA

From: [Danielle Celmer-Yell](#)
Sent: Friday, April 1, 2022 3:26 PM
To: klmichaels2@tampabay.rr.com
Cc: [Caleb Yell](#)
Subject: In favor of a grocery story at Coquina Key Plaza

Hi Kathy,

I am a resident in Bahama Shores and my husband, Caleb Yell, is on the neighborhood board. We are BOTH in favor of a grocery store at the Coquina Key Plaza - please let us know if there's anything we can do to help push this grassroots effort. I've CC'd Caleb here also.

Thank you!

Danielle Celmer

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 4:40 PM
To: Britton N. Wilson
Subject: Fw: Fwd: Latest News on Coquina Key Plaza and the Search for a Grocery Store

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.

For attachment to Staff report, Stoneweg DA.

From: [Darin Al-Dhahi](#)
Sent: Friday, April 1, 2022 4:09 PM
To: klmichaels2@tampabay.rr.com
Subject: Fwd: Latest News on Coquina Key Plaza and the Search for a Grocery Store

Hi Kathy,

I just wanted send you an email letting you know how important a grocery store would be to us at the Coquina Key Plaza.

As a father of a small child, it is all too often I am sent in errands to run to the store to pick up essentials like milk, eggs, meat, etc... and it was very nice having the Sav-a-lot there to fulfill those needs.

Now, without a grocery store, I am finding myself driving all the way to the Publix on 54th for simple grocery needs. We would love to see another grocery store find a home in the new Coquina Plaza. Maybe a Walmart Neighborhood Market to replace the one that closed in midtown?

-Darin (i)

Begin forwarded message:

From: Bahama Shores <contactbsna@gmail.com>
Date: April 1, 2022 at 3:16:46 PM EDT
To: Contact <contactbsna@gmail.com>
Subject: Latest News on Coquina Key Plaza and the Search for a Grocery Store

Hi Neighbor,

Stoneweg US, a developer of apartment communities, which is headquartered in St. Petersburg, has purchased Coquina Key Plaza. Our City Council representative, Gina Driscoll, met with area residents and asked what retail they would like to see in the redevelopment. A grocery store was of the highest priority. Mark Rios, Director of Development for this project, stated in a March 14, 2022 email that "After we acquired Coquina Key Plaza last year we were very much interested in having a national retail grocer as a part of our development." Stoneweg plans to build hundreds of rental apartment units on 30th Avenue S. and at Coquina Key Plaza where they will also include retail. Gina stated in a phone call several weeks ago that she thought that a grassroots effort concerning the desire for a grocery store was a great idea. Although Stoneweg did not have success in its initial attempts perhaps it might restart its efforts if encouraged by local residents. Hopefully we could get some support from the City.

Please contact Kathy Michaels at klmichaels2@tampabay.rr.com if you are in favor of the idea of a grocery.

Thanks,

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 5:28 PM
To: Britton N. Wilson
Subject: Fw: Kitty and Ed favor a grocery at Coquina Key Plaza

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.

For Staff report, Stoneweg DA

From: [Kitty Rawson](#)
Sent: Monday, April 4, 2022 1:31 PM
To: [Kathy](#)
Cc: [Ed Rawson](#)
Subject: Kitty and Ed favor a grocery at Coquina Key Plaza

Ed and I favor a grocery store at Coquina Key Plaza. We didn't shop regularly, but often stopped for last-minute items -- another tomato, bananas, smoked sausage, etc.

I attended one of the meetings at Coquina Park organized by Gina Driscoll. We all had the opportunity to say how much we wanted a 'real' grocery store and a drug store. This area is a food desert. There is no shopping readily available for folks who do not have vehicles, who must rely on friends, bicycles or the bus.

After that meeting, it seemed a certainty that a grocery would be included in the mix. Surely the city can help place pressure to make this happen. I was disappointed that the grocery closed long before any plans were made.

I almost feel like we on the South Side are considered to be 2nd class citizens.

Peace,
Kathryn and Edward Rawson
110 59th Ave S
St Petersburg, FL 33705

--
Peace,

Kitty Pelster Rawson
727.501.3653

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 4:35 PM
To: Britton N. Wilson
Subject: Fw: Grocery store at Coquina Key Plaza

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.

For Staff report Stoneweg DA/

From: [Geoffrey Nelson](#)
Sent: Friday, April 1, 2022 8:57 PM
To: klmichaels2@tampabay.rr.com
Subject: Grocery store at Coquina Key Plaza

Hi, Kathy. I live in Bahama Shores, down the street from Coquina Key Plaza. We sure could use a full grocery store on this side of town. There are dollar stores and what not but no full-on grocery stores where you can buy fresh fruits and vegetables. That's a serious need in this part of town. People go without real food because it's inaccessible. I hope you'll consider a grocery in the new development. You would provide a real benefit to the community. Thanks for your time. If you'd like more info on south St. Pete's food insecurity, Google Wendy Wesley. She's the expert/advocate to talk to. Thank you.

-Geoffrey Nelson

[Sent from Yahoo Mail for iPhone](#)

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 4:37 PM
To: Britton N. Wilson
Subject: Fw: Coquina Key Plaza

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.

For attachment to Staff report, Stoneweg DA

From: [Jamie Gill](#)
Sent: Friday, April 1, 2022 4:49 PM
To: klmichaels2@tampabay.rr.com
Subject: Coquina Key Plaza

Hi Kathy,

I am in favor of getting a grocery store in the Plaza. With all the apartment dwellers and the neighborhoods nearby, there should be plenty of business. The difficult, but most important thing will be that it be a good grocery store, one that people will use.

Thanks for collecting this information for the project.

Best,
Jamie Gill

--
Jamie Gill

Katherine J. Connell

From: Joan Carfora <joancarfora@gmail.com>
Sent: Wednesday, June 29, 2022 7:41 AM
To: Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Mr. Wilson,

I am a resident of the Old SouthEast *neighborhood*, near Coquina Key Plaza. I previously lived in the Coquina Key area. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Joan Carfora

123 17th Ave SE

St. Petersburg

FL 33701

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 5:22 PM
To: Britton N. Wilson
Subject: Fw: Coquina Key Plaza need for a grocery store

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.

for attachment to Staff report, Stoneweg DA

From: [Elizabeth Ledbetter](#)
Sent: Wednesday, June 1, 2022 12:47 PM
To: klmichaels2@tampabay.rr.com
Subject: RE: Coquina Key Plaza need for a grocery store

Hi Kathy,

I remember your visit to our neighborhood association meeting a couple of months ago. I would love to have a grocery store in Coquina Key Shopping Center. Aldi may be a good alternative to Winn Dixie or Sav-a-Lot. I'll discuss with my fellow officers at a meeting on Saturday and we'll gather as much support as we can. In the interim, can you provide the contact information for who and where the letters should be sent? How does that sound to you?

Thanks,

Liz

GPPCA

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: klmichaels2@tampabay.rr.com
Date: 6/1/22 12:01 PM (GMT-05:00)
To: jeliared@tampabay.rr.com
Subject: Coquina Key Plaza need for a grocery store

Hello Liz,

Tom Lally gave me your email. I understand that you become president of the GPPCA this month. I am involved in a push for a grocery store to be built at Coquina Key Plaza. There was a grocery store there for 50+ years until some months ago when the new owner of the property, Stoneweg, closed down all of the businesses except the liquor store, the Am Vet bar and the laundry. They want to get a zoning change and build 465 apartment units. They would also build 20,000 of retail space divided into 8 spaces. The bar, liquor store and laundry would occupy 3. The Stoneweg director for the project, Mark Rios, has stated that they very much wanted to build for a grocery store. He told me recently that two stores, Winn Dixie and Save a Lot had stated a willingness to be there but things did not work out. Our group is trying to get as much community support as possible to encourage the City to come up with incentives for Stoneweg to make it feasible to build for a grocery store with a a reduced number of rental units.

I have communicated with Stephen Water about this matter and he feels that it might be possible for the GPPCA to send out an email to your membership asking for supportive email from those who like the idea of a grocery store at the Plaza.

Thank you,

Kathy Michaels

Bahama Shores Neighborhood Association

727-867-7249

cell 727-420-78737

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Wednesday, June 29, 2022 7:00 AM
To: Britton N. Wilson
Subject: Fw: the development Coquina Key Plaza

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.

For attachment to Staff report, Stoneweg DA

From: [Mark Michaels](#)
Sent: Saturday, June 4, 2022 10:34 AM
To: [Kathy](#) ; ginadriscoll@stpete.org
Subject: the development Coquina Key Plaza
To Whom It Concerns;

As a new homeowner in south St. Petersburg, and more specifically the Bahama Shores neighborhood, I would like to add my voice to those who are concerned about the future development of Coquina Key Plaza located at the 4200 block of 6th st. S.

I join those who say that the plans for the commercial property should include a GROCERY STORE as tenant, as this vital resource is sadly lacking in this part of the city. In fact, this part of south St. Petersburg has become what is known as a "food desert." Although it is true that there is a Publix as close as 31st street and 54th ave S, this store is still inconveniently far for those who may not be able to afford a car or expensive ride sharing apps. Residents in this more southeastern part of town may resort to what can be purchased at the Dollar Store or corner gas station for their daily diet.

Even for those who can afford to drive, having a more local option would prevent unnecessary traffic and congestion, and give residents in this neighborhood a convenient and much appreciated option for putting healthy food on the table.

With this in mind I implore the developer, Stoneweg, to include a major grocery store in its development plans. I also hope the mayor and city council will see the benefits of this plan and facilitate its zoning and construction.

Sincerely,

Mark Michaels
6210 4th St. S

Katherine J. Connell

From: Michael Gross <mike@MikeGrossLaw.com>
Sent: Tuesday, June 28, 2022 5:45 PM
To: Britton N. Wilson
Subject: Zm-12

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.

Dear Mr. Wilson,

I live on Serpentine Circle South and want to register my opposition to the high density residential variance that is being sought. The area needs commercial/ grocery and retail space not more high rise apartments or condos. The current property use is desperately needed and must not be traded out by the city for living space dense development.

The Southside has historically been neglected. We need business here not more dense apartments.

Michael A Gross
1911 Serpentine Circle S

505.250.8509

Katherine J. Connell

From: Sallie Kosefeski <swk900@gmail.com>
Sent: Wednesday, June 29, 2022 12:50 AM
To: Britton N. Wilson
Subject: Coquina Key Plaza redevelopment

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.

I am a resident of Bahama *Shores* near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

*Sallie Kosefeski
200 56th Ave S
Saint Petersburg 33705*

Sent from my iPad

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 4:24 PM
To: Britton N. Wilson
Subject: Fw: Grocery Store

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.

For attachment to Staff report for CPPC meeting July 12, 2022.

From: [Clifford 'Sam Stone' Rivenbark](#)
Sent: Wednesday, April 20, 2022 4:03 PM
To: weborden@earthlink.net
Cc: klmichaels2@tampabay.rr.com
Subject: Grocery Store

Hello Walter,

My husband Sam and I want be counted among local residents who are very much in favor of a grocery store at the apartment complex that will be built on the Coquina Key Plaza site. There has been a grocery store at that site since Publix opened there in the early 60's, having been replaced by the Save-a-lot. We don't have a grocery in this area and haven't had since Sweetbay closed years ago. It was situated on 9th St. and 62nd Ave. So. A grocery would be important to all the existing neighborhoods plus the hundreds of people who will move into the Stoneweg apartments that will be built on 32nd Ave. So. and 6th St. All of these new residents will greatly appreciate having a nearby grocery preventing a trip out to 34th St.. Certainly these changing demographics will demonstrate the need for a grocery store in our neighborhood.

Sincerely,
Sam and Bonnie Rivenbark

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 4:30 PM
To: Britton N. Wilson
Subject: Fw: COQUINA KEY PLAZA

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.

for Staff report

From: [Stefan Cerf](#)
Sent: Tuesday, April 12, 2022 8:20 AM
To: klmichaels2@tampabay.rr.com
Cc: [Kristen Bullard](#)
Subject: COQUINA KEY PLAZA

Hi Kathy,

I am a resident in Bahama Shores along with my wife Kristen. We would love to have a grocery store in that plaza, and we know of many neighbors who feel the same way. We have lived at this house for 5 years, and our surrounding areas between Coquina and Pinellas Point desperately need a grocery store and other promising local businesses in that plaza. If there is anything we can do to help out with this movement please let us know, thank you for your time!

Best Regards,

Stefan Cerf
Production Manager
Polypack, Inc.
Office: 727-578-5000
www.polypack.com



Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 5:20 PM
To: Britton N. Wilson
Subject: Fw: Coquina Key Plaza

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.

for Staff report, Stoneweg, DA

From: [Stephen Waters](#)
Sent: Monday, May 30, 2022 2:29 PM
To: klmichaels2@tampabay.rr.com
Cc: [Tom Lally](#) ; [Barbara \(Barb\) Ellis](#)
Subject: Re: Coquina Key Plaza

Kathy:

Thank you for the update. Valuable information. Sorry for the delay in answering but we had an out of town guest who had COVID. He left yesterday.

I am sending a copy of this message and your information to Tom Lally (President of CONA and a Director for GPPCA) and Barbara Ellis (current President of GPPCA). Both are original GPPCA members of the Communities of Pinellas Point (COPP) and are deeply interested in the development of the Plaza. GPPCA has just elected a new class of officers (as of June 1), but Barbara, Tom and I remain as Directors.

I will speak with Barbara and see if GPPCA can send out an electronic message to our lists seeking support for a grocery at Coquina Key Plaza. We will ask that any supporters of a grocery send a message of support to the email address you have supplied.

GPPCA and COPP went through the same issue with Skyway Plaza (MLK and 62nd Ave South) and got a cold shoulder from the new owners, who now claim that it is "100% rented" even though there are clearly large unoccupied areas and it looks as forlorn as it did two years ago, but now without the tax office. Unfortunately our effort suffered from lack of organization.

Not sure who determined that we need an additional 465 rental units in our area. My impression is that we are oversupplied with rental units, and really need retail, particularly grocery. My experience from Chicago is that developers will keep building until the area is over-built and they are swamped with vacancies. Government has difficulty limiting how owners use their property - just look at all the new units coming online in Skyway Marina District.

Stephen M. Waters

6891 4th Street South
St. Petersburg, Florida 33705
Cell: (219) 730-2181
Facsimile: (312) 962-4954

On Wed, May 25, 2022 at 12:29 PM <klmichaels2@tampabay.rr.com> wrote:

Good morning, Stephen,

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 4:56 PM
To: Britton N. Wilson
Subject: Fw: Fwd: Coquina Key Plaza interest in a grocery

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.

For attachment to Staff report, Stoneweg DA

From: [Susie Stroud](#)
Sent: Tuesday, April 5, 2022 5:34 PM
To: klmichaels2@tampabay.rr.com
Cc: [ICE: Robbie Kety, spouse](#)
Subject: Fwd: Coquina Key Plaza interest in a grocery

Hi Kathy,

We would like to voice our concern regarding the development planned for the Coquina Key Shipping Center. The greatest need for those of in in the surrounding neighborhoods, like Bahama Shores, is for:

- a grocery store with fresh food
- a pharmacy (like CVS that used to be there)
- a hardware store (like Ace Hardware, which started construction in the shopping center but eventually stopped construction)

We do not support the construction of residential units exceeding current St. Petersburg zoning regulations. Appreciate your forwarding our views on this as appropriate.

Thanks,

Susie Stroud + Roberta Kety

219 57th Ave S, St. Petersburg, FL 33705

Cell: 508-209-7033

Email: susiestroud22@gmail.com

LinkedIn: <https://www.linkedin.com/in/susiestroud/>

-----Original Message-----

From: klmichaels2@tampabay.rr.com

To: swk900@gmail.com; rhmanifold@yahoo.com; Darinfa@yahoo.com; obrienonja@aol.com; dyell14@gmail.com; aboltenko@me.com; smyth.masb@global.net; greenlaura@mac.com; Katiegiroud@gmail.com

Sent: Tue, Apr 5, 2022 3:39 pm

Subject: Coquina Key Plaza interest in a grocery

Thank you for your response. I have heard from many other people who are interested in this matter. Stoneweg will have to go before the Development Review Board. We will know only one week in advance if they will go before the Board at the next meeting which will be May 4th. As Coquina Key Plaza is already zoned for retail, Stoneweg thinks that they can get the approval for the 8 units of retail without presenting the plan for the whole property. They will have to get rezoning for the 375 apartments which they want to build. This number is very far above what they could build with the present zoning. I hope that we can get some support from the City in this matter.

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 5:25 PM
To: Britton N. Wilson
Subject: Fw: Fwd: Support for a grocery store at Coquina Key Plaza

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for Staff report, Stoneweg DA

From: [Kitty Rawson](#)
Sent: Monday, April 4, 2022 11:40 AM
To: [Kathy](#)
Subject: Fwd: Support for a grocery store at Coquina Key Plaza

----- Forwarded message -----

From: Adam Gray <adam@thinkgray.net>
Date: Mon, Apr 4, 2022 at 11:26 AM
Subject: Re: Support for a grocery store at Coquina Key Plaza
To: Kitty Rawson <kittyprawson@gmail.com>

I support a grocery store in Coquina Plaza.

Adam Gray
110 Coquina Bay Dr
St Petersburg FL 33705
--
Adam Gray

On April 4, 2022 at 11:23:58 AM, Kitty Rawson (kittyprawson@gmail.com) wrote:

The Coquina Plaza has been purchased by a developer, Stoneweg, who in addition to building affordable workforce housing originally committed to include a grocery store. As talks have proceeded, it appears that this commitment for the grocery store has waned.

Support for a grocery store is urgently needed --this week--from households in the surrounding communities to revitalize this effort and to press for incentives from the City.

People have mentioned the need for fresh fruits and vegetables and the fact that it is a considerable drive to the 54th Ave. Publix with considerable traffic in that area. Others mentioned that they liked the convenience of shopping at Save-a-Lot. So if people are in favor, state in a sentence or two why.

If you support a grocery store, please respond to this email with "I support a grocery store in Coquina Plaza" and sign your name and address.

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 4:41 PM
To: Britton N. Wilson
Subject: Fw: Fwd: Latest News on Coquina Key Plaza and the Search for a Grocery Store

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For attachment to Staff report, Stoneweg DA

From: [Alexander Boltenko](#)
Sent: Friday, April 1, 2022 3:25 PM
To: klmichaels2@tampabay.rr.com
Subject: Fwd: Latest News on Coquina Key Plaza and the Search for a Grocery Store

Kathy, I think Save-a-lot that was there and then moved out was the great candidate for the grocery store, and we'd like to have them back

Alexander Boltenko
aboltenko@me.com
100 59th Ave S
St. Petersburg FL 33705
Cell 269-501-7464

Begin forwarded message:

From: Bahama Shores <contactbsna@gmail.com>
Subject: Latest News on Coquina Key Plaza and the Search for a Grocery Store
Date: April 1, 2022 at 15:16:34 EDT
To: Contact <contactbsna@gmail.com>

Hi Neighbor,

Stoneweg US, a developer of apartment communities, which is headquartered in St. Petersburg, has purchased Coquina Key Plaza. Our City Council representative, Gina Driscoll, met with area residents and asked what retail they would like to see in the redevelopment. A grocery store was of the highest priority. Mark Rios, Director of Development for this project, stated in a March 14, 2022 email that "After we acquired Coquina Key Plaza last year we were very much interested in having a national retail grocer as a part of our development." Stoneweg plans to build hundreds of rental apartment units on 30th Avenue S. and at Coquina Key Plaza where they will also include retail. Gina stated in a phone call several weeks ago that she thought that a grassroots effort concerning the desire for a grocery store was a great idea. Although Stoneweg did not have success in its initial attempts perhaps it might restart its efforts if encouraged by local residents. Hopefully we could get some support from the City.

Please contact Kathy Michaels at klmichaels2@tampabay.rr.com if you are in favor of the idea of a grocery.

Thanks,

Katherine J. Connell

From: klmichaels2@tampabay.rr.com
Sent: Tuesday, June 28, 2022 5:28 PM
To: Britton N. Wilson
Subject: Fw: Kitty and Ed favor a grocery at Coquina Key Plaza

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.

For Staff report, Stoneweg DA

From: [Kitty Rawson](#)
Sent: Monday, April 4, 2022 1:31 PM
To: [Kathy](#)
Cc: [Ed Rawson](#)
Subject: Kitty and Ed favor a grocery at Coquina Key Plaza

Ed and I favor a grocery store at Coquina Key Plaza. We didn't shop regularly, but often stopped for last-minute items -- another tomato, bananas, smoked sausage, etc.

I attended one of the meetings at Coquina Park organized by Gina Driscoll. We all had the opportunity to say how much we wanted a 'real' grocery store and a drug store. This area is a food desert. There is no shopping readily available for folks who do not have vehicles, who must rely on friends, bicycles or the bus.

After that meeting, it seemed a certainty that a grocery would be included in the mix. Surely the city can help place pressure to make this happen. I was disappointed that the grocery closed long before any plans were made.

I almost feel like we on the South Side are considered to be 2nd class citizens.

Peace,
Kathryn and Edward Rawson
110 59th Ave S
St Petersburg, FL 33705

--
Peace,

Kitty Pelster Rawson
727.501.3653

July 5, 2022

Britton Wilson, Planner II
Urban Planning and Historic Preservation
City of St Petersburg
PO Box 2842
St Petersburg, FL 33731

Dear Ms. Wilson,

Thanks for taking the time to meet with us last week. I am President of Bahama Shores Neighborhood Association and Chair of Communities of Pinellas Point. Through these groups I represent more than 28,000 residents of greater Pinellas Point which surround the Coquina Key Shopping Plaza. I am writing in opposition to the zoning change from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) for the Coquina Key property requested for by the developer Stoneweg US, LLC. We are opposed to any increasing population density while eliminating the services that support those families.

The requested zoning change will increase the number of apartments from 15 to 24 units per acre. With the addition of workforce housing Stoneweg will be able to build 32 apartment units per acre. This plan will allow the construction of 465 apartments on the Coquina Key site. When you add this to the 330 apartments under construction at the Lake Maggiore project just up the street, Stoneweg will be adding more than 1,800 new residents to the area. According to the last census the city of St Pete has a population density of 4,179 people per square mile. By this measure these two projects will increasing the population density in the area by 44%.

At the same time, the Save'A'Lot store at Coquina Key Shopping Plaza was closed to make way for the new development, and this officially makes the area a food desert. Currently the Coquina Key site Plaza had 110,500 sq. ft. of retail space, not including the outbuildings. In the development agreement Stoneweg proposes to build a minimum of 20,000 sq. ft. of retail space. This is woefully inadequate to accommodate a major grocery store. If accepted, this will result in the loss of 80% of the retail space at the Coquina Key site.

Something is wrong with this plan. We understand and agree we need to address the shortage of affordable housing. However, this zoning change will allow Stoneweg to dramatically increase the population in the area, while simultaneously dramatically reducing the retail space needed to service that population. More than anything else we need a **major grocery store** to replace the Save'A'Lot store being raised to make way for this development.

We understand Stoneweg wants to decrease the current retail space to help maximize the apartment development. This seems to be in direct contradiction to the company's sustainability goals which are focused on the well-being of employees, communities, and tenants. Closing the only grocery store in the area and not replacing it, leaves the community and their new tenants in a food desert. We propose the development agreement be modified to require a minimum of 60,000 sq. ft. of retail space. This is still a 45% decrease in retail space but will be adequate to accommodate a major grocery store and other retail services to support the population increase. We believe this is a good compromise.

I have received many emails and calls all in opposition to this development without a grocery store and other services. We expect to have a large group of residents speaking in opposition at the July 12th CPPC meeting. To gain community support, the city should consider providing grant money to the developer to bring a major grocer to the site. I have registered as the opposition for the CPPC meeting. Please take our opposition into account when making your report to the CPPC. Please help us prevent another food desert in St Pete.

Thank you,
Walter

Walter E. Borden, President
Bahama Shores Neighborhood Association
5920 4th Street South
St Petersburg, FL 33705
Walterborden3@gmail.com
860-655-3821

Britton N. Wilson

From: Erin Griffin <erinlgriffin@gmail.com>
Sent: Wednesday, June 29, 2022 9:58 AM
To: Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment Zoning Concerns and a Request

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.

Dear Ms. Wilson,

I have been a resident of Greater Pinellas Point (near the Coquina Key Plaza) for more than a dozen years and am a St. Pete native. I am incredibly concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would **forever change** the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Food Desert

Southeast St. Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community. Truly.

Sincerely,
Erin Griffin
811 Bay Vista Blvd S
St. Petersburg, FL 33705

Britton N. Wilson

From: Barbara Poore <poore.b@gmail.com>
Sent: Wednesday, June 29, 2022 10:42 AM
To: Britton N. Wilson
Cc: Kathy Michaels
Subject: Redevelopment of Coquina Key Plaza

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.

Dear Ms Wilson

Kathy Michaels asked me to send you a copy of the letter I recently wrote to Mayor Welch and the City Council regarding the request by the Stoneweg Corporation for a rezoning of Coquina Key Plaza. I appreciate your willingness to meet with representatives of our neighborhoods in advance of the July 12 City Council meeting. I cannot overstate the importance of the issues of health equity and access to fresh foods raised by this potential rezoning.

Sincerely,
Barbara Poore
Resident of Bahama Shores

236 58th Ave South
Saint Petersburg, FL 33705
June 8, 2022

Dear Mayor Welch and City Council Members:

I live in Bahama Shores on the south side of Saint Petersburg. I often walk my dog on the pathway around Lake Vista Park. Every morning I see hundreds of citizens walking and jogging around this oval. I remember when the St Petersburg Parks and Recreation sought input on whether they should pave the path or leave the existing sand and shell surface, a more forgiving surface for running and walking. The department stated that the pathway around Lake Vista Park was the most used park trail in the city. The people who exercise here are clearly committed to health, and I applaud the department for listening to what the citizens wanted and installing concrete next to the existing path instead of covering it over. The parks department has also continually maintained and upgraded other exercise equipment in the park.

Many of the improvements in Lake Vista Park in recent years resulted from the City's Healthy St Pete initiative whose mission is to "help our community EAT, PLAY, SHOP and LIVE healthier." This mission statement clearly recognizes the four-pronged nature of health, but it seems that while the Parks department is doing a good job addressing PLAY, that EAT and SHOP are being neglected on the Southside by the rest of City government.

In 2013, Sweetbay Supermarkets closed 33 stores in "underperforming markets." The corporation stated: "these actions will continue to enhance the performance of our overall store portfolio and further enable us to deliver profitable growth and accelerate shareholder value." Sweetbay was clearly thinking about shareholder profits over the health of our community. Two of these stores were on the Southside. The stores on 62nd Ave South and 18th Ave South remain empty nearly 10 years later. The recent sale of Coquina Key Plaza to the Stoneweg Corporation caused the closure of Save-a-Lot, our only remaining supermarket. Stoneweg is developing this land into housing and has made a commitment to retain some retail, although not a supermarket. Apparently Stoneweg offered both Save-a-Lot and Winn Dixie a lease in the redeveloped Coquina Key Plaza, but for reasons of cost and timing, neither of these stores signed. I understand the dilemma of these corporations. Supermarkets are low margin businesses. The geography of St Petersburg as a peninsula makes

locating a new store difficult. They cannot simply draw a radius around the location and analyze the demographics within. Much of the market for new stores at Coquina Key Plaza or 62nd Ave would be in Tampa Bay.

Given the destruction of the Gas Plant neighborhood in the 1980s to build Tropicana Field and the historic neglect of Midtown by the City, it would seem imperative that the City step in and overcome these obstacles. Perhaps tax dollars from new high-rise housing being built downtown could be applied to this situation. Health depends not just on exercise but importantly on access to fresh vegetables, fruits, and meats. The dollar stores that have proliferated in the Southside since the closure of the supermarkets sell canned, frozen, and processed foods, high in calories and low in nutrition. It is well known that a diet composed of these types of food does not yield positive health outcomes. The grocery stores with fresh produce and meats nearest to this community are on or near the 34th Street corridor. They are very difficult to access without a car, which the City recognized when it subsidized for a time a bus from the Walmart neighborhood grocery in Tangerine Plaza to the Walmart superstore on 34th Street. I believe it is in the City's best interests to find a way to subsidize a grocery directly, or to require Stoneweg and future developers to include groceries in their plans.

Sincerely,
Barbara Poore

Britton N. Wilson

From: Irene Acosta <ireaco1@yahoo.com>
Sent: Wednesday, June 29, 2022 10:24 AM
Subject: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Council Members, I am a resident of Lakewood Terrace near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza. I have been here for hardly a year and it has become very clear that this part of town has been neglected, for a very long time. Below are a few of my concerns on the matter. Suburban Nature of the Area The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories. This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high. Food Desert Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store. The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food. According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq. ft. of strip mall-type retail space and no grocery store. I can accept a seven-story building right around the corner if appropriate considerations are made such as traffic, sewage, and retail. I just wonder where all these people that are coming will buy their groceries? I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza. Thank you for your service to our community.

Kind Regards,
Irene Acosta

Britton N. Wilson

From: kkc@verizon.net
Sent: Wednesday, June 29, 2022 10:16 AM
To: Mayor; Robert M Gerdes; Gina L. Driscoll; Deborah D. Figgs-Sanders; Richmond J. Floyd; Elizabeth Abernethy; Britton N. Wilson; rflowers@pinellascounty.org
Subject: Coquina Key Plaza Rezone ...NO!

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.

All,

I am a resident of Coquina Key. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza. The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories. This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

Many of our residents walk and especially true now with gas prices. The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food. According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store. I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza. We were just about promised that at our local community meeting.

Stoneweg polled several food stores for the plaza so they say and the answer was no but I would like to see some proof of that. Did they try Walmart Neighborhood? Lidl? I can't believe with our neighborhood growing in leaps and bounds and with homes being cleaned up and prices soaring that no store wants to get in on that.

Thank you for your service to our community.

Kathy Cannata
597 Dolphin Ave SE

Britton N. Wilson

From: Taylor Van Warner <ttrafficant@gmail.com>
Sent: Wednesday, June 29, 2022 11:55 AM
To: Mayor; Robert M Gerdes; Gina L. Driscoll; Deborah D. Figgs-Sanders; Richmond J. Floyd; Elizabeth Abernethy; Britton N. Wilson; rflowers@pinellascounty.org
Subject: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Pinellas County leaders, you are the people I voted for therefore I hope you will listen (unlike our National government)-

I am a resident of Coquina Key obviously very near to Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store. I would LOVE to see a Trader Joe's or Aldi go in as those places often have better products and fair pricing compared to Publix.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – **this would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.**

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Taylor Van Warner

Resident of Lewis Blvd SE

Britton N. Wilson

From: Kathleen Bohrsen <kathleenbohrsen11@gmail.com>
Sent: Wednesday, June 29, 2022 12:48 PM
To: Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Ms. Wilson,

I am a resident of Coquina Key neighborhood near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Food Desert

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The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

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I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Kathleen Bohrsen

3666 Beach Drive SE. St. Petersburg, FL

Britton N. Wilson

From: Maria Van Warner <mvanwarner@gmail.com>
Sent: Wednesday, June 29, 2022 1:18 PM
To: Mayor; Robert M Gerdes; Gina L. Driscoll; Deborah D. Figgs-Sanders; Richmond J. Floyd; Elizabeth Abernethy; Britton N. Wilson; rflowers@pinellascounty.org
Subject: Re: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Pinellas County leaders, you are the people I voted for therefore I hope you will listen.

I am a resident of St. Pete very near to Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store. I would LOVE to see a Trader Joe's or Aldi go in as those places often have better products and fair pricing compared to Publix.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – **this would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.**

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Maria Van Warner

439 22nd Ave SE.

St. Petersburg, FL. 33705

On Wed, Jun 29, 2022 at 11:57 AM Taylor Van Warner <ttrafficant@gmail.com> wrote:
Edit and forward to the same people! This will benefit you when you move here!

----- Forwarded message -----

From: **Taylor Van Warner** <ttrafficant@gmail.com>

Date: Wed, Jun 29, 2022 at 11:54 AM

Subject: Coquina Key Plaza Redevelopment Zoning Concerns

To: <Mayor@stpete.org>, <robert.gerdes@stpete.org>, <Gina.Driscoll@stpete.org>, <deborah.figgs-sanders@stpete.org>, <richie.floyd@stpete.org>, <Elizabeth.Abernethy@stpete.org>, <Britton.Wilson@stpete.org>, <rflowers@pinellascounty.org>

Dear Pinellas County leaders, you are the people I voted for therefore I hope you will listen (unlike our National government)-

I am a resident of Coquina Key obviously very near to Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store. I would LOVE to see a Trader Joe's or Aldi go in as those places often have better products and fair pricing compared to Publix.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – **this would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.**

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Taylor Van Warner

Resident of Lewis Blvd SE

Britton N. Wilson

From: Gabriele Hiemann <gabi.hiemann@gmail.com>
Sent: Wednesday, June 29, 2022 4:17 PM
To: Britton N. Wilson
Subject: Coquina Key Shopping Plaza rezoning application and development

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.

I am a resident of Coquina Key, near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

1. Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories. This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

2. Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now must travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store. The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food. According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Gabi Hiemann
4675 Neptune Dr SE
St. Petersburg, FL 33705

Britton N. Wilson

From: Carol Sales <carolannesales@gmail.com>
Sent: Thursday, July 7, 2022 4:13 PM
To: Britton N. Wilson
Subject: FW: I saw this on Next Door and thought I would share.....from Keith Sales

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.

Hello Britton,

I'm forwarding this email that I sent to the city administrators below only because I could not find an email address for Mayor Welch.

Maybe you are the person I should have sent it to.

Here's my 2 cents worth.....Keith Sales

Sent from [Mail](#) for Windows

From: [Carol Sales](#)
Sent: Wednesday, June 29, 2022 1:30 PM
To: robert.gerdes@stpete.org; joe.zeoli@stpete.org; tom.greene@stpete.org
Subject: I saw this on Next Door and thought I would share.....from Keith Sales

To: The Honorable Mayor Welch

As a St. Pete native and life-long resident, I would like to voice my concern for this project, the Coquina Key Plaza.

Back in the day, we had a Publix food store, not one but two hardware stores (Ace and True Value), an Eckerd (now CVS) drug store, several restaurants and a number of other services. This was at a time when the population of this area was far less than it is today.

In fact, those of us on the Southside, were looking forward to a new Ace Hardware Store that was in the process of being built-out when this sale of the Plaza took place.

As a Southside resident, we are in dire need of these services

Thanking you in advance for any help you may be able to assist us with.

Keith Sales

COQUINA KEY PLAZA UPDATE 🧯 Hi all, one of my buddy's from Bahama Shores, was nice nice enough to share an updatge on the Coquina Key Plaza. Here it is: I am writing to bring you up to date on the redevelopment plan at the Coquina Key Shopping Center. A company called Stoneweg, who purchased the property from Farley, is asking the City Community Planning and Preservation Commission (CPPC) to change

the zoning for the Property from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1). This zoning change would allow a developer to build up to 150 feet high or 15 stories at that site, forever changing the suburban nature of the area. In a proposed development agreement with the city, Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that is still a 7-story building. We have nothing like that in this part of the city since the suburban zoning will only allow structures up to 45 feet high or 4 stories. I would like to know what you think about this likely 7 story outcome. Major Grocery Store - The proposed development agreement also requires Stoneweg to build a minimum of 20,000 sq. ft. of retail space, with the hope of attracting a fresh food store along with other retailers. The current Coquina Key Shopping Center had 110,500 sq. ft. of retail space, not including the outbuildings. The major grocery chains require more than 40,000 sq. ft. plus parking to locate a store. If Stoneweg builds only 20,000 sq. ft., we will be losing more than 80% of the retail space and ensuring we will not have a fresh grocery option. This is important since the closing of the Save'A'Lot makes this area a food desert. Between the Coquina Key development which includes 465 apartments, and the Lake Maggiore project just up the street, with 330 apartments, Stoneweg will be adding more than 1,800 new residents to the area. According to the last census the city of St Pete has a population density of 4,179 people per square mile. By this measure these two projects will increasing the population density in the area by 44%. This Stoneweg plan will be dramatically increasing the population and simultaneously eliminating most of the retail space that would service those residents. Something is wrong with this plan. Where are city officials who are supposed to be looking out for our well-being? Where is the city plan to address the food desert? Where is the new Mayor on providing grant money to the developer to bring a major grocer to the development? Please let me know where you stand on this issue. The city (CPPC) will be meeting on the zoning variance on July 12th, and without opposition, the commission will give Stoneweg what they are asking for in the development agreement. So far the city staff believes that there is no opposition to the zoning variance because no one has sent letters in opposition. If you are interested in being heard on the subject please let me know. Let me know your availability for a zoom meeting later this week so we can discuss a plan to push for a grocery store and any other areas of concern. It would be great if we could have people show up on the 12th as well.

Sent from [Mail](#) for Windows

Britton N. Wilson

From: Elizabeth Abernethy
Sent: Thursday, June 30, 2022 8:46 PM
To: Britton N. Wilson
Subject: Fwd: Coquina Key Plaza Rezoning Concerns

Sent from my iPhone

Begin forwarded message:

From: Deb Vargovick <debvargovick@gmail.com>
Date: June 30, 2022 at 7:35:25 PM EDT
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>
Subject: Coquina Key Plaza Rezoning Concerns

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.

Dear Elizabeth,

I am a resident of Waterside South Condominiums near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza. The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high. Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Deb Vargovick
4843 Coquina Key Drive SE Unit D
St. Petersburg

Britton N. Wilson

From: maria scuderi <sassysicilian@gmail.com>
Sent: Thursday, June 30, 2022 8:30 PM
To: Britton N. Wilson

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.

Hello Britton, my name is Maria Scuderi

I am a resident on Coquina key I am asking that you Help us stop the rezoning of the Coquina Key Shopping Plaza!

It sounds like a disaster and it sounds like we will not have a food store or the retail space that we once had and that is extremely disturbing. please help us! Thank you very much for your time and all the help that you lend. 😊

Britton N. Wilson

From: Nancy Frainetti <nancy@electricmarina.com>
Sent: Thursday, June 30, 2022 5:51 PM
To: Britton N. Wilson
Subject: ZM-12 Coquina Key Plaza

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.

Dear Britton,

Please allow for this email to represent my disapproval of the rezoning this developer is attempting to achieve.

At the start, I was highly impressed when the developer's representatives attended several of our neighborhood association meetings, not only assuring us that plenty of retail space will be available, but additionally surveyed our opinions of what businesses we would like to have offered. We very much admired their willingness to value our opinions, however we are now extremely disappointed that this developer is attempting to implement the opposite by limiting the retail space and asking for additional living space.

I own a home on Coquina Key and I wholeheartedly join alongside my fellow neighbors who would rather have a small grocery store, with perhaps a pharmacy inside, along with other appropriate retail stores for Southeast residents to patronize. Therefore, for the reason this developer is no longer willing to do what they said they would do, I adamantly opposed this developer's request for more living space.

Kindest regards,
Nancy Frainetti

3750 Whiting Drive SE
St. Petersburg, FL 33705
727-430-0192

Britton N. Wilson

From: Kongsiri R <r_kongsiri@yahoo.com>
Sent: Thursday, June 30, 2022 4:51 PM
To: Britton N. Wilson
Subject: variance request for Coquina Key Plaza at 4350 6th Ave S and 575 4th Ave S

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.

Dear Ms Wilson,

I would like to send several comments in opposition but do not have the application so that I can make sure that I am not missing something. Kindly send me the application for my review. I hope there is a registered opponent and assume there is one given the number of neighbors who have signed a petition. But in case, no one has stepped up, I would like to register as the opponent.

My general comments without reading the application, is that the property owners are able to develop an economically successful project without requiring a variance. The project does not meet the threshold of when a variance may be granted.

There is an elementary school across the street. Such close proximity of a high density residential development to a grade school (ages 5 to 11) is unsafe. The children in marginal neighborhoods deserve the same right to safely walk to school as children in more economically advantaged neighborhoods. There shouldn't be one set of rules that applies to the North of downtown and another set of rules that applies to the South.

The immediate area of this proposed development has suffered from consistent problems with the sewage infrastructure especially the pumping station and sewer lines located a block from the proposed development. The City's population is growing yet there is no plan to build a new sewage treatment plant. Such planning and development takes years. The City closed the plant near Albert Whittard Airport in 2016 and still has not embarked on a new replacement. Eckerd college routinely smells foul due to the overflow and the State has threatened to fine the City for polluting Tampa Bay (2017). The City's refusal to build another treatment facility and it's sole plan to improve the existing facilities and sewer lines may turn out to be the biggest incident of malfeasance in the State of Florida if the City continues to grow at this rate without a more ambitious project to increase our sewer capacity.

Further, as is, the city building requirements do not require sufficient parking spaces. I have mentioned this before as to my reasons why - lack of public transportation and the fact that public transportation and car ownership are not mutually exclusive as some in the City like to believe. I have lived all around the world in major metropolitan areas, served with wonderful public transportation, but still owned a car. Allowing the developer to build more than double, possibly quadruple the amount of apartments under current zoning, will just exacerbate that insufficiency magnitudes over. Where will they park? Three of the streets bounding the property are no parking zones. The residential properties behind the shopping plaza will be adversely affected by the overflow parking. This is a suburban neighborhood and this project will be bringing a peaceful neighborhood all of the problems that the downtown and traditional neighborhoods currently suffer from, ie lack of parking, too many cars parked, illegally parked cars, etc. The lack of parking and the overflow of parked cars in the neighborhood will also affect the safety of the school children approaching the school. To

There is currently a cell tower that the existing owners will not renew the lease. The proposed solution is to locate it across the street in an unprecedented departure from street setback requirements. The proximity of the newly proposed cell tower to existing homes is unprecedented, and will adversely affect the right to property, and decline the property values of those homes along that corner. As of now, the cell tower that the new owners refuse to renew will be relocated to 400 45th Ave S (#23-32000005)

If the City, ignores the opposition to the variance, then the City should consider another pre-condition - maintaining the existing cell tower. Any variance to develop the property should be conditioned on the Coquina Key Plaza owners keeping the cell tower on their property. When the building is finished, they can re-locate the 5G emitters onto the top of the apartment building. This is routinely done and many of the commercial buildings in St Pete have this type of base station attached to their roofs. This type of cell station is barely noticeable and I am sure will be more agreeable to local property owners.

Has the City re-classified this as an activity zone? Isn't this a commercial corridor? Doesn't that mean there is supposed to be majority commercial space and less residential? It just seems that the system is being gamed to allow a high-density residential development in a space that is not zoned and will not be zoned to allow for this type of development. It appears as though this project is being granted preferential treatment that others are not given. What gave this plot an activity feeling and a commercial feel, is the fact that there is a strip mall where people could actually go shopping. Now of course there was a lot of undesirable aspects of the current tenants, but there really hasn't been an honest attempt at creating the type of development that the City has envisaged and that is currently allowed by the existing zoning WITHOUT variance. Without this predominantly commercial development, it is inaccurate for the city to call this area of 6th Street/4th Street an activity center, when all it is in fact is residential with a few small retail interspersed - hardly an activity center for the whole community.

And lastly, this is not an appropriate site for a high density residential development. This development risks impeding the flow of Coquina Key residents leaving in the event of an emergency as both exits of Coquina Key must pass by the development. I know that probably sounds far fetched to you, but its based on observations of the storm surges over the past 8 years. It only happened once quickly, after Hurricane Matthew, which passed way offshore, the next afternoon I watched the water levels rise 2 feet in under 10 minutes. The surge was not a big one, but it was quick. I remember distinctly because I was on the phone with my cousin telling her the storm had been very far offshore so we hardly had any wind when I noticed the water surging over my seawall. We had to run to quickly raise our boat higher so it wouldn't slide of the lift.

The area has few alternative evacuation routes and those that we have are prone to flooding between Tampa Bay and Lake Maggiore.

As mentioned in the outset, kindly send me the application. Thank you for reading

Regards,
Renee

Britton N. Wilson

From: Bethy <bethyconnor@gmail.com>
Sent: Thursday, June 30, 2022 4:11 PM
To: Britton N. Wilson
Subject: Rezoning of Coquina Key Shopping Center

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.

Dear Ms. Wilson,

I am opposed to this rezoning. It is not needed. It is removing too much commercial zoning from this site which is desperately needed in this area.

Sincerely,
Beth Connor

Sent from my iPad

Britton N. Wilson

From: kjdauto@aol.com
Sent: Thursday, June 30, 2022 3:08 PM
To: Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment Zoning

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.

Dear Mr. Wilson:

I am a resident of Banyan Bay near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Best Regards,

Kathryn J. Douglas

132 Banyan Bay Drive

Britton N. Wilson

From: Judy Gallizzi <jgallizzi@gmail.com>
Sent: Thursday, June 30, 2022 12:52 PM
To: Britton N. Wilson
Subject: Coquina Key Redevelopment Zoning

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.

Dear Britton,

As long-time residents of Coquina Key, we are not in favor of allowing the proposed rezoning, especially without the consideration of a grocery store being part of the development. We attended two Coquina Key Park outdoor meetings at which Stoneweg, the developer, heard many local residents state their desire to have a grocery store included in this Coquina Key Plaza redevelopment. It seems this plea has been ignored.

When we built our house on Coquina Key 40 years ago, the Coquina Key shopping center was a thriving entity, with a Publix Grocery Store, an Eckerd Drug Store, a hardware store, a nice Italian restaurant, an SS Kresge, Joseph's Hair Salon and other small stores. Over the years, the shopping center has evolved but we have had a grocery store there for the major part of that time. People living in this area have become accustomed to being able to shop near their homes. Without a grocery store, the area becomes a food desert. To access fresh food, produce and meats requires a four mile trip to the closest Publix, not an easy trip without an automobile, which many people in the surrounding area do not have or which they have stopped driving because of advanced age. Grocery shopping by bus is difficult.

Another issue we have with the project is the proposed height of the building. The current zoning limits a building height to 42 feet. A building at the allowed 75 feet is not in keeping with the suburban character of the neighborhood. We understand that change is inevitable, but we do not believe that the basic character of this part of South St. Petersburg should be so drastically changed.

We are imploring the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and to encourage Stoneweg, the developer, to include a grocery store in this development.

Thank you for your service to our community.

Judy and Edmund Gallizzi

3924 Beach Drive SE

St. Petersburg 33705

Britton N. Wilson

From: Tom Maurer <tmaurer58@gmail.com>
Sent: Wednesday, June 29, 2022 11:57 PM
To: Britton N. Wilson
Subject: Application ZM-12

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.

We are writing to formally oppose this development plan. While we are pro- development, this plan lacks in May ways.

It does not consider the Coquina Key residents, traffic impact, state of existing roads that currently need serviced, utility impact (water, power, sanitary etc) emergency response time impact, needs of existing residents with regards to grocery shopping, fuel, retail, etc., pedestrian traffic, height of buildings, landscape/green areas and more.

Developer needs its design team to go back to the drawing board and come up with a better plan that will compliment and improve the existing character and make it better place for those that currently live in the area.

Tom Maurer
(321) 689-1349 cell

Britton N. Wilson

From: Bloodhound <patty@bloodhound.net>
Sent: Thursday, June 30, 2022 2:35 PM
To: Britton N. Wilson
Subject: City file: ZM-12

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.

To whom it may concern:

I am a resident and homeowner of Bayou Shores in S. St. Pete and am very concerned about the proposed rezoning of the old Coquina Mall property from CCS-1 to CCT-1. Why bother even having zoning designations when they can so easily be disregarded? I fear this is once again an example of our local officials bowing to the pressure and power of greedy developers. I will be attending the July 12th Commission hearing and intend to voice my strong opposition.

Thanks,
Patricia Meyers
4029 Miramar Way South
St. Petersburg 33705

Sent from my iPhone

Britton N. Wilson

From: Tiffany E. <tellis930@gmail.com>
Sent: Wednesday, June 29, 2022 9:14 PM
To: Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Mr Wilson,

I am a resident of Bonita Bayou, the neighborhood in which Coquina Key Plaza sits. I am **very concerned** about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

Not only would this forever change the suburban nature of our area, but would completely violate my family's privacy since a structure this tall would allow those tenants direct view into my front and back yards, and living room windows. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza and prevent future plans for high rise communities to encroach on the privacy of existing homeowners..

Thank you for your service to and support of our community.

Tiffany Ellis

4226 4th St S

St Petersburg, FL 33705

Britton N. Wilson

From: Barb Hartwell <wbhrtw83@tampabay.rr.com>
Sent: Wednesday, June 29, 2022 7:52 PM
To: Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Coordinator Wilson

I am a resident at Westminster Suncoast Retirement Community near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building. The current suburban zoning allows structures up to 4 feet high.

Food Desert

Southeast St. Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments - the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units - would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food. According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq. ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St. Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Dr. Barbara M. Hartwell
1095 Pinellas Point Drive South
#484
St. Petersburg, FL 33705

Britton N. Wilson

From: Sara Bergeron <sarabergeron@gmail.com>
Sent: Wednesday, June 29, 2022 7:28 PM
To: Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Britton Wilson

I am a south side resident near the Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Sara Bergeron
301 55th ave s

Britton N. Wilson

From: Debbie Dean <debbie.dean.ln@gmail.com>
Sent: Friday, July 1, 2022 2:18 PM
To: Britton N. Wilson
Subject: Coquina Key Plaza redevelopment

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.

Dear Ms Wilson,

I am a resident of Boyou Highlands neighborhood near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Deborah Dean

4900 Highland St S, 33705

Britton N. Wilson

From: Fran Arseneau <frantasticalaska@hotmail.com>
Sent: Friday, July 1, 2022 4:14 PM
To: Britton N. Wilson
Cc: Mayor; Gina L. Driscoll; deborah.figgs@stpete.org; Robert M Gerdes; Richmond J. Floyd; elizabeth.abernathy@stpete.org; rflowers@pinellascounty.org
Subject: Re-zoning Application ZM-12

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.

Dear Britton Wilson,

I am writing to oppose a request to rezone the property at 4350 6th St S and 575 45th Ave S Known as Coquina Key Plaza(ZM-12). The developer, Stoneweg, is requesting the property be rezoned from CCS-1 to CCT-1. This change would enable the developer to increase building heights, reduce retail space, and increase density in a way that would negatively impact our neighborhood. This developer has already broken ground on another project between 9th and 6th streets that when combined with their original proposed plan for the Plaza, would increase the neighborhood population over 44%, without increasing the infrastructure to support it. This area is also in a flood zone and floods quite regularly so that increasing density in the area just places more residents at risk.

Originally, the neighborhood was optimistic that Stoneweg would build a nice apartment complex and shopping that would blend with the character of the neighborhood, which is primarily single family homes in a park like setting. A high-rise apartment would be completely out of character.

Moreover, this developer has not followed through on their original promises by sharing their plans with the neighborhoods and ensuring there is room for a grocery store and pharmacy. This zone change would eliminate that possibility. The developer claims they are unable to attract a grocery store chain now yet they are unwilling to share declination letters or why the chains have declined. Nor have they shared their plans. By example, a proposed plan with a big box apartment complex was posted on the wall at the laundry, as soon as this elicited negative reactions, it was quickly removed. In short, this developer is not acting in good faith and cannot be trusted.

The DRC should strongly deny this application and send a message to this developer and others that all of St Pete is not for wholesale to developers, particularly when developers seek to destroy our lifestyle to pad their pockets.

I have seen the DRC in action and it is apparent there are several commissioners on the DRC that have never seen a developer's proposal they didn't like, particularly a proposal to develop South St. Pete, which they have largely written off as ghetto. Let me assure you, South St. Pete is far from ghetto and those of us who have chosen to live and raise families here, deserve to have our neighborhoods protected from greedy developers and the urban sprawl epidemic in our city.

Thank you for considering this letter of opposition to this proposed zoning change. I also encourage the DRC commissioners and others to come visit this neighborhood and see for yourself why this zoning change is not warranted or appropriate.

Sincerely,
Mary Fran Arseneau
442 39th Ave S

Britton N. Wilson

From: Ken Bershtein <kbershtein@grand-verre.com>
Sent: Friday, July 1, 2022 5:33 PM
To: Britton N. Wilson
Subject: City File ZM-12 - Public Hearing No. 1: Community Planning and Preservation Commission (CPPC)

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.

VIA EMAIL: Britton.Wilson@StPete.org

RE: City File ZM-12

July 1, 2022

Kenneth H. Bershtein
5255 Coquina Key Drive, SE
Unit A
St. Petersburg, FL 33705

Dear Honorable CPPC Members:

I am **writing in opposition to Stoneweg's request** for a change in zoning from CCS-1 to CCT-1 at the old Coquina Key Shopping Center.

- 1.
2. A change to CCT-1 **will not address the community's need for a supermarket**. In fact, a change to CCT-1 makes it less likely that minimum retail square footage requirements will be met. Major grocery chains require 40,000 sq/ft of retail space. Stoneweg is proposing to build only 20,000 sq/ft. We are a food desert and need our city leaders to help improve the quality of life of residents near Coquina Key. A CCT-1 density complex will not do that.
- 2.
3. A CCT-1 density project, in combination with the already approved Lake Maggiore project, will increase the population density in the area by 44%. The **Coquina Key area does not have the infrastructure or retail services necessary** to support that projected population density.
- 3.
4. A CCT-1 building above 45 ft. **will substantially alter the traffic patterns and change the suburban feel we have now**. Coquina Key residents do not want a 7-story building that significantly alters the character of our neighborhood. We are asking for and deserve to have that perspective considered.
- 4.
5. During a meeting of the **Waterside South HOA** on June 30th, the proposed change in zoning was discussed. While I do not speak for the HOA, I can report that Waterside HOA owners agreed that a high-density residential complex is not in the best interest of the property owners.

In summary, I respectfully request that the Commission reject the request by Stoneweg to change the zoning and **approve development that will better serve the community and still retain the charm and beauty of Coquina Key.**

Thank you for this opportunity to address the Committee.

Respectfully,

Ken Howard Bershtein

KenBershtein@Gmail.com

Britton N. Wilson

From: Christy Nelson <christy_nelson@yahoo.com>
Sent: Friday, July 1, 2022 5:39 PM
To: Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Britton Wilson, Comprehensive Planning Coordinator,

I am a 26-year resident of St Petersburg and reside in Bahama Shores near Coquina Key Plaza.

One of my favorite stories of this city's history is the forethought of our founders to retain a parks system downtown for everyone to share. That legacy makes this place the gem it is.

With the current popularity of this city and explosive real estate demand, I ask you: what legacy do you want to leave behind? It is my hope that as a city we make decisions emphasizing sustainable living so generations can continue to enjoy residence here.

I am concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza because I don't believe it is sustainable.

My key areas of concern include:

- Suburban nature of the area
- Flood zone
- Lack of access to grocery & pharmacy
- Pedestrian and cycling safety

Suburban Nature of the Area

I understand the builder's plans to restrict the buildings on the site to 75 feet. That's still a 7 story building in an areas surrounded by one and two story buildings, predominantly residential. That will forever change the landscape of this area of town. There is no going back. There must be a way to design no higher than 4 floors, keeping more in line with the current suburban nature of the surrounding area.

Additionally, with the zoning change allowing up to 15 stories, what's to keep a builder from requesting the same zoning change across 6th St. at the church property that's up for sale?

Flood zone

How much more density can this city support in low lying areas? Is there additional capacity being added to the county shelters for the broader south side community?

This property is just barely evacuation zone B - with evacuation zone A directly across the street to the east. I recall the intersection of 45th St. S and 4th St. S underwater during tropical storm Eta in 2020. During Irma in 2017 this area was ordered evacuated. The need for workforce housing is great - but a house in a flood area when the pricing of flood insurance is rising and there is a higher risk for intense hurricanes doesn't seem the best solution.

Lack of access to grocery & pharmacy

I frequented both the CVS and Save-a-Lot prior to their closing. I miss having the convenience of their proximity. And I'm lucky - I have the luxury of a car and ability to afford gas -- but what about others? The closest options around for major groceries are 3 different Publix stores - 2 downtown and 1 in Seville Square. The lack of access to fresh foods and pharmacy makes living in south St. Petersburg a bit of a challenge.

Pedestrian & cycling safety

Coquina Key Plaza is diagonal from Lakewood Elementary School. The school zone extends the entire length of Coquina Key Plaza's 6th street frontage. I question the safety of walkers to the school when additional cars are added to the location. I cannot think of any elementary school in our county that's across from a tall residential building.

If events were switched around and a 7 story building were in existence in this location I doubt Pinellas County schools would select the current elementary school site to build a school.

Cyclists use 6th Street regularly. It's part of the regular route for St. Petersburg Bicycling Club due to the less traffic than MLK. 4th Street behind Coquina Key Plaza is part of the St. Anthony's triathlon bike route. With the other planned construction up the road on 4th St South at Lake Maggiore Apartments in addition to Coquina Key Plaza adds over 1,000 residents to this road. I fear it's only a matter of time before there are issues with bicycle safety.

I ask you to head to Southside Coffee one morning at 7am. Sit outside with your coffee and watch boaters head to Grandview Park. Observe commuters coming off Coquina Key. Listen to the groups of cyclists getting in an early ride. Imagine it's a month with school in session and students are crossing 6th Street to Lakewood Elementary. This is every morning on this street with the current Corridor Commercial Suburban (CCS-1) zoning.

What legacy do you want to leave for this place? Is this sustainable for the city, the current residents in the area, and the future residents who will move to this new development? Is there not a common ground in which workforce housing can be developed in keeping with the lower height of buildings in the area?

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to design residential units in keeping with the current height of the area, along with building a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Christy Nelson

Britton N. Wilson

From: oneshot375@aol.com
Sent: Monday, July 4, 2022 11:13 PM
To: Mayor; Deputy Mayor; Robert M Gerdes; Gina.Driscoll2stpete.org@aol.com; Deborah D. Figgs-Sanders; Elizabeth Abernethy; Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment

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.

I have been made aware of requested zoning changes at Coquina Key Plaza to increase the number of housing units and to eliminate a much needed grocery store. The anticipated increase in vehicle traffic alone is cause for concern not only for area residents but also for Lakewood Elementary school. We all know traffic jams will be inevitable.

The absence of a major grocery store at this location will have a negative effect on all area residents as well as any anticipated tenants for the complex.

Scott Moody

Britton N. Wilson

From: evandale7@verizon.net
Sent: Monday, July 4, 2022 5:35 PM
To: Britton N. Wilson
Cc: Elizabeth Abernethy; evandale7@verizon.net
Subject: Stoneweg Development of Coquina Key Shopping Center

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.

For your consideration regarding the upcoming CPPC meeting on July 12th to address a request by Stoneweg for a zoning change for the proposed redevelopment of the Coquina Key Shopping Center, Please consider the following:

Between the Coquina Key development which includes 465 apartments, and the Lake Maggiore project just up the street, with 330 apartments, Stoneweg will be adding more than 1,800 new residents to the area. According to the last census the city of St Pete has a population density of 4,179 people per square mile. By this measure these two projects will be increasing the population density in the area by 44%. This Stoneweg plan will be dramatically increasing the population and, simultaneously, eliminating most of the retail space that would service those residents.

In addition, the proposed development agreement also requires Stoneweg to build a minimum of 20,000 sq. ft. of retail space, with the hope of attracting a fresh food store along with other retailers. The major grocery chains require more than 40,000 sq. ft. plus parking to locate a store. If Stoneweg builds only 20,000 sq. ft. of retail space, we will be ensuring a minimal effort at providing a fresh grocery store option. This is important since the closing of the Save'A'Lot in the Coquina Key Shopping Center makes this area a food desert.

I thank you for your attention to this matter,

Dale Marcks
745 Bayou Blvd South
St. Petersburg, FL 33705

evandale7@verizon.net / (727) 821-6334

Britton N. Wilson

From: bob sabel <bob.sabel@gmail.com>
Sent: Monday, July 4, 2022 4:45 PM
To: Britton N. Wilson
Subject: City File: ZM-12.

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.

The proposed application for a zoning change by Stoneweg should be soundly denied for several reasons. Coquina Key and environs are a residential area and a 7 story building would be a looming monstrosity. An alternative 4 story building would not detract from the neighborhood and Stoneweg should be held to that limit. There is adequate space available for construction that conforms to the neighborhood. The proposal also reduces the previous retail space by 80%. The plan calls for only 20,000 sq ft of retail space. That is totally inadequate for area needs. One CVS requires 13,000 sq ft. That leaves little room for anything else. According to the Food Industry Association, the average total store size is 48,466 sq ft. Allowing Stoneweg to go forward with their plans would be a severe disservice to the Coquina Key Community and to South St Petersburg.

Thank you for your consideration,
Robert Sabel

Britton N. Wilson

From: samccu@gmail.com
Sent: Monday, July 4, 2022 12:57 PM
To: Elizabeth Abernethy; Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment Rezoning, Application ZM-12

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.

Elizabeth Abernethy, Director of Planning and Development Services

Britton Wilson, Comprehensive Planning Coordinator

RE: Coquina Key Plaza Redevelopment Rezoning, Application ZM-12

Dear City Community Planning and Preservation Commission:

After reviewing the zoning code for the proposed change from Commercial Corridor Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1), I support the rezoning. This is an opportunity to transform an area from an outdated retail model to a more favorable approach conducive to the way that the city is changing and in alignment with its overall development goals.

The CCT-1 zoning promotes a “main street” approach to developing the property. This could be very successful if the plaza is reframed as a “**village center**.”

Many neighbors are concerned about the loss of retail, especially the exit of a grocery store carrying fresh produce, which has unfortunately resulted in the area becoming a food desert. On top of their concerns are the prospect of 7-story buildings as allowed by the CCT-1 zoning. My understanding of the code is this height is only allowed in “activity centers,” which the plaza area probably does not qualify for and therefore would be restricted to 4-stories.

Assuming a 4-story height restriction, the property could become an asset if the following are incorporated into the design:

1. Retail should front the South (abutting 45th Ave S) and West (abutting Sixth St S) sides of the property. No residential at the ground floor should be allowed on these streets to ensure that the sidewalks remain active with trade. Residential should be planning above the retail.
2. Retail is a major concern and want by the neighborhoods near this property. Any rezoning and subsequent development should be made contingent upon the following:
 - a. Retail is an important component of the development leading to the establishment of “Coquina Key Village.” Right now, we all must drive somewhere such as Seville Square, the 34th St corridor or even farther afield.
 - b. Retail will provide both walkable, bikeable, and car access but with car access limited as in keeping with a Main Street concept.
 - c. It is CRITICAL that a grocery store be one of the key retailers and must be a part of the development from day one. There has been commentary in Nextdoor that a major chain like Publix would not locate here because of the small size and lack of parking under the Main Street approach. Just look at the Publix on 700 Central to see a potential model. Trader Joe’s has also opened up in a similar configuration elsewhere; so, it is possible to have a grocery store even if the typical suburban experience is not available.

- d. Other retailers that would benefit the area include a bank/credit union, pharmacy, and restaurants. If possible, it would be nice to have a public library outpost. With the elementary school just across 45th Ave S, this could be a lively venue.
 - e. The demographics have changed dramatically in the last few years and may not be fully reflected in older statistics. Retailers may shrink away because of them and so need to be introduced to updated metrics.
3. Residential should front the North (abutting 42nd Ave S) and East (abutting Fourth St S) sides of the property. No retail should be allowed on these streets to preserve the neighborhood peace.
 4. The retail should extend to the sidewalk in keeping with the Main Street theme.
 5. Street parking should be allowed along 45th Ave S and Sixth St S with more parking available behind the retail.
 6. A circle should be installed at the junction of 45th Ave S and Sixth St S. As it stands today, this intersection is confusing and ugly. A circle would provide a much more inviting intersection and would continue to slow down traffic.
 7. 45th Ave S and Sixth St S should be planted with shade trees that will help mediate the heat. Because of the property's elevation, it receives a far amount of sun that could make the retail and any residential above uncomfortable.
 8. If a parking structure is required, then it should be located behind the retail and residential perimeter. Retail parking and residential parking should be separate and have controlled access for safety reasons.
 9. As for the residential, if economically feasible, consider having setbacks for the first floor of residential above the retail to provide balconies for the residents. There is precedence for this as seen in a few buildings on Central Ave. But a better model may be the look and feel of 5th Ave south in Naples, FL.
 10. With respect to the retail portion of the development, the retail fronts should vary so as to avoid having a uniform, big project look that can often accompany these kinds of mass developments. For example, a retail location could be targeted as a restaurant and could have a setback from the sidewalk to accommodate outside dining.
 11. At the corner of 45th Ave S and Sixth St S, a small plaza could be added to provide a meeting place. The walls could be covered with murals like what we see in downtown. It would also be great to have a water feature as a focal point.

Thank you for considering my input on this rezoning application. As a local resident, well within walking distance of the property, I have a strong interest in seeing improvements that benefit us all. This is a once-in-a-lifetime chance to make things better!

Yours,

Silas McCullough

715 Lake Maggiore Blvd S

Britton N. Wilson

From: Anthony Pamp <pampanthony@gmail.com>
Sent: Friday, July 1, 2022 7:41 PM
To: Britton N. Wilson
Subject: Our concerns regarding Coquina Key Plaza Rezoning.

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.

Dear Mr. Wilson,

I am a resident of Coquina Key, near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area, **increasing traffic and costs for the City regarding the increment of sewer, potable water, trash, educational facilities and etc. in a flooding zone area.** The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7 - story building; the current suburban zoning allows structures up to 45 feet high. Lake Maggiore Apartments is a 4-story building and not a 7-story.

Southeast St. Pete is a food desert. After the purchase, Stoneweg closed Save-a-lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments - the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units - **would add over 1,800 residents to the current population, increasing the population density in the area by 44%.** Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food. According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000sq. ft. of strip mall-type retail space and no grocery store.

I would like to remember that Coquina Key Plaza already had a Publix and a Save-a-Lot. Publix left because of public safety issues in the area not because of low density and Save-a-lot left when Stoneweg purchase the building.

It's important also to have in mind that not all units will be dedicated to Workforce housing. So it's not a question of affordable housing as less than half of the development will be dedicated to it.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning, preserving the integrity of the neighborhood.

Thank you for your service to our community.

Anthony Pamp
4061 Pompano Drive SE

Britton N. Wilson

From: Shawn Siede <mister_cd@hotmail.com>
Sent: Friday, July 1, 2022 10:18 PM
To: Elizabeth Abernethy; Britton N. Wilson
Subject: Objection to change of zoning for Coquina Key Plaza

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Sent from my iPhone

I strongly oppose any change to the current zoning. I do not want a 7 to 20 story apartment complex In our neighborhood. I understand the need for housing, but those that bought in this neighborhood and have been supporting this community for years need to be heard. Why don't you try this in Snell Island or old Northeast!! Why is it always South St Pete that has to be the ones that give, give, give! Tropicana Field, now this! Enough is Enough! Let some of the other parts of St Pete Give a little!!!

Britton N. Wilson

From: John Stewart <stewartj4123@yahoo.com>
Sent: Saturday, July 2, 2022 11:53 PM
To: Mayor
Cc: Deputy Mayor; Gina L. Driscoll; Robert M Gerdes; Richmond J. Floyd; Elizabeth Abernethy; Britton N. Wilson; Deborah D. Figgs-Sanders
Subject: Coquina Key Plaza rezoning request

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.

I reside at 4253 Pompano Drive SE, St Petersburg, Florida on Coquina Key. I want to express my objection to allowing CKP to build a fourteen story high rise in my quiet neighborhood. We moved here because we wanted a break from the urban sprawl of downtown St Petersburg. Please let us keep our little piece of paradise!

Sincerely,
John H Stewart
727-688-6893

Sent from my iPhone

Britton N. Wilson

From: David Henderson <henderdw@eckerd.edu>
Sent: Saturday, July 2, 2022 6:21 PM
To: Elizabeth Abernethy
Cc: Britton N. Wilson
Subject: Coquina Key Plaza Zoning Change

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.

Hello,

As a 46 year resident of South Saint Petersburg who regularly travels 4th/6th St. S. to access downtown, I am opposed to the request from the Stoneweg group to change the zoning of the Coquina Key Plaza complex from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1).

As proposed, this project would remain out of character from the surrounding neighborhood and have potential negative impacts on all of southern eastern Saint Pete. While I understand that Stoneweg has agreed to limit construction height to 75' as opposed to the 150' allowed by CCT-1 zoning, this is still 30' higher than any surrounding structures or, in fact, any structures I can recall east of 31 St. S or south of 22 Ave. South. In any case, it would definitely not fit in with the immediate surrounding neighborhood.

The addition of 465 apartments on top of the 300 already authorized for the nearby Lake Maggorie project could potentially add up to 1800 residents in an already semi- congested and poorly serviced area. While 6th St. S. does become a 4 lane road at the Coquina site, it hardly fits the definition of suburban corridor, much less, commercial. All traffic from Coquina Key and much of that from the southeastern end of the city flows through the area. Public transportation is relatively limited and not conducive to easy movement (especially east/west), significant meaning more car traffic and concurrent impacts on environmental pollution and wear and tear impacts. I also wonder about impacts to the sewage and storm water systems (and potential for flooding).

Even more important, however, is the lack of easily accessible services in the area and the impact a significant increase in neighborhood population might have. I understand that Stoneweg intends to include some commercial space in its development, but if the 20,000 sq. ft. figure I have heard is correct, that is totally inadequate. Most "major" grocery operations alone require twice that, plus parking space. And what about a major drug store or hardware store, cleaners and other services. This area of St. Pete is already something of a food/services desert and the current proposal would only seem to exacerbate that situation. We need much more specificity as to what would be incorporated into Stoneweg's plans before allowing such a zoning change. Indeed, it seems very ironic to request a change from suburban to traditional commercial zoning when you intend to reduce commercial space from 80,000 sq ft to 20,000 sq ft.

I am not against progress and recognize the great need for more affordable housing (as long as it is actually affordable to the real "average" person, not just some developers definition of what that means). But such projects should also fit in with aesthetics and capabilities of their immediate neighborhood (and ideally the broader surrounding area), both in terms of infrastructure and services to people who live there. As proposed, I do not see the current plan meeting either of these goals. Increasing heights so as to cram more people into a smaller space while decreasing services and adding to congestion does not benefit anyone but the developers.

For these reasons and the best interests of those who might live in the development itself as well as the surrounding neighborhood, I reiterate my opposition to the current proposed request. Increasing heights above the CCS-1 zoning limit to increase density seems to serve no one's interest but the developers.

Thank you for your time.

David W. Henderson
675 Pinellas Pt. Dr. S.
Saint Petersburg, FL 33705

Britton N. Wilson

From: kim@kimdietrich.com
Sent: Sunday, July 3, 2022 9:18 AM
To: Britton N. Wilson
Subject: Coquina Key Plaza Redevelopment Zoning Concerns

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.

Dear Britton Wilson,

I am a resident of Coquina Key near Coquina Key Plaza. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories. This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high. As a resident of this area, I personally wouldn't want to see any buildings over 5 stories.

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store. The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food. According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store. I find a grocery store at this plaza to be an essential element to my quality of life in this area.

I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

Kim Dietrich
5091 Starfish Dr SE Unit B
St. Petersburg, FL 33705

Kim Dietrich
Natural Resources Consultant
5091 Starfish Dr SE, Unit B
St. Petersburg, FL 33705
206-496-4191
Skype: kimdietrich

Britton N. Wilson

From: Chad Lembke <clembke@gmail.com>
Sent: Sunday, July 3, 2022 12:34 PM
To: Britton N. Wilson; Elizabeth Abernethy
Subject: Coquina Key Plaza comment

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Britton and Elizabeth,

I am writing in regard to what I have been told is a request for a zoning variance for the Coquina Key Plaza on 6th St. South. I have been informed that there is a hearing about a zoning variance being asked for that will be held July 12th. I am unable to attend. I have also been told that you are people I should provide comments to as a citizen regarding this matter. If any of this is wrong, please accept my apologies. If there is someone else I should be contacting, it would be greatly appreciated if you could forward my comments or just let me know. Thanks.

In commentary, my family hopes that the variance will not be approved. Its recognized that the area will be re-developed, but the change in variance could allow a more significant impact to the local density in the community. The current zoning is significantly more aligned with the existing community environment and should be retained. Many of the current residents chose to invest in this neighborhood because of its current character and increasing the population density on the scale that the variance would allow has the potential to significantly alter the day to day living environment to a level not needed.

The current zoning allows for reasonable land use, even if its beyond what many residents want. However changing the zoning will allow for an unacceptable level of development that will be an anomaly in the community, potentially significantly changing the area in terms of quality of life and home values. Please reject the variance.

Chad Lembke
4191 Pompano Dr. SE

Britton N. Wilson

From: dlgraf23@gmail.com
Sent: Sunday, July 3, 2022 2:09 PM
To: Britton N. Wilson
Subject: Coquina Key Plaza

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.

I write in opposition to the re-zoning of the Coquina Key Plaza property. I live in Coquina Key and feel that our area needs more retail spaces, not more housing. There is a need here for a good, clean grocery store, a pharmacy, and good restaurants (yes, restaurants). Please do not bow to the promises made by the developers who have purchased this property; they should not be trusted.

David Graf
Barracuda Dr SE

Britton N. Wilson

From: Robert M Gerdes
Sent: Monday, July 4, 2022 8:32 AM
To: Britton N. Wilson; Elizabeth Abernethy
Subject: FW: Coquina Key Plaza

From: klmichaels2@tampabay.rr.com <klmichaels2@tampabay.rr.com>
Sent: Monday, June 27, 2022 7:59 AM
To: Robert M Gerdes <Robert.Gerdes@stpete.org>
Subject: Coquina Key Plaza

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Rob,

Thank you for your call. I understand from communication with City Planner Britton Wilson, that what the CPPC will vote on July 12 is the change of zoning so I am sure that our speakers will focus on that. However, as it will be a mixed use development, the issue of a grocery store being needed seems pertinent.

I am not sure that the presidents of the neighborhood associations within 300 feet are aware that Stoneweg is asking for a zoning change. I believe that a NA president, not previously involved, was told by phone last week by Planning that none of the neighborhoods within 300 feet had any objections to the Stoneweg plans. Only three of the presidents, Ken Conklin, Nancy Dowling and Mike McGraw met with Mr. Rios. Norm Scott, NA president of Bayou Highlands, a very large neighbor, within 300 feet, which is just south of CKP bordering 45th Ave. S. does have objections. He is working with our committee and I think will go to the CPPC on July 12 to object.

In February when Nancy Dowling, president of Bonita Bayou, met with Mr. Rios, he gave her incorrect information which she then passed on via email to the other NA presidents. Mr. Rios told her that Stoneweg did not have to get a zoning change for the area where they planned to build the 20,000 sq. foot strip mall as it was already zoned commercial. He stated, according to Nancy, that Stoneweg would just go straight to the DRC and probably break ground in May. I asked Ms. Abernethy about this and she said via email that that was not correct, that the whole parcel had to be rezoned.

Ken Conklin, Lakewood Terrace president, wrote a scathing email to the other presidents saying that it was bs that there could no grocery store. After he met with Mr. Rios, he told me that he still wanted a grocery but did not want to do anything to harm Stoneweg. When I spoke with Michael McGraw, Coquina Key president, he said that personally he did not want a grocery store and would be happy with a stop and go where he could pick up some coffee on his way to work. So there are mixed feelings among these presidents. The main issue is that NA presidents did not communicate to their neighborhoods concerning Stoneweg's plans. William Borden did send an email to Bahama Shores, which is not within the 300 feet.

Mark Rios sent me an email in March saying that no national grocery was willing to go in at CKP. He had told Ken and Nancy in Feb. that Save-a-Lot and Winn Dixie were both willing. In May Mark Rios told me by phone that both stores were willing but things could not be worked out with them. He said that Winn Dixie was willing to sign a lease but the timeframe was not what Stoneweg wanted. He said that he could not remember what the timeframe was.. He said that if they build a grocery store it would take too much parking . I heard last week that they may be planning structured parking.

Thank you for your consideration of this matter. We hope that you can pass this on to Mayor Welch. Although it has not been past policy in St. Pete to incentivize companies for building grocery stores, it has been done in other cities, including Jacksonville.

Kathy Michael
727-867-7249

Britton N. Wilson

From: Robert M Gerdes
Sent: Monday, July 4, 2022 9:07 AM
To: Britton N. Wilson; Elizabeth Abernethy
Subject: FW: Coquina Key Plaza Redevelopment

From: JoeNikki Truitt <joenikkitrust@gmail.com>
Sent: Wednesday, June 29, 2022 3:21 PM
To: Robert M Gerdes <Robert.Gerdes@stpete.org>
Subject: Fwd: Coquina Key Plaza Redevelopment

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.

Dear Robert Gerdes, City Administrator

We are residents of Bonita Bayou Neighborhood near Coquina Key Plaza. We are very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza. We are opposed to the changes that are already negatively impacting our neighborhood as well as the suggested changes that would even more negatively impact our neighborhood

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store.

The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food. According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store.

We implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

*Joseph & Anita Truitt
4420 Juanita Way S
Saint Petersburg, FL 33705*

Britton N. Wilson

From: Coach Ambush <yoambush@gmail.com>
Sent: Tuesday, July 5, 2022 10:13 AM
To: Robert M Gerdes; Gina L. Driscoll; Deborah D. Figgs-Sanders; Richmond J. Floyd; Elizabeth Abernethy; Britton N. Wilson; rflowers@pinellascounty.org
Subject: St. Pete Born and Raised - Lakewood Terrace

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Dear Hard Working City Staff,

I am a resident of Lakewood Terrace and a local school teacher in South St Pete at Melrose Elementary. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza.

Suburban Nature of the Area

The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories.

This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Food Desert

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store. The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food.

According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store. I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza.

Thank you for your service to our community.

David Ambush (Born and raised in St. Pete.)
787 36th Ave S

Britton N. Wilson

From: Maya Damrell <naima202@yahoo.com>
Sent: Tuesday, July 5, 2022 10:18 AM
To: Mayor; Deputy Mayor; Robert M Gerdes; Gina L. Driscoll; Deborah D. Figgs-Sanders; Richmond J. Floyd; elizabeth.abernathy@stpete.org; Britton N. Wilson
Subject: Coquina key plaza

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.

Mayor Welch,

As a concerned resident of the south side of St Pete I write you with a plea that there be a dedicated space and the appropriate zoning for a grocery store at the Coquina key plaza building project. We used to shop at save a lot when it was still open and with all of the new residents moving to the area and the continuous growth of this community it is imperative that there be equitable access for food options for local residents in this area. Once the apartment complex brings 2500 new residents the need for food options will be much needed.

Thank you for your attention to this important matter.

Maya Johnson
660 Bayou Blvd S
St Pete FL 33705

[Sent from Yahoo Mail for iPhone](#)

Britton N. Wilson

From: Robert M Gerdes
Sent: Tuesday, July 5, 2022 10:25 AM
To: Britton N. Wilson
Subject: FW: Coquina Key Plaza Redevelopment

From: Matt Johnson <mjohnson82@msn.com>
Sent: Tuesday, July 5, 2022 10:22 AM
To: Robert M Gerdes <Robert.Gerdes@stpete.org>
Subject: Coquina Key Plaza Redevelopment

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.

Mr. Gerdes,

Please force or incentivize Stoneweg group to include a full size grocery store when they develop the old Coquina Key Plaza. This area is a food desert and the traffic at the closest grocery stores (2 Downtown and 2 near 275/54th South) are already overflowing with few available parking spots. When they add 2500+ residents to the area without a grocery it will make it difficult for everyone in this area to have equitable access to fresh food.

Thanks,

Matt Johnson
727-580-9355

Owner
660 Bayou Blvd S
St. Petersburg, FL33705

Sent from my iPhone

Britton N. Wilson

From: Mary K Meyer McAleese <mkmeyermcaleese@gmail.com>
Sent: Tuesday, July 5, 2022 1:57 PM
To: Britton N. Wilson
Subject: Coquina Key Plaza Development

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.

Dear Comprehensive Planning Director Wilson,

I am writing to urge that the CPPC recommend to Mayor Welch and members of the St. Petersburg City Council to provide incentives to help obtain a major grocery as part of the Coquina Key Plaza development. A pharmacy is also desperately needed in our part of town.

As a resident of the Lakewood Estates neighborhood for over 30 years, I have seen the Coquina Key Plaza morph from a lively and handy shopping center to what it's become now: an empty location for a big new residential development for an out-of-town developer. I was very sorry to see my pharmacy, the CVS, close followed by the Save-a-lot at Coquina Key Plaza. Both were within walking distance from my home and I often walked to the plaza for items I needed from those stores.

I am concerned that Stoneweg's planned developments in our neighborhood will add up to an estimated 1800 more people to our part of town. While I agree that new, affordable housing is urgently needed in our city, our part of town is both largely built out and is a fresh food and retail desert. We desperately need a large, decent, clean and healthy grocery store in our southeast corner of the city. Another pharmacy is also needed. The proposed 20,000 square foot retail space in the Stoneweg project proposal is unlikely to attract the kind of grocery store and pharmacy that we need.

Moreover, I am very concerned about the height of the proposed development and the impact it will have on area traffic and population density in our part of town.

In short, I urge that the CPPC hear and support the concerns of neighboring residents like me who are clamoring for responsible development and especially for a clean and healthy fresh food grocery store –and pharmacy.

Sincerely yours,

Mary K. Meyer McAleese
1701 Lakewood Drive South
St. Petersburg, FL 33712
727-434-6279

--

Britton N. Wilson

From: Susan ElJamal <susan.eljamal@gmail.com>
Sent: Wednesday, July 6, 2022 12:31 AM
To: Britton N. Wilson; Deborah D. Figgs-Sanders; Deputy Mayor; elizabeth.abernathy@stpete.org; Gina L. Driscoll; Mayor; Richmond J. Floyd; Robert M Gerdes
Subject: Coquina Key Plaza

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.

To whom it may concern:

Plain and simple, I implore you to keep the zoning of Coquina Key plaza as Corridor Commercial Suburban (CCS-1). Here in the south side of Saint Petersburg we are not “downtown”. We don’t want or need 7 to 15 story buildings down here. My husband and I bought our home in 2003 here on Coquina Key and in particular on Bayou Bonita. In case you’re unaware it is the body of water between the 2 bridges that go on to Coquina Key. We along with our neighbors on this waterway enjoy beautiful sunsets every evening. We don’t want to be staring at an oddly placed 7 story or more building from the back of our homes. It is one of the reasons we demolished our home in 2017 to rebuild the home we live in today. When we built our home we had rules and guidelines to follow. Just as us, Stoneweg too has zoning rules they were aware of when they purchased the plaza and they too need to follow them. If you pass the rezoning of this plaza you will open the door to have other buildings of the sort. Consequently losing the cozy suburban lifestyle we have here on the south side. In addition you are creating an even more densely populated area in which you have not prepared for. ie: traffic,

law enforcement and sewage. As it is the south side gets left out when it comes to things as simple as beatification and such.

Please do the right thing. "NO" TO REZONING COQUINA KEY PLAZA.

Sincerely,
Susan ElJamal
4201 Pompano Dr SE

Britton N. Wilson

From: Robert M Gerdes
Sent: Tuesday, July 5, 2022 5:28 PM
To: Britton N. Wilson
Subject: FW: Coquina Key Plaza Rezoning

From: Regina Dixon <dixonregina@yahoo.com>
Sent: Tuesday, July 5, 2022 4:46 PM
To: Robert M Gerdes <Robert.Gerdes@stpete.org>
Subject: Coquina Key Plaza Rezoning

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.

City Of Saint Petersburg
Robert Gerdes
City Administrator

Greeting Mr. Gerdes:

I am writing as a concern resident of the Coquina Key Plaza development, actually located in the back on 4th Street and Miramar Way South.

First will address the rezoning request that is before your department:

The rezoning request will have an impact of St. Pete2050 vision plan. The Coquina Key and Lake Maggiore projects together have an estimate of adding more than 1,500 new residents to the area, therefore, increasing the population density for this community.

Second:

Rezoning the project will reduce the ability to secure a major grocery store which is very much needed. A walk to a local grocery store is much better than a 5-to-10-minute drive to one (that 5 to 10 min. would turn into 15 to 25 minutes with increase resident in the community).

The City of Saint Petersburg has been pushing Community this and Community that, **Now**, we the community have an opportunity for a local grocery please don't let the word community mean noting.

Thank you for your time.

Best regards,
R. B. Dixon
Miramar Way South

Sent from [Mail](#) for Windows

Britton N. Wilson

From: Walter Lineberry <lineberrymarketingllc@gmail.com>
Sent: Tuesday, July 5, 2022 4:44 PM
To: Britton N. Wilson
Subject: Zm-12

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.

Subject: Zm-12

My name is Walter and I live at 8 21 38th Avenue South. I think the amount of apartments that are Proposed Is too many. The property is in the middle of a neighborhood and is going to cause a lot of traffic on the side streets. I'm concerned cause it's a neighborhood with a lot of children. There is also a elementary school that's gonna be right next door. 550 apartments could mean as many as 1000 cars. People already speed down MLK passed the park. They are going to cut thru on all the side streets that would be 38th, 37and 36th to get to those apartments My wife and I have lived there here for over 20 years and it's will just destroy our neighborhood. Please remember that you can change this.
Sincerely Walter

Britton N. Wilson

From: Samantha Robinson <sam7686@hotmail.com>
Sent: Friday, July 8, 2022 9:22 AM
To: Elizabeth Abernethy; Britton N. Wilson
Subject: Coquina Key Plaza

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.

Hello,

I am writing regarding the proposed rezoning of Coquina Key Plaza. Any proposed development of this property needs to include provisions and incentives to attract a major grocery store to the complex. Coquina Key is a food desert since the closing of Save A Lot. The closest Publix stores are approximately 3.5 miles from my home. The closest Save A Lot is now 4.2 miles away. Trader Joe's and Fresh Market are over 5 miles away. I believe this developer is also handling the new Lake Maggiore Apartments. This need for a grocery store should be addressed before adding to the population density of the neighborhood.

Sincerely,
Samantha Robinson
206 Coquina Bay Drive

Britton N. Wilson

From: Anthony Pamp <pampanthony@gmail.com>
Sent: Friday, July 8, 2022 9:59 AM
To: Britton N. Wilson; Robert M Gerdes; Gina L. Driscoll; Deborah D. Figgs-Sanders; Richmond J. Floyd; Elizabeth Abernethy; rflowers@pinellascounty.org; Mayor
Subject: Re: Coquina Key Plaza Rezoning (ZM-12) Meeting Rescheduled

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.

Thanks Britton,

Commission, city council and Mayor,

I was planning to attend the hearing of the Coquina Key Plaza Rezoning (ZM-12) on July 12, 2022 but because of the date change, I unfortunately cannot attend the new date. As a resident of Conquina Key, I and all of the residents on my street, Pampano Dr are totally against the rezoning of south ST Petersburg!!! ,

Please read below and be informed with the area:

- All new construction from 34 th to beach dr, from Pinellas point dr to 10th ave have respected the zoning. New workforce apartment on 34th to Bahamas Shores on Retirement community on the WATER FRONT. So why now change it!!!
- Let's talk about PRIVACY, all residents within miles of the new building will lose their privacy! I will have praying eyes on my backyard Continuously.
- Noone has brought the issue of shade, this new building will put houses and areas under shade most of the day. This could increase mold and mildew putting lives in danger.
- The cost, on the city, to rebuild all the infrastructure in the area such as water, sewer, electricity ETC. Another cost that the city cannot afford.
- If you allow this area to be rezoned, it will allow these large construction companies to come in, buy all the residential area between MLK and 6th, and start building skyscrapers. These would cost a lot less than the **\$7 million that the investor paid for the shopping center**. The new Condo's would have a million dollar view not only of the bay but of BOYD lake preserve. I think if this is where this is truly going, every real estate developer and myself would love this opportunity!!!

City, invest on the roads, The street already cannot handle the tree roots, they are all buckled!!! If you allow cement trucks to ride up and down 4th, 6th and MLK street the roads will be just like 66th st, RAIL where one cannot change lanes without making a drastic maneuver. Roads have been marked for repair, for more than 2 years (specially where they are sinking) and no repairs have been done. Please Drive 4th and 54th street, the repairs markings are fading away and forgotten.!!!

The mayor ran on a campaign of increasing security and making the southside better. a lot of people are making a case for a grocery store in that location, I get that but this will not cure the security ISSUE. We have lived without one for years and there are 4 within 4 miles from the area. Why, we do not have them you asked??? Stores have left the area

because they were tired of losing money!!! (being robbed). Look at the past example, the city gave **Walmart** a building on 18th ave and 22nd, AND THEY LEFT!!!!!! Publix was in the Conquina Key Plaza and they also LEFT!!!!!!

I hear gunshots every weekend, people confuse them with fireworks and the city does a great job not publicizing it. Look at what just happened JULY 1st on 54th at around 5:15pm. a DRIVE BY with a barrage of bullets onto a house right in plain daylight!!! We never see Police patrolling the area, so reinvest this money in security patrolling the area instead of making the area more crowded. POLICE South ST Petersburg.

You, who are making this decision for the city, most likely live up on the north side and do not know. You only **see** police, in South St Petersburg, as a reactive force and not proactive. Conquina key is a race track sometimes where quads and dirtbikes fly over the bridges and use the roads humps as obstacles. Did you know that it is illegal to ride a motorcycle, quad golf carts and cars, on the black top, without a tag!!! (maybe I do not need to renew my tags!!!). The city and police should pay more attention to ticketing the illegal U Turns crossing, double yellow line, reckless driving, running red lights, Not stopping and stop signs and speeding over 40mph in a residential area that are marked 25mph. Parking cars on the street for years with expired tags! We do not have sidewalks and we have to risk our lives walking our dogs on the street hoping no one comes around the curb and takes us out. POLICE our AREA!!!! This would work better than just putting a sign to "LOCK YOUR CAR from the SPPD"!!!! Security starts by policing and stopping illegal activities in the southside, such as gas stations selling more the gas in MLK. Police the south side!!!

I also wanted to express my thoughts on the author of the article on BURG.com calling the residents of the area racist. Please we are a well diverse community, with a rich, poor and middle class population that just want what is better for the area and NOT protect what's ours. Rezoning laws do NOT need to be changed because of a **bad** investment of a corporation. The neighborhood is being invested in and cleanup by the residents with help of the city. Also, the city and county should think about passing laws to have these major construction companies have 60% of their workforce of local residents. You probably don't know but that most of these workers, on these construction projects, are people from out of state so with the recession here, it would be beneficial to the community, county and city to try and keep everyone employed here.

Making the city orderly will help the community, Not just the downtown. If we should rezone, rezoning should be city wide, this way the tall skyscrapers can be put in Snell Isle, historic North ES and Shore Acres.

Sincerely

Anthony Pamp
Pompano Dr SE

On Thu, Jul 7, 2022 at 1:48 PM Britton N. Wilson <Britton.Wilson@stpete.org> wrote:

Hi Tony – You can respond to this email with your comments and I will include them with the official records of the project that will be submitted to the commission and city council.

Let me know if you need anything further, thanks!

Britton N. Wilson

From: Robinson-Flowers, Rene <rflowers@co.pinellas.fl.us>
Sent: Friday, July 8, 2022 10:06 AM
To: Anthony Pamp
Cc: Britton N. Wilson; Robert M Gerdes; Gina L. Driscoll; Deborah D. Figgs-Sanders; Richmond J. Floyd; Elizabeth Abernethy; Mayor
Subject: Re: Coquina Key Plaza Rezoning (ZM-12) Meeting Rescheduled

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.

Good morning:

Thank you for sharing this email with me. I have no authority over zoning and permitting within the city of St. Petersburg.

I am aware of the issue and have forwarded the information accordingly. I have also shared my concerns regarding the desire to see some measure of a grocery store within the complex and a better working relationship with the community that surrounds the shopping plaza.

As an aside, you may want to forward to the Mayor in light of what I see in the email.

Best regards,
Commissioner Rene Slowers

- sent from my iPad

On Tue, Jul 12, 2022 at 10:01 AM, Anthony Pamp <pampanthony@gmail.com> wrote:

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Thanks Britton

Commission City Council and Mayor

I was planning to attend the hearing of the Coquina Key Plaza Rezoning (ZM-12) on July 12, 2022 but because of the date change, I unfortunately cannot attend the new date. As a resident of Coquina Key, I and all of the residents on my street, Pampano Dr are totally against the rezoning of south St Petersburg!!!

Please read below and be informed with the area:

Britton N. Wilson

From: Tina <tu0260@gmail.com>
Sent: Monday, July 11, 2022 8:35 PM
To: Mayor; Robert M Gerdes; Gina L. Driscoll; Deborah D. Figgs-Sanders; Richmond J. Floyd; Elizabeth Abernethy; Britton N. Wilson; rflowers@pinellascounty.org
Subject: Coquina Key Plaza Rezone ...NO!

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.

All,

I am a resident of Coquina Key. I am very concerned about the rezoning application submitted to the City by Stoneweg, the new owners of Coquina Key Plaza. The zoning change requested by Stoneweg for the Coquina Key Plaza site from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1) would allow a developer to build up to 150 feet high or 15 stories. This would forever change the suburban nature of our area. The proposed Development Agreement states Stoneweg has agreed to restrict the buildings on the site to 75 feet, but that still represents a 7-story building; The current suburban zoning allows structures up to 45 feet high.

Southeast St Pete is a food desert. After the purchase, Stoneweg closed Save-a-Lot. Residents who relied on it now have to travel several additional miles beyond Coquina Key Plaza to the nearest Publix grocery store. Many of our residents walk and especially true now with gas prices. The combined Stoneweg housing developments – the Lake Maggiore Apartments with 330 units and the proposed Coquina Key Plaza redevelopment with 465 units – would add over 1,000 residents to the current population. Without a grocery store in Coquina Key Plaza, many additional residents will be challenged to find convenient access to fresh food. According to a Stoneweg spokesperson, Stoneweg intends to build a minimum of 20,000 sq.ft. of strip mall type retail space and no grocery store. I implore the Community Planning and Preservation Commission (CPPC) to retain the Corridor Commercial Suburban (CCS-1) zoning and the City of St Petersburg to provide incentives to Stoneweg to make it feasible to build a grocery store in the redevelopment of Coquina Key Plaza. We were just about promised that at our local community meeting.

Stoneweg polled several food stores for the plaza so they say and the answer was no but I would like to see some proof of that. Did they try Walmart Neighborhood? Lidl? I can't believe with our neighborhood growing in leaps and bounds and with homes being cleaned up and prices soaring that no store wants to get in on that.

Thank you for your service to our community.
Tina Underwood
597 Dolphin Ave SE

Britton N. Wilson

From: CHERLYN FLOUNARY <mrdimpsy@aol.com>
Sent: Tuesday, July 12, 2022 8:32 PM
To: Britton N. Wilson
Subject: Coquina Plaza

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.

Good evening, I'm sending this email because I greatly oppose the rezoning of this plaza. This is a single family area, so please keep the high rise buildings in the downtown area. Also the infrastructure is already going to be stressed with the additional people. A four story building is sufficient. We need stores retail and grocery.

Please do not grant this rezoning.

Mrs Cherlyn Flounary

737 60th ave south

7277094471

Sent from my iPad

Britton N. Wilson

From: klmichaels2@tampabay.rr.com
Sent: Sunday, July 24, 2022 9:00 PM
To: Britton N. Wilson
Subject: Fw: grocery at Coquina Key Plaza

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.

From: [Sherri Biel](#)
Sent: Thursday, June 9, 2022 6:28 PM
To: klmichaels2@tampabay.rr.com
Subject: Re: grocery at Coquina Key Plaza

What is a community? A community is a place where people share a common interest and gather in a common area.

Since the early ages communities were formed around markets. Today a grocery store helps to serve much the same purpose, creating a sense of community. Just think how many times you've seen a neighbor at the grocery store (especially on a bad hair day) and had a pleasant conversation or maybe had an uplifting moment from a smile from a friendly familiar face. While it may not solve all the world's problems, a neighborhood grocery store is a good start to making a neighborly difference.

William and Sherri Biel
5918 Bahama Shores Dr S,
St. Petersburg, FL 33705

On Thu, Jun 2, 2022 at 6:12 PM <klmichaels2@tampabay.rr.com> wrote:

Hi Sherri,

I think that you are traveling. We are still working on the matter of a grocery at the Plaza. Our effort is to get the City to provide incentives to Stoneweg to build a grocery. If you are for the idea, please send me a paragraph supporting the idea. We are trying to get an appointment to meet with the mayor and have not had luck so far. I am making copies of email of support and will send them via snail mail to the mayor to try to get his attention on this matter.

Kathy Michaels
klmichaels2@tampabay.rr.com

Britton N. Wilson

From: Jeff Tosello <jtosello@asktsg.com>
Sent: Thursday, July 28, 2022 1:28 PM
To: Britton N. Wilson
Subject: RE: St Pete's South Development

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Ms. Wilson,

Thank you for your prompt call and email back and your attention to my email. I appreciate the information you've provided and will certainly communicate to the Waterside residents with whom I speak that you seem to be a positive advocate for our community and concerns and you're doing your best rel. to this development and share the aspirational wishes of the community but are doing so within the context of the market realities that can be achieved. Is that a fair characterization?

Sincerely,

Tosello Solutions Group

Jeffrey A. Tosello
Partner

jtosello@askTsg.com
312-415-0413

From: Britton N. Wilson <Britton.Wilson@stpete.org>
Sent: Thursday, July 28, 2022 11:44 AM
To: Jeff Tosello <jtosello@asktsg.com>
Cc: Gina L. Driscoll <Gina.Driscoll@stpete.org>
Subject: RE: St Pete's South Development

Hi Jeff –

Thank you for the phone call and your interest in the project. Attached is the mail notice that was sent out to neighbors within 300 feet.

Let me know if you have further questions or concerns.

Thank you,

Britton Wilson, AICP
Planner II
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg
727.551.3542

From: Jeff Tosello <jtosello@asktsg.com>

Sent: Thursday, July 28, 2022 11:58 AM

To: Jeff Tosello <jtosello@asktsg.com>

Cc: Gina L. Driscoll <Gina.Driscoll@stpete.org>; Britton N. Wilson <Britton.Wilson@stpete.org>; Jeff Tosello <jtosello@asktsg.com>

Subject: St Pete's South Development

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Coquina Key Plaza at 4350 6th Street South

Dear Ms. Driscoll and Ms. Wilson,

As a new enthusiastic resident in the Waterside South Community in Coquina Key and having had significant property management and development experience in underserved areas when I was actively working, I well understand all sides of the issues that are starting to brew about the re-development of this property. Of course the residents are concerned about their property values. Of course the residents of the community need (some say deserve) grocery options. Of course the developer has to be responsive to the market and shareholder interests so they need to be responsive to the economic and social realities when considering highest and best use and planning their site. Rather than blog on about social responsibility and what the developer owes the area residents, I'd rather have them focus on the opportunity that a greater retail footprint would provide and perhaps, see that opportunity in a broader and long term sense. I have only more recently become aware of the prior retail mix at this Plaza and it's downturn, demise and ultimate sale to Stoneweg but I have seen a great deal of negative press starting to build as well as heard a lot of growing discontent about what might happen as I talk to neighbors.

Between Waterside North and Waterside South, there are approximately about 800 residents in condominium or townhouse buildings very nearby to the development. The average value of the properties in this area is in the neighborhood of \$450K and while I do not have the exact income statistics, my experience with neighbors has been that they have a fair amount of disposable income and regularly dine out, make purchases for their properties and spend a decent amount of money when they are at their properties. Just outside of Waterside, the Coquina Key neighborhood adds another 3700 homes/residents whose property values and average annual income has also steadily increased with the growth in this area and migration for other parts of the country to St. Petersburg.

So the opportunity certainly seems to be there to have the typical face off between the investors and the local residents and within which nobody's interests seem well served, including yours as the likely casualty of war our representative might be seen as if things do not turn out the way residents hope. Or, there can be a constructive discussion and consideration of what "could work" and that this growing constituency would support with their voices, their enthusiasm and their spendable dollars. I believe that part of your role is to promote the latter scenario in which a harmonious balance is achieved. Certainly requiring a grander plan that formally includes the needs of our community can be a key negotiating point when voting to approve Stoneweg's zoning request.

Rather than assume all of this has not already been part of your consideration, can you please tell me what your position is pertaining to this upcoming vote and redevelopment project? In the event that you'd like to contact me, please see my information below. As a side note, I'd love to help get the right information out there to my neighbors at a minimum so please respond.

Britton N. Wilson

From: Marie Fivecoat <am5coat@gmail.com>
Sent: Monday, August 1, 2022 4:41 PM
To: Britton N. Wilson
Subject: Stoneweg Variance request for Coquina Key Shopping Plaza

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.

Good Afternoon Mr. Wilson:

My husband and I are 21 year full time residents and property owners on Coquina Key. In addition to our primary residence, we own another 3/2 home at 3811 Neptune Drive SE which we are currently preparing for my father's occupancy. We also own a 1925 Craftsman Bungalow at 4343 Juanita Way South; just a hundred or so feet from the proposed Stoneweg Development Project; to be used as a family gathering spot for gardening, woodworking and such. All three; walking distance to each other and just a few hundred feet from the Coquina Key Shopping Plaza. So needless to say, we are heavily invested in this area and have put faith, hope, anticipation and trust in the leaders of our community to provide and facilitate much needed goods and services which have remained severely lacking or are completely absent and have been for decades.

While I do understand, appreciate and support needed redevelopment of this area to push the needle forward, I feel like this variance request does not address the needs of the community, while adding significantly more density to the area with no real plan to provide the services this population needs now; much less in the future once an additional 3,000 residents are added.

Further, it is not lost on me that the site of the former Winn Dixie (owned by the City), remains empty and languishing and the plaza on 62nd ave south, the site of the former Albertson's also remains on disrepair, half vacant and a gathering spot for crime and violence. With the vast square footage of vacant retail space surrounding us down here on the south side, it seems to me it should be of the City's highest priority to cure the food and retail desert we are and have been experiencing in this three mile radius for decades.

Twenty thousand square feet of retail cannot support a full service fresh grocery and other goods and services needed. This is clearly why you have not been able to attract an anchor grocery or any other substantive retail with Stoneweg's proposal. Aside from the food desert, there is no where to fill a prescription, conduct daily banking activities or buy any products for home repair and maintenance. To suggest this community is underserved is an understatement of monumental proportions. This, a low income community where many of its' residents rely on public transportation; whose diets are poor and whose general health reflect this.

Now let's discuss the building height as part and parcel to the variance request: seven stories is too high in the middle of a neighborhood of mostly single story homes. In the case of the property at 4343 Juanita way south, I will not be able to sit in my back yard or even make a piece of morning toast in my eat-in kitchen without at least the top four floors of residents peering down on me and all of my neighbors. A mid- rise tower does not fit in this quiet waterfront neighborhood of primarily single story historical homes. Our streets are already in horrible disrepair; drainage issues, sewage issues, etc. I hope to learn what the city's plan is for correction and improvement to this infrastructure in advance of this proposed increased density.

Again, I acknowledge the need for redevelopment and added population counts in order to attract retail. I hope and trust that the city will suggest a proper compromise to attain all of our goals without killing the property values of those neighboring properties that will be so negatively impacted by a Mid-Rise tower.

I could elaborate quite extensively, but I realize you are inundated with similar letters and communications; and the deadline for comments is today so please add my just "under the wire" comments to your list of those to contemplate.

Thank you for your time and I look forward to the hearing on the 9th. Perhaps if there is time I will reach out to you again in advance of the meeting.

Most Respectfully,

Ann Marie Fivecoat
4663 Neptune Drive SE
727-420-3501

Britton N. Wilson

From: klmichaels2@tampabay.rr.com
Sent: Monday, July 25, 2022 10:19 AM
To: Britton N. Wilson
Subject: Fw: Coquina Key Plaza Development

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.

Tommy refers to the meeting in 2021 organized by Gina Driscoll and held at Coquina Key Park. It was attended by Mark Rios, then director of the Coquina Key Plaza redevelopment for Stoneweg. Residents were asked what they would like to see in the redeveloped Plaza. Number one was grocery store. Number two was a pharmacy. Mark Rios stated to NA presidents and others in 2022 that Save –a-Lot wanted to be part of the new development and that Winn Dixie was willing to sign a lease at a future date. Both were turned down. The revised Stoneweg DA says that they will try to find a fresh food source but there is no guarantee. They have already said that they have had no success so far.

From: [Tommy Todd](#)
Sent: Saturday, April 2, 2022 10:40 AM
To: klmichaels2@tampabay.rr.com
Subject: Coquina Key Plaza Development

Kathy,

Tina and I are in favor of a predominant Retail use of this site especially a quality recognized grocery store. At that meeting there were many other retail options discussed that would benefit our southside neighborhoods. The apartments on 30th

Ave South would have 9th St and 6th St as access to downtown and the Interstate which would help alleviate congestion to all neighborhoods south of 30th. If they build hundreds of apartments on the Coquina Key Plaza site along with the 30th Ave site, we are going to be very congested, and I don't trust the need for so many new residences. Downtown started out with more great restaurants along with a few quality condominium developments. A few nice apartment projects added more affordable residences that young working people and students could afford.

However recently they are blocking the daylight out of downtown with more and more tall apartment buildings that we feel will have a negative impact on our infrastructure for available drinking water and sewage disposal. Adding these apartments to the south side is going to exasperate this even more.

Our side of the bay last year experienced the worst Red Tide since I was born in 1951. The shoreline is still devoid of turtle grass and small baitfish that provide cover and food for the gamefish that has made this Tamps Bay recovery fall flat on it's face. We destroyed this habitat in the dredge and fill days of the 60's and 70's and experienced some bad Red Tides in those days as well. The dominant factor was the release of partially treated and raw sewage being dumped directly into the bay as was the case last year when the tropical storm approached. The Piney Point spill started the Red Tide but when our city released the sewage, partial and untreated, the Red Tide exploded. This was swept ashore on the eastern shores of St. Petersburg killing everything in its path. I know of several Charter Captains that had excellent fishing across the bay in Bishops Harbor right down current from Piney Point.

Are we going to preserve our beautiful Tampa Bay that makes living here so desirable or appease a Developer that only cares about profits by building as many rental units as possible?

My family votes no to any rental residences at the Coquina Key Plaza. We have lost three shopping centers on our south side anchored by quality grocery stores since I was born. Coquina Key had Publix, Skway had A&P then Kash N Karry and the Winn Dixie Plaza on 62nd just west of Bay Point Middle school. They all failed because of the crime and shoplifting that was not controlled by the Plaza Management.

Thankyou for hearing our concerns.

Best regards, Tommy Todd

Britton N. Wilson

From: Robin O'Dell <robinodell@aol.com>
Sent: Monday, July 11, 2022 1:00 PM
To: CPPC; Katherine J. Connell
Subject: City file ZM-12

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.

Dear Sharon Winters, Chair and the CPPC:

I am writing regarding the request for zoning change at the former Coquina Key Shopping Center, or 4350 6th St S and 575 4th Ave S.

I live at 757 34th Ave S, St Petersburg, 33705, so just a few blocks away from the project. Actually, I live right smack in between the 2 projects the developers are undertaking here.

I do not have problem with the change of zoning. However, I do have issue with the amount of square footage for commercial businesses they are planning.

When they purchased this land, there was a working grocery store, drug store, nail salon, liquor store, laundry mat, and Am Vet lodge, and more. There is an apartment building at the end of my street and I often saw people walking home with their bags of groceries from the Save-a-lot. The shopping center may not have been much to look at, but it was functioning.

It seems to me that if the city is going to accommodate the developers and allow them to expand the number of units and therefore greatly expand their profit, then they should be willing to give back to the city and the community where they are building. They should be required to add back at least 75-100,000 square feet of retail. This area is a food desert and needs a grocery store. And a drug store. And a laundromat. Many people in this area do not have cars. It is a need.

If the developers do not want to accommodate the city in this way and be good stewards, then I feel their request for change of zoning should be denied.

I understand why developers want as little retail as possible. They are mostly just interested in the bottom line. We, as a city, need to require more.

Thank you for your attention to this matter.
Sincerely,

Robin O'Dell
757 34th Ave S
St. Petersburg, FL 33705
727-560-1190

Britton N. Wilson

From: susan porter <sdporter66@gmail.com>
Sent: Tuesday, August 2, 2022 12:33 PM
To: Britton N. Wilson
Subject: Coquina Key Plaza project

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.

Britton - Thank you for returning my call regarding the potential Coquina Key Plaza project.

As we discussed, my husband and I are very happy to see the possibility of some workforce housing spots that are so very much needed in our city.

The current spot on 6th Street South would be such an ideal location for income restricted apartments as well as retail space.

The fact that Stoneweg US is not seeking any public or municipal funding to support the building of this project that includes workforce housing is very commendable and should be seen as a strong, positive point in their desire to do something so beneficial for our community.

My husband, David Phillips (70) has rented various apartments in St. Petersburg for 23 years. I moved here 7 years ago (67) and we currently live in an apartment with a higher rent than we would like and 21 stairs to our unit....getting more difficult by the day.

I was on Social Security Disability due to problems with my spine after 4 back surgeries. At age 67 it switched over to regular Social Security....we both live on our monthly SS checks...no other income.

With limited monthly funds to live on, we are always happy to read news about any potential projects that we might be able to take advantage of.

If a waiting list for apartments does come up at some point, we would greatly appreciate being included on the list.

Thanks again for returning my call. Please contact me with any questions.

- Susan

Susan & David Phillips
107 47th Avenue N
St. Petersburg 33703

Susan Phillips
Sdporter66@gmail.com
732-996-1303

Katherine J. Connell

From: Joe Braun <jb.blues.stringer@gmail.com>
Sent: Wednesday, August 03, 2022 9:31 AM
To: Britton N. Wilson
Subject: Upcoming plans for Coquina Key Plaza

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.

Dear Ms. Wilson,

I hope this correspondence finds you well. I am contacting you in regards to an upcoming meeting of the City of St Petersburg City Community Planning and Preservation Commission (CPPC) on August 9th. At that meeting, the committee will be discussing the approval of a zoning change for Coquina Key Plaza, located at 6th St. S. and 45th Ave. S. A development group, Stoneweg US, has purchased the plaza and is seeking a zoning change from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional (CCT-1). As I understand it, this change would allow the development company to build 15-story buildings on this site.

I am a homeowner in south St. Petersburg. The communities in this section of the city are quiet, residential communities. Fifteen-story buildings at Coquina Key Plaza would negatively alter the beauty of this area. St. Petersburg is being transformed into another maze of concrete canyons lined with hi-rise buildings. In my estimation, this construction is ruining the beautiful, small-town ambience of our town center. However, if the plan is to expand St. Petersburg upwards, I think it would be a good idea to concentrate the tall buildings in the downtown area where they are already prevalent. We don't need them in residential neighborhoods.

From what I have heard, Stoneweg US is planning on constructing apartment buildings on this property with some space for commercial businesses. We need commercial businesses that allow residents to stay closer to home. I currently have to drive almost 3 miles to get groceries, and with the recent closing of Ace Hardware on 34th St. S. I need to drive 4 miles to Walmart or 8 miles up to Home Depot and Lowes for hardware supplies. These businesses used to be located in plazas close to my home. The Stoneweg US group has purchased a commercial property. I urge you to make sure that this developer provides much-needed commercial services as they redevelop Coquina Key Plaza.

In summary, please do whatever is in your power to make sure that any zoning change request being submitted for Coquina Key Plaza is a good fit for our community. The current regulations allowing new construction to a height of 45 ft. should be more than sufficient for apartment buildings in this residential neighborhood. And please impress upon this developer the need for commercial tenants that will benefit the surrounding neighborhoods.

Thanks much for your time and consideration of this request.

Sincerely,

Jordan J. Braun III
321 60th Ave. S.

Katherine J. Connell

To: Britton N. Wilson
Subject: RE: Coquina Key Plaza

From: stephanie short <short1965@gmail.com>
Sent: Wednesday, September 14, 2022 5:57 PM
To: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: Coquina Key Plaza

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.

Dear Council Member:

To say I am shocked is an understatement.
I thought we had plans and now just like that the builders want more. One word fits Greed.

South St Pete has always been overlooked!

Don't know what to do, put it in the South side.?

If you want diversity this is not the way to go.

The plans do not allow a budget for extra police and First responders.

No plans for the infra stature which will bottleneck 6th street.

Plus the mayor oks a condo for low income citizens. Shine... sure. That's a different subject.

I want to be on record as a registered voter. I am not in favor of making this mess even higher than the original plans.

Think about no reputable grocery store wanting this location, not even Publix???

You planned this mess?

Don't give me word salad, tell the truth. St Pete Planning does not know what they are doing to this neighbor.

You will lose another resident for sure.

We are not downtown money.

Stephanie Short
5101 Coquina Key
St Petersburg Florida 33705



**CITY OF ST. PETERSBURG
COMMUNITY PLANNING & PRESERVATION COMMISSION
PUBLIC HEARING**

**Council Chambers, City Hall
175 – 5th Street North
St. Petersburg, Florida 33701**

**August 9, 2022
Tuesday
2:00 P.M.**

MINUTES

Present: Lisa Wannemacher, Vice Chair
Manitia Moultrie
Valarie Nussbaum-Harris
Thomas “Tom” Whiteman
E. Alan Brock, Alternate
Jeffery “Jeff” M. Wolf, Alternate
Will Michaels, Alternate

Commissioners Absent: Sharon Winters, Chair

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Laura Duvekot, Historic Preservationist, II
Kelly Perkins, Historic Preservationist, II
Britton Wilson, Planner II
Ann Vickstrom, Planner II
Heather Judd, Assistant City Attorney
Michael Dema, Managing Assistant Attorney
Katherine Connell, Clerk, Planning & Development Svcs.

The public hearing was called to order at 2:10 p.m., a quorum was present.

- I. OPENING REMARKS OF CHAIR**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE AND SWEARING IN OF WITNESSES**
- IV. MINUTES (Approval of 7/12 Minutes)**

The minutes from the July 12, 2022, meeting were approved unanimously

V. PUBLIC COMMENTS

VII. QUASI-JUDICIAL HEARING

A. City File ZM-12

Contact People: Britton Wilson 551-3542

Request: Amendment to the Official Zoning Map from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional – 1 (CCT-1) for a 14.5-acre site consisting of two separate parcels located at 4350 6th Street South and 575 45th Ave. S.

Staff Presentation

Britton Wilson, Planner II, gave a presentation based on the Staff Report.

Applicant/Agent Presentation

Agent, Craig Taraszki, Esq., Johnson Pope, gave a presentation in support of the zoning change and the proposed project and was available for questions. 33:16

Commissioner Wannemacher: I have a question, the zoning change, this is also for the Staff, does the zoning change prohibit the development of retail on the residential portion of the property?

Craig Taraszki: No.

Commissioner Wannemacher: Thank you have you completed the design of the residential portion of the property?

Craig Taraszki: We have a site plan application in process.

Commissioner Wannemacher: Okay.

Commissioner Nussbaum-Harris: I do have a couple of questions, for the Applicant. Can you give us an idea of what the commercial development is expected to look like?

Marc Rios: The rendering is pretty accurate to what the commercial portion...

Commissioner Nussbaum-Harris: I mean more like use; do you have an idea of what potential tenants are interested in the space? Or who you would anticipate will be interested?

Denise Kelly: My name is Denise Kelly; I am a Development Manager with Stonewegg here in St. Pete.

Commissioner Wannemacher: Could you please speak into the microphone, state your address

and whether you have been sworn in, please?

Denise Kelly: My name is Denise Kelly, I am a development manager with Stonewegg, I have been sworn in, and my address is 1380 Duncan Loop S., I have been working closely with our retail broker on the retail portion of the project and we have made very, very concerted efforts, trying to get a grocery store. We have reached out to sixty three (63) brokers and brokerage companies, we have reached out to over fifteen (15) major chain grocers and then over 100 other retailers including smaller boutique grocers. We are currently in conversations with some of those smaller grocers, the reason that we have not been able to attract a major chain is that their selection criteria which includes population demographics. Basically, not enough people live in the area to support a grocer that has a larger footprint. We shifted strategies and we are trying to attract a smaller sized grocer who is aligned with the population in the area, as well as supporting local ownership and local businesses. We have six (6) interested parties that we are speaking to and are in contract negotiations with currently and that is where we are today.

Commissioner Wannemacher: Thank you, commissioner, did that answer your question?

Commissioner Nussbaum-Harris: It did, but I have a follow up question. How many square feet of commercial are we looking at?

Denise Kelly: Just over 20,000 sq. ft.

Commissioner Nussbaum-Harris: Thank you.

Denise Kelly: And, we were just talking, the people we are talking to, the smaller grocers, a coffee shop, a small boutique food source and a fitness studio, and I think I mentioned the coffee shop.

Commissioner Wannemacher: Thank you.

Registered Opponent

Walter Borden, gave a presentation in opposition of the proposed project.

Commissioner Nussbaum-Harris: Sir, you made a comment about Winn-Dixie, I am curious as to how and why you know that what information you have on that.

Walter Borden: A little over a year ago I had a conversation with Marc Rios who is sitting right over here, he told me that Winn-Dixie was willing to go on the site, they wanted forty thousand (40,000) some odd feet space, which is more than they were willing to allocate, and they were not able to be there until 2024. Now I know they want to build the retail space before they build the apartments, but 2024 is just around the corner, I am a commercial developer of solar, and let me tell you what, we are specing out in 2024 and 2025 projects out, today. So this is a construction project that is going to take...

Commissioner Nussbaum-Harris: So, you got your information from Marc Rios?

Walter Borden: I got it directly from Marc, yes.

Public Hearing

Tom Lally, 6702 31st Way S., opposed
Liza Daaka, 316 37th Ave. S., opposed
Susan Phillips, 187 47th Ave. N., support
Roy Hastings, 360 4th Ave. S., opposed
Rich Lander, 4635 Neptune Dr. SE, unavailable.
Anne Ferrante Gosh, 301 62nd Ave. S., opposed
Mike McGraw, 3997 Beach Dr. SE, opposed
Kyle Parks, 1011 14th St. N., support
Nancy Frainetti, 3750 Whiting Dr. SE, opposed
Barbara Poore, 236 58th Ave. S., opposed
Winston Miller, 700 Jasmine Way, S., support
Steven Barefield, 5036 Casilla Way S., opposed
Marie Fivecoat, 4343 Juanita Way, 4663 and 3811 Neptune Dr. SE, opposed
Rose Wetherell, 290 37th Ave. SE, opposed
Renee Kongsiri, 4908 Sunrise Dr. S., opposed
Walter Carfora, 123 17th Ave SE, opposed
Shawn Siede, Sr., 4375 Menhaden Dr. SE, opposed
Patricia Meyers, 4029 Miramar Way S., opposed
Bonnie Rivensark, 111 63rd Circle S., did not identify for or against, unavailable.
Mirela Setkic, 4200 25th Ave. N., opposed
Mark Spencer, 3494 Coquina Key Dr. SE, opposed
Pam Muller, 3520 Coquina Key Dr. SE, opposed
Edna Reedy, 4218 4th St. S., opposed
Tommy Todd, 6310 Bahama Shores Dr. S., opposed
Francis Smith, 6 Sea Lane S., opposed
Kathy Michaels, 621 Bahama Shores Dr. S., opposed
Ronald Hiemann, 4675 Neptune Dr. SE, did not identify for or against, unavailable.
J. Pezdeh, 145 59th Ave. S., opposed
Carol Sales, 4156 Coquina Key Dr. SE, opposed
Tom Barry, 4011 Sunrise Dr. S., opposed 2:00

Cross Examination:

City Staff and Owner Waived.

Registered Opponent, Walter Borden: Under CCS-1 in areas greater than 5 acres, the residential component is not to exceed forty percent (40%), of total F.A.R. My question is, is that the real reason that we want to go to traditional zoning for this property, to be able to increase?

Unrecognizable: It is not.

Walter Borden: Okay, then it is not, why?

Commissioner Wannemacher: Legal?

Attorney Dema: Chair, I am not sure who that question is directed to.

Walter Borden: To the developer,

Attorney Dema: The developer, well then, will the representative that presented the testimony for the developer, Mr. Taraszki.

Craig Taraszki: Can you repeat the question please?

Walter Borden: The question is, under CCS-1 zoning, properties that are over five acres residential component should not exceed forty percent (40%) of the total F.A.R., my question is, is that the real reason that we are here to get a zoning variance to traditional rather than suburban?

Craig Taraszki: That is not a cross examination of testimony I have presented today.

Commissioner Wannemacher: No, it is not. I am sorry, no. Do you have any other?

Walter Borden: There is one thing, I had a conversation with Marc Rios about the Winn-Dixie property going into forty thousand (40,000+) or more space in 2024 and I have also been told that the Save-a-Lot wanted to renew, but was either...

Craig Taraszki: Objection, this is not...

Walter Borden: My question is.

Commissioner Wannemacher: Again it is not really, you are not commenting on, none of that was included in their testimony.

Walter Borden: My question about their testimony is, who they talked to, actually what are the conversations they have had with these retailers?

Commissioner Wannemacher: Mr. Taraszki, do you want to answer, who you have spoken to regarding retailers?

Walter Borden: And, I guess, what size, how much space is being offered?

Marc Rios: Marc Rios, Director of Development at Stonewegg, regarding my conversation with Walter, yes, with Winn-Dixie we did have conversations with Winn-Dixie through our retail broker, this is about a year ago. At that point in time, we were speaking to them, but they made no commitments and that commitment fell through, they lost interest. On the Save-a-Lot as well, we were in talks with them, but we could not make it work, there was no commitment from them, so they lost interest as well.

Commissioner Wannemacher: Thank you.

Craig Taraszki: Can I ask to re-direct on that?

Commissioner Wannemacher: As long as it is pertinent to the testimony that they gave.

Walter Borden: They did not respond to the full question, how many square feet were they offering either of those?

Craig Taraszki: That is not a cross examination questions.

Commissioner Wannemacher: Again, they did not include that in their original testimony.

Rebuttal/Closing Remarks

Britton Wilson: I just have a general statement to make, the area is a mix of more suburban than traditional, but it is in a traditional transition zone. The density that the traditional zoning will provide will help generate the support needed for the market to require and support the needed retail and the requested retail.

Walter Borden: I would just like to say, as we said earlier we really need sixty five thousand (65,000), square feet for grocery and pharmacy and that makes perfect sense for what everybody has talked about here. I think that the offer of twenty thousand (20,000) square feet, half of which is already given away to who knows what, is not adequate.

Commissioner Wannemacher: Thank you. Mr. Taraszki?

Craig Taraszki: Craig Taraszki for the applicant, thank you again. We have heard a lot about the need for a grocer, we have heard about traffic and about height, but we are asking you today to do is to rezone the property from CCS-1 to CCT-1. This is not a site plan review, a lot of the concerns about Levels of Service, parking, traffic, those are site plan issues that will be considered during the site plan review process that will go before DRC (Development Review Commission). You should look at this rezoning as progress. The reason why we do not have a restaurant on the site, because as you heard, is it does not meet the site criteria for grocers, pharmacies or other vendors. Redeveloping this site and adding these residential units mixed use development will hopefully move the needle, not just this development, Lake Maggiore and hopefully developers that come in behind and further redevelop South St. Petersburg. If we miss this opportunity to develop the site, it may be a couple of decades before we hit that criteria before a grocer or the other vendors may want to come in and serve this population. The areas to the West and the South are predominately suburban, the suburban form of subdivision it is inherently car centric, large yards, driveways, it doesn't necessarily promote walkability. What we are asking you today is to rezone this to a traditional zoning district, it will bring within that transition area, traditional is consistent with the blocks to the North. Within the proposed development it will be mixed use, there will be some services onsite, it will be walkable, so it enhances that aspiration to be walkable. Again, we are not asking for any future land use change here, you are looking long range planning tool contemplates thirty (30) dwelling units on the site plus an optional workforce housing bonus. We

are asking for twenty four (24) plus workforce that is under what your long range planning is for this site. That type of density was already contemplated. The large tract development standards that would allow one hundred and fifty (150) feet of height, we have heard people objecting to the seventy-seven (77), that we are going to restrict by the Development Agreement (DA). The existing CCS-1 could utilize large tract, could go up to one hundred and fifty (150), feet on this site without coming to you for rezoning. The rezoning does not change that piece of this project. The other great thing about this site is it is on 66th Street South which is designated as Secondary Multi-modal Corridor and the County Land Wide Strategy Map, it is categorized as a major street in the city's Comp Plan (Comprehensive Plan) and is an Investment Corridor in the Advantage Pinellas Plan. We have high frequency public transit, that is PST Route 4, that runs along 6th Street. It is also an 18 minute bike ride from Coquina Key Plaza to the Publix on Central Ave. It is inherently multi-modal for this site. The folks want you to require a grocer on the site, there is nothing in your rezoning criteria or considerations that would allow this body to add that type of use requirement on this site as CCS-1 and CCT-1 are mixed use zoning districts, they both will allow retail, commercial grocers so that does not change whether it is rezoned or not. The city's own Tangerine Plaza property in South St. Pete, they just reopened the RFP on that, and they reduced the number on non-residential component from about forty thousand (40,000) square feet to ten thousand (10,000) square feet. So, the city's own RFP recognizes the market for retail right now. That is all I have for today, I would appreciate your recommendation for approval, thank you.

Executive Session

Commissioner Wannemacher: Fellow commissioners, do you have comments, who would like to start? Commissioner Brock, would you like to start?

Commissioner Brock: Thank you Chair, I have listened to many of the citizens speak here today, I do think many of them addressed more outside of what we are voting on today. What we are voting on today is to change this from the Suburban to the Traditional Commercial Corridor, which does increase the density allowed but it also keeps it in line with the walkable way they are looking for. It is a nice way, I agree with the transition idea that has been brought up today. The Development Agreement which is not part of what we have to vote on, does say that they are prioritizing that they are trying to do their best to bring in a grocery store.

Attorney Dema: I am going to stop you right there commissioner, that Development Agreement is something you are voting on today.

Commissioner Brock: We are, okay, I apologize.

Attorney Dema: There is zoning and the Development Agreement.

Commissioner Bock, my apologizes, but it does say they are prioritizing bringing in a grocery store, or a place that will be selling fresh fruits and vegetables. I thought it was an additional document, my apologizes. This seems to be, from my experience with panning and development in the past, my understanding is that you are going to need more density to get some of the things that they want. This helps bring that density about so that they can get the grocery stores they are

aiming for. Right now, I am inclined to support this initiative.

Commissioner Wannemacher: Thank you, anyone else?

Commissioner Whiteman: I have a question for staff. Hearing all this testimony, does it change your opinion as to whether this meets the comprehensive plan and Vision2050?

Britton Wilson: Yes madame chair, Commissioner Whiteman, I think you might be referring to the opposition statement, or their objection that it does not meet or comply with StPete2050's vision and it does not provide sufficient enough core retail goods and services within walkable distance.

Commissioner Whiteman: Yes

Britton Wilson: It is currently indetermined what retail options will be in the future. This rezoning pretty much allows almost all of the commercial options available to the site. Again, no site plan is being considered or approved today. The site plan they have proposed can be updated, it can be withdrawn, I do feel this proposal is consistent with the StPete2050 vision.

Commissioner Whiteman: Thank you.

Commissioner Wolf: 2:23 Having listened to the concerns today, what I see on the zoning, is that this change in zoning does not address those concerns. There can still be a residential component that is not as large, if we change it, there is more allowable residential, but it is still an allowed component. Commercial is still allowed under both zonings. I had a hard time trying to interpret what the height would be under the current zoning, I think it is a ratio of how big the buffer zone is and how the adjacent houses are across from it. It looked like theoretically up to one hundred and fifty (150) feet in some portion of that. I would like to have staff confirm that. I do not see that there is a major difference in the height allowed between the two zonings. The one thing we have here that we probably would want to consider is what the Development Agreement says because it is stating limited height, of allowable height is being limited under the Development Agreement to something substantially less than what it might be and I do not know if that Development Agreement restrict height more than it would be under the current zoning, but that is something to consider. Other than that I am not sure what our purview allows us to do, what percentage of the site can be commercial services versus residential. I would like to have a clarification on that too because comparing one zoning to the other I do not see there is that big a difference between them, in the factors that are important to what we have heard from your testimony today. Again, the one thing I can see may have some impact on those concerns is what the Development Agreement says, so if we could get some clarification on how the Development Agreement impacts that zoning, I would like to hear that.

Britton Wilson: Yes, commissioner both zoning districts pretty much allow the same form when using the large tract plan development process. It is the Development Agreement that is right now requiring a minimum of twenty thousand (20,000) square feet of commercial to be built prior to or at the same time as residential and it is also the Development Agreement that is requiring at least twenty percent (20%) of the residential to be dedicated to the St. Pete's workforce housing

program. Without the re-zoning, without the Development Agreement we do not have any guarantee that it will not, that the CCS-1, will not be higher than seven (7) stories and that there will be any workforce housing available.

Commissioner Wolf: Thank you.

Commissioner Nussbaum-Harris: Okay, I have a lot of comments and a lot of thoughts and obviously there are a number of people here who are passionate about their community. A couple of things, this is a community board, we are all private citizens, we have certain guidelines here, we work by, we are here to fulfill, I am new to this board, I have been on it, this is just my second month. I did serve on our Board of Adjustment and our Environmental Development Commission for sixteen (16) years, sixteen (16) years ago, I left when I was pregnant with my daughter, and I am back now. I love to serve the City, I grew up in the south side, I very much understand the challenges, I love in the south side now, we are restricted very much by what it is we can do. There are laws, like what was just mentioned, DRC (Development Review Commission) will review the site plan, and we can only do so much. There is a certain, and it has been a long time since I have used these words, there are certain inherent rights an owner has based under current zoning and the intensity, the density of a development that can be done is pretty great, greater than what is being proposed. We have competing needs and wants in our community right now, I am very concerned as well about utilizing this large space, kind of like the re-development of former Gas Plant District or to really get it right, I do know that I am a banker, I am just giving you my background, that it takes a certain amount of density and that has changed, the way shopping is today, from what it used to be. To make businesses, to make their model work. We are not in that business to understand what grocers need to make an investment work for them. I do know the City of St. Pete is changing and I do know intensity and density is happening whether we like it or not. The City has, this comes before City Council and our Mayor, we have gone through a lot of changes, with a strong mayor that, St. Pete is going to continue to expand and grow, so it is my intention to see what we can do working with developers and try to meet the needs of our community. I would say to developers here, this is loud and clear what the local community around Coquina Key is looking for and I am really torn. I would like to see the development meeting greater needs, I am concerned with that land disappearing, what else is available. I am sitting here thinking what other shopping centers, what other re-development areas are there. 2:30:23 There are other opportunities out there, but that is not what we are here to talk about. We are here to look at this particular request. I am right now very torn, that is where I am at.

Commissioner Wannemacher: Yes, Commissioner Wolf?

Commissioner Wolf : Going back to the fact that our decision is not going to have a whole lot of effect, from a zoning aspect, other than it includes a Development Agreement, I would have a question for the developer about, and I am sure you have done your math and know what works and what does not and we are not experts here to make that work, but I have a question for the developer about if they might be willing to increase the portion of commercial that is addressed in the Development Agreement, to try and at least leave room for the possibility of some kind of a grocery or pharmacy, if it is a small footprint application.

Marc Rios: Sir, we would have to look at the underwriting but, the current design meets the current

need. That is how we came to the current design.

Commissioner Wannemacher: Okay, I do have some comments, first, everybody in the audience who came to speak and took time out of your day, thank you very much for coming. Thank you very much for caring about your community, about your neighborhood, about this City we all love it very much and we appreciate that you love it as much as we do as well. Thank you for coming.

Density, the word keeps getting thrown around like it is a bad word. Density is not a bad word; density is solved by good design. We are not here to review the design today, that is not what the issue is. We are here to review a zoning change that will allow the developer to have more flexibility in what they can do and approve a Development Agreement that actually limits what they can do and mandates retail space. If you consider a large forty thousand (40,000) square foot Publix or Winn-Dixie, isn't it made up of several departments inside? You have a florist, you have a pharmacy, maybe a seafood and meat market a bakery, why can't each of these departments be located in individual retail store fronts? They can be and this potentially is what this developer is proposing. One of the speakers mentioned a Trader Joes, you know the Trader Joes up on 4th Street N.? It is only twelve thousand five hundred (12,500) square feet and some Trader Joes are as small as eight thousand (8,000) square feet. The Aldis are about twelve thousand (12,000) square feet, sometimes you just need to rethink your perception of what a grocery store is. The smaller retail spaces are also more sustainable in terms of their rent and overhead expenses. Many times they are owned by local businesses, local owners with stronger ties to the community. With all the new residential units that are being developed on the site the new retail businesses will have a more captive audience nearby. I am going to support this application and I would like to see if there are any more comments from the commission or if somebody would like to make a motion.

Motion: Commissioner Whiteman moved approval of the amendment to the Official Zoning Map from Corridor Commercial Suburban (CCS-1) to Corridor Commercial Traditional – 1 (CCT-1) for a 14.5-acre site consisting of two separate parcels located at 4350 6th Street South and 575 45th Ave. S. consistent with the Comprehensive Plan and associated Development Agreement.

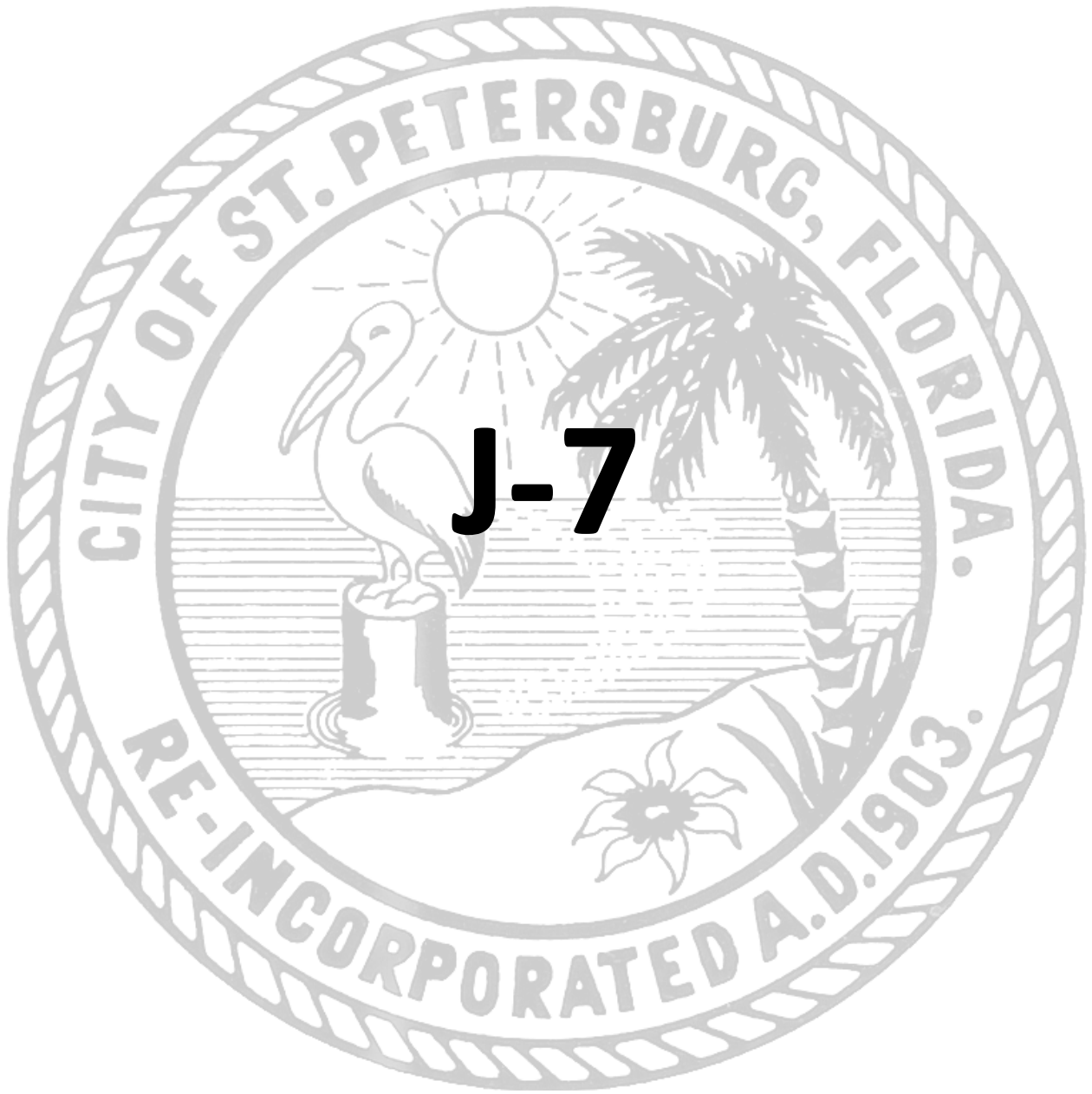
Commissioner Brock, Second.

YES – 7 - Wannemacher, Whiteman, Brock, Wolf

NO – 1 - Nussbaum-Harris

Motion passed.

The following page(s) contain the backup material for Agenda Item: Fiscal Year 2023 Tentative Budget and Proposed Millage Rate
Please scroll down to view the backup material.



J-7




OFFICE OF THE MAYOR

CITY OF ST. PETERSBURG

KENNETH T. WELCH, MAYOR

To: The Honorable Gina Driscoll, Chair, and Members of City Council

From: Kenneth T. Welch, Mayor 

Date: September 16, 2022

Re: Adoption of FY 2023 Millage Rate and Budget Appropriations Ordinance and Adoption of Multi-Year Capital Improvement Program FY 2023-2027

Background: On September 29, 2022, at 6:00 p.m. City Council will hold the second public hearing on the fiscal year 2023 budget. This memorandum contains material related to the second public hearing. Following the hearing, Council will adopt the final Millage Rate Resolution, the final Fiscal Year 2023 Budget/Appropriations Ordinance as well as the Multi-Year Capital Improvement Program Resolution. Florida Statutes require that a specific process be followed for the adoption of the budget. Various documents are attached to ensure compliance with these statutory requirements.

Explanation: On September 15, 2022, City Council approved the proposed millage rate of 6.5250 mills and the fiscal year 2023 tentative budget. On September 29, 2022, City Council will hold the second public hearing for final adoption of the millage rate and fiscal year 2023 budget.

Recommendation/Action Required: It is recommended that City Council adopt by resolution a property tax millage rate of 6.5250 mills in order to fund the fiscal year 2023 budget. It is further recommended that City Council approve the Fiscal Year 2023 Budget/Appropriations Ordinance adopting the Final Budget for fiscal year 2023 following the procedure set out in F.S. 200.065. At the conclusion of these actions, it is recommended that City Council adopt by resolution the Multi-Year Capital Improvement Program FY2023 – 2027 for the City.

Attachments:

- (A) Agenda for the September 29, 2022, public hearing - providing statutory requirements.
- (B) Recap of Changes between the Tentative Budget and Final Budget Ordinance
- (C) Resolution Adopting the Final Property Tax Millage Rate
- (D) Fiscal Year 2023 Budget/Appropriations Ordinance as modified and approved at the first public hearing on September 15, 2022 with proposed modifications for the second public hearing.
- (E) Resolution Adopting the Multi-Year Capital Improvement Program FY2023 – 2027.

ATTACHMENT A

**SECOND PUBLIC HEARING ON THE FISCAL YEAR 2023 MILLAGE RATE AND BUDGET
CITY OF ST. PETERSBURG, FLORIDA**

City Council Chamber
St. Petersburg City Hall
Thursday, September 29, 2022
6:00 P.M.

AGENDA

- | | | |
|---|----------------------------------|---|
| 1. Call to Order; Opening of Public Hearing; Announcement of Purpose of Public Hearing. | Honorable Chair
Gina Driscoll | PUBLICLY ANNOUNCE: This is the start of the public hearing. This public hearing is on the final budget, the final millage rate, and the Budget/Appropriations Ordinance for Fiscal Year 2023 which has been amended for second reading to include: (i) the intent of the request made by City Council at the first public hearing, and (ii) Administration's proposed changes since the first reading (as outlined in Attachment B, Recap of Changes). This is also a public hearing on the proposed multi-year CIP program for the City of St. Petersburg. Prior to public comment, the first substantive issue discussed shall be the percentage increase in millage over the rolled-back rate necessary to fund the budget, if any, and the specific purposes for which ad valorem tax revenues are being increased. That issue will be discussed by the Mayor and his staff after the title to the Budget/Appropriations Ordinance is read. |
| 2. Second Reading of Budget/ Appropriations Ordinance Title. | City Clerk | Read title of Budget/ Appropriations Ordinance. |
| 3. Introductory Remarks. | Mayor Kenneth
T. Welch | General remarks. |
| 4. Presentation on the Proposed FY 2023 Budget and rolled-back rate. | Budget Director
Liz Makofske | Brief power point presentation. First substantive issue to be discussed is the percentage increase in millage over the rolled-back rate necessary to fund the budget, if any. The millage is 6.5250. This rate represents an increase of 13.07% over the rolled-back rate of 5.7709. <i>FS 200.065 (2)(e)</i> . The reasons for the increase should be discussed at this point. The changes to the Budget/Appropriations Ordinance from first reading should also be explained. |

ATTACHMENT A

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|-----|--|----------------------------------|--|
| 5. | Receipt of Public Comment. | Honorable Chair
Gina Driscoll | PUBLICLY ANNOUNCE: This is the beginning of the public comment portion of the hearing. The general public shall be allowed to speak and ask questions before adoption of the final millage rate and final budget by City Council. <i>FS 200.065(2) (e)</i> . |
| 6. | Close Public Comment. | Honorable Chair
Gina Driscoll | PUBLICLY ANNOUNCE: The public comment portion of the hearing is now closed. |
| 7. | Council Comments, Discussion and Consideration of amendments to the Proposed FY 2023 Budget. | Mayor and
Council | If Council amends the budget so that there will be a requirement for there to be a change in the millage go to step 8, otherwise go to step 9. |
| 8. | Re-compute millage rate if necessary. | Budget Staff | Compute millage rate and make changes to resolutions and Budget/Appropriations Ordinance as required. <i>FS 200.065(2) (c)</i> |
| 9. | Announcement of final millage rate compared to the rolled-back rate. | Honorable Chair
Gina Driscoll | PUBLICLY ANNOUNCE: The final millage rate for the City of St. Petersburg is 6.5250 mills which is a 13.07% increase over the rolled-back rate of 5.7709 mills. |
| 10. | Adopt millage resolution. | City Council | Adopt resolution setting final millage rate. This must be done before adopting the final budget and must have a separate vote. <i>FS 200.065 (2) (d) & (e)</i> |
| 11. | Adoption of the Budget/Appropriations Ordinance as amended; and adoption of a Resolution approving a multi-year CIP program. | City Council | Adopt final budget (with any amendments that have been approved and after millage rate is adopted).

<ul style="list-style-type: none"> a) Amend the Budget/Appropriations Ordinance if necessary. b) Pass the Budget/Appropriations Ordinance as amended. c) Approve the resolution adopting the multi-year CIP programs for the City of St. Petersburg. |
| 12. | Closing of public hearing. | Honorable Chair
Gina Driscoll | PUBLICLY ANNOUNCE: The public hearing on the budget, the millage rate, the Budget/Appropriations Ordinance, and the multi-year CIP program is now closed. |

ATTACHMENT A

EXCERPTS FROM F.S. 200.065:

Paragraph (2)(c): "Within 80 days of the certification of value pursuant to subsection (1), but not earlier than 65 days after certification, the governing body of each taxing authority shall hold a public hearing on the tentative budget and proposed millage rate. Prior to the conclusion of the hearing, the governing body of the taxing authority shall amend the tentative budget as it sees fit, adopt the amended tentative budget, recompute its proposed millage rate, and publicly announce the percent, if any, by which the recomputed proposed millage rate exceeds the rolled-back rate computed pursuant to subsection (1). That percent shall be characterized as the percentage increase in property taxes tentatively adopted by the governing body."

Paragraph (2)(e): "1. In the hearings required pursuant to paragraphs (c) and (d), the first substantive issue discussed shall be the percentage increase in millage over the rolled-back rate necessary to fund the budget, if any, and the specific purposes for which ad valorem tax revenues are being increased. During such discussion, the governing body shall hear comments regarding the proposed increase and explain the reasons for the proposed increase over the rolled-back rate. The general public shall be allowed to speak and to ask questions before adoption of any measures by the governing body. The governing body shall adopt its tentative or final millage rate prior to adopting its tentative or final budget."

00642482

ATTACHMENT B

RECAP OF CHANGES BETWEEN THE TENTATIVE BUDGET AND PROPOSED BUDGET ORDINANCE

**** CHANGES IN REVENUES ****

	TENTATIVE	PROPOSED		
General Operating Fund	BUDGET	CHANGE	ORDINANCE	REASONS
Parks and Recreation	47,994,490	8,780	48,003,270	An increase in the revenue amount (\$8,780) is needed since the FY23 Childcare Food Program grant amount is greater than the amount in the FY23 Tentative Budget.
Total General Fund Revenue	<u><u>336,611,581</u></u>	<u><u>8,780</u></u>	<u><u>336,620,361</u></u>	

**** CHANGES IN REQUIREMENTS ****

	TENTATIVE	PROPOSED		
General Operating Fund	BUDGET	CHANGE	ORDINANCE	REASONS
Parks and Recreation	47,917,490	8,780	47,926,270	An increase in the budget amount (\$8,780) is needed since the FY23 Childcare Food Program grant amount is greater than the amount in the FY23 Tentative Budget.
Mayors Office	5,036,690	(976,521)	4,060,169	A reduction in the Mayor's Office budget due to a FY23 reorganization that will move the Arts, Culture, and Tourism Division from the Mayor's Office to the City Development Administration Department.
City Development Administration	1,734,304	976,521	2,710,825	An increase in the City Development Administration Department's budget due to a FY23 reorganization that will move the Arts, Culture, and Tourism Division from the Mayor's Office to the City Development Administration Department.
Total General Fund Requirements	<u><u>336,611,581</u></u>	<u><u>8,780</u></u>	<u><u>336,620,361</u></u>	

OTHER FUNDS

**** CHANGES IN REVENUES ****

	TENTATIVE	PROPOSED		
Other Funds	BUDGET	CHANGE	ORDINANCE	REASONS
NO CHANGES				

**** CHANGES IN REQUIREMENTS ****

	TENTATIVE	PROPOSED		
Other Funds	BUDGET	CHANGE	ORDINANCE	REASONS
NO CHANGES				

CAPITAL IMPROVEMENT FUNDS

**** CHANGES IN REVENUES ****

FUND	TENTATIVE	PROPOSED		
	BUDGET	CHANGE	ORDINANCE	REASONS
NO CHANGES				

**** CHANGES IN REQUIREMENTS ****

FUND	TENTATIVE	PROPOSED		
	BUDGET	CHANGE	ORDINANCE	REASONS
General Capital Improvement Fund (3001)	5,650,000	0	5,650,000	Adding budget for the FY23 self-funding of the Airport Rehab Airfield Vault Project (\$206,122) and Airport Replace Federal Contract Tower Equipment Project (\$150,000). The budget for the FY23 Infrastructure TBD Project was reduced by \$356,122 to fund the two Airport projects and is now \$1.484M.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A FINAL
MILLAGE RATE FOR THE FISCAL YEAR
ENDING SEPTEMBER 30, 2023; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the amounts of money necessary to be raised from taxation to carry on the government of the City of St. Petersburg for the fiscal year ending September 30, 2023 have been tentatively determined.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that it has been determined that in order to raise and produce the funds necessary to carry on the government of the City of St. Petersburg for the fiscal year ending September 30, 2023, there is hereby levied for said year, the various taxes set out in Sections 1 and 2, inclusive of this Resolution, to wit:

SECTION 1. The final millage rate for the fiscal year ending September 30, 2023, is hereby fixed and adopted at 6.5250 mills on the dollar of the assessed value of property of every kind liable for or subject to taxation by the City of St. Petersburg, Florida.

SECTION 2. The final millage rate referred to in the preceding Section shall be levied for the following purposes:

<u>Purpose</u>	<u>Mills</u>
General Fund Operating Levy	6.5250

SECTION 3. The final millage rate adopted herein represents an increase of 13.07% over the rolled back rate of 5.7709 mills computed pursuant to the TRIM Act (Section 200.065, Florida Statutes, as amended).


This resolution shall become effective immediately upon its adoption.

LEGAL:



00642498

BUDGET:



ATTACHMENT D

ORDINANCE NO. 521-H

AN ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023; MAKING APPROPRIATIONS FOR THE PAYMENT OF THE OPERATING EXPENSES OF THE CITY OF ST. PETERSBURG, FLORIDA, INCLUDING ITS UTILITIES, AND FOR THE PAYMENT OF PRINCIPAL AND INTEREST OF REVENUE BONDS, AND OTHER OBLIGATIONS OF THE CITY OF ST. PETERSBURG, FLORIDA; MAKING APPROPRIATIONS FOR THE CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF ST. PETERSBURG, FLORIDA; MAKING APPROPRIATIONS FOR THE DEPENDENT SPECIAL DISTRICTS OF THE CITY OF ST. PETERSBURG FLORIDA; ADOPTING THIS APPROPRIATIONS ORDINANCE AS THE BUDGET FOR THE CITY OF ST. PETERSBURG, FLORIDA FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. That for payment of operating expenses and obligations of the City of St. Petersburg, Florida, for the fiscal year ending September 30, 2023, there is hereby appropriated out of any money in the Treasury of the City and any accruing revenues of the City available for said purposes to the funds and for the purposes hereinafter set forth, the sum of monies shown in the following schedules:

OPERATING FUNDS

GENERAL FUND

Police	133,331,307
Fire Rescue	42,139,145
Leisure Services Administration	57,501,470
General Government Administration	64,333,953
Public Works Administration	16,349,853
City Development Administration	12,663,007
Community and Neighborhood Affairs Administration	<u>10,301,626</u>
Total – General Fund	\$336,620,361

GENERAL FUND RESERVE

Affordable Housing	1,500,000
Preservation Reserve	<u>45,000</u>
Total – General Fund Reserve	\$1,545,000

ATTACHMENT D

ENTERPRISE FUNDS

Water Resources	185,977,942
Water Cost Stabilization	1,465,000
Water Equipment Replacement	1,370,430
Stormwater Utility	28,333,013
Stormwater Equipment Replacement	2,197,478
Sanitation	54,911,156
Sanitation Equipment Replacement	1,900,000
Parking Revenue	9,057,608
Mahaffey Theater	1,235,801
Pier	7,353,441
Coliseum	990,933
Sunken Gardens	2,353,211
Tropicana Field	2,155,690
Airport	1,403,853
Marina	4,120,586
Golf Courses	5,324,062
Jamestown	830,718
Port	<u>570,442</u>
Total - Enterprise Funds	\$311,551,364

SPECIAL REVENUE FUNDS

Emergency Medical Services	19,063,497
American Rescue Plan Act	80,211
Local Housing Assistance (SHIP)	3,126,139
School Crossing Guard	400,000
Weeki Wachee	130,000
Professional Sports Facility Sales Tax	1,947,551
South St. Pete Redevelopment District	289,704
Downtown Redevelopment District	5,765,586
Assessments Revenue	12,095
Grant Funds (CDBG, HOME, ESG, NSP)	3,394,691
Miscellaneous Donation Funds	1,500,000
Building Permit Special Revenue Fund	11,613,846
Law Enforcement State Trust	81,560
Federal Justice Forfeiture	42,050
Arts in Public Places	<u>23,412</u>
Total - Special Revenue Funds	\$47,470,342

INTERNAL SERVICE FUND RESERVES

Technology Services	354,039
Supply Management	138,070
Health Insurance	1,210,356
General Liabilities Claims	47,562
Commercial Insurance	159,910

ATTACHMENT D

Workers' Compensation	74,774
Billing and Collections	<u>312,070</u>
Total-Internal Service Fund Reserves	\$2,296,781

DEBT SERVICE FUNDS

JP Morgan Chase Revenue Notes	2,777,563
Banc Of America Leasing & Capital LLC	226,253
TD Bank, N.A.	2,618,874
Key Government Finance Debt	1,014,436
PNC Debt	1,947,551
Public Service Tax Debt	5,673,463
Water Resources Debt	43,363,298
Stormwater Debt Service	2,647,186
Sanitation Debt Service	<u>292,088</u>
Total – Debt Service Funds	\$60,560,712

TOTAL - OPERATING BUDGET APPROPRIATIONS **760,044,560**

SECTION 2. For the payment of capital improvements as set forth in the Capital Improvement Program (CIP) of the City of St. Petersburg, Florida for the fiscal year ending September 30, 2023, there is hereby appropriated from the monies in the Treasury of the City and any accruing revenues of the City available for said purposes to the funds and for the purposes hereinafter set forth, the sum of monies as shown in the following schedules:

CAPITAL IMPROVEMENT FUNDS

GENERAL CAPITAL IMPROVEMENT

Rehab Airfield Vault	206,122
Replace Federal Contract Tower Equipment	150,000
MOB Repairs and Improvements	1,015,000
Bay Vista RR ADA Improvements	300,000
Williams Park Bandshell Improvements	300,000
Pier Head Sound System	180,000
Pier Kiosks for Marketplace	40,000
Pier Shade Shelter for Children's Playground	200,000
Pier Soil/Sod/Drainage Improvements	175,000
Pier Splash Pad Resurfacing	50,000
Police CAD/RMS/Mobile System	750,000
Sidewalk Reconstruction	400,000
Sidewalk Masterplan	400,000
Infrastructure TBD	<u>1,483,878</u>
General Capital Total	\$5,650,000

HOUSING CAPITAL IMPROVEMENT

Affordable/Workforce Housing	675,000
Legal Collection Expense	<u>25,000</u>

ATTACHMENT D

Housing Capital Total	\$700,000
PUBLIC SAFETY CAPITAL IMPROVEMENT	
New Fire Station 2	4,125,000
Public Safety Training Facilities	<u>800,000</u>
Public Safety Total	\$4,925,000
CITYWIDE INFRASTRUCTURE CAPITAL IMPROVEMENT	
Bicycle Pedestrian Facilities	100,000
2nd St N over Tinney Creek	625,000
Venetian Blvd W of Shore Acres	3,650,000
62nd Ave S at Maximo	125,000
Bridge Life Extension Program	750,000
Bridge Replacement Program	200,000
Affordable Housing Land Acquisitions	1,500,000
Neighborhood Partnership Grants	75,000
Sanitary Sewer Annual Pipe Repair & Replacement	5,000,000
Sanitary Sewer Annual Pipe CIPP Lining Program	4,000,000
Alley and Roadway Reconstruction - Brick	200,000
Alley Reconstruction - Unpaved	200,000
Curb/Ramp Reconstruction	400,000
School Zone Upgrades	600,000
Sidewalk Reconstruction	800,000
Street and Road Improvements	4,750,000
Complete Streets (also in Fund 3071)	450,000
Neighborhood Transportation Management Program	100,000
Sidewalks Expansion Program (also in Fund 3071)	250,000
Sidewalks - Neighborhood & ADA Ramps	250,000
Wayfaring Signage	100,000
Transit Shelter Expansion	200,000
Seawall Renovations & Replacement	1,300,000
Debt Service Repayment (also in Funds 3029 and 3031)	<u>802,620</u>
Citywide Infrastructure Total	\$26,427,620
RECREATION AND CULTURE CAPITAL IMPROVEMENT	
Athletic Facilities Improvements	200,000
Coliseum - Stage Project	150,000
Mahaffey Theater Improvements	400,000
Johnson Library Chiller Replacement	351,000
General Library Improvements	100,000
Crescent Lake Tennis Court Improvements	300,000
Park Facilities Improvements	350,000
Parks Lighting Improvements	100,000
Play Equipment Replacement	600,000
Preserve Improvements	100,000
North Shore Aquatic Center ADA Improvements	100,000

ATTACHMENT D

Swimming Pool Improvements	400,000
Enoch Davis Recreation Center Improvements	200,000
Recreation Center Improvements	300,000
Sunken Gardens South Gate Perimeter Wall	300,000
Debt Service Repayment (also in Funds 3027 and 3031)	<u>1,452,288</u>
Recreation and Culture Total	\$5,403,288

CITY FACILITIES CAPITAL IMPROVEMENT

Dwight H Jones - Waterproofing and Painting	50,000
City Facilities HVAC Replacement/Upgrade	200,000
Manhattan Casino HVAC Replacement/Upgrade	350,000
City Facilities Roof/Waterproofing	200,000
Fire Facilities Major Improvements	150,000
Debt Service Repayment (also in Funds 3027 and 3029)	<u>190,092</u>
City Facilities Total	\$1,140,092

MULTIMODAL IMPACT FEES CAPITAL PROJECTS

City Trails – Multi-use Trails	200,000
Downtown Intersection & Pedestrian Facilities	500,000
Traffic Safety Program	75,000
Complete Streets (also in Fund 3027)	350,000
Sidewalk Expansion Program (also in Fund 3027)	<u>50,000</u>
Multimodal Impact Fees Total	\$1,175,000

BICYCLE/PEDESTRIAN SAFETY IMPROVEMENTS

71st Street Trail Connection	730,566
28th Street - 1st Avenue N - Pinellas Trail	323,558
Central Avenue - 31st to 34th Streets	<u>179,748</u>
Bicycle/Pedestrian Safety Total	\$1,233,872

DOWNTOWN PARKING CAPITAL IMPROVEMENTS

New Meter Technology	200,000
New Meters Downtown	200,000
Sundial Garage Waterproofing	<u>750,000</u>
Downtown Parking Capital Total	\$1,150,000

WATER RESOURCES CAPITAL PROJECTS

Computerized System Improvements	4,580,000
Water Distribution System Improvements	1,050,000
Water Resources Building Improvements	6,100,000
Lift Station Improvements	5,700,000
Sanitary Sewer Collection System	14,650,000
Water Reclamation Facilities Improvements	16,500,000
Reclaimed Water System Improvements	1,975,000
Water Treatment Supply	<u>300,000</u>
Water Resources Total	\$50,855,000

ATTACHMENT D

STORMWATER DRAINAGE CAPITAL PROJECTS

Stormwater Pump Stations	250,000
Bartlett Lake/Salt Creek Pump Station	200,000
Master Plan Projects	250,000
Minor Storm Drainage	750,000
Stormwater System Resiliency Enhancements	500,000
50th Ave N West of 5th Street SDI	3,878,500
Appian Way & Vicinity Resiliency	750,000
Connecticut Ave NE & Vicinity Resiliency SDI	500,000
Crescent Lake Water Quality Improvements	100,000
Drainage Line Rehabilitation/Replacement	1,500,000
Lake Improvements	500,000
Little Bayou Water Quality Improvements	400,000
MLK Channel Improvements	250,000
Old NE Stormwater Drainage Improvements	3,000,000
Stormwater Vaults and Backflow Preventers	200,000
Utility Network Extension - SPTO Assets	<u>500,000</u>
Stormwater Drainage Total	\$13,528,500

AIRPORT CAPITAL PROJECTS

Taxiway "A" Rehab	121,000
Upgrade Access Control Security System	<u>120,000</u>
Airport Total	\$241,000

MARINA CAPITAL IMPROVEMENT

Marina Facility Improvements	<u>250,000</u>
Marina Total	\$250,000

GOLF COURSE CAPITAL PROJECTS

Twin Brooks Maintenance Building and Parking Improvements	<u>450,000</u>
Golf Course Total	\$450,000

TOTAL CIP FUNDS **\$113,129,372**

SECTION 3. For dependent districts of the City of St. Petersburg, Florida, for the fiscal year ending September 30, 2023, there are hereby appropriated from the monies and revenues of said districts the sum of monies shown on the following schedule:

DEPENDENT DISTRICTS

Health Facilities Authority	<u>4,000</u>
Total - Dependent Districts	\$4,000

SECTION 4. Within the appropriations in Section 1, the following allocations are authorized:

ATTACHMENT D

INTERNAL SERVICE ALLOCATIONS

Fleet Management	18,656,955
Equipment Replacement	11,866,068
Municipal Office Buildings	4,436,091
Technology Services	16,312,484
Technology and Infrastructure	1,039,311
Supply Management	578,345
Health Insurance	60,403,978
Life Insurance	973,236
General Liabilities Claims	2,604,083
Commercial Insurance	6,357,352
Workers' Compensation	9,446,135
Billing and Collections	<u>13,134,012</u>
Total - Internal Services	\$145,808,050

COMMUNITY SUPPORT ALLOCATIONS

Pinellas Safe Harbor	150,000
Social Action Funding Program	700,000
Pinellas Homeless Leadership Board	25,000
Westcare Opioid Addiction Program	100,000
Westcare Turning Point	125,000
Pinellas Hope	150,000
St. Vincent de Paul	148,633
Rapid Rehousing	400,000
Neighborly Care Network (Meals on Wheels)	75,000
Childhood Homelessness Project (HLA of Pinellas)	260,000
Contingency	15,000
My Brother's and Sister's Keeper (MBSK)	725,000
Tampa Bay Black Business Investment Corporation (TBBBIC)	50,000
2020 Wrap Around Services	30,000
2020 Wrap Around Administration	35,000
STEP Program	50,000
USF Bridge to Doctorate Endowed Graduate Fellowship Program	25,000
Eckerd College Diversity Scholarship	50,000
MLK Festival	100,000
USF Fellows Program	18,000
Youth Employment	400,000
Keep Pinellas Beautiful	15,000
Youth Workforce Readiness	35,000
Neighborhood Partnership Matching Grants	35,000
Mayors Mini Grant Program	15,000
Reads to Me	50,000
St. Pete PAWS	15,000
Arts Grants	455,000
Florida Orchestra	100,000
Museum of History	12,000

ATTACHMENT D

USF Graphic Studio Expansion	75,000
New Event(s) for FY23 (TBD)	10,000
First Friday Sponsorship	10,000
First Night	40,000
Keep St. Pete Local/ Localtopia	50,000
Commercial Revitalization/Storefront Conservation Program	500,000
Main Streets Program	220,000
Economic Development Corporation	150,000
City/Chamber Greenhouse Partnership	96,000
Qualified Target Industry Commitments	80,000
Grow Smarter Initiative	270,000
Innovation District Assistance	25,000
Business Recruitment Event Aid	25,000
Corporate Relocation and Expansion Grants	300,000
Business Corridor Support Program	15,000
Florida State Minority Supplier Diversity Corp/Minority Enterprise Dev	5,000
Cross Bay Ferry	228,000
Downtown Looper	20,000
Carter G. Woodson Museum	100,500
Juneteenth	<u>10,000</u>
Total – Community Support	\$6,593,133
Subsidies:	
Mahaffey Theater	636,500
Pier	1,997,000
Coliseum	498,500
Sunken Gardens	50,000
Tropicana Field	1,192,420
Jamestown	215,000
Port	<u>100,000</u>
Total – Subsidies	\$4,689,420
Debt and Transfers:	
Debt	4,884,622
Economic Stability	500,000
Capital Improvement Funds	4,490,000
Affordable Housing	1,500,000
Tax Increment Funds	<u>17,300,991</u>
Total – Debt and Transfers	\$28,675,613
Contingency	\$549,540
Total – Non-Departmental	\$40,507,706

ATTACHMENT D

SECTION 5. The following categories are established as committed fund balances for future appropriation in the General Fund. The final amount will be determined subsequent to year-end when the actual results and ending balances for all funds has been determined. Commitment amounts can be changed by a resolution of City Council in accordance with the City Charter:

Operating Re-appropriations - Funds that are rolled over for purchases that could not be made in the previous year due to timing or other issues.

Land Sale Proceeds - This category was established to provide a funding source for acquiring property. Proceeds from the sale of City properties valued at less than \$20,000 are deposited in the General Operating Fund and are to be used for acquiring property according to Resolution 2002-126 adopted by the City Council on February 21, 2002.

Qualified Target Industry (QTI) Tax Refund Program - This category was established to provide the City's share of payments over the next five years for the QTI program, which provides funds to local businesses for the purpose of stimulating economic growth and employment.

Local Agency Program (LAP) - This category was established to provide the City's share of commitments for maintenance of City roads and trails as a result of grant agreements with the Florida Department of Transportation (FDOT).

Courtesy Docks and Slips - This category was established to provide the City's share of commitments for costs associated with the ordinary and routine maintenance of the Transient Visitor Dock and Slips until March 31, 2041 as a result of a grant agreement with the Florida Fish and Wildlife Conservation Commission (FFWCC).

St. Petersburg Commerce Park land sale proceeds – This category is established from a property sale which included a job creation agreement between St. Petersburg Commerce Park, LLC and the City of St. Petersburg. The job creation agreement required a portion of the land sale proceeds to be held in escrow and restricted for future use in accordance with such agreement.

These commitment categories are effective as of the date of this Ordinance which is prior to the end of the Fiscal Year 2022.

SECTION 6. After passage of this Ordinance, changes to the allocation amounts listed in Section 4 may be accomplished in the same manner as changes to appropriations pursuant to City Charter Section 3.14.

SECTION 7. This Ordinance is hereby adopted as the budget for the City of St. Petersburg for the fiscal year ending September 30, 2023.

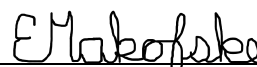
SECTION 8. In the event this Ordinance, or any line item, is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk 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, or any line item, 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:



00642645

DEPARTMENT:



RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE
RECOMMENDED MULTI-YEAR CAPITAL
IMPROVEMENT PROGRAM FOR THE CITY
OF ST. PETERSBURG, FLORIDA; AND
PROVIDING AN EFFECTIVE DATE.**

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the recommended multi-year Capital Improvement Program covering the Fiscal Years 2023 through 2027 is approved.

BE IT FURTHER RESOLVED, that appropriations for the Capital Improvement Program for Fiscal Year 2023 have been incorporated into Ordinance No. 521-H.

BE IT FURTHER RESOLVED, that City Council may amend this program by approval of subsequent supplemental appropriation resolutions or appropriation transfer resolutions, as provided by the City Charter.

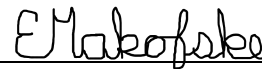
This resolution shall become effective immediately upon its adoption.

LEGAL:



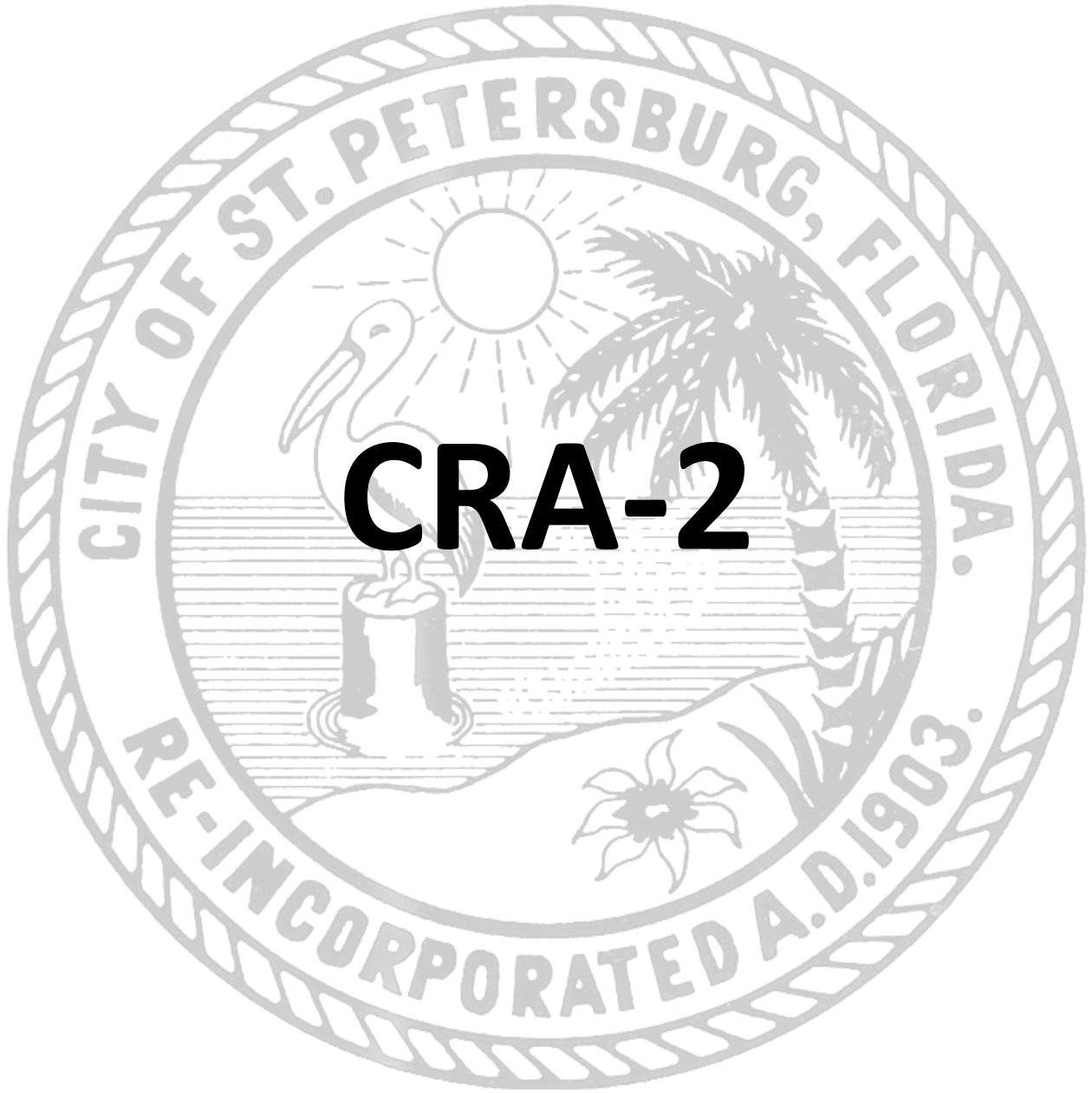
00642556

DEPARTMENT:



The following page(s) contain the backup material for Agenda Item: A Resolution of the St. Petersburg Community Redevelopment Agency recommending that the St. Petersburg City Council approve the “Neighborhood Planning Program” as a tax increment financing program for the South St. Petersburg Community Redevelopment Area; providing for administrative amendments to procedures that do not materially alter the adopted purpose of the program; and providing an effective date.

Please scroll down to view the backup material.



CRA-2

ST. PETERSBURG CITY COUNCIL
Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair, and Members of City Council

SUBJECT: Adds/Deletes for September 29, 2022, Meeting. Adding to the Community Redevelopment Agency Agenda a Resolution by City Council approving the “Neighborhood Planning Program” for the South St. Petersburg Community Redevelopment Area; and providing an effective date.

Explanation


City Administration is requesting addition of the “Neighborhood Planning Program” for the South St. Petersburg Community Redevelopment Area to the September 29, 2022, agenda. Administration was intending to submit the item according to the regular schedule but received approval from Pinellas County staff last late week to use its tax increment financing (TIF) contributions for several plan implementation projects; these were originally identified to be funded with City TIF contributions only. Staff will be briefing Councilmembers on the program prior to the September 29, 2022, public meeting and submitted backup information for them to prepare prior to these briefings.

Recommendation

City Administration recommends City Council add the attached items to the Community Redevelopment Agency agenda.

Exhibits: Staff Report, Resolution and Neighborhood Planning Program

Approvals

Administrative:  _____

Budget: N/A _____

Legal: /s/ _____

Exhibits

Agency Staff Report, Resolution and South St. Petersburg CRA Neighborhood
Planning Program



Community Redevelopment Agency
September 29, 2022, Meeting

City File: SSPCRP-2022-7

Request

Approving a resolution recommending that the St. Petersburg City Council adopt the Neighborhood Planning Program for the South St. Petersburg Community Redevelopment Area.

Recommendation and Findings

The St. Petersburg Community Redevelopment Agency (Agency) recommends that City Council:

- **APPROVE** adoption of the Neighborhood Planning Program as a program of the South St. Petersburg CRA.
- **APPROVE** the use of tax increment financing (TIF) from the South St. Petersburg CRA to fund neighborhood planning efforts, including new neighborhood plans, neighborhood plan updates, and other planning activities that support and expand neighborhood association organizational capacity and community engagement.
- **APPROVE** the use of TIF to fund public infrastructure projects that are consistent with the goals and objectives of accepted Neighborhood Plans.
- **APPROVE** the use of TIF to fund the implementation of Neighborhood Traffic Plans.
- **ALLOW** administrative amendments to the procedures for the Neighborhood Planning Program, without requiring formal City Council approval, to improve or enhance delivery of service provided that such amendments shall not materially alter the originally adopted purpose of the program.
- **FIND** that the expenditure of TIF funds to implement the Neighborhood Planning Program is consistent with the intent of the South St. Petersburg Community Redevelopment Plan.

Overview of the Neighborhood Planning Program

The **Neighborhood Planning Program** (“Program”) provides funding to support eligible neighborhood associations within the South St. Petersburg CRA in planning and implementing revitalization activities that can reduce blight, improve public infrastructure, increase amenities and services, expand neighborhood organizational capacity and engagement, and strengthen neighborhood image and identity. The Program follows an innovative and collaborative neighborhood-led approach to planning redevelopment activities within the South St. Petersburg CRA in response to the priorities identified by CRA residents.

The program creates three separate and interrelated program attributes: 1) Neighborhood Planning; 2) Neighborhood Project Implementation; and 3) Neighborhood Traffic Plan Implementation.

Funding for Neighborhood Planning can be used to fund neighborhood planning efforts, such as developing new Neighborhood Plans, updating existing Neighborhood Plans, and organizational capacity building and community engagement activities supportive of neighborhood planning. Neighborhood Plans funded through this process will be “accepted” through the Neighborhood Plan Review Process, that includes review and action by the CAC and City Council.

Neighborhood Project Implementation funding will be awarded on a competitive basis through an application process. Funding may be used towards projects that are consistent with the intentions of “accepted” neighborhood plans. Eligible project types fall into four categories: 1) Beautification, Streetscaping, and Placemaking; 2) Multimodal Transportation and Mobility; 3) Parks, Greenspaces, and Recreational Facilities; and 4) Community Development and Neighborhood Safety. The Project Implementation funding is intended to be used towards hard infrastructure/asset costs; planning/engineering/surveys studies, design, and other professional services; site acquisition, and site development. Program funding may not be used towards moveable assets (objects/items), gift cards, events, regular association operating expenses, bulletin boards, flags/signage supporting a political cause or candidate, landscaping (except for street trees), or other items that do not meet the intent of this Program.

Neighborhood Traffic Plan Implementation funding may be used to implement projects identified within accepted finalized Neighborhood Traffic Plans developed through the City’s Neighborhood Transportation Management Program, which works with Neighborhood Associations and residents to address neighborhood goals related to mobility, efficiency, and safety.

Additionally, the program is a continuation of decades-long City policies and plans, including Vision 2050, the Comprehensive Plan, the Complete Streets Implementation Plan, and the Integrated Sustainability Action Plan (ISAP).

Finding of Consistency with the South St. Petersburg Redevelopment Plan

The **Neighborhood Planning Program** is consistent with the South St. Petersburg Redevelopment Plan (“Plan”) with the introduction to its Action Plan stating that

“The South St. Petersburg Community Redevelopment Plan is a multifaceted revitalization strategy that embraces both traditional “placed-base” economic development strategies customary to redevelopment plans [emphasis added] as well as “people based” strategies that seek to improve the education, workforce readiness and workforce training opportunities for the residents of South St. Petersburg.”

This Program promotes place-based economic development strategies that focus on removal of blight through community revitalization, catalyzing redevelopment, and strengthening of the neighborhood economy. The Program also incorporates people-based strategies by increasing the capacity of neighborhood associations and their residents to address issues, concerns, and opportunities. The “Neighborhood Revitalization” section of the Plan recognizes the importance of the neighborhood planning structure to the City and intends to use TIF to assist updating and making revisions to existing neighborhood plans; construct improvements designed to implement the plans; and invigorate and increase “the capacity of the neighborhood associations and their residents to address issues, concerns and opportunities”. On creating and amending Neighborhood Plans using TIF, an action strategy in the Plan calls for updating “South St. Petersburg neighborhood plans with residents to identify future needs and amenities such as signage, community gardens, streetlighting and pocket parks that can be funded through the TIF Incentive Program.” Finally, the Plan’s “Redevelopment Program and Funding Strategy” specifically calls for providing “competitive matching grants to empower and increase the capacity of neighborhood associations within the CRA to assist with updating and/or implementing their neighborhood plans.”

The “Redevelopment Program and Funding Strategy” language above lays the predicate for implementing Neighborhood Plans that can be found elsewhere in the Plan. Under “Housing and Neighborhood Revitalization: Neighborhood Organizational Development”, the Plan specifically calls for the creation of a “‘Tax Increment Financing Incentive Program’ to help neighborhood associations implement their neighborhood plans with construction of infrastructure and amenities”.

The Plan is also expansive in terms of what types of improvement can be funded noting that

“Improving the investment climate of a place by removing blight and enhancing its image and identity is the essential charge of the Community Redevelopment Act. Enhancing the CRA’s appearance will take many forms, both in improving its physical qualities and marketing the opportunities, assets and successes that South St. Petersburg has and will have during the life of the Redevelopment Program.”

These can include “Public Infrastructure Improvements” that may include building neighborhood sidewalk and lighting facilities, road extensions, resurfacing and widening; “Public Recreation Facilities and Trails,” and those that “Improve the Image and Identity of South St. Petersburg” such as gateway markers, farmers markets and community gardens, and neighborhood revitalization.

Overview of the Neighborhood Planning Program Costs and Budget Impact

The Neighborhood Planning Program is intentionally designed to be scalable and flexible so that the budget can be informed by current conditions, community needs, and priorities. The City of St. Petersburg may allocate funding annually to the Neighborhood Planning Program from Pinellas County and/or City TIF contributions through the annual budgeting process for the South St. Petersburg Redevelopment Trust Fund, or through budget amendment, if necessary. Funding for planning efforts (“Neighborhood Planning Funding”) may come from City TIF funding. Implementation of projects identified in accepted Neighborhood Plans (“Neighborhood Project Implementation Funding”) and accepted Neighborhood Traffic Plans (“Neighborhood Traffic Plan Implementation Funding”) may be allocated from either Pinellas County and/or City TIF contributions depending upon the project type. City staff is in discussions with the County to finalize thresholds/criteria for a few specific project types to determine when County TIF funding may be used. Therefore, there may be administrative amendments to expand the types of projects eligible for County TIF funding in the future.

One of the goals of the Program is that all neighborhood associations within the CRA will be able to update their neighborhood plans over the next several years and keep them updated on a regular schedule (~10 Years). The City will work with active neighborhood associations to determine timelines for developing new or updating neighborhood plans. At the time of program development, it is estimated that each neighborhood plan may cost around \$100,000 - \$150,000 dependent upon the scope of work. The City’s proposed budget for FY 2023 includes funding for at least 3 neighborhoods for neighborhood planning efforts that can include plan development or community engagement activities to improve organizational capacity. It is recognized that different neighborhoods have different needs as it relates to organizational capacity to develop and participate in neighborhood planning efforts. To advance equitable outcomes in this process, planning funding may be allocated towards community engagement and organizational capacity building for under-resourced neighborhoods that have been historically disconnected to City planning processes. City staff are actively working on a plan for intensifying community engagement and organizational-capacity building in neighborhoods that do not have active neighborhood associations.

At the time of program creation, there is not a proposed budget estimate for neighborhood projects from accepted Neighborhood Plans and Neighborhood Traffic Plans. The FY23 budget proposal does not include funding towards plan implementation. Given the wide range of project types and conditions, individual projects proposed by Neighborhood Associations can vary widely in estimated budget. Recommendations on the total budget for implementation

funding and individual projects will be brought through future annual budgeting processes for the South St. Petersburg Redevelopment Trust Fund, or through budget amendments, if necessary.

Recommendation

Administration recommends the Agency approve the resolution recommending that City Council adopt the Neighborhood Planning Program for the South St. Petersburg Community Redevelopment Area including the use of TIF funds for implementing the program.

Attachments Resolution and Exhibit 1

NO. 2022 -

A RESOLUTION OF THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY RECOMMENDING THAT THE ST. PETERSBURG CITY COUNCIL APPROVE THE "NEIGHBORHOOD PLANNING PROGRAM" AS A TAX INCREMENT FINANCING PROGRAM FOR THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR ADMINISTRATIVE AMENDMENTS TO PROCEDURES THAT DO NOT MATERIALLY ALTER THE ADOPTED PURPOSE OF THE PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg City Council approved Resolution No. 2013-247, on June 20, 2013, which made a finding of necessity identifying the South St. Petersburg Community Redevelopment Area (CRA) as blighted, pursuant to Florida's Community Redevelopment Act of 1969 (Chapter 163, Part III);

WHEREAS, on October 3, 2013, the Pinellas County Board of County Commissioners (BCC) accepted the City's findings of necessity pursuant to Resolution No. 13-186, and on June 9, 2014, approved Resolution 14-43, which delegated certain powers to the City Council of the City of St. Petersburg in order to carry out certain redevelopment functions within the South St. Petersburg Community Redevelopment Area, as defined therein (CRA);

WHEREAS, pursuant to City of St. Petersburg Resolution No. 2014-296, the City Council accepted such redevelopment powers on July 10, 2014;

WHEREAS, the City of St. Petersburg City Council approved a Community Redevelopment Plan (Plan) for the South St. Petersburg CRA on May 21, 2015 (Ord. #169-H), which included establishment of a tax increment financing (TIF) district and redevelopment trust fund for the entire 7.4-sq.mi. South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved the Plan on June 2, 2015 (Res. #15-48) and delegated authority to the City of St. Petersburg to establish a redevelopment trust fund for the entire South St. Petersburg CRA;

WHEREAS, the Pinellas County Board of County Commissioners approved on June 23, 2015, Ord. #15-27 establishing a redevelopment trust fund for the entire South St. Petersburg CRA;

WHEREAS, the City of St. Petersburg has developed a "Neighborhood Planning Program" that is intended to support eligible neighborhood associations within the South St. Petersburg CRA in planning and implementing revitalization activities that can reduce blight, improve public infrastructure, increase amenities and services, expand neighborhood organizational capacity and engagement, and strengthen neighborhood image and identity;

WHEREAS, the City of St. Petersburg intends to use TIF from the South St. Petersburg CRA to fund the following core elements identified in the “Neighborhood Planning Program”, which are Neighborhood Planning; Neighborhood Project Implementation; and Neighborhood Traffic Plan Implementation;

WHEREAS, the “Neighborhood Planning Program” will use TIF from the South St. Petersburg CRA to fund neighborhood planning efforts, including new neighborhood plans, neighborhood plan updates, and other planning activities that support and expand neighborhood association organizational capacity and community engagement;

WHEREAS, the “Neighborhood Planning Program” will use TIF to fund public infrastructure projects that are consistent with the goals and objectives of neighborhood plans;

WHEREAS, the “Neighborhood Planning Program” will use TIF to fund implementation of Neighborhood Traffic Plans developed through the City’s Neighborhood Transportation Management Program, which works with Neighborhood Associations and residents to address neighborhood goals related to mobility, efficiency, and safety;

WHEREAS, the proposed “Neighborhood Planning Program” is consistent with the action plan and redevelopment program of the South St. Petersburg Community Redevelopment Plan, which *inter alia* calls for using TIF to fund the preparation, update and implementation of neighborhood plans to improve neighborhood amenities, encourage residential investment and promote business retention, expansion and attraction; and

WHEREAS, on September 6, 2022, the Citizen Advisory Committee for the South St. Petersburg CRA unanimously voted to recommend to the St. Petersburg Community Redevelopment Agency that City Council approve the “Neighborhood Planning Program” as a new tax increment financing program.

NOW, THEREFORE, BE IT RESOLVED, that the St. Petersburg Community Redevelopment Agency (Agency) does hereby recommend to City Council that it approve the “Neighborhood Planning Program”, included as Exhibit 1, which contributes to the implementation of the action plan and redevelopment program of the South St. Petersburg Community Redevelopment Plan.

NOW, BE IT FURTHER RESOLVED, that the Agency does hereby recommend to City Council that they approve the use of TIF from the South St. Petersburg CRA to fund the following items in the “Neighborhood Planning Program”:

- 1) Fostering neighborhood planning efforts, including new neighborhood plans, neighborhood plan updates, and other planning activities that support and expand neighborhood association organizational capacity and community engagement;

- 2) Funding public infrastructure projects that are consistent with the goals and objectives of accepted neighborhood plans; and
- 3) Implementing neighborhood traffic plans.

NOW, BE IT FURTHER RESOLVED, that the St. Petersburg Community Redevelopment Agency does hereby recommend to City Council that it allow administrative amendments to the procedures for the "Neighborhood Planning Program", without requiring formal City Council approval, to improve or enhance delivery of service provided that such amendments shall not materially alter the originally adopted purpose of the program.

This resolution shall become effective immediately upon its adoption.

Passed by St. Petersburg City Council in regular session on the 29th day of September 2022.

APPROVED AS TO FORM AND CONTENT:

APPROVED BY:

/s/ Michael J. Dema
City Attorney (Designee)
00642637


James Corbett
City Development Administrator

Exhibit 1

Neighborhood Planning Program
South St. Petersburg CRA

Neighborhood Planning Program

South St. Petersburg CRA Tax Increment Financing Program

I Description and Purpose

The **Neighborhood Planning Program** (“Program”) provides funding to support eligible neighborhood associations within the South St. Petersburg Community Redevelopment Area in planning and implementing revitalization activities that can reduce blight, improve public infrastructure, increase amenities and services, expand neighborhood organizational capacity and engagement, and strengthen neighborhood image and identity.

The Program includes three separate funding opportunities: 1) Neighborhood Planning, 2) Neighborhood Project Implementation, and 3) Neighborhood Traffic Plan Implementation. Funding for Neighborhood Planning can be to fund neighborhood planning efforts, such as developing new Neighborhood Plans, updating existing Neighborhood Plans, and organizational capacity building and community engagement activities supportive of neighborhood planning. Neighborhood Project Implementation and Neighborhood Traffic Plan Implementation funding may be used to implement projects identified within accepted Neighborhood Plans and Neighborhood Traffic Plans, respectively.

II Consistency with the Florida Community Redevelopment Act

As a program implementing the South St. Petersburg Community Redevelopment Plan, the **Neighborhood Planning Program** is consistent with the powers granted to municipalities in Florida Community Redevelopment Act of 1969 (Ch. 163, Part III, Fla. Stat). The statute grants powers to municipalities that relate to planning and community redevelopment activities reflective of the project types of this Program.

Neighborhood revitalization is the foundation of the Florida Community Redevelopment Act, which specifically calls for community redevelopment plans to “give due consideration to the provision of adequate park and recreational facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children.” (163.360) The health of neighborhoods, particularly in those redevelopment areas containing low and moderate income households, is protected by the Act in requiring community redevelopment plans to contain a neighborhood impact element that

“describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.” (Sec. 163.362(3), F.S.)

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Section 163.370, F.S. *et seq* of the Act also provides wide latitude for implementation of neighborhood plans by stating that “every county and municipality shall have all the powers necessary or convenient to carry out and effectuate” the purposes and provisions of this part, including the activities allowed by the Act. Some of these include

2.(c)1. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds,, and other improvements necessary for carrying out in the community redevelopment area the community”;

2.(d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements...

2.(m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.”

2(o) To develop and implement community policing solutions.

III Consistency with South St. Petersburg Redevelopment Plan

The **Neighborhood Planning Program** is consistent with the South St. Petersburg Redevelopment Plan (“Plan”) with the introduction to its Action Plan stating that

“The South St. Petersburg Community Redevelopment Plan is a multifaceted revitalization strategy that embraces both traditional “placed-base” economic development strategies customary to redevelopment plans [emphasis added] as well as “people based” strategies that seek to improve the education, workforce readiness and workforce training opportunities for the residents of South St. Petersburg.”

This Program promotes place-based economic development strategies that focus on removal of blight through community revitalization, catalyzed redevelopment, and strengthening of the neighborhood economy. The Program also incorporates people-based strategies by increasing the capacity of neighborhood associations and their residents to address issues, concerns, and opportunities. The “Neighborhood Revitalization” section of the Plan recognizes the importance of the neighborhood planning structure to the City and intends to use tax increment financing (TIF) to assist updating and making revisions to existing neighborhood plans; construct improvements designed to implement the plans; and invigorate and increase “the capacity of the neighborhood associations and their residents to address issues, concerns and

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opportunities”. On creating and amending Neighborhood Plans using TIF, an action strategy in the Plan calls for updating “South St. Petersburg neighborhood plans with residents to identify future needs and amenities such as signage, community gardens, streetlighting and pocket parks that can be funded through the TIF Incentive Program.” Finally, the Plan’s “Redevelopment Program and Funding Strategy” specifically calls for providing “competitive matching grants to empower and increase the capacity of neighborhood associations within the CRA to assist with updating and/or implementing their neighborhood plans.”

The “Redevelopment Program and Funding Strategy” language above lays the predicate for implementing Neighborhood Plans that can be found elsewhere in the Plan. Under “Housing and Neighborhood Revitalization: Neighborhood Organizational Development”, the Plan specifically calls for the creation of a “Tax Increment Financing Incentive Program’ to help neighborhood associations implement their neighborhood plans with construction of infrastructure and amenities”.

The Plan is also expansive in terms of what types of improvement can be funded noting that

“Improving the investment climate of a place by removing blight and enhancing its image and identity is the essential charge of the Community Redevelopment Act. Enhancing the CRA’s appearance will take many forms, both in improving its physical qualities and marketing the opportunities, assets and successes that South St. Petersburg has and will have during the life of the Redevelopment Program.”

These can include “Public Infrastructure Improvements” that may include building neighborhood sidewalk and lighting facilities, road extensions, resurfacing and widening; “Public Recreation Facilities and Trails,” and those that “Improve the Image and Identity of South St. Petersburg” such as gateway markers, farmers markets and community gardens, and neighborhood revitalization.

IV Consistency with Other City Plans

The **Neighborhood Planning Program** is a continuation decades-long City policies that identified neighborhood revitalization as a foundation for St. Petersburg’s economic and social health. This focus continues today.

Comprehensive Plan

The **Neighborhood Planning Program** is consistent with the Comprehensive Plan as reflected in the mission statement in the Vision Element which states that

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“St. Petersburg will have beautiful, strong, healthy and safe neighborhoods. The neighborhood unit shall be the basic building block for social equity and shared enjoyment of St. Petersburg's unique quality of life. The distinct character of each neighborhood shall be recognized, and each neighborhood shall have a voice and be protected and enhanced as the city continues to evolve.”

There is also consistency with several objectives and policies across various other elements of the Comprehensive Plan. The overarching importance of neighborhood planning is reflected in the Land Use Element's statement that “Neighborhood Plans accepted by the City Council, and the recommendations contained therein, (will serve) as guidelines to maintain and enhance the vitality of the neighborhoods.” The Comprehensive Plan also looks to Neighborhood Plans to prioritize transportation investment such as upgrades to bicycle and pedestrian facilities. Finally, the Housing Element looks to neighborhood planning to remove blighting influences and concentrating improvements “especially in Neighborhood Partnership Program” neighborhoods; calls on the City to “conserve and extend the useful life of the existing housing stock and shall continue to implement the neighborhood planning program and produce neighborhood plans on an ongoing basis”; and urges the City to “continue to schedule and concentrate public infrastructure and supporting infrastructure and supporting facilities and services to upgrade the quality of all existing neighborhoods including those identified in City Council approved neighborhood plans and needs studies/assessments”.

Vision 2050

The focus on neighborhood planning continues in Vision 2050, St. Petersburg's most recent citywide planning effort. Vision 2050 states that further implementation actions may be incorporated into neighborhood initiatives and Neighborhood Plan updates. The Vision 2050 plan also recognizes the importance of neighborhood planning, described as follows:

“St. Petersburg has diverse neighborhoods, each with its own unique character and identity. It is important to protect and reinforce the character of existing neighborhoods, especially those in proximity to major corridors where greater density may be necessary to accommodate housing demand. While quality infill development may be needed to deliver complete neighborhoods, it should be compatible with the existing context and consistent with neighborhood plans [emphasis added].”

The City is evaluating the Complete Neighborhoods concept, where residents have safe and convenient walkable access to the goods and services needed in daily life. Neighborhood commercial uses should be designed to fit seamlessly within their surroundings and improve the quality of the areas they serve. As providing attainable and diverse housing opportunities becomes a more and more important issue, existing

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neighborhood residents will play a vital role in assessing appropriate options that can be accommodated within and adjacent to existing neighborhoods.”

Additionally, The **Neighborhood Planning Program** supports several goals within the plan under the areas of Diversity, Equity, and Inclusion; Community Character and Growth; Arts & Culture; Healthy Communities; Parks, Recreation, and Open Space; and Transportation and Mobility.

Integrated Sustainability Action Plan

The **Neighborhood Planning Program** is consistent with many of the themes and proposed actions in the City’s Integrated Sustainability Action Plan. This Program can support several priority actions, including targeting “local infrastructure improvements to underserved and blighted areas; catalyze and track private investment”, constructing “new infrastructure in areas to reduce disparities in access, engaging “residents and stakeholders in exercises to identity and address environmental justice areas,” investing in “projects that reduce exposure to contaminants and risks associated with environmental justice conditions”, implementing a “process for continuous racial and social equity improvement”, among others. Additionally, depending on the projects prioritized by neighborhood associations and selected for funding, the Neighborhood Planning Program may also assist the City in reaching its targets and objectives related to increasing access to transit; increasing mileage of sidewalks; demonstrating that existing infrastructure is in good or better condition; increasing equitable access to community facilities, infrastructure, and services; along with several other targets and objectives.

Complete Streets Implementation Plan

The **Neighborhood Planning Program** is consistent with Complete Streets Approach described in the Complete Streets Implementation Plan. The Program is consistent with and advances many of the objectives of the plan, including:

“Objective 2.2 Connectivity for all modes of travel to people to employment centers, schools, parks, healthcare, and community services”

“Objective 4.1: Investments made for bicycling, walking, and transit access in traditionally underserved Neighborhoods”

“Strategy 6.2. A: Prioritize development strategies based on the needs of each neighborhood and business district in the City”

Additionally, the Neighborhood Planning Program may advance strategic approaches including placemaking, neighborhood greenways, flexible street design, and transit-oriented development.

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V Funding Source

City of St. Petersburg may allocate funding annually to the **Neighborhood Planning Program** from Pinellas County and/or City TIF contributions. Funding for planning efforts may be allocated from City TIF contributions. Funding for implementing projects in accepted Neighborhood Plans (as defined in Section VI) or accepted Neighborhood Traffic Plans (as defined in Section VI), may be allocated from either Pinellas County and/or City TIF contributions depending upon the project type. Tables 1-4 in Section VIII identify eligible implementation projects that neighborhoods may choose to pursue under this Program and their potential funding sources. Any changes that add additional project types as eligible for County TIF funding can be administratively amended and are subject to the review provisions in the interlocal agreement.

VI Eligibility

Eligibility for Neighborhood Planning Funding

Neighborhoods with boundaries that fall fully or partially within the established South St. Petersburg CRA boundaries are eligible for Neighborhood Planning funding for neighborhood planning efforts. If neighborhoods have boundaries that extend beyond the CRA boundary, then this Program can be used to fund a proportion of the total cost of the neighborhood plan [update].

Eligibility for Neighborhood Project Implementation Funding

Applicants must be an “Eligible Neighborhood Association” in addition to having a Neighborhood Plan that has been accepted by both the Citizens Advisory Committee (CAC) of the South St. Petersburg CRA and City Council in the last 10 years.

A neighborhood association must meet all of the following criteria to be considered an “Eligible Neighborhood Association”:

- 1) Be located within South St. Petersburg CRA Boundaries.
Neighborhoods with boundaries that fall fully or partially within the established South St. Petersburg CRA boundaries are eligible.
- 2) Be recognized by the City’s Community Services Department.
See Map 1, in Appendix I, showing neighborhood associations as of July 2022. There are several blocks of residential neighborhoods within the established South St. Petersburg CRA boundaries that do not have recognized neighborhood associations as of June 2022.

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If these areas establish neighborhood associations that meet the Program criteria, they could become eligible to participate in this Program.

- 3) Be considered an active neighborhood association by the City's Community Services Department

Projects must meet the following criteria to be considered eligible:

1. The proposed project must meet the intentions of the accepted Neighborhood Plan for the applicant.
2. The proposed project must meet the definition of one or more of the project types defined in Tables 1-4 in Section VIII.
3. The proposed project must be consistent with the South St. Petersburg Redevelopment Plan.
4. The proposed project must fall 100% within the South St. Petersburg CRA boundaries to be eligible for funding from this Program.
5. The proposed project must be consistent with any applicable accepted Commercial Corridor, District, and Master Plans.
6. The proposed project must be consistent with the Complete Streets Administrative Policy and/or Neighborhood Traffic Plans.

Eligibility for Neighborhood Traffic Plan Implementation Funding

Finalized Neighborhood Traffic Plans that have undergone the established acceptance process of the Transportation and Parking Department are eligible for this Program. The improvements within the Plan must be located 100% within South St. Petersburg CRA Boundaries to be eligible for implementation funding under this Program.

VII Funding Process for Neighborhood Planning

Funding for Neighborhood Planning can be to fund neighborhood planning efforts, such as developing new Neighborhood Plans, updating existing Neighborhood Plans, and organizational capacity building and community engagement activities supportive of neighborhood planning. The City will work with active neighborhood associations to determine timelines for developing new or updating neighborhood plans. Neighborhoods with no active associations and Neighborhood Associations that are not considered "active" may be eligible for Neighborhood Planning Funding towards planning activities such as organizational capacity-building and community engagement activities which may lead to the development of a neighborhood plan.

The City will determine funding for neighborhood planning according to administrative procedures with consideration to factors such as, but not limited to, advancement of equitable

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outcomes, blight indicators, acreage within the CRA, neighborhood change, recent public and private investments, neighborhood association organizational capacity, and proximity to major redevelopment projects and plans.

Upon selection for Neighborhood Planning funding, the City will identify consultant(s) under the same purchasing processes and requirements used by the City to procure commodities and services. Funding will not be awarded directly to neighborhood associations. The City will administer all consulting contracts. New Neighborhood Plans or updates funded through this Program must go through the City's "Neighborhood Plan Review Process" that will include acceptance from both the CAC for the South St. Petersburg CRA and City Council. Only Neighborhood Plans reviewed through this process will be eligible for Neighborhood Plan Implementation funding.

VIII. Funding Process for Neighborhood Project Implementation

Neighborhood Project Implementation funding is intended to be used towards projects that meet the intentions of accepted Neighborhood Plans. The City will determine which categories and/or project types will be open to applications during each application cycle in addition to the number of project applications that may be submitted by a single applicant (neighborhood association). The following categories are part of this Program:

- Beautification, Streetscaping and Placemaking;
- Transportation and Mobility;
- Parks, Greenspace, and Recreational Facilities; and
- Community Development and Neighborhood Safety.

The project types for each of these categories are included in Tables 1-4. Applicants will be responsible for prioritizing and selecting which project(s) they wish to submit for funding.

The Project Implementation funding is intended to be used towards hard infrastructure/asset costs; planning/engineering/surveys studies, design, and other professional services; site acquisition, and site development. Program funding may not be used towards moveable assets (objects/items), gift cards, events, regular association operating expenses, bulletin boards, flags/signage supporting a political cause or candidate, landscaping (except for street trees), or other items that do not meet the intent of this Program. All projects funded must be permitted by Florida State Statutes and City ordinances, policies, and regulations.

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Project Types

Beautification, Streetscaping, Place-making

Beautification, streetscaping, and place-making projects address blight, improve quality of place, attract private investment, and enhance and market the identity of the South St. Petersburg CRA to encourage community revitalization. These types of improvements can create welcoming and inviting spaces reflective of the community’s identity and culture.

Table 1: Beautification, Streetscaping, and Placemaking		
Project	Funding Source	
	City	County
Street Furniture & Street Lights <i>Including, but not limited to the following: public benches, tables, wayfinding signage, decorative streetlights, etc.</i>	X	X ¹
Public Art & Creative Placemaking Projects <i>Including, but not limited to the following: memorials; statutes; sculptures; fountains; and neighborhood identity entry/gateway signage.</i>	X	
Street Trees and Planters²	X	
Historic Preservation <i>This may include funding of architectural, archaeological, and historic surveys and additional planning technical assistance for designating areas of neighborhoods or public-serving properties as historic districts/properties. It may also include installing signage² for designated historic properties.</i>	X	

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Multimodal Transportation and Mobility

Multimodal Transportation and Mobility projects have the power to shape redevelopment and neighborhood quality and advance several goals of the South St. Petersburg CRA Plan related to multimodal functionality, pedestrian scaled design, neighborhood character and identity, and revitalizing commercial corridors and their adjoining neighborhoods. Multimodal projects improve aesthetics (blight) and roadway function for people taking transit, walking, biking, and driving. Projects may make strategic transportation network connections and improvements which consider the surrounding land uses they're intended to serve. This can lead to improved accessibility and mobility between neighborhoods and economic development (e.g., commercial corridors and employers), recreational facilities, healthcare facilities, and other important community destinations.

Table 2: Multimodal Transportation and Mobility

Project	Funding Source	
	City	County
<p>Traffic Calming Measures <i>Including, but not limited to the following: speed humps/tables/cushions, curb extensions/ bulb-outs, traffic circles, roundabouts, chicanes, chokers, road diets, realigned & raised intersections, shared lanes or streets, median barriers/forced turn islands, lateral shifts, diagonal diverter, signal modifications, longer-term interim and/or "pilot" projects, signage, and any drainage improvements and/or relocation of utilities as necessary for implementing the project.</i></p>	X	X ¹
<p>Bicycle Facilities <i>Including, but not limited to the following new and improved facilities: trails; protected, buffered, separated, and conventional bike lanes; bike boulevards; shared lanes or streets; implementation of other "neighborhood greenways" strategies; improvements to intersections (enhanced crossings), including the approaches to the intersection; signage; first/last mile projects to transit; projects that improve connectivity to multimodal trails; bike racks; longer-term interim and/or "pilot" projects; and any drainage improvements and/or relocation of utilities as necessary for implementing the project.</i></p>	X	X ¹
<p>Multimodal and Public Parking Facilities² <i>Including, but not limited to, the following: on-street automobile parking, shared/satellite automobile parking, bicycle parking (bike racks); and parking for micromobility devices such as bike share and e-scooters.</i></p>	X	X ¹
<p>Bus Stop Improvements <i>Including, but not limited to the following: ADA/Universal design improvements-</i></p>	X	X

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<i>e.g., ramps, concrete pads, shade structures/shelters, seating, etc.; placemaking elements; lighting; bike racks; signage; rebalancing spacing, stop consolidation, and relocating stops to better service major destinations; and any drainage improvements and/or relocation of utilities as necessary for implementing the project.</i>		
<p>Pedestrian Facilities that Improve Mobility, Connectivity, Accessibility, and/or Safety <i>Including, but not limited to the following: Sidewalks (improvements & expansion); Crosswalks; Rectangular Rapid-Flashing Beacons (RRFBs); Pedestrian Refuge Islands; curb extensions/ bulb-outs; Curb Cut Reductions and Driveway Modifications; directional/wayfinding signage; ADA/Universal design improvements; pedestrian-scaled lighting (streetlights); first/last mile projects for transit; longer-term interim and/or “pilot” projects; trailheads and other projects that improve connectivity or safe/comfortable access to multimodal trails; and any drainage improvements and/or relocation of utilities as necessary for implementing the project.</i></p>	X	X ¹

Parks, Greenspaces, and Recreational Facilities

Providing and enhancing parks, greenspace, and recreation facilities is desirable for neighborhood improvement by providing for the prevention blight and engages people in leisure activities that contribute to their quality of life.

Table 3: Parks, Greenspace, and Recreational Facilities		
Project	Funding Source	
	City	County
New Parks & Park Expansions	X	X ³
<p>Public Recreation Facility, Parkland, and Trail Improvements and Amenities <i>Including, but not limited to, the following new or improved facilities: Playgrounds, Exercise Zones, Walking Trails, Sports Facilities, Gyms, Drinking Fountains, Shelters/Pavilions, shade sails, Bike racks, Seating (tables; benches), signage, lighting, landscaping, improvements that promote resiliency (e.g., resiliency hubs), and any drainage Improvements and/or relocation of utilities as necessary for implementing the project.</i></p>	X	X ⁴

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Community Development & Neighborhood Safety

Projects in this category can help attract private investment and spur neighborhood revitalization by addressing environmental concerns where redevelopment is hindered by perceived/real environmental contamination; reducing conflicts between commercial development and surrounding neighborhoods; and implementing innovative solutions that lead to the reduction or prevention of crime, improve neighborhood safety, address blight, and improve aesthetic quality.

Table 4: Community Development and Neighborhood Safety

Project	Funding Source	
	City	County
<p>Crime Prevention through Environmental Design (CPTED) Assessment and Design Strategies² <i>The purpose of these CPTED strategies would be to improve image, natural surveillance & sightlines, access control, and/or territoriality. This may include, but is not limited to, the following:</i></p> <ul style="list-style-type: none"> - Streetlights - Alleyway paving - Neighborhood Identity Signs - Public Art & Placemaking Projects - Waste receptacles - Installing fencing/landscape buffers or other strategies for defining territory and controlling access - Façade improvements - Removing and/or replacing vegetation or fences/walls that inhibit sightlines. - Etc. as confirmed by a CPTED assessment conducted by a Certified CPTED Practitioner/ St. Pete Police Department 	X	
<p>Community-Based Urban Agriculture and Improving Access to Healthy Food² <i>Including, but not limited to, developing new or improving the following: community gardens, school gardens, community permaculture “food forests,” in addition to infrastructure necessary for supporting farmer’s markets.</i></p>	X	
<p>Fencing & Other Buffers² <i>To define space and provide protection between different land uses (e.g., commercial/residential) or screening of equipment/infrastructure.</i></p>	X	
<p>Environmental Assessments & Brownfield Remediation²</p>	X	X

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¹ Project must provide a district-wide benefit. A project may be considered of district-wide benefit if it meets at least one of the following criteria:

- 1) Is a "Neighborhood Greenway," or "trail" as identified in the adopted Complete Streets Implementation Plan, which are part of a district-wide/ city-wide multimodal network that enhance mobility/connectivity; or
- 2) Is located on a roadway that is functionally classified as a "collector" or "arterial" in the Forward Pinellas Annual Level of Service Report.

² Project may be located on private land if it provides a clear public-benefit (e.g., is intended for use by the public; is easily visible from the public ROW; reduces potential for crime; eliminates unhealthful, unsanitary, or unsafe conditions; etc.). This will require additional approvals and a signed agreement with the property owner and the City. If a proposed project is located on privately owned property, the property owner must consent to the project.

³ Project must provide a district-wide benefit. A project may be considered of district-wide benefit if the park is at least 4 acres in size.

⁴ Project must provide a district-wide benefit. A project may be considered of district-wide benefit if it either:

- 1) Is located at one at one of the following community/regional parks or public facilities: Bartlett Park and Frank Pierce Recreation Center, Campbell Park and Campbell Park Recreation Center, Child's Park and Child's Park Recreation Center, Child's Park Sports Complex, Dell Holmes Park, Enoch Davis Recreation Center, James Weldon Johnson Library, Wildwood Park & Thomas Jet Jackson Recreation Center, Boyd Hill Nature Preserve, or Clam Bayou Nature Preserve; or
- 2) Is one of the following amenities: sports facilities, exercise zones/gyms, playgrounds, dog parks, &/or large shelters/pavilions.

IX Neighborhood Traffic Plan Implementation

Neighborhood Traffic Plan Implementation Funding may be used to fund hard infrastructure for project identified in Table 2 (Section VIII) in addition to planning/engineering/surveys studies, design, and other professional services associated with the capital project.

X Submission Procedures, Requirements, and Review Process

Neighborhood Plan Funding will be awarded according to administrative procedures, as described in Section VII.

Neighborhood Project Implementation funding will be awarded through application cycles with open and closed dates. The Neighborhood Association board is responsible for submitting applications. Applications must include a signature from an officer of the neighborhood association. The application should also include a vote of the neighborhood officers to pursue an award under this Program. Applications will be reviewed by City Staff across various departments as projects relate to their departmental roles and responsibilities. The application

Neighborhood Planning Program

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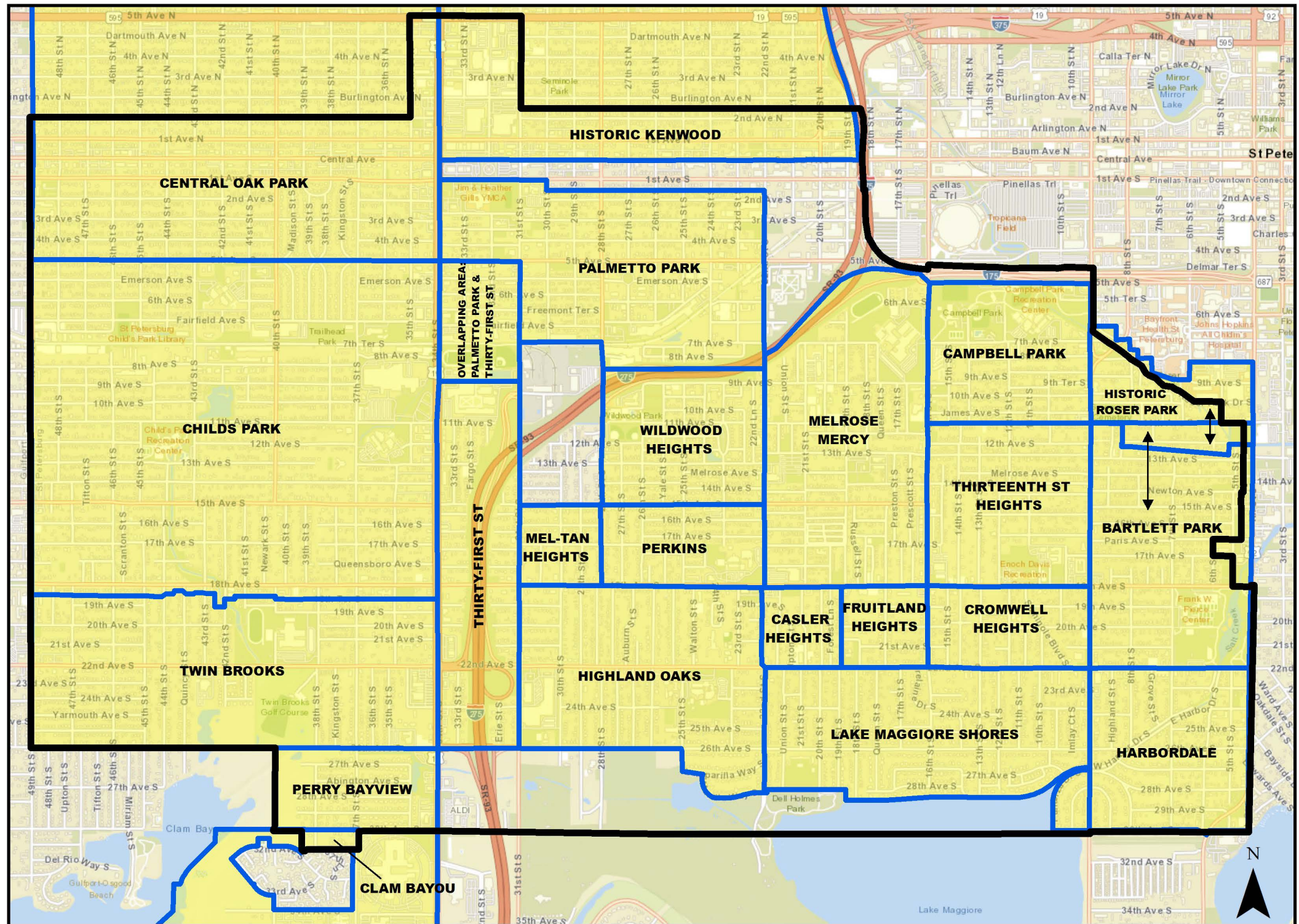
process and review shall follow established administrative procedures including review criteria. Recommendations shall be brought through the annual budgeting process for the South St. Petersburg Redevelopment trust fund, or as a budget amendment, if necessary.

For Neighborhood Traffic Plan Implementation funding, the Transportation & Parking Department, in coordination with the Economic and Workforce Development Department, may recommend funding for implementing eligible Neighborhood Traffic Plans during the annual budgeting process for the South St. Petersburg Redevelopment Trust Fund, or as a budget amendment, if necessary.

In addition to approving and allocating money to individual planning efforts and project implementation, City Council may also elect to set-aside money for this program during the annual budget process in anticipation of upcoming recommendations for that fiscal year.

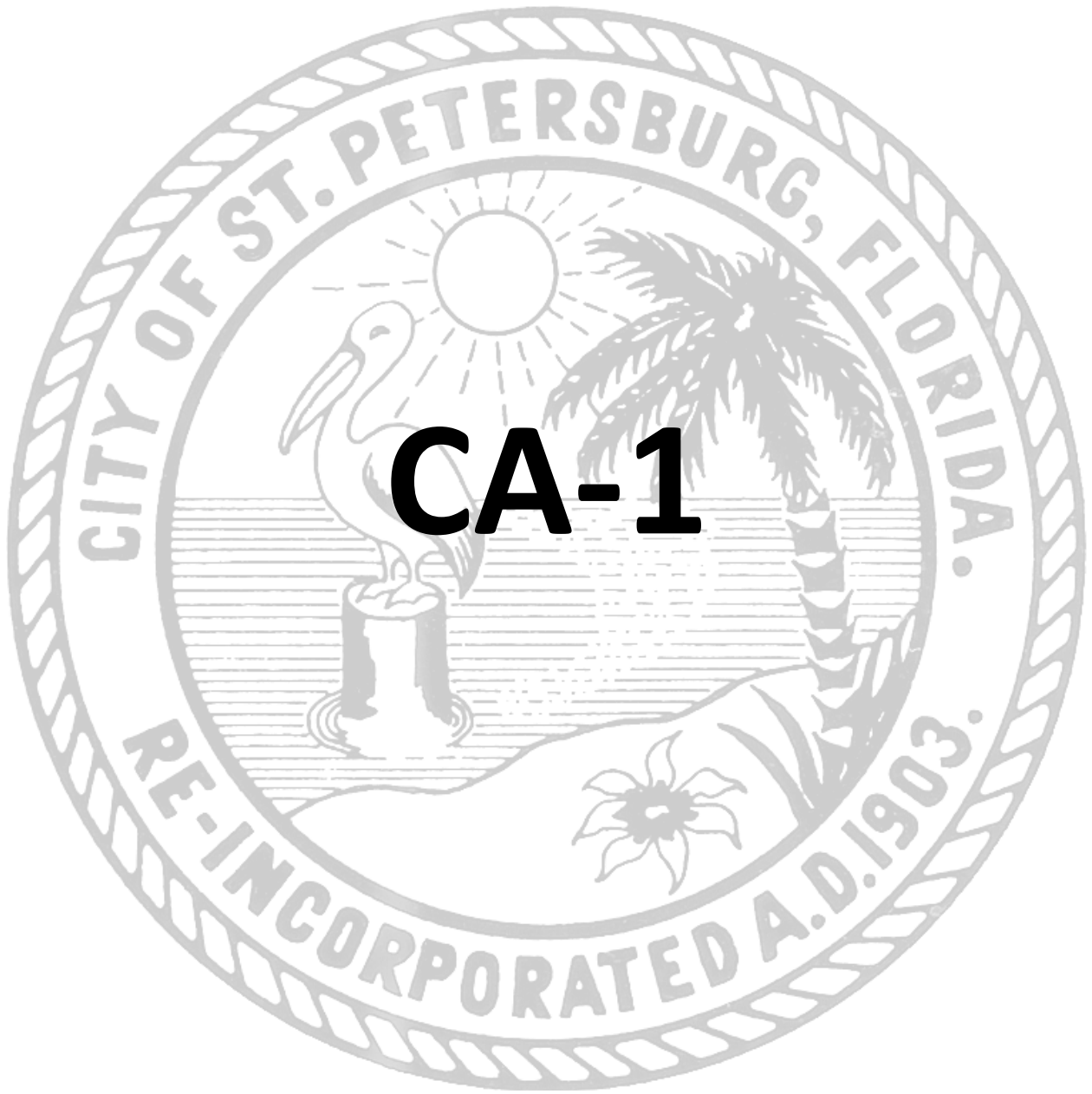
XI Compliance Requirements

Upon selection for funding, the City and Neighborhood Association will enter into an agreement if necessary. Where private property owners are concerned, the City will enter into agreements with private property owners.



The following page(s) contain the backup material for Agenda Item: Approving the renewal of a blanket purchase agreement with Allied Universal Corp. for sodium hydroxide, for the Water Resources Department, at an estimated annual cost of \$350,000, for a total contract amount of \$820,000.

Please scroll down to view the backup material.



CA-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of September 29, 2022

To: The Honorable Gina Driscoll, Chair, and Members of City Council

Subject: Approving the renewal of a blanket purchase agreement with Allied Universal Corp. for sodium hydroxide, for the Water Resources Department, at an estimated annual cost of \$350,000, for a total contract amount of \$820,000.

Explanation: This purchase is being made from the Tampa Bay Water Contract No. 2020-024. On January 23, 2020, City Council approved a nine-month agreement for sodium hydroxide through September 30, 2020, with three one-year renewal options. On September 17, 2020, City Council approved a one-year renewal for sodium hydroxide through September 30, 2021. On September 16, 2021 City Council approved a one-year renewal through September 30, 2022. This is the third and final renewal.

The vendor furnishes and delivers sodium hydroxide (caustic soda) to Cosme Water Treatment Facility and the City's three water reclamation facilities. The chemical is used in conjunction with calcium oxide (quicklime) to stabilize the disinfectant (chloramine) used to safeguard the potable water. It protects the health of citizens and the iron piping in the water distribution system. It is also used in conjunction with sodium hypochlorite to maintain the pH balance in the wet scrubbers used for odor control at the water reclamation facilities. The amount requested for this renewal has been increased over the previous year primarily because of the dramatically increased commodity costs from the supplier.

The Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends for renewal:

Allied Universal Corp. (Doral, FL)\$350,000

Original agreed amount	\$151,000
1 st renewal	149,000
2 nd renewal	170,000
3 rd renewal	<u>350,000</u>
Total agreement amount	\$820,000

Allied Universal Corp. has agreed to renew under the same terms and conditions of Tampa Bay Water Contract No. 2020-024, dated December 16, 2019. This purchase is made in accordance with Section 2-219 (a) of the Procurement Code, which authorizes the Mayor, or his designee, to participate in a joint bid with other government entities in a cooperative joint process. The renewal will be effective from the date of approval through September 30, 2023.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Operating Fund (4001), Water Resources Department, Cosme W.T.P. Operations and Maintenance Division (420-2077) and Southwest WRF Division (420-2181).

Attachments: Resolution

RESOLUTION NO. 2022-_____

A RESOLUTION APPROVING THE THIRD RENEWAL OPTION TO THE AGREEMENT WITH ALLIED UNIVERSAL CORP. FOR SODIUM HYDROXIDE FOR THE WATER RESOURCES DEPARTMENT TO EXTEND THE TERM UNTIL SEPTEMBER 30, 2023 AND INCREASE THE CONTRACT AMOUNT BY \$350,000 FOR THIS RENEWAL TERM; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$820,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 23, 2020, City Council approved a nine-month agreement with three, one-year renewal options with Allied Universal Corp. for sodium hydroxide at a total contract amount of \$151,000 for the initial term through September 30, 2020; and

WHEREAS, on September 17, 2020, City Council approved the first renewal option to extend the term and increase the contract amount by \$149,000 for the first renewal term; and

WHEREAS, on September 16, 2021, City Council approved the second renewal option to extend the term and increase the contract amount by \$170,000 for the second renewal term; and

WHEREAS, Administration desires to exercise the third renewal option to the Agreement to extend the term and increase the contract amount by \$350,000 for this renewal term through September 30, 2023; and

WHEREAS, Allied Universal Corp has agreed to renew under the same terms and conditions of Tampa Bay Water Contract No. 2020-024, dated December 16, 2019; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Resources Department, recommends approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the third renewal option to the agreement with Allied Universal Corp. for sodium hydroxide for the Water Resources Department to extend the term until September 30, 2023 and increase the contract amount by \$350,000 for this renewal term is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$820,000.

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.


LEGAL:



00642519

DEPARTMENT:

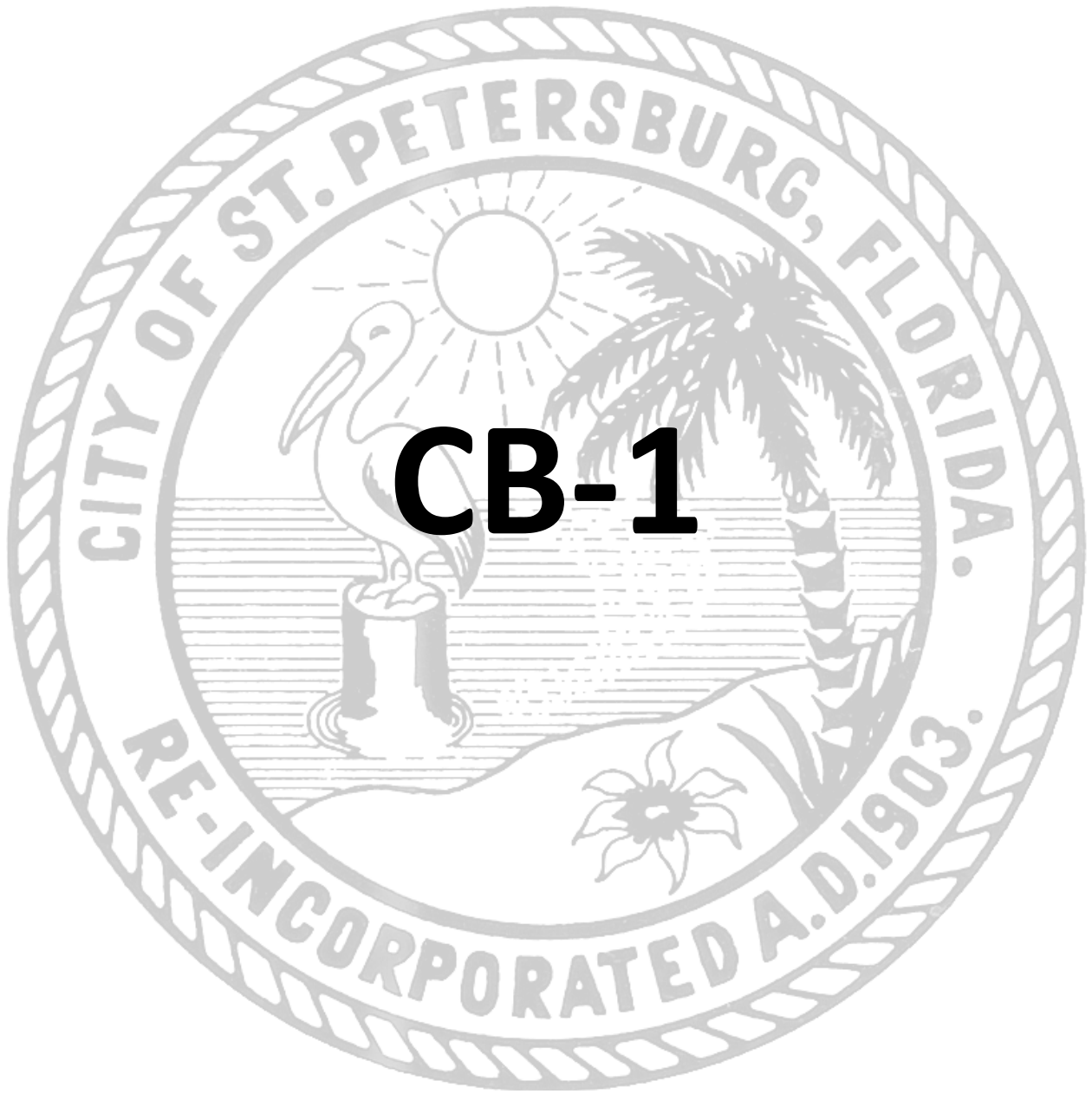


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					179175
Name:	Pocengal, Nicholas W	Request Date:	15-SEP-2022	Status:	APPROVED

Authorization Request	
Subject:	Revised Chemical Sodium Hydroxide, 9/29 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Revised, Chemical, Sodium Hydroxide, scheduled to go before City Council on September 29, 2022. 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	15-SEP-2022	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	15-SEP-2022	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	15-SEP-2022	User Defined

The following page(s) contain the backup material for Agenda Item: Resolution establishing the Clean Zone Time Period for the 2022 Major League Baseball Playoffs, including the World Series. Please scroll down to view the backup material.



CB-1

SAINT PETERSBURG CITY COUNCIL

Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair and Members of City Council

SUBJECT: Resolution establishing the Clean Zone Time Period for the 2022 Major League Baseball Playoffs, including the World Series


BACKGROUND: The Tampa Bay Rays were advised by Major League Baseball (MLB) of its desire to have any teams potentially competing in post season play to take necessary steps to implement a “Clean Zone” during these events. The Rays have requested that the City implement a Clean Zone around Tropicana Field beginning on October 7, 2022, the start date of the post season. The Clean Zone is requested to be continued as long as the Rays are a post season participant, up to and including the 2022 World Series to be played from October 28th through November 5th.

The concept of a “Clean Zone” has long been associated in connection with major national sporting events in order to regulate temporary commercial activities, prevent illegal activity and enhance the aesthetic qualities of the area surrounding the event. The City previously enacted a Clean Zone during Rays post season participation in 2008, 2010, 2011, 2013, 2019, 2020 and 2021.

In 2010, City Council approved City Ordinance 998-G designating a portion of the Downtown as a “Clean Zone”. The geographic area governed by these regulations is generally between 8th and 19th Streets and between 1st Avenue North and 6th Avenue South (see attached map). A provision within this Ordinance requires City Council to establish the dates that the Ordinance will be in effect by Resolution. The attached Resolution establishes the “Clean Zone Time Period” for the 2022 post season.

RECOMMENDATION: Administration recommends APPROVAL of the attached Resolution.

Attachments: Resolution
Clean Zone Boundaries Map



City Development Administration

RESOLUTION NO. 2022-_____

A RESOLUTION ESTABLISHING THE CLEAN ZONE TIME PERIOD FOR THE 2022 MAJOR LEAGUE BASEBALL PLAYOFFS, INCLUDING THE WORLD SERIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg (“City”) may be the host of Major League Baseball playoffs, including the World Series, now and in the future; and

WHEREAS, these events will attract many visitors to the City and expose the City to television viewers internationally; and

WHEREAS, these events will have a positive economic impact on the City and encourage other events to come to the City; and

WHEREAS, it is in the best interest of the City and its residents to regulate the area which will be the focus of these activities to preserve the public health, safety and welfare of all citizens, visitors, and participants; and

WHEREAS, the City Council adopted Ordinance 998-G on October 7, 2010 establishing a Clean Zone and regulations to be in effect during Major League Baseball playoffs, including the World Series, now and in the future; and

WHEREAS, the ordinance provides that City Council shall by resolution establish the dates when the ordinance shall be in effect (“Clean Zone Time Period”).

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Clean Zone Time Period for the 2022 Major League Baseball playoffs, including the World Series, shall begin at 12:01 a.m. on October 7, 2022, and end twenty-four (24) hours after the conclusion of the final game of the World Series.

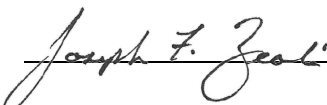
This resolution shall take effect immediately upon its adoption.

LEGAL:



00641983

DEPARTMENT:



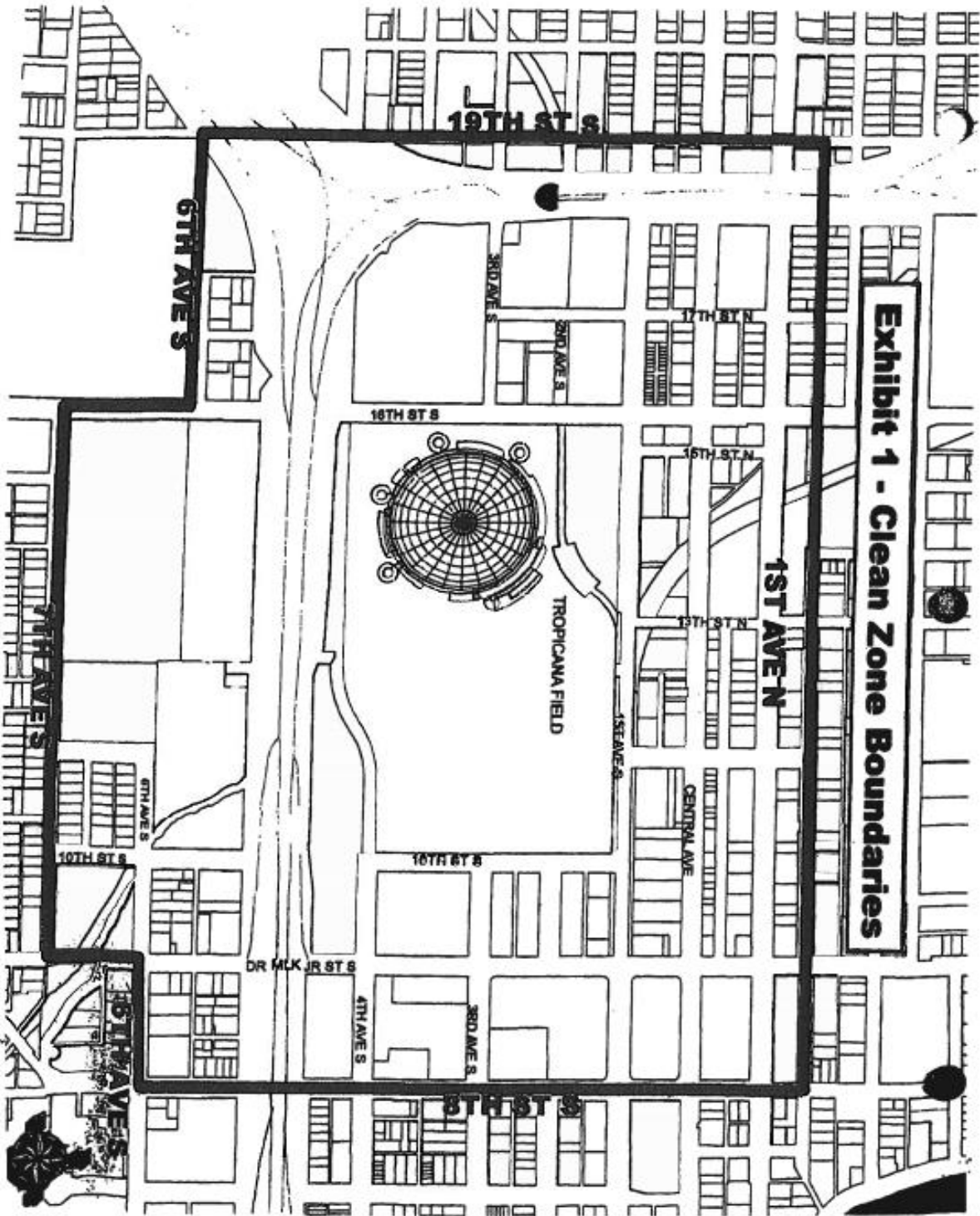


Exhibit 1 - Clean Zone Boundaries

The following page(s) contain the backup material for Agenda Item: A resolution approving a contract amendment with the Pinellas Education Foundation, a contractor with the South St. Petersburg CRA “St. Petersburg Youth Farm at Enoch Davis”; amending the agreement with Pinellas Education Foundation to continue to serve as the fiscal agent until December 31, 2022; providing an additional \$50,000 of previously appropriated funding to fund the extension; and providing an effective date.
Please scroll down to view the backup material.



CB-2

ST. PETERSBURG CITY COUNCIL

Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair, and Members of City Council

SUBJECT: A resolution approving a contract amendment with the Pinellas Education Foundation, a contractor with the South St. Petersburg CRA “St. Petersburg Youth Farm at Enoch Davis”; amending the agreement with Pinellas Education Foundation to continue to serve as the fiscal agent until December 31, 2022; providing an additional \$50,000 of previously appropriated funding to fund the extension; and providing an effective date.

Request

City Administration recommends that City Council take the following actions:

- **APPROVE** the terms and conditions attached in the Agreement, which include but are not limited to the following:
 - Amend the agreement with Pinellas Education Foundation to continue to serve as the fiscal agent until December 31, 2022;
 - Employ one full time employee and ensure that such full-time employee manages and supervises Project participants on a full-time basis;
 - Contract one-part time Youth Farm Assistant; and
 - Serve as the fiscal sponsor for the project for the term of the agreement.
- **APPROVE** utilization of up to \$50,000 in tax increment financing (TIF) from the South St. Petersburg Redevelopment Trust Fund from the Education, Job Readiness & Workforce budget to fund the extension.
- **FIND** that the expenditure of TIF funds for the proposed development is consistent with both the intent of the South St. Petersburg Community Redevelopment Plan as well as the CRA’s “Education, Job Readiness & Workforce Program”.

Background on St. Petersburg Youth Farm at Enoch Davis Program

In 2018, the City of St. Petersburg (City) along with many collaborators began a year-long community outreach process to develop an innovative initiative linking youth leadership development training with remedying food security issues in economically disadvantaged communities. Drawing from the experience of other cities with similar programs such as Seattle, Minneapolis and New Orleans, the ***St. Petersburg Youth Farm at Enoch Davis*** (Farm) is an urban farm where youth are empowered to take on progressive leadership roles as they master skills in business, entrepreneurship, farming, food systems, health, nutrition, financial literacy, workforce readiness and social responsibility. The Farm is located on a .83-acre parcel

of city-owned land in the 1600 block of 12th Street South within the South St. Petersburg Community Redevelopment Area (CRA), abutting the Enoch Davis Recreation Center to the north. The City provided use of the land at no cost.

Goals

While the South St. Petersburg Community Redevelopment Plan is a multifaceted revitalization effort that embraces traditional “placed-based” economic development strategies customary to redevelopment plans, it is different from most redevelopment plans in Pinellas County and Florida in its focus on “people based” strategies that seek to improve the education, workforce readiness and workforce training opportunities for the residents of South St. Petersburg. This “people based” or “CRA-dle to Career” approach includes programs to support early childhood education, teen job readiness and traditional workforce development.

The Youth Farm represents a continuation of that vision by linking youth development in creating a pathway for food systems careers and entrepreneurship in our public school system while also seeking to provide fresh produce in an area of St. Petersburg identified as a food desert.

The Youth Farm demonstration project was intended to eventually evolve and become one of the programs in the City’s overall youth services program. The Youth Farm goal is to develop and nurture a diverse group of young leaders through the meaningful work of growing food.

The key components are:

- *Entrepreneurship Experience and Training:* Youth learn essential business skills as they form a business plan, market the produce, sell the produce, and manage their accounts. Workforce readiness includes training in the soft skills-communication, dressing for success, maintaining a work ethic, etc.
- *Youth Leadership Development:* Youth serve on steering committees, pitch new ideas, and learn essential leadership and team building skills.
- *Food Systems Training and Education:* Health and nutrition education involves sustainable urban agriculture experience, training and topical discussions about today’s social and health challenges relating to the food system.
- *Culinary Training:* Youth learn to prepare nutritious and delicious meals and follow best practices for food safety
- *Hands-on Training:* Grow, sell, and cook produce in conjunction with the Youth Farm Curriculum.

During 2021, City Administration began early discussions on folding the Farm program into the City’s larger umbrella of youth development programs that include “Cohorts of Champions” and “My Brother’s and Sister’s Keeper”. By doing this, the City could have a standard leadership and educational curriculum for all youth in the program while having tracks for them to explore

different career opportunities. In addition, the FY 2022 CRA budget includes **\$300,000** to support this vision of consolidating the City's youth development programs

Funding

In 2019, the Farm project was seeded with funding from both the City and The Foundation for a Healthy St. Petersburg (Foundation). The City contributed **\$305,000** from the South St. Petersburg CRA trust fund to pay for stipends for the youth (**\$105,000**), environmental remediation (**\$100,000**) and site development of the Farm (**\$100,000**). The Foundation contributed **\$201,130** for operations, including personnel, supplies, equipment, marketing and program evaluation. All of the Foundation's funding as well as the City's contribution for youth stipends were deposited with the Pinellas Education Foundation, which has served as the fiscal agent for the project.

With the seed funding from the City and Foundation, activities on the Farm began in spring 2019 with the hiring of a collaboration manager by the Pinellas Education Foundation and the selection of the first cohort of twenty students to participate in the program.

In September 2020, the University of South Florida-St. Petersburg was awarded a **\$25,000** grant from the Ford Foundation to construct a hoop house on the site. The hoop house construction is completed and fully operational.

In December 2020, the Foundation extended its funding agreement for the Youth Farm until July 2021 and provided **\$45,000** for operations, including personnel, supplies, equipment, marketing, and program evaluation. The City agreed to provide **\$60,000** in CRA funding to continue operation of the Farm through December 2021. The City extended this agreement through February 28, 2022.

This request is to extend this agreement through December 31, 2022, to maintain continuity in the program while the Youth Farm gets developed and explore changes to its youth development program. The Parks and Recreation Department currently provides oversight of the day-to-day operations of the Youth Farm. The Economic and Workforce Development Department will continue to provide funding.

City Administration has maintained its CRA budgetary commitment to the Youth Farm since the initial seeding by continuing to fund stipends for the youth and site development costs. The FY 2022 CRA budget has allocated **\$230,000** to complete farm construction as well as **\$45,000** for operational costs. In addition, another **\$120,000** has been allocated for stipends to pay the youth and **\$180,000** has been allocated for the collaboration manager and administrative assistant.

Partners

The Youth Farm project has benefited from the extensive participation of multiple City departments as well as several educational institutions throughout the city, including University of South Florida- St. Petersburg, Pinellas Technical College, Eckerd College and St. Petersburg College. Other organizations involved in helping grow the Farm project include the University of Florida Institute of Food and Agricultural Sciences, the St. Petersburg Police Athletic League, Pinellas County Job Corps, and the Sustainable Urban Agriculture Coalition.

Personnel

The Youth Farm is currently staffed by a collaboration manager and an assistant who have worked with the youth since the inception of the Farm in May 2019. The proposed amendment to the agreement will extend funding for these two positions to December 31, 2022, to maintain continuity of services to the youth.

Capital Improvements

In July 2020, the Development Review Commission approved a special exception for the Youth Farm, which allowed the Farm to have an agricultural processing building, fencing, a greenhouse, well and pump, a storage shed, and on-site lighting. City Administration has contracted with Place Architecture to provide schematic designs and construction drawings. The capital improvements portion of the project is being managed by the Engineering and Capital Improvements Department.

Timetable

Youth Farm activities have been conducted at Enoch Davis since May 2019. City Administration expects the final phase of the Youth Farm development to be completed in the fall of 2022. The Parks and Recreation Department now provides day to day oversight of the Youth Farm. The Economic and Workforce Development will continue to provide funding.

The proposed amendment to the current agreement, will provide time for the new Administration to develop both short- term and long -term direction and goals for the Youth Farm.

Cost/Funding/Assessment Information

Funds have been previously appropriated in the South St. Petersburg Redevelopment District Fund (1104), Economic and Workforce Development Department, Administration Division (375-2609).

Recommendation

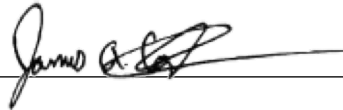
The administration recommends approval of the resolution approving a contract amendment with the Pinellas Education Foundation, a contractor with the South St. Petersburg CRA "St. Petersburg Youth Farm at Enoch Davis"; amending the agreement with Pinellas Education Foundation to continue to serve as the fiscal agent until December 31, 2022; providing an additional \$50,000 of previously appropriated funding to fund the extension; and providing an effective date.

ATTACHMENTS:

Exhibit 1: Agreements with Pinellas Education Foundation

APPROVALS:

Administration:



Budget:

Lance Stanford

RESOLUTION NO. 2022- _____

A RESOLUTION APPROVING THE THIRD AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND PINELLAS COUNTY EDUCATION FOUNDATION, INC. DATED JULY 1, 2021, AS AMENDED, TO EXTEND THE TERM TO DECEMBER 31, 2022, AND PROVIDE AN ADDITIONAL \$50,000 IN PREVIOUSLY APPROPRIATED TAX INCREMENT FINANCING FUNDING FOR A TOTAL FUNDING AMOUNT NOT TO EXCEED \$204,000 TOWARDS THE SALARIES OF A COLLABORATION MANAGER AND ADMINISTRATIVE ASSISTANT AT THE ENOCH DAVIS YOUTH FARM; FINDING THAT THE EXPENDITURE OF TAX INCREMENT FINANCING FUNDS TO EXTEND THE AGREEMENT IS CONSISTENT WITH THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA REDEVELOPMENT PLAN'S YOUTH WORK READINESS AND ENTREPRENEURSHIP PROGRAM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE THIRD AMENDMENT AND ALL OTHER NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Enoch Davis Youth Farm Project ("Project") is a youth development and farming program in the South St. Petersburg Community Redevelopment Area ("CRA") and use of tax increment financing funds to cover operational costs of the Project has been previously approved; and

WHEREAS, the City and Pinellas County Education Foundation, Inc. ("Foundation") entered into an agreement on July 1, 2021 ("Agreement") for the City to provide funding in an amount not to exceed \$60,000 to Foundation to reimburse Foundation for the salaries of a collaboration manager and administrative assistant working the Project; and

WHEREAS, on December 15, 2021, the Parties executed a First Amendment to the Agreement to extend the term to February 28, 2022, and increase the funding amount by \$14,000; and

WHEREAS, on February 18, 2022, the Parties executed a Second Amendment to the Agreement to extend the Term to September 30, 2022, and increase the funding amount by \$80,000 for a total funding amount not to exceed \$154,000; and

WHEREAS, the City and Foundation desire to further amend the Agreement to extend the term to December 31, 2022, and increase the funding amount by \$50,000 for a total funding amount not to exceed \$204,000; and

WHEREAS, funding for the extension of the Agreement has been previously appropriated in the South St. Petersburg Redevelopment District, Economic and Workforce Development Department; and

WHEREAS, the Third Amendment is consistent with the South St. Petersburg CRA Redevelopment Plan's Youth Work Readiness and Entrepreneurship Program, which was approved by City Council in December 2018 through Resolution 2018-613.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Third Amendment to the Agreement between the City of St. Petersburg, Florida and Pinellas County Education Foundation, Inc. dated July 1, 2021, as amended, to extend the term to December 31, 2022 and provide an additional \$50,000 in previously appropriated tax increment financing funding for a total funding amount not to exceed \$204,000 towards the salaries of a collaboration manager and administrative assistant at the Enoch Davis Youth Farm is hereby approved.

BE IT FURTHER RESOLVED that this Council finds that the expenditure of tax increment financing funds to extend the Agreement is consistent with the South St. Petersburg Community Redevelopment Area Redevelopment Plan's Youth Work Readiness and Entrepreneurship Program.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the Third Amendment and all other necessary documents.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



City Attorney (Designee)
00642468

DEPARTMENT:



City Development Administrator

THIRD AMENDMENT

THIS THIRD AMENDMENT (“Third Amendment”) is made and entered into on this ____ day of _____, 2022, by and between the City of St. Petersburg, Florida (“City”) and Pinellas County Education Foundation, Inc. d/b/a Pinellas Education Foundation (“Foundation”)(collectively, “Parties”).

WHEREAS the City and Foundation entered into an agreement on July 1, 2021 (“Agreement”) for the City to provide funding in an amount not to exceed \$60,000 to Foundation to reimburse Foundation for the salaries of two Foundation employees working the Enoch Davis Youth Farm Project (“Project”); and

WHEREAS, on December 15, 2021, the Parties executed a First Amendment to the Agreement to extend the Term to February 28, 2022, and increase the funding amount by \$14,000; and

WHEREAS, on February 18, 2022, the Parties executed a Second Amendment to the Agreement to extend the Term to September 30, 2022, and increase the funding amount by \$80,000 for a total funding amount not to exceed \$154,000; and

WHEREAS, the City and Foundation desire to further amend the Agreement to extend the term to December 31, 2022, and increase the funding amount by \$50,000 for a total funding amount not to exceed \$204,000.

NOW, THEREFORE, in consideration of the foregoing recitals (which are an integral part of this Third Amendment and are incorporated herein by reference) and the promises and covenants contained herein and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties hereby agree as follows:

1. Paragraph 1 of the Agreement is hereby amended to read as follows:

1. Term and Renewal. This Agreement commenced on July 1, 2021, and shall expire on December 31, 2022 (“**Term**”), unless earlier terminated as provided for herein.

2. Paragraph 2 of the Agreement is hereby amended to read as follows:

2. City’s Duties. The City shall provide up to \$204,000 in funding during the Term to pay the salaries of the Foundation’s current Collaboration Manager and Program Assistant (“Employees”), incidental office supplies and vendor fees related to the Project, and Foundation’s fiscal agent fee. Payments will be made in monthly installments upon receipt of invoice and backup information as described in Section 3.C. below. In the event this Agreement is terminated, the City’s liability for payment shall cease.

3. This Third Amendment 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 Third Amendment. Additionally, each party is authorized to sign this Third Amendment 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.

4. Any and all provisions of the Agreement not specifically amended by this Third Amendment shall remain in full force and effect.

[The remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Foundation and the City have caused this Third Amendment to be executed by their duly authorized representatives on the date first above written.

**PINELLAS COUNTY EDUCATION
FOUNDATION, INC. D/B/A/ PINELLAS
EDUCATION FOUNDATION**

By: _____

(Please Print or Type Name)

(Title)

CITY OF ST. PETERSBURG, FLORIDA

ATTEST:

By: _____
(Signature)

Chandrahasa Srinivasa, City Clerk

(Please Print or Type Name)

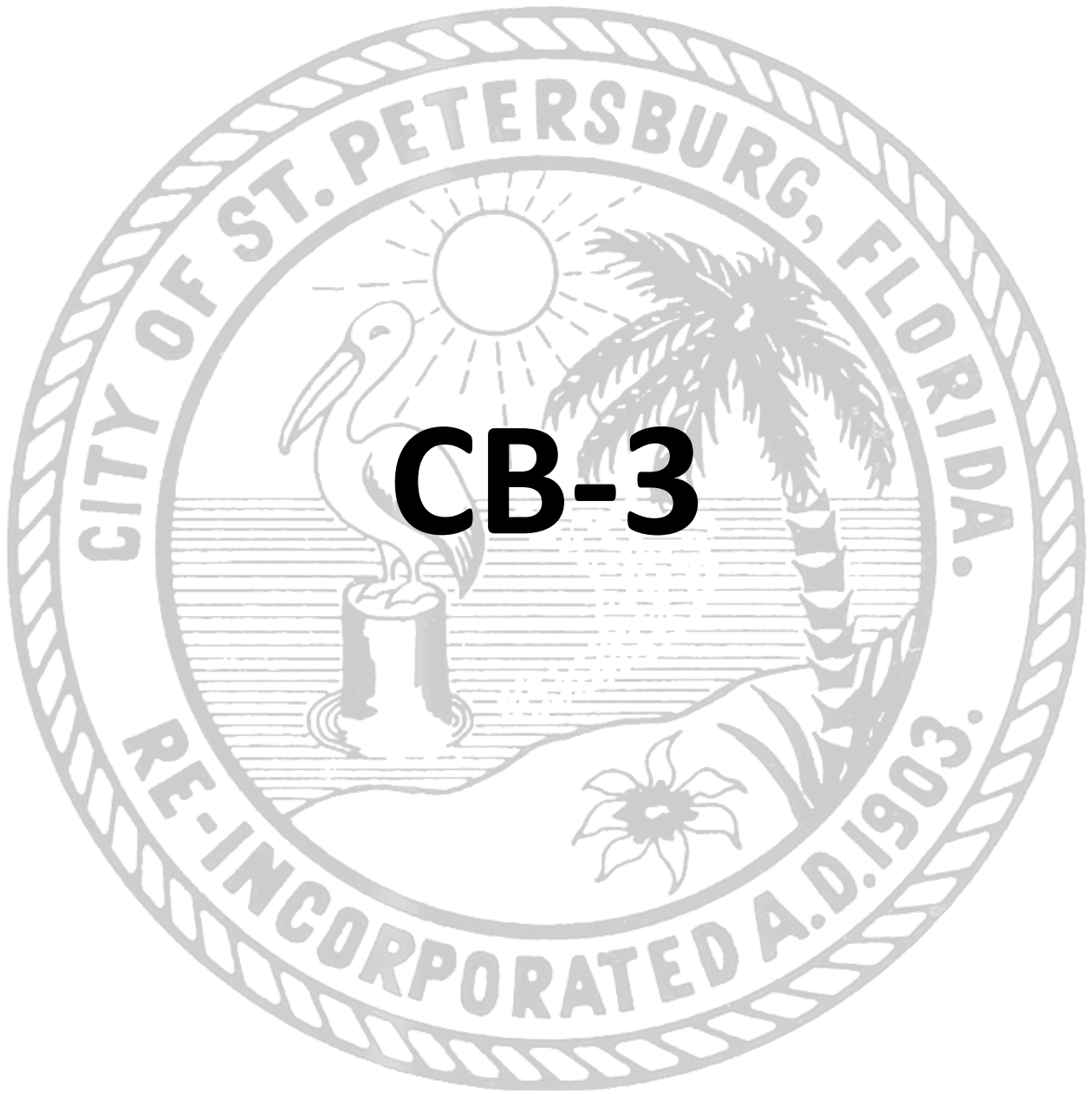
(SEAL)

(Title)

Approved as to Form and Content:

By: _____
City Attorney (Designee)
00640181

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a License Agreement with the St. Petersburg Lawn Bowling Club, Inc., a Florida not-for-profit corporation, for the use of the lawn bowling recreational facilities within the City-owned historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg, for a period of thirty-six (36) months for an aggregate fee of \$36.00 for the entire term; 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-3

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a License Agreement with the St. Petersburg Lawn Bowling Club, Inc., a Florida not-for-profit corporation, for the use of the lawn bowling recreational facilities within the City-owned historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg, for a period of thirty-six (36) months for an aggregate fee of \$36.00 for the entire term; 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 & Property Management ("REPM") received a request from the St. Petersburg Lawn Bowling Club, Inc. ("Club") to enter into a new license agreement for its continued use of the lawn bowling recreational facilities consisting of a clubhouse, lawn bowling courts, testing building and the non-exclusive use of the parking areas within the Mirror Lake Recreation Complex ("Complex") located at 559 Mirror Lake Drive North, St. Petersburg ("Premises"), that the Licensee has utilized since 1933.

The Club is a not-for-profit social club tracing its history back to 1917, and over the years the Club worked with the City of St. Petersburg ("City") on building what became the Premises. Historically, the Club has utilized the Premises under short-term facility use agreements provided by Parks & Recreation Department ("Parks") on a seasonal basis, beginning with two (2) bowling rinks and later the construction of the existing clubhouse in 1933, typically from November to March of each year. In October 2016, the Club's utilization of the facilities converted from a facility use agreement to the current short-term license agreement.

The Club ("Licensee") has executed a License Agreement ("Agreement"), for a term of thirty-six (36) months, subject to City Council approval, including the following provisions:

- The aggregate fee is thirty-six dollars (\$36.00) for the entire term.
- The City will pay for water and electrical usage, as the Club only uses the Premises November through March.
- The Licensee will maintain the interior of the Premises and building Systems, as defined in the Agreement, and pay for repairs to the Systems up to \$2,000 annually.
- The Licensee may rent the Premises, or parts thereof, to other organizations for meetings, weddings, and parties.
- The Licensee, Licensee's invitees, or parties, renting the Premises from the Licensee, shall use the Premises between the hours of 5 a.m. and 11:59 p.m., play live or recorded music which shall cease no later than 11 p.m., and utilize the kitchen facilities for the preparation, temporary storage, reheating and serving of food, but no cooking shall be allowed.

- Subject to the availability of funds, as determined in the City's sole discretion, the City may make any repair that exceeds \$2,000 annually, with the Licensee contributing the first \$2,000 annually.
- The City maintenance obligations are limited to repairs necessitated by structural defects in the Premises and amounts exceeding the specific expense caps noted above.
- 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 Agreement may be terminated without cause by either party with ninety (90) 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." Since the Licensee is responsible for maintenance and improvements to the buildings within the Premises for its intended use, the City is charging nominal rent and recommending that the reserve for replacement requirement be waived in an effort to minimize operating costs. Under the terms of the Agreement, the City is under no obligation to locate or 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 five (5) years or less on commercially-zoned property with approval by an affirmative vote of at least six (6) members of City Council. The subject property is zoned Downtown Center - 2 (DC-2).

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a License Agreement with St. Petersburg Lawn Bowling Club, Inc., a Florida not-for-profit corporation, for the use of the lawn bowling recreational facilities within the City-owned historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg, for a period of thirty-six (36) months for an aggregate fee of \$36.00 for the entire term; 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: Illustrations and Resolution

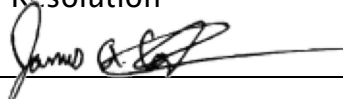

APPROVALS: Administration:  
 Budget: N/A

ILLUSTRATION NO. 1
(Aerial)

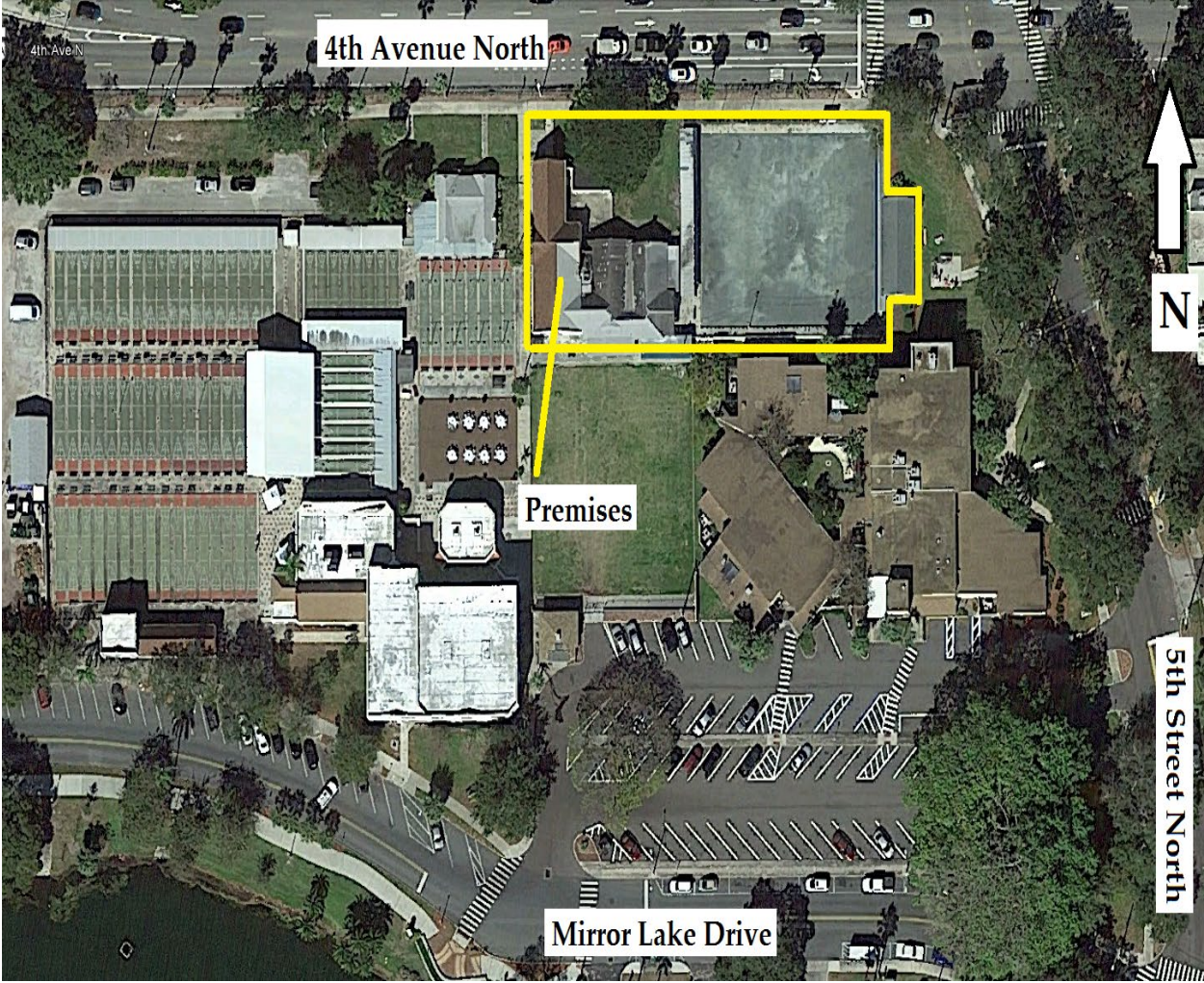
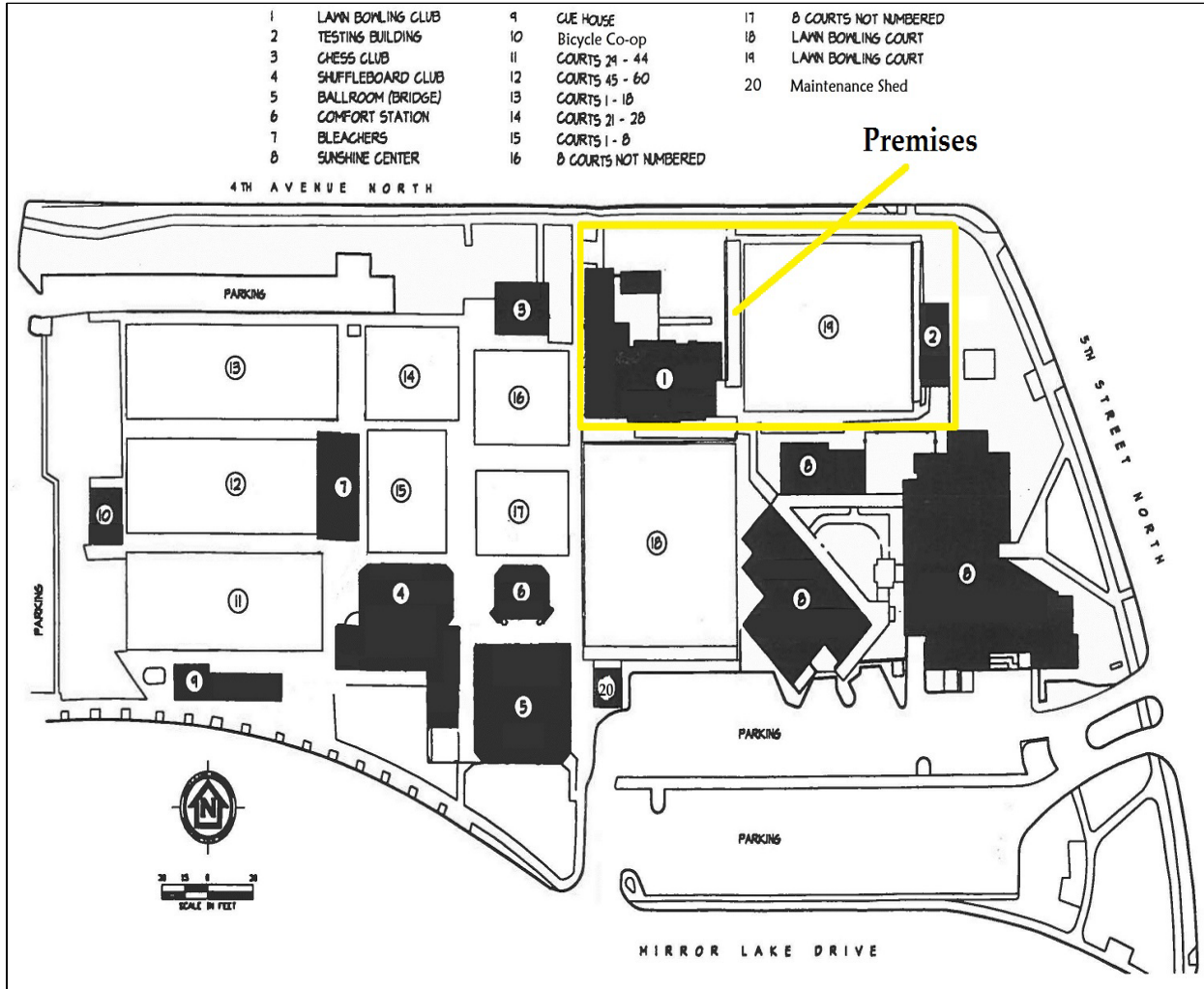


ILLUSTRATION NO. 2



Resolution No. 2022 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH THE ST. PETERSBURG LAWN BOWLING CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE USE OF THE LAWN BOWLING RECREATIONAL FACILITIES WITHIN THE CITY-OWNED HISTORIC MIRROR LAKE RECREATION COMPLEX LOCATED AT 559 MIRROR LAKE DRIVE NORTH, ST. PETERSBURG, FOR A PERIOD OF THIRTY-SIX (36) MONTHS FOR AN AGGREGATE FEE OF \$36.00 FOR THE ENTIRE TERM; 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, the St. Petersburg Lawn Bowling Club, Inc. ("Licensee") desires to continue its use of the lawn bowling recreational facilities consisting of a clubhouse, lawn bowling courts, testing building and the non-exclusive use of the parking areas within the historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg ("Premises"), that the Licensee has utilized since 1933; and

WHEREAS, the Licensee has executed a License Agreement substantially similar to prior agreements ("Agreement"), for a term of thirty-six (36) months and an aggregate fee of thirty-six dollars (\$36.00) for the entire term, subject to City Council approval; and

WHEREAS, the City shall continue to maintain the interior of the Premises and building Systems, as defined in the Agreement, and pay for repairs to the Systems up to \$2,000 annually; and

WHEREAS, the Agreement is in accordance with the policies established in Resolution No. 79-740A, provided however that due to the Licensee being responsible for maintenance and improvements to the buildings within the Premises for its intended use, 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, 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 five (5) years or less on commercially-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 hereby authorized to execute a License Agreement with the St. Petersburg Lawn Bowling Club, Inc., a Florida not-for-profit corporation, for the use of the lawn bowling recreational facilities within the City-

owned historic Mirror Lake Recreation Complex located at 559 Mirror Lake Drive North, St. Petersburg, for a period of thirty-six (36) months for an aggregate fee of \$36.00 for the entire term; and to execute all documents necessary to effectuate same; and

BE IT FURTHER RESOLVED that the reserve for replacement requirement of City Council Resolution No. 79-740A; is waived.


This Resolution shall become effective immediately upon its adoption.

Legal:




City Attorney (Designee) 00642050

Leisure Services Administration:



Michael J. Jefferis, Administrator

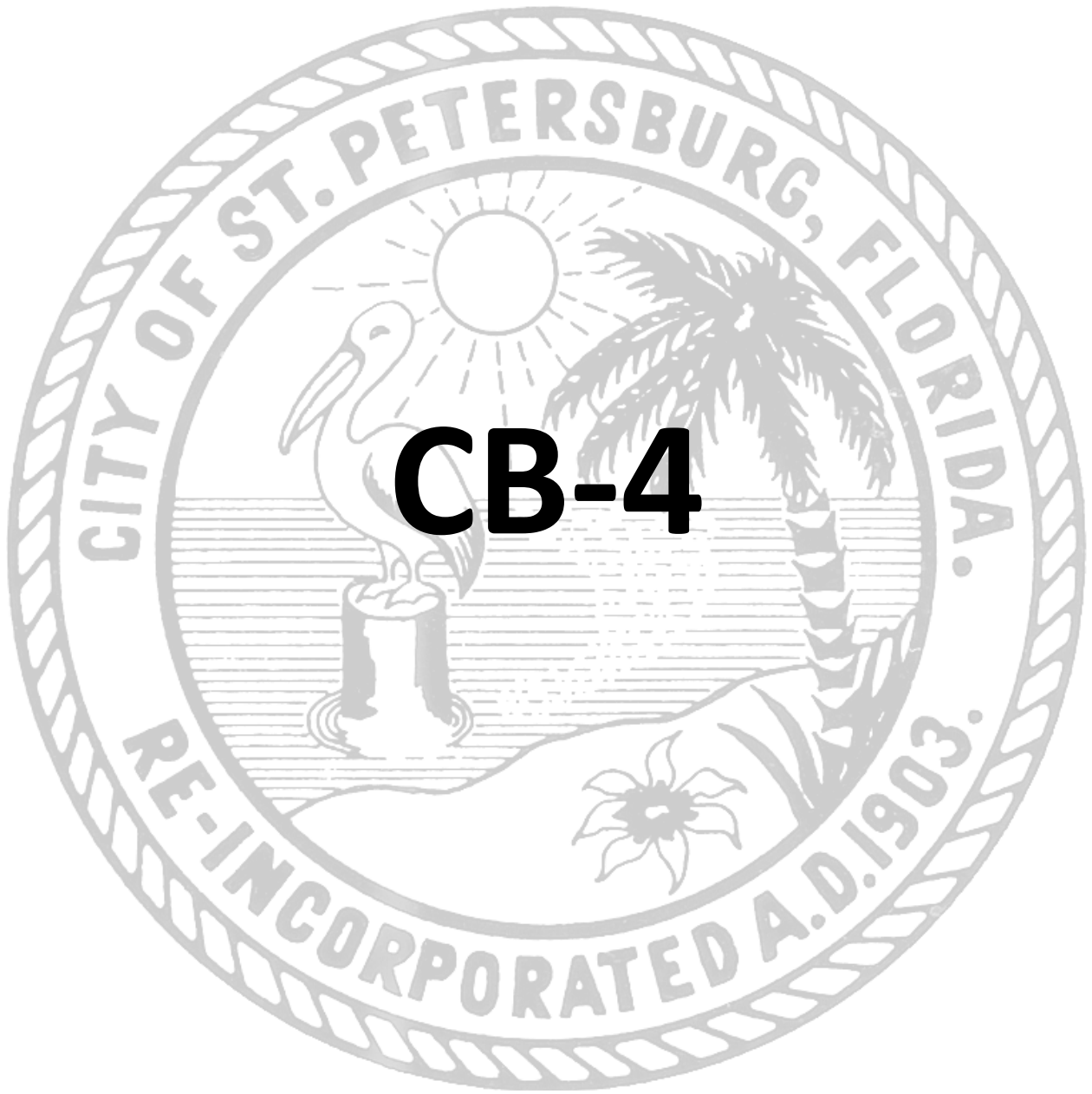
Real Estate & Property Management:



Alfred Wendler, Director

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a License Agreement with Family Resources, Inc., a Florida not-for-profit corporation, for the use of the Arts Wing within a portion of the City-owned Thomas "Jet" Jackson Recreation Center located at 1000 - 28th Street South, for a period of three (3) years for an aggregate fee of \$36.00 for the entire term; 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-4

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a License Agreement with Family Resources, Inc., a Florida not-for-profit corporation, for the use of the Arts Wing within a portion of the City-owned Thomas "Jet" Jackson Recreation Center located at 1000 - 28th Street South, for a period of three (3) years for an aggregate fee of \$36.00 for the entire term; 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 an affirmative vote of at least six (6) members of City Council.)***

EXPLANATION: Real Estate and Property Management received a request from Family Resources, Inc. to enter into a new license agreement for another three (3) year term for use of the Arts Wing at the Thomas "Jet" Jackson Recreation Center, formerly known as the Wildwood Recreation Center that it has utilized for the operation of the Youth Arts Corps program since the completion of the facility on October 1, 2004.

Family Resources, Inc. ("Licensee") has executed a License Agreement ("Agreement"), for a term of thirty-six (36) months, subject to City Council approval, with the terms and conditions providing it with the same basic rights and privileges it has enjoyed during the preceding term. The Licensee provides educational programs in the areas of art, photography, clay sculpture, percussion, web-site design, poetry, theater and printmaking, in addition to providing development services for youth. The aggregate fee is thirty-six (\$36.00) for the entire term. The Licensee is responsible for Arts Wing staffing, programming, daily cleaning and removal of all trash and debris in association with its use of the Premises, in addition to long distance charges for use of the telephone line provided by the City and applicable taxes and insurance. 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. The Agreement may be terminated without cause by either party with ninety (90) 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 leases with this and other non-profit organizations. Under the terms of the Agreement, "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).

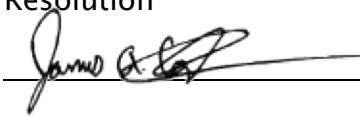
RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a License Agreement with Family Resources, Inc., a Florida not-for-profit corporation, for the use of the Arts Wing within a portion of the City-owned Thomas "Jet" Jackson Recreation Center located at 1000 - 28th Street South, for a period of three (3) years for an aggregate fee of \$36.00 for the entire term; 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:

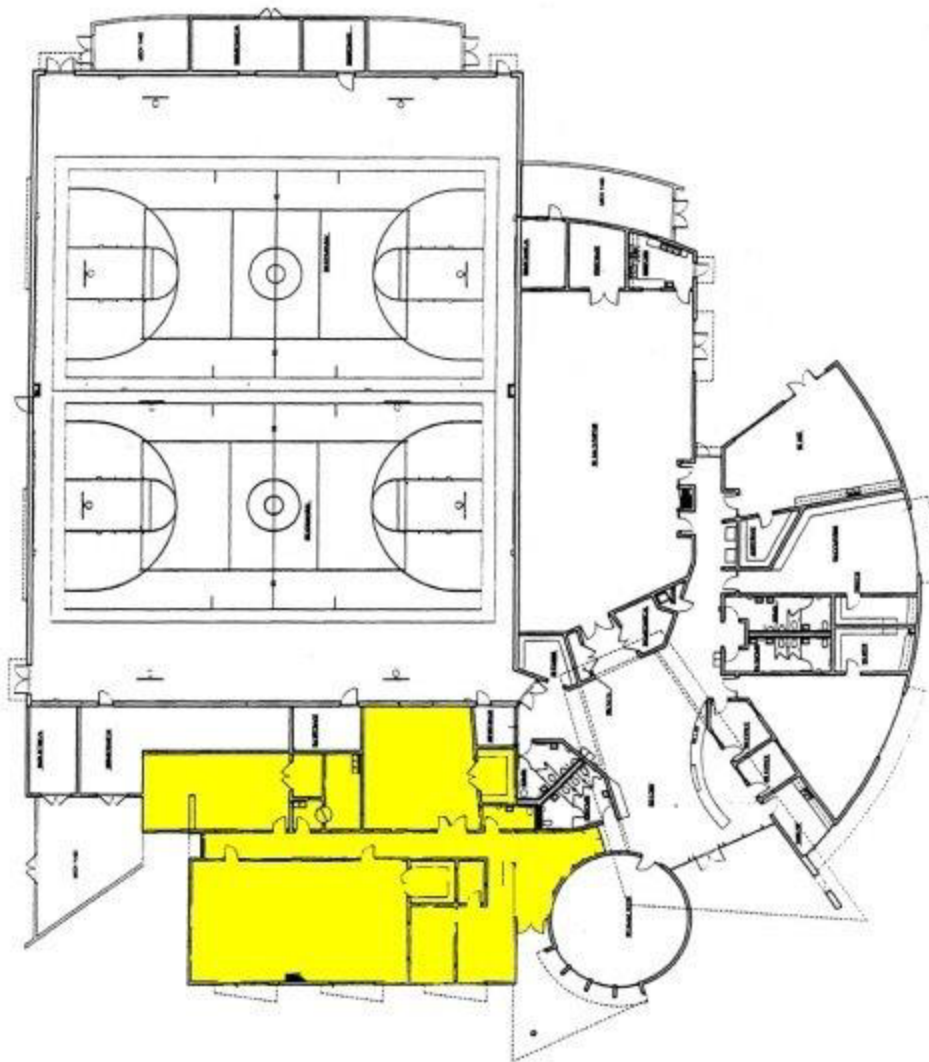




Budget:

N/A

Thomas "Jet" Jackson Recreation Center



**AREA TO BE USED BY FAMILY RESOURCES
FOR YOUTH ART CORPS PROGRAM**

Resolution No. 2022 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH FAMILY RESOURCES, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE USE OF THE ARTS WING WITHIN A PORTION OF THE CITY-OWNED THOMAS "JET" JACKSON RECREATION CENTER LOCATED AT 1000 - 28TH STREET SOUTH, FOR A PERIOD OF THREE (3) YEARS FOR AN AGGREGATE FEE OF \$36.00 FOR THE ENTIRE TERM; 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, Family Resources, Inc. ("Licensee") desires to continue use of the Arts Wing within a portion of the City-owned Thomas "Jet" Jackson Recreation Center, formerly known as the Wildwood Recreation Center, located at 1000 - 28th Street South and classified as parkland, for the operation of the Youth Arts Corps program that the Licensee has operated since October 2004; and

WHEREAS, the Licensee has executed a License Agreement ("Agreement") for a term of thirty-six (36) months, for an aggregate fee of \$36.00 for the entire term, subject to City Council approval; and

WHEREAS, the Licensee is responsible for Arts Wing staffing, programming, daily cleaning and removal of all trash and debris in association with its use of the Premises, in addition to applicable sales tax and insurance; and

WHEREAS, the Agreement is in accordance with the policies established in Resolution No. 79-740A with the exception that the reserve for replacement requirement is being waived to reduce the organization's operating costs; and

WHEREAS, 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

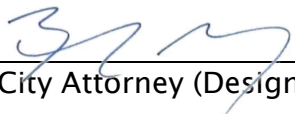
WHEREAS, Section 1.02 (c)(2) of the City Charter, Park and Waterfront Property, permits City Council approval of leases for Park and Waterfront property for three (3) years or less on residentially-zoned property with approval by an affirmative vote of at least six (6) members of City Council.

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 Family Resources, Inc., a Florida not-for-profit corporation, for the use of the Arts Wing within a portion of the City-owned Thomas "Jet" Jackson Recreation Center located at 1000 - 28th Street South, for a period of three (3) years for an aggregate fee of \$36.00 for the entire term; and to execute all documents necessary to effectuate same; and

BE IT FURTHER RESOLVED that the reserve for replacement requirement of City Council Resolution No. 79-740A is waived.

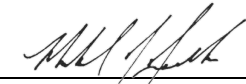
This Resolution shall become effective immediately upon its adoption.

Legal:




City Attorney (Designee) 00642467

Leisure Services Administration:



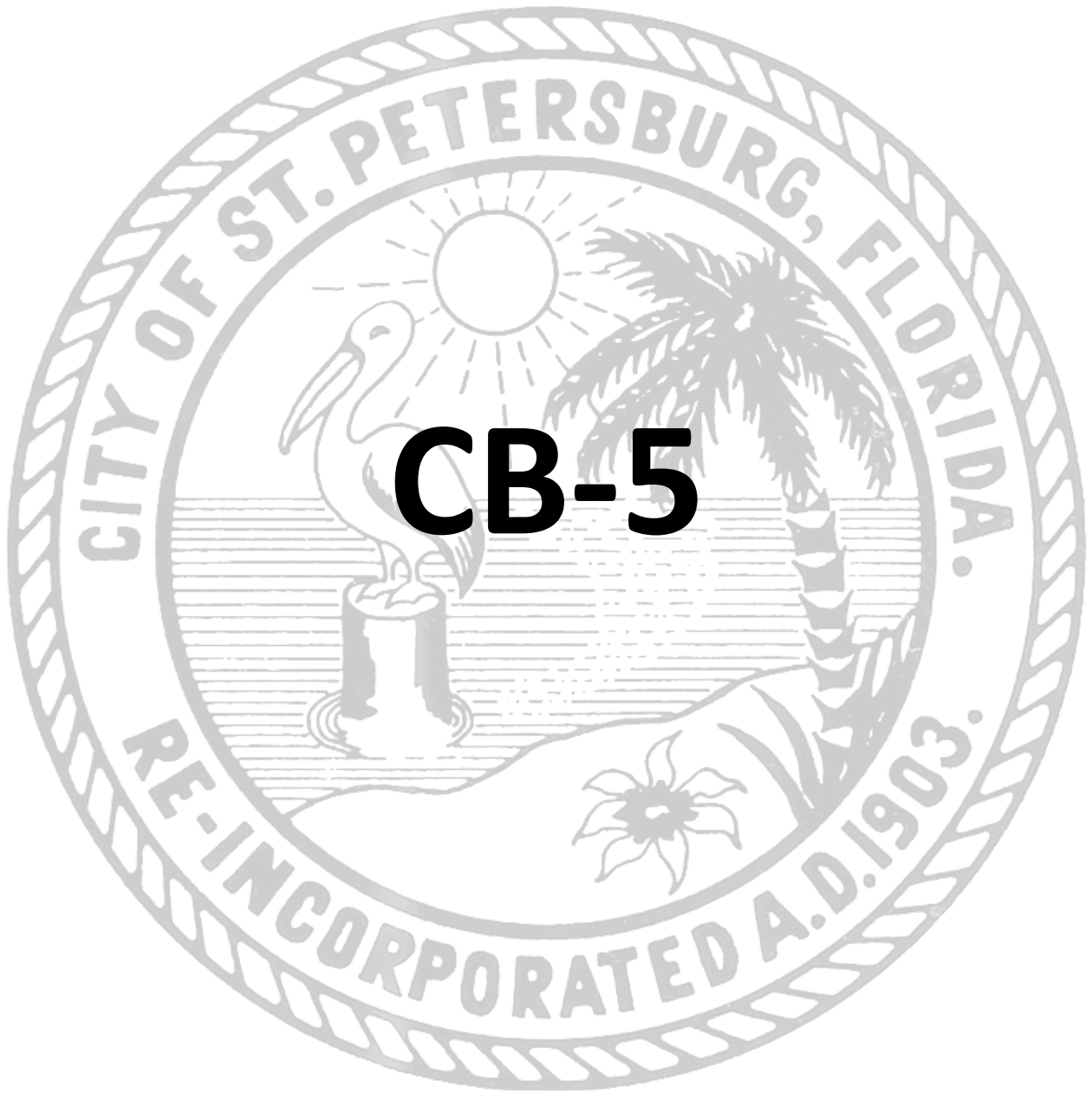
Michael J. Jefferis, Administrator

Real Estate & Property Management:



Alfred Wendler, Director

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a License Agreement with the University of South Florida Board of Trustees ("USF"), a public body corporate, to utilize certain City-owned submerged lands in Bayboro Harbor to operate the USF College of Marine Science Moorage for a term of five (5) years and a fee of \$10.00 for the entire term. Requires affirmative vote of at least six (6) members of City Council. Please scroll down to view the backup material.



CB-5

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a License Agreement with the University of South Florida Board of Trustees ("USF"), a public body corporate, to utilize certain City-owned submerged lands in Bayboro Harbor to operate the USF College of Marine Science Moorage for a term of five (5) years and a fee of \$10.00 for the entire term; and to execute all documents necessary to effectuate same; and providing an effective date. ***(Requires an affirmative vote of at least six (6) members of City Council.)***

EXPLANATION: Real Estate & Property Management ("REPM") received a request from the University of South Florida ("USF") to enter into a new license agreement for its continued use of a portion of the Bayboro Harbor to operate the USF College of Marine Science Moorage, existing Premises ("Existing Premises"), that USF has been permitted by the City of St. Petersburg to utilize since August, 2012 via the approval of Resolution No. 2012-329. USF has requested to utilize an additional portion of the submerged lands for mooring of a large vessel ("Additional Premises"), (collectively "Premises").

USF has executed a License Agreement ("License") for a term of five (5) years, subject to the approval of City Council, with the terms and conditions providing it with the same basic rights and privileges it has enjoyed during the preceding term, to include the Additional Premises. The license fee is ten dollars (\$10.00) for the entire term. USF will operate, maintain, launch, berth, store and moor research vessels for use by USF students, guests, faculty and Administration of the USF College of Marine Science to further its environmental and oceanographic research and education programs.

USF is an institution of the State of Florida that is self-insured under Florida Statute Section 768.28 Chapter 284, Part III and will provide insurance amounts as governed by statute protecting the City against all claims or demands that may arise or be claimed on account of USF's use of the Premises. USF is responsible, at its sole cost and expense, for maintenance of all improvements in the Premises, including any necessary dredging. Under the terms of the License, the City is under no obligation to provide a replacement facility under any circumstances.

As submerged lands have no zoning classification, it is governed by the classification of the abutting uplands which are zoned Institutional Center - (IC). This License is in compliance with Section 1.02(c)(2) of the City Charter which permits the leasing of commercially-zoned Park and Waterfront Property for a period not to exceed five (5) years with an affirmative vote of at least six (6) members of City Council.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a License Agreement with the University of South Florida Board of Trustees ("USF"), a public body corporate, to utilize certain City-owned submerged lands in Bayboro Harbor to operate the USF College of Marine Science Moorage for a term five (5) years and a fee of \$10.00 for the entire term; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustrations and Resolution

APPROVALS: Administration: _____



Budget: _____

N/A

ILLUSTRATION
PREMISES - AERIAL VIEW



Resolution No. 2022 -

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH THE UNIVERSITY OF SOUTH FLORIDA BOARD OF TRUSTEES ("USF"), A PUBLIC BODY CORPORATE, TO UTILIZE CERTAIN CITY-OWNED SUBMERGED LANDS IN BAYBORO HARBOR TO OPERATE THE USF COLLEGE OF MARINE SCIENCE MOORAGE FOR A TERM OF FIVE (5) YEARS AND A FEE OF \$10.00 FOR THE ENTIRE TERM; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the University of South Florida ("USF") desires to continue use of a portion of the Bayboro Harbor to operate the USF College of Marine Science Moorage ("Existing Premises"), in addition to utilizing an additional portion of the submerged lands for mooring of a large vessel ("Additional Premises"), (collectively "Premises"); and

WHEREAS, USF will continue to operate, maintain, launch, berth, store and moor research vessels for use by USF students, guests, faculty and administration of the College of Marine Science to further its environmental and oceanographic research and education programs; and

WHEREAS, USF has executed a License Agreement ("License") for a term of five (5) years, with a license fee of ten dollars (\$10.00) for the entire term, with the terms and conditions providing USF with the same basic rights and privileges it has enjoyed during the preceding term, subject to City Council approval; and

WHEREAS, USF is an institution of the State of Florida that is self-insured under Florida Statute Section 768.28 Chapter 284, Part III and will provide insurance amounts as governed by statute protecting the City against all claims or demands that may arise or be claimed on account of USF's use of the Premises; and

WHEREAS, Section 1.02(c)(2) of the City Charter which permits the leasing of commercially-zoned Park and Waterfront Property for a period not to exceed five (5) years with 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 hereby authorized to execute a License Agreement with the University of South Florida Board of Trustees ("USF"), a public body corporate, to utilize certain City-owned submerged lands in Bayboro Harbor to operate the USF College of Marine Science Moorage for a term of five (5) years and a fee of \$10.00 for the entire term; and to execute all documents necessary to effectuate same.


This Resolution shall become effective immediately upon its adoption.

Legal:



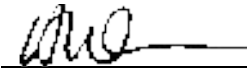
City Attorney (Designee) 00642434

City Development Administration:



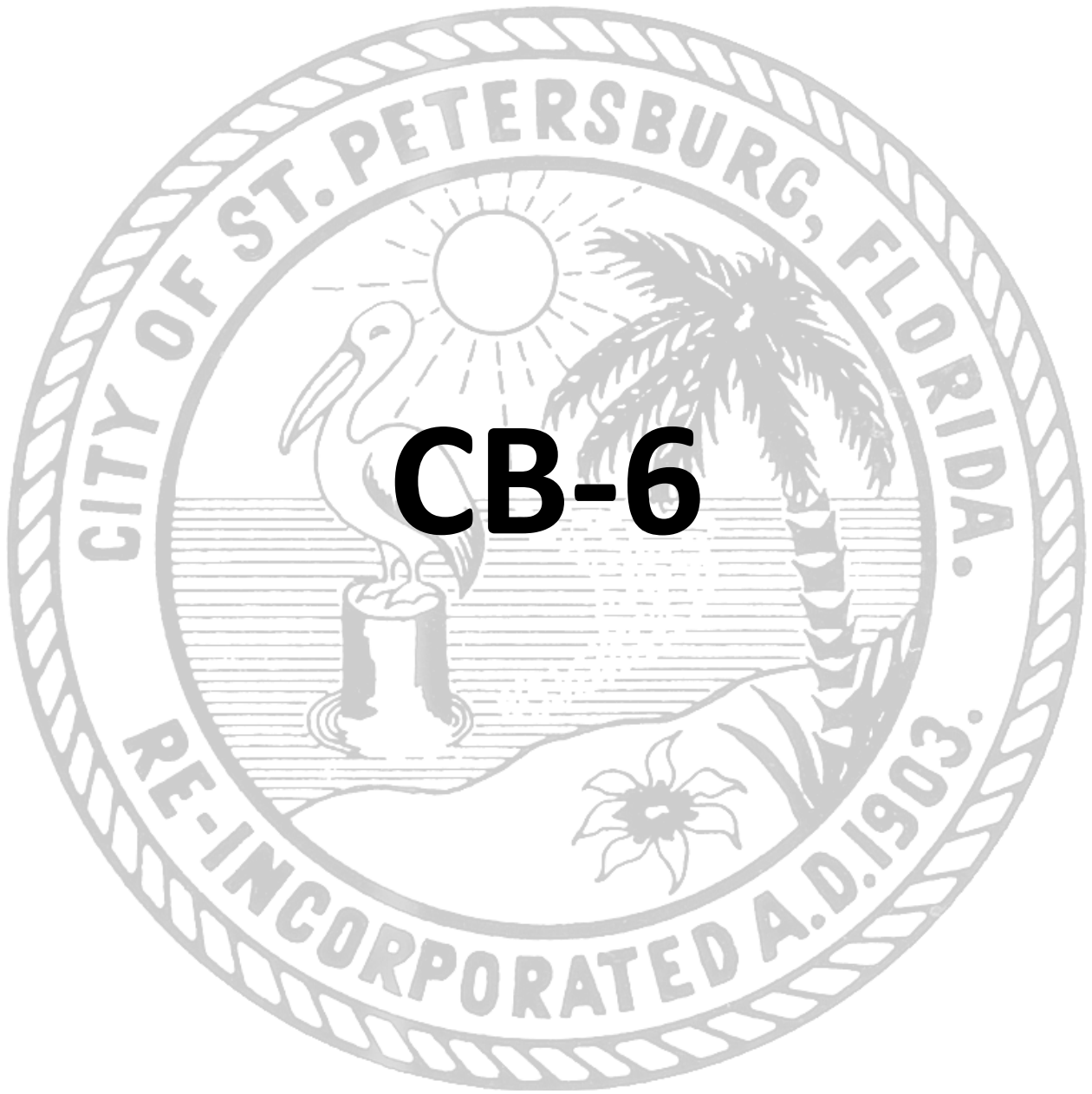
Chris Ballestra, Managing Director
Development Coordination

Real Estate and Property Management:



Alfred Wendler, Director

The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor or his designee to execute Amendment No. 7 to the Agreement between the City of St. Petersburg and the Pinellas County Metropolitan Planning Organization for the Central Avenue Bus Rapid Transit Corridor Enhancement Project (“Project”) to extend the Project completion date to March 30, 2023; and to execute all other documents necessary to effectuate this resolution; and providing an effective date.
Please scroll down to view the backup material.



CB-6

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair, and Members of City Council.

SUBJECT: A resolution authorizing the Mayor or his designee to execute Amendment No. 7 to the Agreement between the City of St. Petersburg and the Pinellas County Metropolitan Planning Organization for the Central Avenue Bus Rapid Transit Corridor Enhancement Project (“Project”) to extend the Project completion date to March 30, 2023; and to execute all other documents necessary to effectuate this resolution; and providing an effective date.

EXPLANATION: In 2011, the City entered into an agreement (“Agreement”) with the Pinellas County Metropolitan Planning Organization (“Pinellas County MPO”), now more commonly known as Forward Pinellas (“FP”), to fund the Central Avenue Bus Rapid Transit Corridor Enhancement Project (“Project”). The purpose of the Agreement is to allow the Pinellas County MPO to pass through to the City a 2009 Congressional Earmark in the amount of \$475,000 for Federal Transit Administration (“FTA”) Section 5309 grant funds to implement the Project. The City and the Pinellas County MPO amended the Agreement in 2012 to allow the Pinellas County MPO to pass through to the City a 2010 Congressional Earmark in the amount of \$500,000 for FTA Section 5309 grant funds.

The City and FP have amended the Agreement to extend the Project completion date several times as the BRT project has taken longer to come to fruition than originally anticipated. The City and FP last amended the Agreement in 2020 to extend the Project completion date to September 30, 2022.

The Pinellas Suncoast Transit Authority (“PSTA”) is constructing the 10-mile SunRunner Bus Rapid Transit (“BRT”) project between downtown St. Petersburg, the city of South Pasadena and the city of St. Pete Beach. It will be a rapid, frequent service with long operating hours. The project is being funded through a \$21.8 million grant from the FTA Capital Investment Grant Small Starts program and matching funds from the Florida Department of Transportation, PSTA and City of St. Petersburg. In St. Petersburg, the SunRunner project will include bus-and-turn lanes along most of the route, uniquely branded stations with public art, sidewalk improvements near the stations, and traffic signal improvements.

The focus of the City’s Project is to design and construct pedestrian improvements that will enable SunRunner riders to walk to and from the BRT stations on 1st Avenues North and South, and between the BRT stations and Central Avenue, in a safe and efficient manner. The improvements primarily consist of as new ADA accessible curb ramps and sidewalks. The Engineering and Capital Improvements Department (ECID) is managing three projects funded by the City’s FTA grant. The “Central Ave. Sidewalk Connectivity Enhancement” project (ECID Project No. 19076-112 includes curb ramps at certain intersections on 1st Avenue North, Central Avenue, and 1st Avenue South between Dr. ML King Jr. Street and 66th Street. New sidewalks were built on 1st Avenue South between 38th and Kingston Streets and between 47th and 48th Streets. The ECID

provided design plans for the project and Ajax Paving Industries of Florida, LLC constructed the improvements.

The “13th St. S and 1st Ave. S – Intersections Improvements” project (ECID Project No. 20089-112) includes the design and construction of curb ramps and a rectangular rapid flashing beacon at the intersection of 1st Avenue South at 13th Street. The ECID provided design plans for the project and David Nelson Construction Company is constructing the improvements. David Nelson Construction Company is the general contractor for the SunRunner project. The City and PSTA are utilizing the “Concurrent Non Projects Activity” provision in the Interlocal Agreement for the Design, Construction, Maintenance and Operation of the SunRunner project, which enables PSTA’s contractors and subcontractors to complete City projects along the SunRunner route.

The “11th St. N and 1st Ave. N – Intersection Modifications” project (ECID Project No. 20103-112) will include new bulb outs, curb ramps and a rectangular rapid flashing beacon at the intersection of 1st Avenue North and 11th Street. The ECID is completing design plans for the project. Another funding source will fund the construction of this intersection improvement.

As of June 30, 2022, a total of \$684,865.32 of the FTA grant has been spent. To allow sufficient time to complete the construction of the intersection improvement at 1st Avenue and 13th Street and process invoices from Ajax Paving Industries of Florida and David Nelson Construction Company FP staff has agreed to extend the Agreement to March 31, 2022. The FP board approved the Agreement amendment at its meeting on September 14, 2022.

RECOMMENDATION: The Administration recommends adoption of the attached resolution authorizing the Mayor or his designee to execute Amendment No. 7 to the Agreement between the City of St. Petersburg and the Pinellas County Metropolitan Planning Organization for the Central Avenue Bus Rapid Transit Corridor Enhancement Project (“Project”) to extend the Project completion date to March 30, 2023; and to execute all other documents necessary to effectuate this resolution; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: There are no costs associated with Amendment No. 7.

ATTACHMENTS: Resolution
Amendment to Agreement with the Pinellas County MPO

APPROVALS:

ADMINISTRATION:



BUDGET:



Resolution No. 2022- _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 7 TO THE AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG AND THE PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION FOR THE CENTRAL AVENUE BUS RAPID TRANSIT CORRIDOR ENHANCEMENT PROJECT (“PROJECT”) TO EXTEND THE PROJECT COMPLETION DATE TO MARCH 30, 2023; AND TO EXECUTE ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City previously entered into an agreement (“Agreement”) with The Pinellas County Metropolitan Planning Organization (“Pinellas County MPO”) to allow the Pinellas County MPO to pass through to the City a 2009 Congressional Earmark in the amount of \$475,000 for Federal Transit Administration (“FTA”) Section 5309 grant funds to implement the Central Avenue Bus Rapid Transit Corridor Enhancement Project (“Project”); and

WHEREAS, the City and the Pinellas County MPO amended the Agreement in 2012 to allow the Pinellas County MPO to pass through to the City a 2010 Congressional Earmark in the amount of \$500,000 for FTA Section grant funds; and

WHEREAS, the City and the Pinellas County MPO have amended the Agreement to extend the Project completion date several times as the BRT project has taken longer to come to fruition than originally anticipated; and

WHEREAS, the City and the Pinellas County MPO last amended the Agreement in 2020 to extend the Project completion date to September 30, 2022; and

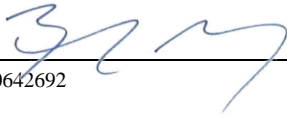
WHEREAS, the City and the Pinellas County MPO now wish to enter into Amendment No. 7 to the Agreement to further extend the Project completion date to March 30, 2023.

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. 7 to the Agreement between the City of St. Petersburg and the Pinellas County Metropolitan Planning Organization for the Central Avenue Bus Rapid Transit Corridor Enhancement Project (“Project”) to extend the Project completion date to March 30, 2023, and to execute all other documents necessary to effectuate this resolution.

This Resolution shall become effective immediately upon its adoption.

Approvals:

LEGAL:


00642692

DEPARTMENT:

/s/ Evan Moray

Seventh Amendment to the Central Avenue BRT Corridor Enhancement Agreement

This Seventh Amendment is made and entered into on this ____ day of September, 2022 by and between the PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION (hereinafter “MPO”) and the CITY OF ST. PETERSBURG (hereinafter “Subgrantee” or “Subrecipient”) for the Central Avenue BRT Corridor Enhancement Project (hereinafter “Project”).

WHEREAS, the Parties entered into an agreement on October 26, 2011, amended on March 14, 2012; August 2, 2013; August 19, 2014; September 27, 2016, September 30, 2018, and September 25, 2020 (hereinafter “Agreement,”) regarding enhancement projects along the Central Avenue corridor; and

WHEREAS, the Agreement and availability of funds expires on September 30, 2022; and

WHEREAS, the Parties desire to extend the duration of the Agreement and availability of funds.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations herein, the Parties agree as follows:

1. The Subrecipient agrees to complete and fully invoice the Project by March 30, 2023. Total FTA participation for FY 2009 grant funds shall not exceed the sum of \$475,000 of all expenses incurred in performance of the Agreement. Total State of Florida Toll Credits to be used as the FY 2009 local match shall not exceed \$118,750. Total FTA participation for FY 2010 grant funds shall not exceed the sum of \$500,000 of all expenses incurred in performance of the Agreement. Total State of Florida Toll Credits to be used as the FY 2010 local match shall not exceed \$125,000.
2. The following shall be added to the end of the Terms and Conditions, “This Agreement is funded by the FTA and FTA participation is on a reimbursement basis. Should federal funding not be available, the MPO is not responsible for funding the project beyond the funding provided by the FTA.”
3. All other provisions of the Agreement shall remain in effect and unaltered.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed, the last day and year written below:

PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION.

By: _____
Joanne "Cookie" Kennedy, Chair

Date: _____

Attest: _____
Whit Blanton, FAICP, Executive Director

Date: _____

THE CITY OF ST. PETERSBURG

Attest: _____
Chan Srinivasa, City Clerk

By _____
Kenneth T. Welch, Mayor

(Seal)

Approved As To Content and Form:

City Attorney (Designee)

By: _____
Assistant City Attorney

The following page(s) contain the backup material for Agenda Item: Resolution approving the re-appointment of Darren Stowe and Michael Kiernan as regular members to the Development Review Commission to serve an unexpired three-year term ending September 30, 2025.
Please scroll down to view the backup material.



CB-7

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of September 15, 2022

TO: THE HONORABLE GINA DRISCOLL, CHAIR, AND MEMBERS OF CITY COUNCIL

SUBJECT: Resolution approving the re-appointment of Darren Stowe and Michael Kiernan as regular members to the Development Review Commission to serve an unexpired three-year term ending September 30, 2025.

EXPLANATION: Confirm re-appointments of Darren Stowe and Michael Kiernan as regular members to the Development Review Commission to serve an unexpired three-year term ending September 30, 2025.

ATTACHMENTS: Memorandum, Resolution, Resumes

APPROVALS:

Administrative: /s/ Elizabeth Abernethy for James Corbett ERA

Budget: N/A


Legal: Resolution attached signed by legal



MEMORANDUM

Council Meeting of September 8, 2022

TO: The Honorable Gina Driscoll, Chair, and Members of City Council

FROM: Mayor Kenneth T. Welch 

RE: Confirmation of Re-appointments to the Development Review Commission

I respectfully request that Council confirms the re-appointment of Darren Stowe and Michael Kiernan as regular members to the Development Review Commission to serve an unexpired three-year term ending September 30, 2025.

A copy of Messrs. Stowe and Kiernan's resumes are attached for your information.

EA/kc
Attachment

cc: Elizabeth Abernethy, Director, Planning & Development Services Department
Corey Malyszka, Zoning Official

A RESOLUTION CONFIRMING THE RE-APPOINTMENT OF DARREN STOWE AND MICHAEL KIERNAN AS REGULAR MEMBERS TO THE DEVELOPMENT REVIEW COMMISSION; 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 re-appointment of Darren Stowe and Michael Kiernan as regular members to the Development Review Commission to serve an unexpired three-year term ending September 30, 2025

This resolution shall become effective immediately upon its adoption.

Approved as to form and content

/s/ Michael J. Dema
City Attorney or (Designee)

DARREN L. STOWE, AICP, LEP

Education

B.S., Biology—Cornell University, 1975

Graduate Study, Urban and Regional Planning—Florida State University, 1990

Registrations

American Institute of Certified Planners

INSTEP Licensed Environmental Professional, No. 91

Volunteer Service

Development Review Commission 2013 – 2019

Career

Environmental Science and Engineering 1979-1981 Biologist

Geonix/Martel 1981-1983 Photointerpreter for National Wetlands Inventory mapping

Diaz Sackinger & Associates 1983-1984 Planning and wetlands biology

Florida Land Design & Engineering 1984-1990 Planning and project management

Florida Groundwater Services, Inc. 1990-1995 Phase I ESA assessor, project management, and planning

Environmental Consulting & Technology 1995 to the Present Environmental consultant and planning

DARREN L. STOWE, AICP, LEPC
Principal Scientist

Education

B.S., Biology—Cornell University, 1975
Graduate Study, Urban and Regional Planning—Florida State University, 1990

Registrations

American Institute of Certified Planners
INSTEP Licensed Environmental Professional, No. 91

Project Planner; Putnam Combined Cycle Project, Seminole Electric Cooperative, Inc. – Assisted in preparation of a Comprehensive Plan amendment and Planned Unit Development rezoning applications. Prepared land use and socioeconomic sections of the site certification application for a combined cycle natural gas plant.

Project Planner; Big Bend Modernization, Tampa Electric Company – Prepared land use and socioeconomic sections of the site certification application (SCA) for a combined cycle natural gas plant. Coordinated with Hillsborough County for zoning interpretation.

Project Planner; Citrus County Combined Cycle Project, Confidential Client—Prepared documents for a proposed comprehensive plan land use amendment and land atlas amendment as well as the land use and socioeconomic sections of the site certification application.

Project Planner; Solar Farm Projects, Tampa Electric Company – Prepared Comprehensive Plan text amendments, rezoning, and conditional use applications, as necessary to support land use approval requests for large solar farm projects in Hillsborough and Polk Counties, the City of Bartow, and the City of Lake Alfred. Conducted planning due diligence investigations on over 20 properties.

Project Planner; Polk Power Station Units 2-5 Conversion Project, Tampa Electric Company (Tampa Electric)— Assisted in route selection for 32 miles of 230-kV transmission lines in Hillsborough and Polk Counties. Assisted in public outreach program and authorized land use and socioeconomic sections of the SCA. Testified as the land use and socioeconomic expert before the Florida Administrative Law Judge.

Project Planner; Polk Power Station Unit 6, Tampa Electric—Prepared supporting documentation for a level 4 conditional use permit and the appropriate land use and socioeconomic sections of the SCA in support of a proposed 660-MW integrated coal gasification combined cycle (IGCC) electrical power generating plant in Polk County, Florida. The application also included new transmission lines requiring land use review. Completed land use and socioeconomic sections for application to site a water use pipeline for reclaimed water.

Project Planner; Transmission Line Projects, Confidential Client—Conducted land use regulations review in Zephyrhills, Polk County, and Martin County for new 230-kV transmission line routing. Reviewed planned developments and planned

AREAS OF SPECIALIZATION

Planning and Socioeconomic Aspects of Site Certification Applications and Certificate of Public Convenience and Necessity Applications, Comprehensive Plan Amendments, Expert Witness for Land Use and Socioeconomics, Phase I/II Environmental Site Assessments and Other Due Diligence Investigations, Peer Review

transportation improvements. Assisted in proposing route alternatives.

Project Planner; Transmission Line Siting Act-Willow Oak to Davis, Tampa Electric—Project planner and land use expert witness for a 30-mile, 230-kV transmission line through three different municipalities. Assisted in route selection and public outreach. Testified as a land use expert before the Florida Administrative Law Judge.

Project Planner; Turkey Point Transmission Line Siting Act-Miami-Dade County, Florida Power & Light Company (FP&L)—Project planner and land use expert for approximately 90 miles of 500-kV and/or 230-kV transmission line through eight different municipalities. Assisted in route selection and public outreach. Prepared appropriate sections of Chapter 9 of the SCA for development of two new nuclear electrical generating units.

Project Planner; Transmission Line Siting Act-Morgan Road to Zephyrhills North, Confidential Client—Project planner and land use expert for a 40-mile, 230-kV transmission line through two different municipalities. Assisted in route selection.

Project Planner; Due Diligence, Numerous Power Clients—One of three team members reviewing site conditions and water, wastewater, air emissions, and planning issues surrounding potential power plant acquisitions in Florida.

Project Planner; Environmental Site Assessment, U.S. Department of Energy (DOE)—Project planner and land use expert for a proposed IGCC electrical power plant; a surface

lignite coal mine; and linear facilities including a natural gas pipeline, transmission lines, and a pipeline for sequestered carbon dioxide in Kemper County, Mississippi. Responsible for preparation of the land use, socioeconomics, environmental justice, housing, and transportation sections of the DOE's environmental impact statement.

Project Planner; Perryman Power Plant, Constellation Energy—Prepared the land use and socioeconomic sections of the certificate of public convenience and necessity (CPCN) application for additional simple cycle electrical generating turbines in Perryman, Maryland. Application included an analysis of potential visual impacts.

Project Planner; Maryland CPCN Environmental Review Document, Constellation Energy—Responsible for all land use and socioeconomic aspects of a simple cycle natural gas power plant expansion in Harford County.

Project Planner; Maryland CPCN Environmental Review Document, Free State Electric—Responsible for all land use and socioeconomic aspects of the proposed CPV-Charles Power Plant CPCN for the 76-acre project in Charles County, Maryland.

Project Planner; Phase I ESA, Sargent & Lundy—Due diligence investigations of an approximately 3,200-acre property in Taylor County, Florida, proposed for development by the Florida Municipal Power Authority as a solid fuel power plant. Prepared a comprehensive plan text amendment and amendment to the Future Land Use Map. Provided oversight of subcontractors for roadway/railroad alternatives and archaeological/historical resource surveys. Prepared land use and socioeconomic portions of SCA.

Project Planner, Land Use and Socioeconomic Efforts, Confidential Client—Prepared the land use and socioeconomic sections of the DOE environmental information volume and the SCA for a proposed IGCC unit at the Stanton Energy Center in Orlando, Florida. Expert witness in the Florida Electrical Power Plant Siting Act proceedings for land use and socioeconomics.

Project Planner; SCA for Blue Heron Energy Center, Calpine Eastern—Completed the land use and socioeconomic background study and impact analysis sections of the application for siting a 1,080-MW natural gas-fired combined cycle electrical generating plant in Indian River County, Florida. Prepared documentation to support a Special Exception Use application to the existing agricultural zoning.

Project Planner; Maryland CPCN Environmental Review Document; Confidential Client—Responsible for all land use and socioeconomic aspects of the Frederick Project CPCN for a 180-acre site and associated linear facilities. Coordinated the cultural resource assessment of the plant site and surrounding viewshed.

Project Planner, Smith Unit 3 SCA, Gulf Power—Completed the land use and socioeconomic background study and impact analysis sections of the application for siting a 550-MW natural gas fired electrical generating plant in Bay County, Florida. Prepared documentation to support an amendment to the Future Land Use map of Bay County from an Agricultural to an Industrial designation.

Project Planner; Bronson Mine Expansion, Cemex—Prepared documentation and presented expert witness testimony for a Comprehensive Plan Future Land Use Amendment and rezoning to expand the existing Bronson limestone mine in unincorporated Hernando County.

Project Planner; Conditional Use Permit, Cemex—Prepared documentation and presented expert witness testimony for a Conditional Use Permit for a sand mine in unincorporated Lake County. Planning support included drafts of a proposed Sector Plan incorporating the planned mine location.

Project Planner; Phosphate Mining Land Use Approvals, Confidential Client—Reviewed applicable comprehensive plans and land development regulations for Hillsborough, Manatee, and Hardee Counties, Florida. Prepared land use documents and presented expert witness testimony in quasi-judicial proceedings.

Project Planner: Union County, Hopping Green & Sams—Review proposed changes to the Comprehensive Plan to restrict phosphate mining. Compare Comprehensive Plan policies in those counties permitting phosphate mining.

Project Planner; Multiple jurisdictions, Confidential Client—Conducted review of Comprehensive Plan and Land Development Code review of seven jurisdictions for over 20 potential solar power generation sites.

Expert Witness; Land Use Planning, Multiple Clients—Presented expert witness testimony in support of mining ordinances in Lee and Citrus Counties and in support of phosphate mining projects in Hillsborough, Manatee, and Hardee Counties, Florida. Testimony included compliance with comprehensive plans (state, regional, and local) and consistency with local ordinances and land use codes.

Project Planner; Compliance Audits, Confidential Client—Conducted a review of state and local land use regulations and permitting requirements in five counties in southern Georgia proposed as sites for solar energy production facilities.

Project Planner, SCA for New Smyrna Beach Power Company, Confidential Client—Completed the land use and socioeconomic background study and impact analysis sections of the application for siting a 550-MW natural gas-fired electrical generating plant in New Smyrna Beach, Florida. Assisted in legal counsel in evaluating consistency with Volusia

County and New Smyrna Beach comprehensive plans, zoning districts, and local development regulations.

Project Planner; Siting Study and Phase I ESA, Seminole Electric Cooperative, Inc.—Multi-county siting study for a potential solid fuel electrical power plant in Florida. Completed Phase I ESAs including preliminary analysis of cultural resources, wetlands, and listed species. Conducted land use compatibility review and noise ordinance implications.

Project Manager; Phase I/II ESAs and Remedial Actions, Southwest Florida Water Management District (SWFWMD)—Completed numerous Phase I ESAs throughout the District. Assessed potential contamination associated with cattle pens, cattle dipping vats, and other agricultural activities. Conducted many peer reviews of due diligence documents preparing detailed review letters.

Project Manager; Phase I ESA, FPL—Conducted onsite investigations of two natural gas-fired electrical power plants located in Paris and Forney, Texas. Conducted extensive interviews with knowledgeable personnel to assess the status of wastewater discharges, chemical use, and chemical storage.

Project Manager; Phase I/II ESA, and Supplemental Phase II, FPL Energy—Supervised the field effort for due diligence and baseline condition investigations of an active 7,000-acre citrus grove property in southwest St. Lucie County, Florida. Assisted client in development of work scope and preparation of a final report for opposing legal and environmental consultant review. Report was prepared to the standards of the South Florida Water Management District.

Project Manager; Phase I and II ESAs, Numerous Banks and Lenders in the Tampa Bay Area—Performed Phase I/II ESAs on properties ranging from day care centers to automobile repair facilities in the Tampa Bay area of Florida. Performed reviews of phase I ESA reports and prepared detailed review letters.

Project Manager; Phase I ESAs, Verizon Wireless—Completed many Phase I ESAs throughout Florida for proposed retail stores. Coordinated Phase I ESA efforts with other Florida ECT offices while maintaining consistency of the Phase I ESA reports.

Project Manager; Phase I ESAs, The Trust for Public Land—Performed Phase I ESAs of many large-acre, undeveloped tracts for public acquisition for The Trust for Public Land throughout Florida. Conducted a Phase I ESA of a 3,800-acre tract in Pasco County. Subsurface investigations were conducted on two onsite landfill areas. Performed Phase I/II ESAs for proposed rails-to-trails projects in Leesburg, Sarasota County, Orlando, and St. Petersburg, Florida.

MICHAEL K. KIERNAN
TRAUB LIEBERMAN STRAUS STREWSBERRY LLP
310 Central Avenue, 10th Floor
St. Petersburg, FL 33701
(727) 898-8100
mkiernan@tlsslaw.com

Managing partner of the firm's St. Petersburg office, Michael Kiernan devotes his practice to insurance coverage litigation, extra-contractual matters, and complex products liability, professional liability, construction defect, and premises liability cases. He has extensive trial experience and a long record of success defending both first and third-party claims.

Kiernan's professional accomplishments include being named a Fellow of the American College of Coverage Counsel and he is an active member of the Federation of Defense and Corporate Counsel (FDCC). In the FDCC he currently serves as Vice-Chair of the Trial Tactics Section, and is a member of the FDCC Admissions Committee. He has also served two terms on the Florida Bar Civil Procedure Rules Committee. Michael was recognized by his peers as one of Florida's Legal Elite, as sponsored by Florida Trend Magazine, has been named a Florida Super Lawyer, and has an A-V Preeminent rating from Martindale Hubbell.

Michael has lectured extensively on various topics, including emerging areas of property and liability insurance matters, extra-contractual matters as well as complex liability issues. In addition, he has authored numerous articles, including *"What's In A Name (d) Storm: What Sandy Has Taught Us About Flood, Storm Surge and FEMA"* (Co-Authored with Michael Lenhardt)-(Winter 2014 FDCC Quarterly); *"Juror Misconduct in the Age of Social Networking"*, 62 Fed'n Def. & Corp. Couns.Q 179 (Winter 2012) (Co-authored with Samuel L. Cooley); *Liability Coverage in Lease/Rental Car Situations, Who Provides coverage?"* Vol. 5, No.3, Trial Advocate Quarterly, Florida Defense Lawyers Association, July 1986; *Current Trends in Bar/Lounge Liability*, Vol. 7, No. 1, Trial Advocate Quarterly, Florida Defense Lawyers Association, January 1988.

EDUCATION

- Drake University, J.D.(1983)
- St. Leo College, B.A., Political Science and History (1980)

BAR ADMISSIONS

- Florida - 1984
- Iowa - 1983

PROFESSIONAL AFFILIATIONS

- St. Petersburg Bar Association
- Iowa State Bar Association Member
- The Florida Bar (Member, Trial Lawyers Section; appointed to the Civil Procedure Rules Committee, 2003, 2009);
- Federation of Defense and Corporate Counsel, (FDCC)
- Defense Research Institute
- Florida Defense Lawyers Association
- American College of Coverage Counsel

PUBLISHED PAPERS & PRESENTATIONS

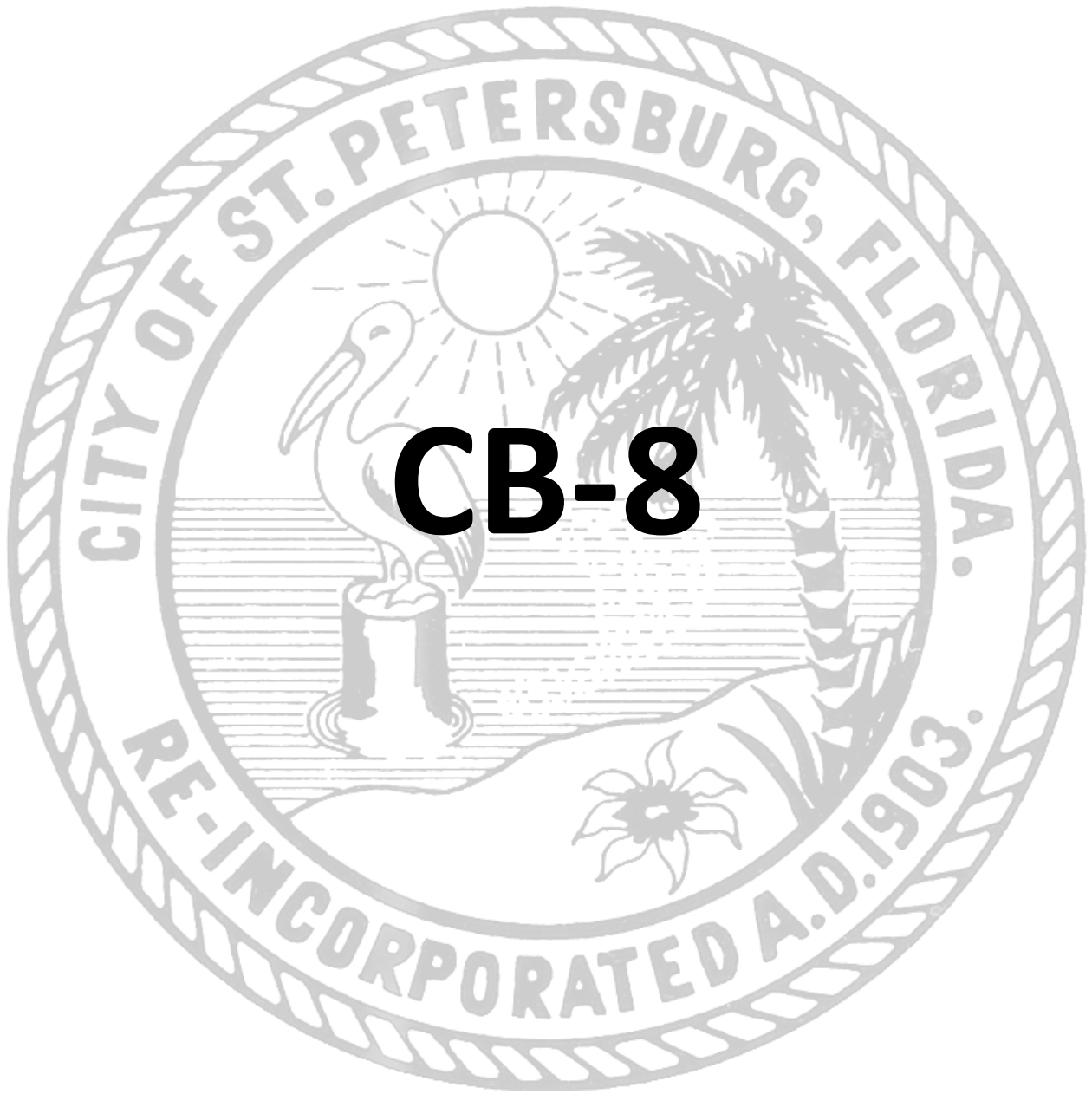
- “Creative Bad Faith Set Ups: Preventive Strategies and Techniques with Regard to Open Limits, Policy Limit Demands, and Time Limit Demand Letters.”, ACI Insurance Coverage & Extra-Contractual Disputes Conference, December 2016
- “State of the Market for High-Profile Bad Faith Cases and High-Dollar Verdicts Across the Country: Hotbed States Including Missouri, Washington, Florida, South Carolina, Georgia; Key Filing Trends and Rulings; Unfair Trade Practices, Fair Conduct and RICO Developments; and Latest Nuances in Statutory and Punitive Damages.”, ACI Extra-Contractual & Bad Faith Liability Conference, June 2016.
- “Riders on the Storm: The Increasing Role of Public Adjusters in Extreme Weather Events”; Co-Author/Presenter; FDCC Winter Meeting 2016
- “Thank God it Wasn’t My Case! Top Ten Craziest Coverage Decisions”-Co-Author/Presenter, FDCC Winter Meeting 2014
- “Appraisal in 2014: It Isn’t What it Used to Be, Or Is It?”-WIND Conference 2014
- “What’s In A Name (d) Storm: What Sandy Has Taught Us About Flood, Storm Surge and FEMA” Co-Author; FDCC Annual Meeting 2013; FDCC Quarterly 2014

COURT ADMISSIONS

- U.S. District Court, Northern District of Florida

- U.S. District Court, Middle District of Florida
- U.S. District Court, Southern District of Florida

The following page(s) contain the backup material for Agenda Item: A Resolution approving the change in start time of the October 20, 2022 City Council meeting from 1:30 pm to 9:00 am; and providing an effective date.
Please scroll down to view the backup material.



CB-8


Resolution No. _____

A RESOLUTION APPROVING THE CHANGE IN START TIME
OF THE OCTOBER 20, 2022 CITY COUNCIL MEETING FROM
1:30 PM TO 9:00 AM; AND PROVIDING AN EFFECTIVE
DATE.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of
St. Petersburg, Florida, that the change in start time of the October 20, 2022 City Council Meeting
from 1:30 pm to 9:00 am is hereby approved.

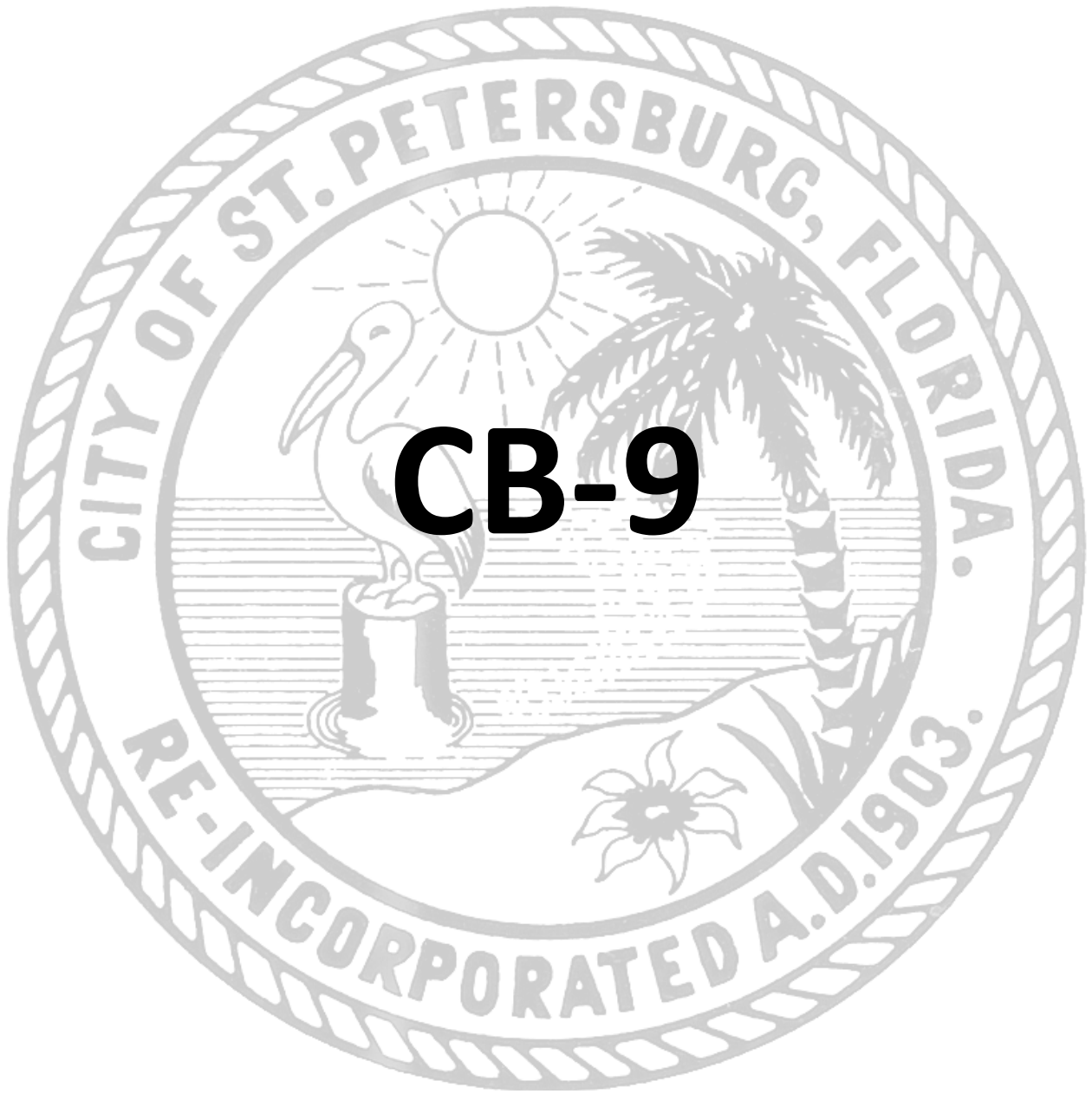
This Resolution shall become effective immediately upon its adoption.

Approved as to Form and Substance:



City Attorney (Designee)
00642759

The following page(s) contain the backup material for Agenda Item: Budget, Finance & Taxation
Committee Minutes (9/8/2022)
Please scroll down to view the backup material.



CB-9

City of St. Petersburg
Budget, Finance and Taxation Committee
September 8, 2022 Meeting Minutes
City Hall, Room 100

Present: Committee Chair Ed Montanari, Committee Vice-Chair Copley Gerdes, Council Chair Gina Driscoll, Council Member Lisset Hanewicz, and Council Member Richie Floyd (Alternate)

Absent: None

Also Present: Council Vice-Chair Brandi Gabbard, Council Member Deborah Figgs-Sanders, Assistant City Administrator Tom Greene, Chief Assistant City Attorney Jeannine Williams, Public Works Administrator Claude Tankersley, Sustainability and Resilience Officer Sharon Wright, and Assistant City Clerk Cathy Davis.

Support Staff: Jayne Ohlman – Senior Legislative Aide

1. **Call to Order** – 10:50 AM
2. **Approval of Agenda** – CM Hanewicz motioned for approval. All voted in favor.
3. **Approval of August 25, 2022 Minutes** – CM Gerdes motioned for approval. All voted in favor.
4. **New Business – September 8, 2022**

A Discussion Regarding the Additional Proceeds Recovered from the BP Settlement and Potential Funding Priorities – *Claude Tankersley, Public Works Administrator and Sharon Wright, Sustainability and Resilience Officer*

Council Vice-Chair Brandi Gabbard began by introducing her new business item and accentuated the benefits of tying the discussion on the additional BP settlement money to the City's tree canopy program discussion. Next, Assistant City Administrator Tom Greene provided background on the original \$6,477,796 the City received in 2015 as part of BP's settlement with communities affected by the Deepwater Horizon Oil Spill in 2010. In December 2021, the City received an additional \$1,063,567 from lawsuits related to the BP oil spill.

Sustainability and Resilience Officer Sharon Wright summarized the City's BP settlement-funded projects to date, noting that the original allocation of funds went towards reducing the City's dependence on fossil fuels and offshore drilling.¹ Settlement-funded projects included wastewater pipe replacements and repairs, tree canopy programs, seagrass mitigation, and other energy efficiency initiatives. Next, Ms. Wright detailed the recommended projects for the additional BP settlement money received in December 2021. The recommended projects and their proposed allocations are as follows: SELF (Solar & Energy Loan Fund) Expand Customer Reach for \$200,000; Greater Childs Park Odor and Environmental Assessment Mitigation for \$450,000; Neighborhood Resilience Collective Pilot for \$245,000; EV Readiness Assistance – Affordable Housing Carve Out for \$120,000; Engineering and Capital Improvements Department Sustainable Design Standards for \$48,567.

Council Member Hanewicz asked Ms. Wright to elaborate on the goals and finance arrangements for the SELF program's expanded customer outreach. Ms. Wright explained that the goal is to bridge the gap for many SELF applicants in the very-low, low, and moderate-income categories to expand

¹ As of June 30, 2022, all \$6,477,796 of the initial BP resources have been appropriated, and any unspent funds will be rolled over to FY 2023.

eligibility for resilient improvements. Regarding the financing arrangements, Ms. Wright explained that approximately \$20,000 of the \$200,000 will go towards administrative management, with the rest going towards expanding eligibility for energy efficiency and resilience grants. Next, CM Hanewicz asked for background on the initial funding for the Neighborhood Resilience Hub and how an additional appropriation of \$245,000 would help the Neighborhood Resilience Collective. Ms. Wright responded that the \$245,000 for the Neighborhood Resilience Collective would build upon the \$165,000 previously provided by the Foundation for a Healthy St. Pete for the Resilience Hub pilot, specifically for efforts in the Childs Park Neighborhood. Ms. Wright added that the proposed BP funding source is coupled with a general fund allocation of \$100,000. Finally, CM Hanewicz asked for an explanation of the funding proposal for the Greater Childs Park Odor and Environmental Assessment program, specifically in light of the City's limited power to enforce environmental regulations. Ms. Wright explained that the odor, air quality, and environmental assessment are separate projects to address potential environmental issues in the Childs Park area. While the previous work was done as part of the Resilience Hub Pilot funded by the Foundation for a Healthy St. Petersburg, additional environmental work is needed for implementing mitigation measures pending the results of odor source investigations. Potential mitigation measures may include landscape buffer solutions and strategic coordination with businesses in the affected area.

Committee Chair Montanari voiced his disappointment that tree-planting initiatives were not included in the proposed projects. CM Montanari explained that he, along with other Council Members, prioritized the City's tree canopy in their FY 2023 budget priorities, specifically using the additional BP monies for tree plantings.² CM Montanari explained that the City receives and approves almost 1,200 tree removal permits every year and does not want to see the City's tree canopy diminish when the additional BP settlement funds could help preserve it. Mr. Greene responded that there are tree-related resources in the FY 2023 budget (general fund) for \$300,000, and while it is not the \$800,000 requested, Mr. Greene explained that Administration is attempting to allocate resources for tree-related programs strategically. Additionally, Mr. Greene emphasized that the proposed projects for the additional BP funding are preliminary recommendations for City Council feedback.

CM Hanewicz and CM Gabbard echoed CM Montanari's frustrations that tree-planting programs were not included in the recommended projects. CM Hanewicz stated that the City should explore mini-grant programs for neighborhood associations specifically for tree planting. CM Hanewicz explained that this option would provide an immediacy not seen with the other proposed projects. CM Gabbard highlighted her goal to tie a portion of a tree planting program to a food forest program, with the intention to utilize the general fund allocations noted by Mr. Greene and the additional BP funds as a one-time funding source. CM Gabbard stated that the initiative is scheduled for discussion at the September 22 Health, Energy, Resilience, and Sustainability (HERS) committee.

In reference to the proposed funding for SELF's expanded customer outreach, CM Gabbard stated that while she is supportive of the program and the goal to reach very-low income residents, she would like to hear more information from SELF representatives before committing to a proposed allocation. CM Gabbard suggested the HERS committee as a venue for that discussion. CM Gabbard stated that she would also like more information on the EV readiness proposal and the Childs Park odor mitigation efforts before committing to allocations.

Council Member Figgs-Sanders expressed her support for the funding recommendations related to the Childs Park odor and environmental assessment. CM Figgs-Sanders emphasized that the City must partner with Pinellas County and the State to investigate the odor source in Childs Park, but the City should take the lead on mitigation efforts.

² CM Montanari requested \$800,000 to plant an additional 1,000 trees.

Council Chair Driscoll asked how much Pinellas County has contributed to environmental assessments and mitigation for the Childs Park odor issue. Ms. Wright responded that the County is not contributing any funding to the environmental assessment or mitigation measures, as its enforcement department does not conduct investigations. CM Driscoll noted that the City does not perform that work either but is proposing allocations to support the work. Ms. Wright stated that State and Federal restrictions on funding measures might explain the County's lack of contributions, but she would get back to the committee with that information. Public Works Administrator Claude Tankersley stated that it is his understanding that the County and State can verify citizen complaints and enforce regulations but not investigate the specific source of the odor. Mr. Tankersley explained that the City's participation in what is traditionally a County or State issue is to help accelerate the assessment and mitigation process to arrive at a solution for affected residents.

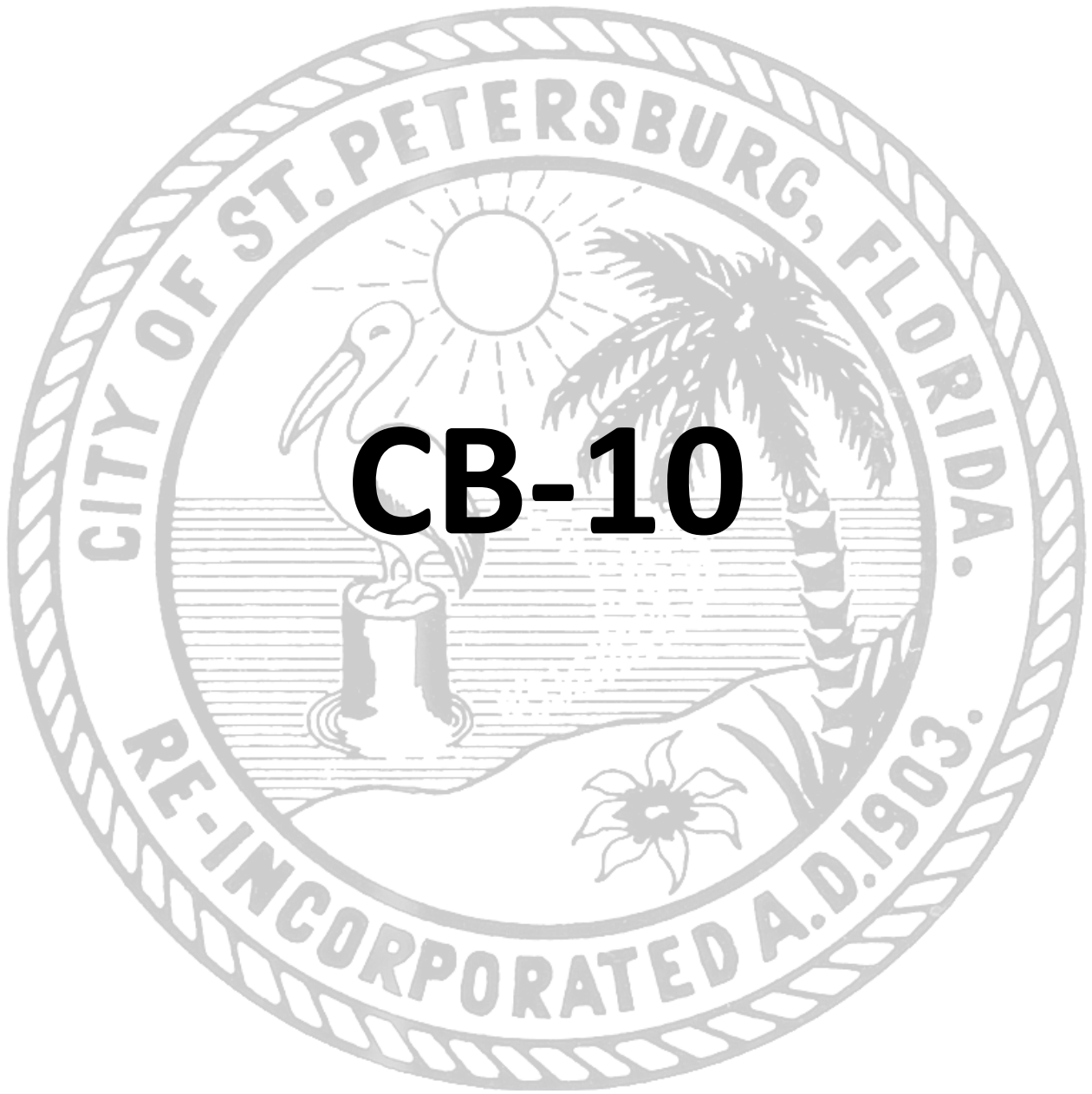
CM Driscoll suggested that the Administration explore utilizing the American Rescue Plan Act (ARPA) funds to supplement the proposed allocation from the additional BP funds for the Neighborhood Resilience Collective. Mr. Greene said he would discuss the suggestion with staff and explore whether the program goals qualify to use ARPA funds. CM Driscoll added that creative and efficient use of one-time funding sources like ARPA and BP funds could potentially free-up funding for tree-planting programs.

CM Gabbard inquired if the City has explored the potential use of Penny for Pinellas funds to achieve the proposed work related to the Childs Park odor issue. Mr. Tankersley responded that they would inquire with Pinellas County on that suggestion.

CM Montanari stated that he would like to keep the item on the committee's continuing referral list and conduct one-on-one meetings with staff members to discuss the proposed programs in detail before making any final decisions on the allocations.

CM Montanari adjourned the meeting at 12:05 PM.

The following page(s) contain the backup material for Agenda Item: Public Services & Infrastructure Committee Minutes (7/28/2022)
Please scroll down to view the backup material.



CB-10

City of St. Petersburg
Public Services & Infrastructure Committee
July 28, 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, Council Member Richie Floyd, City Administrator Rob Gerdes, City Attorney Jackie Kovilaritch, Planning and Development Services Director Liz Abernethy, Transportation and Parking Manager Keith Glasgow, Regional Transportation Planner, Thomas Whalen, and Deputy City Clerk Patricia Beliveau

Support Staff: Daphney Ivory – City Council Legislative Aide

1. **Call to Order** – 9:26 AM
2. **Approval of Agenda** – CM Figgs-Sanders motioned for approval. All voted in favor.
3. **Approval of July 14, 2022 Minutes** – CM Gerdes motioned for approval. All voted in favor.
4. **New Business – July 28, 2022**

A discussion regarding parking requirements for multi-family dwellings located in Downtown St. Pete – *Liz Abernethy, Planning and Development Services Director, and Keith Glasgow, Transportation and Parking Manager*

Committee Chair Montanari began the meeting by explaining that he submitted the new business item after the approval of several downtown core developments and parking requirement changes made in 2019. CM Montanari shared that 4500 to 6000 units are being constructed or have been approved for construction and he wanted to review current parking requirements to ensure that the City is getting the policy correct.

Planning and Development Services Director Liz Abernethy provided background on the downtown parking requirements before 2007 explaining that there were no parking requirements in the Central Business District (CBD) Core and CBD-1 district. CBD-2 required a .5 space per unit and CBD-3 required 1 space per unit. Ms. Abernethy mentioned that there was an amendment brought to the Council in September of 2019 that was to eliminate required parking for units that were 750 square feet or less and to keep the same parking structure per unit for all other units. There were also reductions in parking for certified workforce housing, age-restricted units, and proximity to high transit routes included in the amendment package.

Ms. Abernethy stated that the Downtown Center (DC) district parking requirements were reduced for some non-residential uses, like cafes and retail micro-breweries. The distance to offsite parking has been increased from 300 feet to 1000 feet. The ratio was about 1.44 parking spaces per unit pre-code change, and 1.22 per unit post-code change 87% of the new units being built will have at least one space per unit, and 31% have less than one space. Ms. Abernethy continued sharing that the staff has no recommendations for code changes or immediate actions and will continue monitoring to see if

the projects are built over the next year or two and determine what type of impact those projects will have.

CM Montanari asked if another parking demand study has been done and how often should one take place. Transportation and Parking Manager Keith Glasgow replied every 10 years. CM Montanari expressed concern about parking issues that could turn into a quality of life or an economic issue if people don't have a place to park when they get to work or if they visit a restaurant or retail store downtown. In response, Mr. Glasgow explained that he didn't think there has ever been enough parking for the pier, nor did they realize how popular it was going to be. In the beginning, there were closures of the lots three or four times a day, but now there are fewer closures and less demand at certain times.

Council Member Hanewicz inquired about the number of housing units built before changes to the code and why fewer parking spaces were provided for those housing units. Mrs. Abernethy explained that the projects might not have been built or would have had significantly less parking or units because most project developers and lenders have minimum parking criteria and would not advance a project if there weren't.

CM Hanewicz asked how affordability applies to the number of affordable multi-family units built. Ms. Abernethy explained that the workforce housing bonus was prioritized and now is used on every project and by changing the Floor Area Ratio (FAR) bonus structuring system, housing affordability is addressed.

CM Hanewicz asked if mixed-use developments are required to have storage and parking. Ms. Abernethy responded that the code doesn't dictate how spaces are allocated but it requires developers to demonstrate that they meet the minimum requirements for each of the different uses on the site. There are allowances under the storefront residential section of the code, that do not require any parking for the smaller spaces. CM Hanewicz shared her concern that mixed-use businesses won't have enough parking to succeed. Ms. Abernethy responded the goal of downtown has always been the pedestrian experience and not to design or regulate the vehicles.

City Administrator Rob Gerdes commented that before the Floor Area Ratio (FAR) change, the City received approximately \$47,000 into the housing capital improvement Trust Fund. Following the change, over \$500,000 has been received and put towards good use for affordable housing. Mr. Gerdes also mentioned that affordable housing developers are using changes to parking requirements to build and they are effective.

CM Driscoll asked if a visitor's parking pass can be distributed to residents without vehicles. Mr. Glasgow responded that it would make it difficult if it was decided to give everyone that doesn't have a vehicle a parking pass. The visitor's parking pass idea can be explored but would exasperate the parking issue.

Council Chair Driscoll asked how many units in total are included in the four projects for the Edge District and whether that area has a residential parking system that extends to the public parking lot near the interstate. Ms. Abernethy responded that 87 units will not have parking spaces. Mr. Glasgow explained that the public parking lot is under lease to the Rays and they are currently in discussions along with City attorneys. CM Driscoll suggested mirroring zone One B around Pioneer Park to ease parking congestion on the street.

Councilmember Figgs-Sanders expressed concerns about parking for food delivery drivers and ADA-compliant residents with limited skills and access. CM Figgs-Sanders asked if the decrease in parking at the Pier stems from the frustration of not being able to find parking when visiting downtown. Mr. Glasgow explained that the decrease in parking at the Pier can be contributed to communication through marketing about additional parking at the Al Lang Stadium, Sundial, and South core garage or by utilizing the scooter program. CM Figgs-Sanders inquired how many employees are utilizing public parking spaces designated for visitors. Mr. Glasgow replied that employees have designated employee parking lots and are not allowed to park in public parking lots.

CM Hanewicz asked when the residential parking program was drafted and if the framework had changed. Mr. Glasgow shared the program has been around for some time and has been updated to include the Northeast area, but the framework has not changed. CM Hanewicz mentioned looking at other ways the program can be tweaked to address the needs of parking today. Mr. Glasgow explained that a lot of individuals take advantage of the residential parking program downtown. They have parking available in their garages and park on the street taking up spaces because it's more convenient taking away from those without parking.

Councilmember Floyd stated that putting more emphasis on our public transportation will probably be important and if we want continued growth in the downtown area, we're going to have to figure out ways to get rid of parking and view public transportation as the only way to do this.

Councilmember Gerdes suggested moving the parking study from the year 2026 to possibly 2024 once more data has been collected.

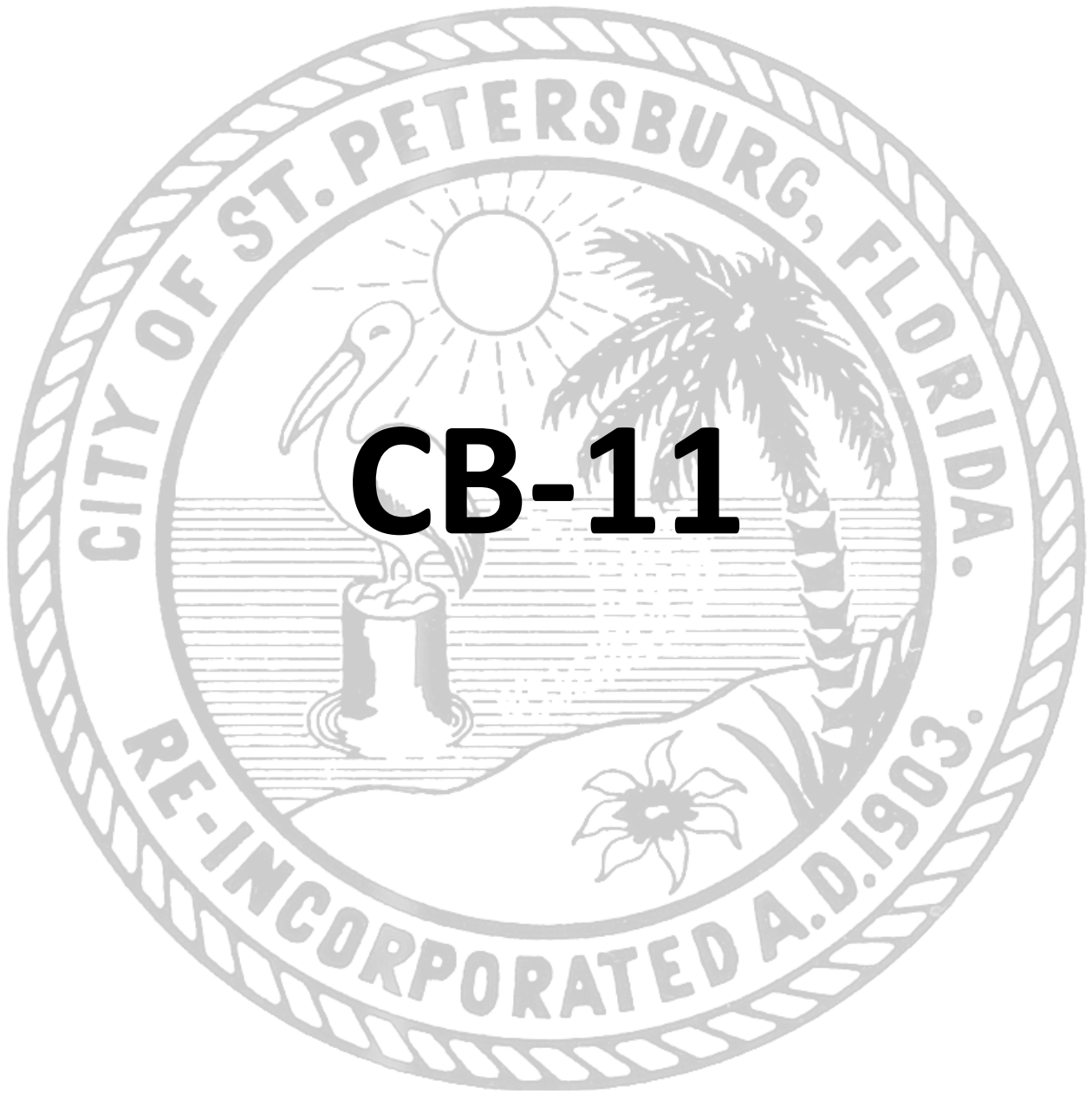
CM Montanari inquired if more signage was possible to use to solve some of the parking issues. Mr. Glasgow responded that there is a wayfinding program with signage directing people to different places and there is signage at the Sundial parking garage. There is signage near the Pier, but he doesn't know if it will be useful on the streets for drivers that are just driving around.

CM Montanari recommended keeping the parking requirements discussion on the referral list and agreed with CM Gerdes' idea to move the parking study up instead of waiting on the ten-year cycle after there has been more data collected from the BRT study.

CM Floyd asked if the intersection at the Pier is functioning as it was designed to. Mr. Glasgow replied that it's functioning as what is designed to do. There was a study done on the intersection over a year ago when it was bad, but since then, police officers have been put in place to assist pedestrian traffic at the intersection.

CM Montanari adjourned the meeting at 10:39 AM.

The following page(s) contain the backup material for Agenda Item: A Resolution approving the State-Funded Award and Grant Agreement between the City of St. Petersburg, Florida (City) and the Department of Financial Services (the Department) for receipt of funding by the City in an amount not to exceed \$12,410.10 as an award through the Department's Firefighter Cancer Decontamination Equipment Grant Program (the Agreement); approving a supplemental appropriation in the amount of \$12,410.10 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional grant revenues, to the Fire Rescue Department, Fire Supression Division (150-1497); approving the execution by the Mayor or his designess of the Agreement and all other documents necessary to receive this funding; and providing an effective date.
Please scroll down to view the backup material.



CB-11

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of September 29, 2022

TO: The Honorable Gina Driscoll, Chair, and Members of City Council

SUBJECT: A resolution approving the State-Funded Award and Grant Agreement between the City of St. Petersburg, Florida (“City”) and the Department of Financial Services (“Department”) for receipt of funding by the City in an amount not to exceed \$12,410.10 as an award through the Department’s Firefighter Cancer Decontamination Equipment Grant Program (the “Agreement”); approving a supplemental appropriation in the amount of \$12,410.10 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional grant revenues, to the Fire Rescue Department, Fire Suppression Division (150-1497); approving the execution by the Mayor or his designee of the Agreement and all other documents necessary for receipt of this funding; and providing an effective date.

EXPLANATION: The Florida Legislature created the Firefighter Cancer Decontamination Equipment Grant Program within the Division of State Fire Marshal to provide financial assistance to help career fire departments, combination fire departments, and volunteer fire departments procure equipment, supplies, and training designed to mitigate exposure to hazardous, cancer-causing chemicals.

The Department determined the City is eligible for funding in an amount not to exceed \$12,410.10 to purchase one bunker gear extractor pursuant to the Agreement.

The total project cost is approximately \$16,546.80, and the grant provides seventy-five percent (75%) with the City contributing the other twenty-five percent (25%).

RECOMMENDATION: Administration recommends City Council approve the State-Funded Award and Grant Agreement between the City and the Department for the City receipt of funding in an amount not to exceed \$12,410.10 as an award through the Department’s Firefighter Cancer Decontamination Grant Program, a supplemental appropriation in the amount of \$12,410.10 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional grant revenues, to the Fire Rescue Department, Fire Suppression Division (150-1497), and approve the execution by the Mayor or his designee of the Agreement and all other documents necessary for receipt of this funding.

COST/FUNDING/ASSESSMENT INFORMATION: Revenues on a reimbursement basis in the amount of \$12,410.10 will be received from the Department and deposited in the General Fund (0001). Funds for the city portion of the project have been previously appropriated in the General Fund (0001), Fire Rescue Department, Fire Suppression Division (150-1497). Grant funds will be available after the approval of a supplemental appropriation in the amount of \$12,410.10 from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional grant revenues, to the Fire Rescue Department, Fire Suppression Division (150-1497).

ATTACHMENT: Resolution

Approvals:

Administration: _____ Budget: _____

Resolution No. 2022- _____

A RESOLUTION APPROVING THE STATE-FUNDED AWARD AND GRANT AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA (“CITY”) AND THE DEPARTMENT OF FINANCIAL SERVICES (THE “DEPARTMENT”) FOR RECEIPT OF FUNDING BY THE CITY IN AN AMOUNT NOT TO EXCEED \$12,410.10 AS AN AWARD THROUGH THE DEPARTMENT’S FIREFIGHTER CANCER DECONTAMINATION EQUIPMENT GRANT PROGRAM (THE “AGREEMENT”); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$12,410.10 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001), RESULTING FROM THESE ADDITIONAL GRANT REVENUES, TO THE FIRE RESCUE DEPARTMENT, FIRE SUPPRESSION DIVISION (150-1497); APPROVING THE EXECUTION BY THE MAYOR OR HIS DESIGNEE OF THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO RECEIVE THIS FUNDING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature created the Firefighter Cancer Decontamination Equipment Grant Program within the Division of State Fire Marshal to provide financial assistance to help career fire departments, combination fire departments, and volunteer fire departments procure equipment, supplies, and training designed to mitigate exposure to hazardous, cancer-causing chemicals; and

WHEREAS, the Department determined the City is eligible for funding in an amount not to exceed \$12,410.10 to purchase one bunker gear extractor pursuant to Agreement; and

WHEREAS, the total project cost is approximately \$16,546.80, and the grant provides seventy-five percent (75%) with the City contributing the other twenty-five percent (25%); and

WHEREAS, Administration recommends approval.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the State-Funded Award and Grant Agreement between the City and the Department for the receipt of funding by the City in an amount not to exceed \$12,410.10 as an award through the Department’s Firefighter Cancer Decontamination Grant Program is hereby approved.

BE IT FURTHER RESOLVED, that there is hereby approved from the increase in the unappropriated balance of the General Fund (0001), resulting from these additional grant revenues, the following supplemental appropriation for FY22:

General Fund

