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: 969 8168 6157#
• Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: https://zoom.us/j/96981686157

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. Proclamation – Breast Cancer Awareness Month

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

Public Hearings

1. Confirming Preliminary Assessment for Lot Clearing Number(s) LCA 1640.

2. Confirming Preliminary Assessment for Building Securing Number SEC 1279.

F. Reports

1. ARPA Report

(a) A Resolution approving funding, subject to certain conditions, from the Citys American Rescue Plan Act Local Fiscal Recovery Funds to the following developers: 1) Blue 64th Street LLC (Blue Street) for Bear Creek Commons for an amount of $500,000; 2) Innovare, LP (Innovare) for Innovare for an amount of $3,426,166; 3) Ability SVDP, LLC (Ability) for Vincentian Village for an amount of $1,000,000; 4) Blue Sky Communities, LLC (Blue Sky) for Skyway Lofts II for an amount of $6,500,000; 5) Housing Authority of St Petersburg (Housing Authority) for Ed White Senior Apartments for an amount of $5,938,214; and 6) Burlington Post II, LTD (Burlington) for Burlington Post II for an amount of $2,939,125; approving a
supplemental appropriation in the amount of $20,303,505 from the unappropriated balance of the American Rescue Plan Act Fund (1018) to the Housing and Community Development Department, Administration Division (082-1089), ARPA Multi-Family Housing Project (19230); authorizing the Mayor or his designee to execute project specific subrecipient loan agreements, mortgages, promissory notes, declarations of restrictions and any other documents necessary to effectuate these transactions; and providing an effective date.

(b-1) A Resolution regarding the policy governing the use of Penny For Pinellas funding to support affordable housing that was originally established through Resolution 2018-385; amending that Resolution to expand the scope of that policy to include public facilities that are owned by the Housing Authority of the City of St. Petersburg, Florida, and used for the provision of affordable housing and to clarify the application of that policy to mixed-use projects or facilities; confirming that the remainder of that policy remains in effect; and providing an effective date.

(b-2) A Resolution regarding the use of Penny For Pinellas funding to support the provision of affordable housing by the Housing Authority of the City of St. Petersburg at the former Edward White Hospital site; approving the use of $3,000,000 of previously appropriated Penny funding for that purpose; authorizing execution of agreements or other documents; and providing an effective date.

(c) A Resolution authorizing the Mayor or his designee to execute and provide the local government verification of contribution loan form for the amount of $610,000 to Archway Partners, LLC, which is requesting Local Government Area of Opportunity (LGAO) funding as part of its application under the Florida Housing Finance Corporations (FHFC) request for application (RFA) number 2022-202; providing that closing on the City's loan by 10/1/23 is subject to the developer: 1) designating the Flats on 4th development as its priority one application under FHFCs RFA 2022 -202 2) obtaining the recommendation for approval of FHFC administered 9% low income housing tax credit funding, 3) receiving final site plan approval, and 4) providing all of the standard underwriting due diligence documents to the City; approving a supplemental appropriation in the amount of $610,000 from the unappropriated balance of the Housing Capital Improvements Fund (HCIF) (3000) to the Flats on 4th Project (19144); authorizing the Mayor or his designee to execute all closing documents and any other documents necessary to effectuate this transaction; and providing an effective date.

(d) A Resolution approving an exemption from the Community Benefit Program and associated processes for the five ARPA Projects and the two Habitat Projects identified herein; and providing an effective date.

2. **A Resolution regarding the installation of a plaque within the Municipal Pier District to commemorate the history of a replica of the HMS Bounty in St. Petersburg waiving the City’s policy for acceptance of plaques, and monuments to the extent necessary to dedicate that plaque on the 10 year anniversary of the loss of the Bounty; and providing an effective date.**

G. **New Ordinances - (First Reading of Title and Setting of Public Hearing)**
Setting November 3, 2022 as the public hearing date for the following proposed Ordinance(s):

1. An Ordinance amending Table A. in Section 27-557(a)(5) of the St. Petersburg City Code to modify certain commercial-uncompacted bulk container service rates; providing for severability of provisions; establishing the date to begin calculating those new rates for billing purposes; and providing an effective date.

Setting November 10, 2022 as the public hearing date for the following proposed Ordinance(s):

2. A city-initiated application requesting an amendment to the Future Land Use Map. (City File FLUM-65) (Quasi-judicial):

   (a) Ordinance 752-L, Amending the Future Land Use Map of the Comprehensive Plan for the City of St. Petersburg, Florida; by changing the Future Land Use Map designation on 4.4 acres located between Union Street South and 21st Street South, and south of 26th Avenue South and north of Dell Holmes Park from Institutional (I) to Residential Urban (RU).

H. New Business

1. Respectfully requesting a referral to the Public Services & Infrastructure Committee a discussion on potential requirements for the undergrounding of power lines in certain circumstances and providing for exceptions. Design standards for the City of Clearwater are attached as a reference and can be used as a guide to determine standards for the City of St. Petersburg. (Chair Driscoll)

2. Respectfully requesting a discussion in the Budget, Finance and Taxation Committee regarding projects to be funded as part of the FY 2022 budget cleanup process. (Chair Driscoll)

3. Respectfully requesting a referral to the Public Services and Infrastructure Committee or other relevant committee for a discussion concerning potential changes to the Charter including elimination of the appointment process so that all City Council vacancies are filled through special election. (Vice-Chair Gabbard)

I. Council Committee Reports

J. Legal

1. Approving settlement of the lawsuits and all claims of Jarmarcus Smith, Employee/Claimant v. City of St. Petersburg, Employer

K. Open Forum

L. Adjournment

Consent Agenda A
October 20, 2022

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

(Procurement)

1. Approving the renewal of a three-year blanket purchase agreement with GSA Security, Inc, a sole source supplier, for security system installation, software licenses, and repair
services for the Water Resources Department, at an estimated annual cost of $312,500 per year, for a total contract amount of $1,483,233.

(City Development)

2. A Resolution approving the plat of Devoe's Replat and Addition, generally located at 422 3rd Avenue North. (City File: DRC 19-20000008).

(Leisure Services)

(Public Works)

(Appointments)

(Miscellaneous)
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 an allocation increase with Palmdale Oil Company Inc., for oils and lubricants, in the amount of $100,000, for a total contract amount of $475,000.

2. Accepting a quote from Valve & Actuation Services LLC, for two modulating actuators and two matched and coupled 24-inch butterfly valves for the Southwest Water Reclamation Facility (SWWRF) “Parco Pit” Storage Tank Effluent Valves, at a total cost of $99,776.

(City Development)

3. Authorizing the Mayor, or his designee, to execute a Third Amendment to the Amended and Restated Lease and Management Agreement by and between the City of St. Petersburg and Sheltair Albert Whitted, LLC, a Florida limited liability company, related to Albert Whitted Airport. Requires affirmative vote of at least six (6) members of City Council.

4. Authorizing the Mayor, or his designee, to execute a First Amendment to the License Agreement with the Boys and Girls Clubs of The Suncoast, Inc., a Florida not-for-profit corporation, which provides for a three (3) year extension to the Term for the continued use of certain improvements within City-owned Dwight H. Jones Neighborhood Center located at 1035 Burlington Avenue North, St. Petersburg.

(Leisure Services)

(Public Works)

(Appointments)

(Miscellaneous)

5. A Resolution approving funding in an amount not to exceed $148,633 for the Society of St. Vincent de Paul, South Pinellas, Inc. to operate the St. Vincent de Paul CARE Center for the period commencing October 1, 2022 and ending September 30, 2023; authorizing the Mayor or his designee to execute the City’s form grant agreement and all other documents necessary to effectuate this transaction; and providing an effective date.

6. A Resolution approving funding in an amount not to exceed $75,000 for the Neighborly Care Network to operate the Meals On Wheels Program for the period commencing
October 1, 2022 and ending September 30, 2023; authorizing the Mayor or his designee to execute the City’s form grant agreement and all other documents necessary to effectuate this transaction; and providing an effective date.
Note: An Meeting Agendalisting of upcoming City Council meetings.

**Budget, Finance & Taxation Committee**
*Thursday, October 27, 2022, 10:50 a.m., Conference Room 100*

**Public Services & Infrastructure Committee**
*Thursday, October 27, 2022, 9:25 a.m., Conference Room 100*

**Health, Energy, Resiliency & Sustainability Committee**
*Thursday, October 27, 2022, 8:00 a.m., Conference Room 100*

**CRA/Agenda Review**
*Thursday, October 27, 2022, 1:30 p.m., Conference Room 100*

**City Council Meeting**
*Thursday, October 27, 2022, 5:00 p.m., City Council Chambers*

**Legislative Affairs & Intergovernmental Relations Committee**
*Thursday, October 27, 2022, 2:30 p.m., Conference Room 100*

**Co-Sponsored Events Committee**
*Thursday, October 27, 2022, 2:00 p.m., Conference Room 100*
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))
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: Proclamation – Breast Cancer Awareness Month
Please scroll down to view the backup material.
DATE:          October 14th, 2022

TO:            The Honorable Members of City Council

SUBJECT:       Proclamation – Breast Cancer Awareness Month

PRESENTER:     Councilmember Gerdes

SCHEDULE FOR COUNCIL ON:  October 20th, 2022

Mayor Kenneth T. Welch
WHEREAS, Breast cancer touches so many lives in Pinellas—from our loved ones and friends to our neighbors and co-workers who have survived or lost their lives to breast cancer; and

WHEREAS, Considerable progress has been made in the fight against breast cancer, yet it remains the most frequently diagnosed type of non-skin cancer and the second leading cause of cancer deaths among women in Pinellas County; and

WHEREAS, Thanks to earlier detection and better treatments, mortality rates for breast cancer have decreased in the last decade. Knowing what may contribute to breast cancer, symptoms, diagnosis and treatment are important in the case of prevention; and

WHEREAS, Having affordable access to screenings and early detection for all women is an essential component in the fight against breast cancer; and

WHEREAS, The State of Florida recognized the need to provide uninsured, low-income women ages 50 to 64 with access to lifesaving cancer screenings such as mammography and cervical cancer screenings through its Breast and Cervical Cancer Program (BCCP); and

WHEREAS, The Florida Department of Health in Pinellas County’s BCCP completed 1,030 lifesaving screenings in 2021 and was recognized as one of the state’s top programs; and

WHEREAS, During National Breast Cancer Awareness Month in October, we stand with our mothers, daughters, grandmothers, and friends in supporting their struggles after a breast cancer diagnosis as well as recognizing the doctors, nurses and other health professionals whose care and hard work gives hope to those living with breast cancer.

NOW, THEREFORE, I, Kenneth T. Welch, Mayor of the City of St. Petersburg, Florida do hereby proclaim October 2022 as Breast Cancer Awareness Month, and urge residents to join in activities that will increase awareness of what Americans can do to prevent and control breast cancer, and pay tribute to those who have lost their lives to this disease. We also recognize October as FL Department of Health in Pinellas County Breast and Cervical Cancer Program Month.

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 20th day of October, 2022.

Kenneth T. Welch
Mayor
The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Lot Clearing Number(s) LCA 1640. Please scroll down to view the backup material.
ST. PETERSBURG CITY COUNCIL

MEETING OF: OCTOBER 20, 2022

TO: 
COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Securing Number LCA 1640

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.

LCA: 1640
NUMBER OF STRUCTURES 51
ASSESSABLE AMOUNT: $10,806.53

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 $10,806.53 will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR: ____________________________
COUNCIL ACTION: ______________

FOLLOW-UP: ________________________  AGENDA NO. __________
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**Special Assessments Division Final Assessment Roll**

City of St. Petersburg

10-20-2022
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**City of St. Petersburg**
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<th>OWNER NAME</th>
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<th>ASSESSMENT NUMBER</th>
<th>PARCEL ID / LEGAL DESCRIPTION</th>
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A RESOLUTION CONFIRMING AND APPROVING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO.1640 ("LCA 1640") 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.1640 ("LCA 1640") 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.1640 ("LCA 1640") 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:—Department:

00644731
The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Building Securing Number SEC 1279. Please scroll down to view the backup material.
ST. PETERSBURG CITY COUNCIL

MEETING OF: OCTOBER 20, 2022

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Securing Number SEC 1279

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: 1279
NUMBER OF STRUCTURES 4
ASSESSABLE AMOUNT: $1,235.78

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 $1,235.78 will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR:________________________
COUNCIL ACTION:_________________

FOLLOW-UP:______________________ AGENDA NO.__________
## BUILDING SECURING NUMBER SEC 1279

### COST/FUNDING/ASSESSMENT INFORMATION

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>AMOUNT TO BE ASSESSED</th>
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<tr>
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<td>$216.44</td>
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<td>LEGAL AD</td>
<td>$299.34</td>
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<tr>
<td>ADMIN. FEE</td>
<td>$180.00</td>
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<tr>
<td><strong>TOTAL:</strong></td>
<td><strong>$1,235.78</strong></td>
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<tr>
<td>TOTAL ASSESSMENT MOUNT: 1,735.78</td>
<td></td>
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<tr>
<td>-----------------------------------</td>
<td></td>
</tr>
<tr>
<td>PINELLA PARK PL 13780</td>
<td></td>
</tr>
<tr>
<td>LOT 22 LESS N FLT</td>
<td></td>
</tr>
<tr>
<td>4/11/90</td>
<td></td>
</tr>
<tr>
<td>$1,735.78 1977 9TH AV S 25 1/6 79750 000 0220</td>
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</tr>
<tr>
<td>LOT 76</td>
<td></td>
</tr>
<tr>
<td>MAP NUMBER 38795 3850 000 0740</td>
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</tr>
<tr>
<td>335.08</td>
<td></td>
</tr>
<tr>
<td>32 11 76684 000 0740 1977 19TH ST S 25 11 76684 000 0190</td>
<td></td>
</tr>
<tr>
<td>LOT 19</td>
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</tr>
<tr>
<td>FOREST HILL</td>
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<tr>
<td>$244.90</td>
<td></td>
</tr>
<tr>
<td>244.90</td>
<td></td>
</tr>
<tr>
<td>32 11 76908 000 0190 1977 19TH ST S 25 11 76908 000 0190</td>
<td></td>
</tr>
<tr>
<td>1326 60TH ST S</td>
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<tr>
<td>1326 60TH ST S</td>
<td></td>
</tr>
<tr>
<td>$234.40</td>
<td></td>
</tr>
<tr>
<td>234.40</td>
<td></td>
</tr>
<tr>
<td>419 91ND AVE N 19 12 00338 00 0030</td>
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<table>
<thead>
<tr>
<th>TOTAL NUMBER OF ASSESSMENTS: 9</th>
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<tr>
<td>PINELLA PARK PL 13780</td>
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<tr>
<td>LOT 22 LESS N FLT</td>
</tr>
<tr>
<td>4/11/90</td>
</tr>
<tr>
<td>$1,735.78 1977 9TH AV S 25 1/6 79750 000 0220</td>
</tr>
<tr>
<td>MAP NUMBER 38795 3850 000 0740</td>
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<td>335.08</td>
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<td>32 11 76684 000 0740 1977 19TH ST S 25 11 76684 000 0190</td>
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<td>$234.40</td>
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<tr>
<td>234.40</td>
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<tr>
<td>419 91ND AVE N 19 12 00338 00 0030</td>
</tr>
</tbody>
</table>
A RESOLUTION ASSESSING THE COSTS OF SECURING LISTED ON SECURING BUILDING NO. 1279 ("SEC 1279") 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. 1279 ("SEC 1279"); 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 October 20, 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. 1279 ("SEC 1279") 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: Department:
The following page(s) contain the backup material for Agenda Item: ARPA Report
Please scroll down to view the backup material.
To: The Honorable Chair Gina Driscoll and Members of City Council

Subject: A resolution approving funding, subject to certain conditions, from the City’s American Rescue Plan Act Local Fiscal Recovery Funds to the following developers: 1) Blue 64th Street LLC (“Blue Street”) for Bear Creek Commons for an amount of $500,000; 2) Innovare, LP (“Innovare”) for Innovare for an amount of $3,426,166; 3) Ability SVDP, LLC (“Ability”) for Vincentian Village for an amount of $1,000,000; 4) Blue Sky Communities, LLC (“Blue Sky”) for Skyway Lofts II for an amount of $6,500,000; 5) Housing Authority of St Petersburg (“Housing Authority”) for Ed White Senior Apartments for an amount of $5,938,214; and 6) Burlington Post II, Ltd (“Burlington”) for Burlington Post II for an amount of $2,939,125; approving a supplemental appropriation in the amount of $20,303,505 from the unappropriated balance of the American Rescue Plan Act Fund (1018) to the Housing And Community Development Department, Administration Division (082-1089), ARPA Multi-Family Housing Project (19230); authorizing the Mayor or his Designee to execute project specific subrecipient loan agreements, mortgages, promissory notes, declarations of restrictions and any other documents necessary to effectuate these transactions; and providing an effective date.

Explanation: The final rule for the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund established under the American Rescue Plan Act (ARPA) was released in January 2022. The final rule allows for the use of ARPA to fund the development of affordable housing units as an eligible use.

The Housing & Community Development Department (“HCD”) issued a Request for Proposals ("RFP") for the production of new affordable multi-family housing units on June 3, 2022. HCD received 7 proposals in response to the RFP which were reviewed by the Project Review Team (PRT) which is a cross-functional team from HCD, and the departments of Economic & Workforce Development, Community Services, Planning & Development Services, and Finance. The PRT recommended all 7 proposals be used using a combination of ARPA and other City funding sources in order to facilitate the production of 483 affordable housing units by the end of 2024. Please see the attached project chart for more details regarding each proposal.

Three (3) of the 7 applicants’ requests will be fully funded from ARPA funds appropriated by or identified in the attached Resolution A. Two (2) of the 7 applicants’ requests will be funded from both ARPA funds appropriated by Resolution A and other City funding sources (Housing Authority has requested Penny for Pinellas funds, and Burlington has requested CRA TIF funds), One (1) applicants’ request, Blue Sky, will be partially funded by ARPA funds appropriated in Resolution A, but will be subject to Blue Sky being awarded the remaining funded need by increasing their request to Pinellas County. The final applicant, Archway Partners LLC is being recommended for a non-ARPA Local Government Area of Opportunity (LGAO) HCIF Contribution funding amount in order to compete for 9% tax credit funding from the State of Florida for their proposed Flats on 4th Apartments, which will be appropriated under Resolution C. In order to fund the second portion of the Ed White Senior Apartments request,
Administration is recommending Council approve a slight modification of the existing Penny for Pinellas Housing Resolution 2018-385 to expand the scope of that policy to include “public facilities for affordable housing” and is recommending an appropriation of Penny for Pinellas funds to the Ed White Senior Housing Apartments under Resolutions B(1) & B(2).

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Requested*</th>
<th>ARPA</th>
<th>ARPA Lost Revenue Deposited to HCIP</th>
<th>HCIF</th>
<th>CRA</th>
<th>Admin Recommend</th>
<th>See Notes</th>
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<tbody>
<tr>
<td>Blue 64th St Bear Creek</td>
<td>4,000,000.00</td>
<td>500,000.00</td>
<td>3,500,000.00</td>
<td>0.00</td>
<td></td>
<td>4,000,000.00</td>
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<tr>
<td>Burlington Post II</td>
<td>5,625,000.00</td>
<td>2,939,125.00</td>
<td></td>
<td>2,685,875.00</td>
<td>5,625,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blue Sky- Skyway Lofts II Innovare</td>
<td>8,000,000.00</td>
<td>6,500,000.00</td>
<td></td>
<td>6,500,000.00</td>
<td></td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Archway Flats of 4th</td>
<td>3,760,000.00</td>
<td></td>
<td>610,000.00</td>
<td>610,000.00</td>
<td></td>
<td>2</td>
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<tr>
<td>SPHA-Ed White</td>
<td>5,938,214.00</td>
<td>5,938,214.00</td>
<td></td>
<td>5,938,214.00</td>
<td></td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Vincentian Village</td>
<td>1,000,000.00</td>
<td>1,000,000.00</td>
<td></td>
<td></td>
<td></td>
<td>1,000,000.00</td>
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<td><strong>Total</strong></td>
<td>31,749,380.00</td>
<td>20,303,505.00</td>
<td>3,500,000.00</td>
<td>610,000.00</td>
<td>2,685,875.00</td>
<td>27,099,380.00</td>
<td></td>
</tr>
</tbody>
</table>

Notes:
1. Requested County to fund $1.5M more
2. Will need to fund $3,150,000 if they win FHFC in 1/18/23
3. *Plus $3M in city Penny Housing $$

Administration believes that it is in the best interest of the City to approve this request which will commit the funding needed to facilitate the construction of an estimated 483 new affordable apartments prior to the December 31, 2024, timeline issued by the U.S. Department of the Treasury and allow the funds to be expended prior to the December 31, 2026, expenditure deadline.

**Recommendation:**
Administration recommends approval of the attached resolution funding, subject to certain conditions, from the City’s American Rescue Plan Act Local Fiscal Recovery Funds to the following developers: 1) Blue 64th Street LLC (“Blue Street”) for Bear Creek Commons for an amount of $500,000; 2) Innovare, LP (“Innovare”) for Innovare for an amount of $3,426,166; 3) Ability SVDP, LLC (“Ability”) for Vincentian Village for an amount of $1,000,000; 4) Blue Sky Communities, LLC (“Blue Sky”) for Skyway Lofts II for an amount of $6,500,000; 5) Housing Authority of St Petersburg (“Housing Authority”) for Ed White Senior Apartments for an amount of $5,938,214; and 6) Burlington Post II, Ltd (“Burlington”) For Burlington Post II for an amount of $2,939,125; approving a supplemental appropriation in the amount of $20,303,505 from the unappropriated balance of the American Rescue Plan Act Fund (1018) to the Housing And Community Development Department, Administration Division (082-1089), ARPA Multi-Family Housing Project (19230); authorizing the Mayor or his Designee to execute project specific subrecipient loan agreements, mortgages, promissory notes, declarations of restrictions and any other documents necessary to effectuate these transactions; and providing an effective date.

**Cost/Funding/Assessment Information:** Funds will be available after the approval of a supplemental appropriation in the amount of $20,303,505 from the unappropriated balance of the American Rescue Plan Act Fund (1018) to the Housing and Community Development
Department, Administration Division (082-1089). A portion of funding for Bear Creek Commons (Blue Street) ($3,500,000) has been previously appropriated in the Housing Capital Improvement Fund (3000), Affordable Housing Gap Financing Project (18992).

**Attachments to this Agenda Item:**

Project Chart

Item A: This Resolution approving a supplemental appropriation of ARPA funds for multifamily developments

**Associated Agenda Items to follow:**

Item B (1): Resolution revising the original Penny Resolution 2018-385 to expand the scope of that policy to include “public facilities for affordable housing.”

Item B (2): Resolution approving $3,000,000 for SPHA Ed White Senior Apartments from previously appropriated Penny for Pinellas funding

Item C: Memo and Resolution approving a supplemental appropriation of HCIF funding for the Flats on 4th for the LGAO designation for the 9% tax credit competition

Item D: Resolution approving an exemption from the CBAC requirements for the above mentioned 100% affordable housing developments

**APPROVALS:**

Administration: ___________________________ Budget: _________________________
<table>
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<tr>
<th>Developer/ Development Name &amp; Location</th>
<th>Units = &amp; below 80%AMI</th>
<th>Units = &amp; below 60%AMI</th>
<th>Units = &amp; below 50%AMI</th>
<th>Units = &amp; below 30%AMI</th>
<th>TOTAL Affordable Units</th>
<th>ARPA SLFRF Amount Requested</th>
<th>Per Unit Amount Recommended</th>
<th>ARPA RECOMMENDED</th>
<th>OTHER CITY HOUSING FUNDS RECOMMENDED</th>
<th>COMMENTS</th>
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<tbody>
<tr>
<td>Blue 64th Street, LLC - Bear Creek Commons (SENIOR)</td>
<td>635 64th Street South</td>
<td>25</td>
<td>42</td>
<td>0</td>
<td>18</td>
<td>85</td>
<td>$4,000,000</td>
<td>$47,059</td>
<td>$4,000,000.00</td>
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<tr>
<td>Burlington Post II, LTD - Burlington Post II</td>
<td>On Burlington Ave. N., Northeast of the intersection of Burlington Ave., N. and 33rd St. N.</td>
<td>24</td>
<td>39</td>
<td>0</td>
<td>12</td>
<td>75</td>
<td>$5,625,000</td>
<td>$75,000</td>
<td>$2,939,125.00</td>
<td>$2,685,875.00</td>
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<tr>
<td>Blue Sky Communities, LLC - Skyway Lofts II</td>
<td>3800 34th Street South</td>
<td>16</td>
<td>38</td>
<td>0</td>
<td>12</td>
<td>66</td>
<td>$8,000,000</td>
<td>$98,485</td>
<td>$6,500,000.00</td>
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<tr>
<td>Innovare, LP - Innovare (homeless/special needs)</td>
<td>5th Avenue South and Dr. Martin Luther King Jr. Street South</td>
<td>0</td>
<td>38</td>
<td>8</td>
<td>4</td>
<td>50</td>
<td>$3,426,166</td>
<td>$68,523</td>
<td>$3,426,166.00</td>
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<td>Housing Authority of St Petersburg - ED WHITE name? (SENIOR)</td>
<td>2331 (2323) 9th Avenue North</td>
<td>0</td>
<td>70</td>
<td>0</td>
<td>0</td>
<td>70</td>
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<td>Ability SVDP, LLC - Vincentian Village (homeless/disabling)</td>
<td>401 15th St N</td>
<td>0</td>
<td>58</td>
<td>11</td>
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<td>285</td>
<td>19</td>
<td>50</td>
<td>419</td>
<td><strong>$27,989,380</strong></td>
<td><strong>$70,380</strong></td>
<td><strong>$23,803,505.00</strong></td>
<td><strong>$6,295,875.00</strong></td>
<td><strong>$610K coming from HCIF; Need to fund $3,150,000 additional if they WIN</strong></td>
</tr>
</tbody>
</table>

**Available Funding**
- Multi-Family ARPA: 16,500,000.00
- HCIP Deposit ARPA: 3,500,000.00
- ARPA Prior Unbudgeted: 3,803,505

**TOTAL**: 23,803,505.00

9/16/2022
A RESOLUTION APPROVING FUNDING, SUBJECT TO CERTAIN CONDITIONS, FROM THE CITY’S AMERICAN RESCUE PLAN ACT LOCAL FISCAL RECOVERY FUNDS TO THE FOLLOWING DEVELOPERS: 1) BLUE 64TH STREET LLC (“BLUE STREET”) FOR BEAR CREEK COMMONS FOR AN AMOUNT OF $500,000; 2) INNOVARE, LP (“INNOVARE”) FOR INNOVARE FOR AN AMOUNT OF $3,426,166; 3) ABILITY SVDP, LLC (“ABILITY”) FOR VINCENTIAN VILLAGE FOR AN AMOUNT OF $1,000,000; 4) BLUE SKY COMMUNITIES, LLC (“BLUE SKY”) FOR SKYWAY LOFTS II FOR AN AMOUNT OF $6,500,000; 5) HOUSING AUTHORITY OF ST PETERSBURG (“HOUSING AUTHORITY”) FOR ED WHITE SENIOR APARTMENTS FOR AN AMOUNT OF $5,938,214; AND 6) BURLINGTON POST II, LTD (“BURLINGTON”) FOR BURLINGTON POST II FOR AN AMOUNT OF $2,939,125; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $20,303,505 FROM THE UNAPPROPRIATED BALANCE OF THE AMERICAN RESCUE PLAN ACT FUND (1018) TO THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, ADMINISTRATION DIVISION (082-1089), ARPA MULTI-FAMILY HOUSING PROJECT (19230); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE PROJECT SPECIFIC SUBRECIPIENT LOAN AGREEMENTS, MORTGAGES, PROMISSORY NOTES, DECLARATIONS OF RESTRICTIONS AND ANY OTHER DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the final rule for the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund established under the American Rescue Plan Act (ARPA) was released in January 2022; and

WHEREAS, the final rule allows for the use of ARPA funds for the development of affordable housing as an eligible use; and
WHEREAS, the Housing & Community Development Department (HCD) issued a Request for Proposals (RFP) for the production of new affordable multi-family housing units on June 3, 2022; and

WHEREAS, HCD received seven (7) proposals in response to the RFP; and

WHEREAS, a cross-functional team from HCD, and the departments of Economic & Workforce Development, Community Services, Planning & Development Services, and Finance evaluated the proposals based on the criteria set forth in the RFP and recommended all 7 proposals for funding with a combination of ARPA funding and other City funding sources in order to facilitate the production of 483 affordable housing units by 2024; and

WHEREAS 3 (Blue Street, Innovare, and Ability) of the 7 applicants’ requests will be fully funded from ARPA funds appropriated by or identified in this Resolution; and

WHEREAS, another 2 of the 7 applicants’ requests will be funded from both ARPA funds appropriated by this Resolution and other City funding sources (Housing Authority has requested Penny for Pinellas funds, and Burlington has requested CRA TIF funds), which actions are set forth in separate resolutions to be considered contemporaneously with this Resolution; and

WHEREAS, Blue Sky’s request will be partially funded from ARPA funds appropriated by this Resolution and partially funded from Pinellas County funding sources; and

WHEREAS, the remaining 1 applicant (Archway Partners, LLC) will be funded from non-ARPA Local Government Contribution funds in order to compete for 9% tax credit funding from the State of Florida, which action is set forth in a separate resolution to be considered contemporaneously with this Resolution; and

WHEREAS, the ARPA funds needed to support the Blue Street, Innovare, Ability, Blue Sky, Housing Authority, and Burlington projects will be available after a supplemental appropriation in the amount of $20,303,505 from the unappropriated balance of the American Rescue Plan Act Fund (1018) to the Housing and Community Development Department, Administration Division (082-1089), ARPA Multi-Family Housing Project (19230); and

WHEREAS, an additional $3,500,000 of ARPA funding has been previously appropriated under Resolution 2022-107 and will be used to support the Blue Street project; and

WHEREAS, this funding will be subject to certain conditions to be set forth in project specific commitment letters and/or binding documents required to effectuate these transactions; and

WHEREAS, Administration recommends approval of this Resolution.
NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that funding, subject to certain conditions, from the City’s American Rescue Plan Act Local Fiscal Recovery funds to: 1) Blue 64th Street LLC for Bear Creek Commons for an amount of $500,000; 2) Innovare, LP for Innovare for an amount of $3,426,166; 3) Ability SVDP, LLC for Vincentian Village for an amount of $1,000,000; 4) Blue Sky Communities, LLC for Skyway Lofts II for an amount of $6,500,000; 5) Housing Authority of St Petersburg for Ed White Senior Apartments for an amount of $5,938,214; and 6) Burlington Post II Ltd or Burlington Post II for an amount of $2,939,125 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute project specific subrecipient loan agreements, mortgages, promissory notes, declarations of restrictions and any other documents necessary to effectuate these transactions.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the American Rescue Plan Act Fund (1018), the following supplemental appropriation for FY22:

American Rescue Plan Act Fund (1018)  
Housing and Community Development Department,  
Administration Division (082-1089)  
$20,303,505

This Resolution shall become effective immediately upon its adoption.

LEGAL:  
City Attorney (Designee)  

HOUSING & COMMUNITY DEVELOPMENT:  
Joshua A. Johnson, Director

BUDGET:  
Elizabeth M. Makofske, Budget Director
To: The Honorable Chair Gina Driscoll and Members of City Council

Subject: A resolution regarding the use of Penny for Pinellas funding to support affordable housing that was originally established through resolution 2018-385; amending that resolution to expand the scope of that policy to include public facilities that are owned by the Housing Authority of the City of St. Petersburg, Florida, and used for the provision of affordable housing and to clarify the application of that policy to mixed-use projects or facilities; confirming that the remainder of that policy remains in effect; and providing an effective date.

Explanation: In November 2017, voters in Pinellas County approved a fourth round of the “Penny for Pinellas” sales surtax program to run for a ten-year period from 2020–2029 and the City currently receives funding from that sales surtax program (“Penny Funding”) pursuant to an allocation established through an interlocal agreement between Pinellas County, the City, and other County municipalities. The City’s use of Penny Funding is governed by Florida Statutes section 212.055, which includes a provision, in subsection (2)(d)1.e., that authorizes Penny Funding to be used for the acquisition of land for affordable residential housing projects in accordance with certain conditions.

On July 19, 2018, City Council established a policy concerning the City’s allocation of $15 million in Penny Funding for the acquisition of land for affordable residential housing projects pursuant to that subsection, with affordability goals for the units located on that land that are based on household income levels (the “Penny Policy”) the Penny Policy was adopted through City Council resolution 2018-385 (the “Original Policy Resolution”).

In early 2022, the Housing Authority of the City of St. Petersburg, Florida, (“SPHA”) asked the City to support plans for SPHA to redevelop the former Edward White Hospital into a new facility that would provide approximately 70 units of affordable senior housing, ancillary facilities to support that housing, administrative offices to support the provision of affordable housing throughout the City, and a small retail component to support the onsite housing and the surrounding community (the “Ed White Development”).

Florida Statutes section 212.055 also includes, in subsection (2)(d)1.a., a provision authorizing Penny Funding to be used for “construction, reconstruction, or improvement of public facilities,” which includes “facilities that are necessary to carry out governmental purposes . . . regardless of whether the facilities are owned by the local taxing authority or another governmental entity. The provision of affordable housing (including the senior housing that will make up the majority of the Ed White Development) is such a governmental purpose, and SPHA is such a governmental entity.
Administration desires to support the Ed White Development through a combination of funding sources that includes Penny Funding and has requested that City Council amend the Penny Policy to allow Penny Funding to be used for that purpose and for other efforts by SPHA to provide affordable housing. Administration has also requested that the Penny Policy be amended to clarify the process for applying the Penny Policy to mixed-used projects that have an affordable-housing component, to ensure consistent application across the program.

Because the City has executed a variety of agreements and other legal documents that refer to the Original Policy Resolution by number, amendment of the Penny Policy should be effectuated by amending the Original Policy Resolution, rather than superseding it through a new resolution restating the Penny Policy in its entirety.

**Recommendation:**
Administration recommends approval of the attached resolution regarding the use of Penny for Pinellas funding to support affordable housing that was originally established through resolution 2018-385; amending that resolution to expand the scope of that policy to include public facilities that are owned by the Housing Authority of the City of St. Petersburg, Florida, and used for the provision of affordable housing and to clarify the application of that policy to mixed-use projects or facilities; confirming that the remainder of that policy remains in effect; and providing an effective date.

**Cost/Funding/Assessment Information:** N/A

**Attachment:**
Resolution Item B (1)
Original Resolution 2018-385

**APPROVALS:**
Administration: ___________________________ Budget: _________________________

McKee

2
A RESOLUTION REGARDING THE POLICY GOVERNING THE USE OF PENNY FOR PINELLAS FUNDING TO SUPPORT AFFORDABLE HOUSING THAT WAS ORIGINALLY ESTABLISHED THROUGH RESOLUTION 2018-385; AMENDING THAT RESOLUTION TO EXPAND THE SCOPE OF THAT POLICY TO INCLUDE PUBLIC FACILITIES THAT ARE OWNED BY THE HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG, FLORIDA, AND USED FOR THE PROVISION OF AFFORDABLE HOUSING AND TO CLARIFY THE APPLICATION OF THAT POLICY TO MIXED-USE PROJECTS OR FACILITIES; CONFIRMING THAT THE REMAINDER OF THAT POLICY REMAINS IN EFFECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in November 2017, voters in Pinellas County approved a fourth round of the “Penny for Pinellas” sales surtax program to run for a ten-year period from 2020–2029; and

WHEREAS, the City currently receives funding from that sales surtax program (“Penny Funding”) pursuant to an allocation established through an interlocal agreement between Pinellas County, the City, and other County municipalities; and

WHEREAS, the City’s use of Penny Funding is governed by Florida Statutes section 212.055, which includes a provision, in subsection (2)(d)1.e., that authorizes Penny Funding to be used for the acquisition of land for affordable residential housing projects in accordance with certain conditions; and

WHEREAS, on July 19, 2018, City Council established a policy concerning the City’s allocation of $15 million in Penny Funding for the acquisition of land for affordable residential housing projects pursuant to that subsection, with affordability goals for the units located on that land that are based on household income levels (the “Penny Policy”); and
WHEREAS, the Penny Policy was adopted through City Council resolution 2018-385 (the “Original Policy Resolution”).

WHEREAS, in early 2022, the Housing Authority of the City of St. Petersburg, Florida, (“SPHA”) asked the City to support plans for SPHA to redevelop the former Edward White Hospital into a new facility that would provide approximately 70 units of affordable senior housing, ancillary facilities to support that housing, administrative offices to support the provision of affordable housing throughout the City, and a small retail component to support the onsite housing and the surrounding community (the “Ed White Development”); and

WHEREAS, Florida Statutes section 212.055 also includes, in subsection (2)(d)1.a., a provision authorizing Penny Funding to be used for “construction, reconstruction, or improvement of public facilities,” which includes “facilities that are necessary to carry out governmental purposes . . . regardless of whether the facilities are owned by the local taxing authority or another governmental entity;” and

WHEREAS, the provision of affordable housing (including the senior housing that will make up the majority of the Ed White Development) is such a governmental purpose, and SPHA is such a governmental entity; and

WHEREAS, Administration desires to support the Ed White Development through a combination of funding sources that includes Penny Funding and has requested that City Council amend the Penny Policy to allow Penny Funding to be used for that purpose and for other efforts by SPHA to provide affordable housing; and

WHEREAS, Administration has also requested that the Penny Policy be amended to clarify the process for applying the Penny Policy to mixed-used projects that have an affordable-housing component, to ensure consistent application across the program; and

WHEREAS, City Council desires to provide such support to SPHA and to amend the Penny Policy for the purposes identified above, while maintaining the affordability goals in the Penny Policy that were originally adopted in 2018; and

WHEREAS, because the City has executed a variety of agreements and other legal documents that refer to the Original Policy Resolution by number, amendment of the Penny Policy should be effectuated by amending the Original Policy Resolution, rather than superseding it through a new resolution restating the Penny Policy in its entirety.
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida, hereby amends the Original Penny Resolution so that the defined term “Applicable Funding” now has the following meaning:

“Applicable Funding” means Penny Funding that is expended by the City for either (i) acquisition of land for an affordable residential housing project pursuant to Florida Statutes subsection 212.055(2)(d)1.e. or (ii) construction, reconstruction, or improvement of an SPHA-owned public facility used for the provision of affordable housing pursuant to Florida Statutes subsection 212.055(2)(d)1.a.

BE IT FURTHER RESOLVED that, if Applicable Funding is expended for a project or facility that includes multiple uses, the City shall determine what proportion of the project or facility will be used for the provision of affordable housing and then use that proportion to limit the expenditure of Applicable Funding for that project or facility in accordance with the following:

- If the Applicable Funding will be expended for the acquisition of land for an affordable residential housing project, the Applicable Funding may not exceed that proportion of the total cost of acquisition (e.g., if 95% of a project will be used for affordable housing, Applicable Funding may be used for up to 95% of the total cost of land acquisition for that project).

- If the Applicable Funding will be expended for construction, reconstruction, or improvement of a public facility, the Applicable Funding may not exceed that proportion of the total cost of construction, reconstruction, or improvement (e.g., if 95% of a facility will be used for affordable housing, Applicable Funding may be used for up to 95% of the total cost of construction, reconstruction, or improvement of that facility).

BE IT FURTHER RESOLVED that, except as amended by this resolution, the Penny Policy remains in effect, including the original affordability goals.

This resolution will become effective immediately upon adoption.

LEGAL:

[Signature]

ADMINISTRATION:

[Signature]
WHEREAS, Penny for Pinellas is a one-cent local option sales surtax program enacted in Pinellas County pursuant to Florida Statutes section 212.055(2) for the financing, planning, and construction of infrastructure in the County (collectively, the “Penny Program”); and

WHEREAS, voters in County-wide referendums have approved four consecutive rounds of the Penny Program, running from 1990–1999, 2000–2009, 2010–2019, and 2020–2029, respectively, with approval of the fourth round occurring in November 2017; and

WHEREAS, the allocation of the City’s expected proceeds from the fourth round of the Penny Program was set forth in City Council resolution 2017-378, along with a list of representative projects that could be funded with those proceeds; and

WHEREAS, that representative projects list included, in the “Citywide Infrastructure” category, a $15 million line item for “Affordable Housing;” and

WHEREAS, according to data from the Department of Housing and Urban Development (“HUD”), 40,805 households, or approximately 40% of all households in St. Petersburg, are considered “cost-burdened” because more than 30% of household income is spent on housing; and

WHEREAS, the HUD data also shows that this problem is most acute for households that are below average with respect to area median income (“AMI”), with 9,580 or 75% of households earning 30% of AMI or less cost-burdened; 9,095 or 79% of households earning between 30%-50% of AMI cost-burdened; 10,540 or 64% of households earning between 50%-80% of AMI cost-burdened; and 4,255 or 41% of households earning between 80% and 100% of AMI cost-burdened; and

WHEREAS, the City Council and the City’s Administration agree that, with respect to funding from the fourth round of the Penny Program that is expended by the City for the acquisition of land for affordable residential housing projects pursuant to Florida Statutes section 212.055(2)(d)(1)(e) (the “Applicable Funding”), a substantial portion of that Applicable Funding should be used for the benefit of these cost-burdened households; and

WHEREAS, the City Council and the City’s Administration agree that establishing specific policy goals will help ensure that the Applicable Funding is used to provide assistance to these cost-burdened households in a timely manner.
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the following policy goals are hereby established for the Applicable Funding:

1. The City will expend a cumulative amount of at least $15 million in Applicable Funding on or before December 31, 2030.

2. With respect to the cumulative total of units in all residential housing projects located on land acquired with Applicable Funding:

   (a) At least 50% of the units will be affordable to individuals or families whose total annual income does not exceed 60% of AMI adjusted for household size.
   
   (b) At least 75% of the units will be affordable to individuals or families whose total annual income does not exceed 80% of AMI adjusted for household size.
   
   (c) At least 90% of the units will be affordable to individuals or families whose total annual income does not exceed 120% of AMI adjusted for household size.

BE IT FURTHER RESOLVED that the policy goals established by this resolution are limited solely to the City’s expenditure of the Applicable Funding, and except as explicitly set forth in this resolution, these policy goals are not intended to supersede resolution 2017-378 or otherwise limit the City’s authority to allocate, budget, appropriate, or expend any proceeds from the fourth round of the Penny Program.

This resolution will become effective immediately upon adoption.

Adopted at a regular session of the City Council held on the 19th day of July, 2018.

Lisa Wheeler-Bowman, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: Chan Srinivasa, City Clerk

City of St. Petersburg, Florida
Incorporated A.D. 1883
To: The Honorable Chair Gina Driscoll and Members of City Council

Subject: A resolution regarding the use of Penny for Pinellas funding to support the provision of affordable housing by the Housing Authority of the City of St. Petersburg at the former Edward White Hospital site; approving the use of $3,000,000 of previously appropriated Penny funding for that purpose; authorizing execution of agreements or other documents; and providing an effective date.

Explanation: In early 2022, the Housing Authority of the City of St. Petersburg, Florida, ("SPHA") asked the City to support plans for SPHA to redevelop the former Edward White Hospital into a new facility that would provide approximately 70 units of affordable senior housing, ancillary facilities to support that housing, administrative offices to support the provision of affordable housing throughout the City, and a small retail component to support the onsite housing and the surrounding community (the “Ed White Development”).

Administration desires to support the Ed White Development through a combination of funding sources, including funding available to the City through the American Rescue Plan Act (“ARPA Funding”) and funding available to the City through fourth round of the “Penny for Pinellas” sales surtax program that runs for a ten-year period from 2020–2029 (“Penny Funding”).

Contemporaneously with the adoption of this resolution, City Council adopted a separate resolution approving the use of $5,938,214 in ARPA Funding to support the Ed White Development. In addition to that ARPA Funding, City Council also desires to approve $3,000,000 in Penny Funding to support the Ed White Development.

City Council has previously appropriated $3,414,019 in Penny Funding within the Citywide Infrastructure Capital Improvement Fund (3027) for the Affordable Housing Land Acquisition Project (17606) that can be used for that purpose and such an expenditure of Penny Funding would be consistent with the policy established by City Council for the use of Penny Funding to support affordable housing that was originally adopted through City Council resolution 2018-385 and subsequently amended through a resolution adopted contemporaneously with this resolution.

Recommendation: Administration recommends approval of the attached resolution regarding the use of Penny for Pinellas funding to support the provision of affordable housing by the Housing Authority of the City of St. Petersburg at the former Edward White Hospital site; approving the use of $3,000,000 of previously appropriated Penny funding for that purpose; authorizing execution of agreements or other documents; and providing an effective date.

Cost/Funding/Assessment Information: Funding has been previously appropriated in the Citywide Infrastructure Capital Improvement Fund (3027), Affordable Housing Land Acquisition Project (17606).
Attachment:
Resolution Item B(2)

APPROVALS:

Administration: ___________________________ Budget: _________________________

[Signatures]
ITEM B(2)
RESOLUTION NO. 2022-_____

A RESOLUTION REGARDING THE USE OF PENNY FOR PINELLAS FUNDING TO SUPPORT THE PROVISION OF AFFORDABLE HOUSING BY THE HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG AT THE FORMER EDWARD WHITE HOSPITAL SITE; APPROVING THE USE OF $3,000,000 OF PREVIOUSLY APPROPRIATED PENNY FUNDING FOR THAT PURPOSE; AUTHORIZING EXECUTION OF AGREEMENTS OR OTHER DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in early 2022, the Housing Authority of the City of St. Petersburg, Florida, (“SPHA”) asked the City to support plans for SPHA to redevelop the former Edward White Hospital into a new facility that would provide approximately 70 units of affordable senior housing, ancillary facilities to support that housing, administrative offices to support the provision of affordable housing throughout the City, and a small retail component to support the onsite housing and the surrounding community (the “Ed White Development”); and

WHEREAS, Administration desires to support the Ed White Development through a combination of funding sources, including funding available to the City through the American Rescue Plan Act (“ARPA Funding”) and funding available to the City through fourth round of the “Penny for Pinellas” sales surtax program that runs for a ten-year period from 2020–2029 (“Penny Funding”); and

WHEREAS, contemporaneously with the adoption of this resolution, City Council adopted a separate resolution approving the use of $5,938,214 in ARPA Funding to support the Ed White Development; and

WHEREAS, in addition to that ARPA Funding, City Council also desires to approve $3,000,000 in Penny Funding to support the Ed White Development; and
WHEREAS, City Council has previously appropriated $3,414,019 in Penny Funding within the Citywide Infrastructure Capital Improvement Fund (3027) for the Affordable Housing Land Acquisition Project (17606) that can be used for that purpose;

WHEREAS, such an expenditure of Penny Funding would be consistent with the policy established by City Council for the use of Penny Funding to support affordable housing that was originally adopted through City Council resolution 2018-385 and subsequently amended through a resolution adopted contemporaneously with this resolution (as may amended from time-to-time, the “Penny Policy”); and

WHEREAS, City Council desires to approve the use of Penny Funding for that purpose.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida, hereby approves the use of $3,000,000 in Penny Funding to support the Ed White Development as described in the recitals above.

BE IT FURTHER RESOLVED that the City Council hereby authorizes the Mayor or his designee to execute any agreement or other document necessary or appropriate to effectuate the purpose of this resolution.

This resolution will become effective immediately upon adoption.

LEGAL:

[Signature]

ADMINISTRATION:

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

SUBJECT: A resolution authorizing the Mayor or his Designee to execute and provide the Local Government Verification of Contribution Loan Form for the amount of $610,000 to Archway Partners, LLC, which is requesting the local government area of opportunity (“LGAO”) funding as part of its application under the Florida Housing Finance Corporation’s (“FHFC”) Request For Applications (RFA) number 2022-202; providing that closing on the City’s loan is subject to the developer: 1) designating the Flats on 4th development as its Priority One application under RFA 2022-202, 2) obtaining the recommendation for approval of FHFC administered 9% low income housing tax credit (LIHTC) funding, 3) receiving final site plan approval, and 4) providing all of the standard underwriting due diligence documents to the City in order to close on the City loan by October 1, 2023; approving a supplemental appropriation in the amount of $610,000 from the unappropriated balance of the Housing Capital Improvements Fund (HCIP) (3000) to the Flats on 4th Project (19144); authorizing the Mayor or his designee to execute all closing documents and any other documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: On November 10, 2022, FHFC will issue RFA 2022-02 for the award of competitive LIHTC with an application due date of December 29, 2022. The FHFC competition requires that an applicant proposing the development of affordable multifamily housing secure a local contribution toward the financing of the development. A proposed project will receive additional points if the development was designated as an LGAO project by the local government. For the 2022 competition, a project located within Pinellas County needs to be provided $610,000 through a local funding commitment to qualify as an LGAO project.

In response to the Housing and Community Development Department’s (HCD) Request for Proposals (RFP) issued on June 3, 2022, for the production of new affordable multi-family housing units, Archway Partners, LLC submitted a response requesting LGAO funding contribution for its application under RFA 2022-02 for the Flats on 4th project. The Flats on 4th project will be a 64-unit affordable apartment complex located at 106th Ave North and is expected to cost $23,246,509.

On August 9, 2022, a cross-functional team from HCD and the departments of Economic & Workforce Development, Community Services, Planning & Development Services, and Finance reviewed the merits of the proposed development, the developer entities, and their management companies and recommended approval of LGAO funding to Archway Partners, LLC for the development of Flats on 4th.

The proposed units would be 1- and 2-bedroom units reserved for households with average incomes at or below 60% of the area median income and will be required to remain affordable for a minimum 30-year compliance period or the term of the loan, whichever is longer.
The Flats on 4th will achieve a green building certification and will have a multipurpose community room for resident programs, catering, activities as well as a library, coworking space, and a technology lab.

The developer has agreed that the City loan will be a non-recourse 0% interest subordinate loan of $610,000 payable from the first 25% of cash flow after payment of the developer’s first mortgage. Funding for the loan from HCIP (3000) are from payments received in lieu of producing a Workforce Housing Density Bonus Unit on site in accordance with Chapter 16 Land Development Regulations.

**RECOMMENDATION:** The Administration recommends adoption of the attached resolution authorizing the Mayor or his designee to execute and provide the Local Government Verification of Contribution Loan Form for the amount of $610,000 to Archway Partners, LLC, which is requesting LGAO funding as part of its application under the FHFC RFA 2022-202; providing that the City’s loan closing will be subject to the developer: 1) designating the Flats on 4th development as its Priority One application under RFA 2022-202, 2) obtaining the recommendation for approval of FHFC administered 9% low income housing tax credit funding, 3) receiving final site plan approval, and 4) providing all of the standard underwriting due diligence documents to the City in order to close on the City loan by October 1, 2023; approving a supplemental appropriation in the amount of $610,000 from the unappropriated balance of the HCIF (3000) to the Flats on 4th project (19144); authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funding will be available after the approval of a supplemental appropriation in the amount of $610,000 from the unappropriated balance of the HCIF (3000) to the Flats on 4th Project (19144).

**ATTACHMENTS:** Resolution ___
Local Government Verification of Contribution Loan Form

APPROVALS:

Administration: ___________________________

Budget: ___________________________

Signed: ___________________________
FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – LOAN FORM

Name of Development: _________________________________________________________________________

Development Location: _________________________________________________________________________

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of __________________________, commits $__________________ at face value, (which may be used as an FHFC Non-Corporation Funding Proposal in an Application for FHFC funding if it meets the required criteria) in the form of a reduced interest rate loan to the Applicant for its use solely for assisting the proposed Development referenced above.

Please note: In some competitive processes, Florida Housing will use the face value of the commitment minus the net present value of the commitment for scoring purposes. The net present value of the above-referenced loan, based on its payment stream, inclusive of a reduced interest rate and the designated discount rate (as stated in the applicable RFA) is: $Not applicable.

No consideration or promise of consideration has been given with respect to the loan. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this loan must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

________________________________________ ____________________________________________________
Signature  Print or Type Name

________________________________________ ____________________________________________________
Print or Type Title  Date Signed

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. The amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If there are alterations made to this form that change the meaning of the form, the form will not be accepted.

(Form Rev. 07-2022)
A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND PROVIDE THE LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION LOAN FORM FOR THE AMOUNT OF $610,000 TO ARCHWAY PARTNERS, LLC, WHICH IS REQUESTING LOCAL GOVERNMENT AREA OF OPPORTUNITY (“LGAO”) FUNDING AS PART OF ITS APPLICATION UNDER THE FLORIDA HOUSING FINANCE CORPORATION’S (“FHFC”) REQUEST FOR APPLICATION (“RFA”) NUMBER 2022-202; PROVIDING THAT CLOSING ON THE CITY’S LOAN BY 10/1/23 IS SUBJECT TO THE DEVELOPER: 1) DESIGNATING THE FLATS ON 4TH DEVELOPMENT AS ITS PRIORITY ONE APPLICATION UNDER FHFC’S RFA 2022-202 2) OBTAINING THE RECOMMENDATION FOR APPROVAL OF FHFC ADMINISTERED 9% LOW INCOME HOUSING TAX CREDIT FUNDING, 3) RECEIVING FINAL SITE PLAN APPROVAL, AND 4) PROVIDING ALL OF THE STANDARD UNDERWRITING DUE DILIGENCE DOCUMENTS TO THE CITY; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF $610,000 FROM THE UNAPPROPRIATED BALANCE OF THE HOUSING CAPITAL IMPROVEMENTS FUND (“HCIF”) (3000) TO THE FLATS ON 4TH PROJECT (19144); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL CLOSING DOCUMENTS AND ANY OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) has established the need for additional affordable rental housing units as a priority in its 2021-2026 Consolidated Plan; and

WHEREAS, the Housing & Community Development Department (HCD) issued a Request for Proposals (RFP) for the production of new affordable multi-family housing units on June 3, 2022; and

WHEREAS, Archway Partners, LLC submitted a response to the RFP requesting a local government area of opportunity (“LGAO”) funding contribution for its application; and

WHEREAS, on November 10, 2022, the Florida Housing Finance Corporation (“FHFC”) will issue a Request for Application (“RFA”) 2022-202 for the award of Low-Income Housing Tax Credits (“LIHTC”) with an application due date of December 29, 2022; and

WHEREAS, Archway Partners, LLC represented in its response to the City’s RFP that it has the requisite affordable housing developer experience to qualify its development to obtain
sufficient scoring related to the developer experience requirements of the FHFC administered LIHTC under the FHFC’s RFA 2022-202; and

WHEREAS, on August 9, 2022, a cross-functional team from HCD, and the departments of Economic & Workforce Development, Community Services, Planning & Development Services, and Finance reviewed the merits of the proposed development, the developer entities, and their management companies and recommended approval of LGAO funding to Archway Partners, LLC for the development of Flats on 4th as a 64-unit affordable apartment complex to be located at 106th Ave North; and

WHEREAS, the units proposed would be 1- and 2-bedroom units reserved for households with average incomes at or below 60% of the area median income and will be required to remain affordable for the CHDF program’s minimum 30-year compliance period or the term of the loan whichever is longer; and

WHEREAS, the developer has agreed that the City loan will be a non-recourse 0% interest subordinate loan of $610,000 payable from the first 25% of cash flow after payment of the developer’s first mortgage; and

WHEREAS, the City receives deposits from the payments in lieu of producing a Workforce Housing Density Bonus unit on site and must be used for affordable housing purposes in accordance with Chapter 16 Land Development Regulations; and

WHEREAS, this funding will be available after a supplemental appropriation in the amount of $610,000 from HCIF (3000) to the Flats on 4th Project (19144); and

WHEREAS, Administration recommends approval of this Resolution.

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 and provide the Local Government Verification of Contribution loan form for the amount of $610,000 to Archway Partners, LLC, which is requesting the LGAO funding as part of its application under the FHFC’s RFA 2022-202.

BE IT FURTHER RESOLVED that closing on the City’s loan by October 1, 2023 is subject to the developer: 1) designating the Flats on 4th development as their Priority One application under RFA 2022-02 2) obtaining the recommendation for approval of FHFC administered 9% low income housing tax credit funding, 3) receiving final site plan approval, and 4) providing all of the standard underwriting due diligence documents to the City.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the HCIF (3000) the following supplemental appropriation for FY 23:

| Housing Capital Improvement Fund (3000) | Flats on 4th Project (19144) | $610,000 |
BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all closing documents and any other documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

City Attorney (Designee)

Legal: 00643844

HOUSING & COMMUNITY DEVELOPMENT:

Joshua A. Johnson, Director

BUDGET:

Elizabeth M. Makofske, Budget Director
ST. PETERSBURG CITY COUNCIL  
Meeting of October 20, 2022

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

SUBJECT A Resolution by City Council approving a request for exemption from the Community Benefit Program for Five ARPA Projects and Two Habitat for Humanity Projects identified herein.

RECOMMENDATION Administration recommends City Council approve the attached Resolution.

Overview of Recommendation

Recommend to the Mayor’s Office that the following seven affordable housing development projects be deemed exempt from the City of St. Petersburg Community Benefit Program (CPB). These projects are exempt from the Community Benefit Program pursuant to Sec. 2-524(a) of the CPB because each will provide 100 percent of their units as affordable or workforce units as defined by Chapter 17.5 of the City Code. All of the units in these projects will serve households with incomes 80 percent or below the area median income.

- **Skyway Lots** 3800 34th Street South
- **Habitat for Humanity** 2100 block of 18th Avenue South
- **Habitat for Humanity** 1805 18th Avenue South
- **Bear Creek Commons** 635 64th Street South
- **Innovare** 500 block of Dr. M.L. King, Jr. Street South
- **Burlington Post II** 3100 Burlington Avenue North
- **St. Petersburg Housing Authority** 2331 9th Avenue North

Background on the Community Benefits Program

The Community Benefits Program (Chapter 2, Article XI of the City Code of Ordinances) was approved by City Council on July 22, 2021, to require developers that receive substantial public subsidies to provide community benefits in exchange for City participation in the project. This City participation can include monetary incentives, ad valorem tax exemptions, and the provision of land below fair market value. When the City’s subsidy of a project (known as “City participation value”) exceeds a certain threshold relative to the “total construction cost”\(^1\) of a project then it becomes a “covered project” subject to the provisions of the Community Benefit Program. The thresholds for a covered project are defined as follows:

\(^1\) *Total construction cost* means the estimated total cost of building construction as stated in a complete site plan or building permit application accepted by the City, not including design costs.
**Tier 1 Project** means any new development or redevelopment project that has a total construction cost equal to or greater than $2 million and that has a City participation value equal to or greater than 20% of the total construction cost OR any new development or redevelopment project that has City participation value equal to or greater than $10 million, regardless of construction cost.

**Tier 2 Project** means any new development or redevelopment project that has a total construction cost equal to or greater than $4 million and that has a City participation value equal to or greater than 20% of the total construction cost OR any new development or redevelopment project that has City participation value equal to or greater than $15 million, regardless of construction cost.

**Tier 3 Project** means any new development or redevelopment project that has a total construction cost equal to or greater than $8 million and that has a City participation value equal to or greater than 20% of the total construction cost OR any new development or redevelopment project that has City participation value equal to or greater than $25 million, regardless of construction cost.

Depending on the Tier a project fails within, a developer will be required to provide community benefits that can mitigate the costs the project imposes on - and even create positive benefits for - a surrounding neighborhood and City at large. These benefits may include but are not limited to the following menu of features:

- Affordable housing,
- Historic preservation projects,
- Sustainability initiatives,
- Minimum SBE/MBE participation in construction,
- Local hiring and apprenticeship requirements,
- Providing public parking, and
- Making complete streets and multimodal transportation improvements.

The CBA does allow for the City to grant an exemption to the requirements of the program to covered projects because of their location within the South St. Petersburg Community Redevelopment Area and/or in a Qualified Census Tract if the developer can demonstrate financial hardship imposed by the CBA requirements. In addition, covered projects that involve the annexation of real property into the City may be exempted as are those projects that involve renovation of historic properties. Most germane to the request at hand is Sec. 2-524(a) of the ordinance which allows exemptions

when a covered project involves multiple dwelling units and at least 30% of the dwelling units are designated as affordable or workforce housing, as those terms are defined in Chapter 17.5 of the City Code, the entirety of the otherwise covered project may be granted an exemption.
Since all of the dwelling units provided by the seven projects above will provide housing for families making 80 percent of the area median income, City Administration is recommending that they be granted exemptions pursuant to this section of the ordinance.

**Overview of Exemption Requests**

The seven exemption requests stem from the significant City financial support being requested by the affordable housing developers, which comprise a large percentage of their total construction cost. The vast majority of the City funding for these projects — over $20.3 million — will come from the American Rescue Plan Act (ARPA). Another $3.5 million will come from the City’s Housing Capital Improvement Fund. To make available this funding, on June 3, 2022, the Housing & Community Development Department ("HCD") issued a Request for Proposals ("RFP") for the production of new affordable multi-family housing units.

HCD received seven responses to the RFP that were reviewed by the Project Review Team (PRT) which is a cross-functional team from HCD, and the departments of Economic & Workforce Development, Community Services, Planning & Development Services, and Finance. The PRT recommended all seven proposals be funded using a combination of ARPA and other City funding in order to facilitate the production of 483 affordable housing units by the end of 2024. An exemption request was not necessary for two of the projects approved for funding — the 73-unit “Vincentian Village” located at 401 15th Street South and the 64-unit “Flats on 4th” located in the 400 block of 106th Avenue North — since the City’s participation value in those projects will be less than 6 percent of total construction value, which does not trigger the CBA ordinance. The funding requests will be going to City Council on October 6, 2022, for approval.

The City will also be contributing approximately $4 million in tax increment financing from the South St. Petersburg CRA Redevelopment Trust Fund for the two potential Habitat for Humanity projects on 18th Avenue South as well as the Burlington Post project indicated in Table 1 below and on Map 1. (Please note that the City and Habitat for Humanity are currently negotiating the terms for the two projects with terms not finalized.) In addition, the City owns the two properties that Habitat would be developing thereby increasing the City’s participation value in both of those projects. The estimated value of the 2100 block property is $1.6 million while the property at 1805 18th Avenue has an average value of $307,000 based on two appraisals.

*This space left intentionally blank*
Table 1. Affordable Housing Projects Requesting an Exemption from the CBA Ordinance

<table>
<thead>
<tr>
<th>Map #</th>
<th>Project</th>
<th>Address</th>
<th>Project Cost</th>
<th>City $</th>
<th>City % Project Cost</th>
<th># Units</th>
<th># Below 80% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Skyway Lofts II</td>
<td>3800 34th S/S</td>
<td>$13.5 m</td>
<td>$6.5 m</td>
<td>48.2%</td>
<td>66</td>
<td>66</td>
</tr>
<tr>
<td>2</td>
<td>Habitat I</td>
<td>2100 blk 18th A/S</td>
<td>$10.5 m</td>
<td>$1.6 m</td>
<td>15.5%</td>
<td>44</td>
<td>44</td>
</tr>
<tr>
<td>3</td>
<td>Habitat II</td>
<td>1805 18th A/S</td>
<td>$2.8 m</td>
<td>$1.1 m</td>
<td>40.3%</td>
<td>12</td>
<td>12</td>
</tr>
<tr>
<td>4</td>
<td>Bear Creek</td>
<td>635 64th S/S</td>
<td>$16.2 m</td>
<td>$6.1 m</td>
<td>40.5%</td>
<td>85</td>
<td>85</td>
</tr>
<tr>
<td>5</td>
<td>Innovare</td>
<td>500 Dr. MLK S/S</td>
<td>$13.9 m</td>
<td>$3.4 m</td>
<td>24.7%</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>6</td>
<td>Burlington Post</td>
<td>3100 Burlington A/N</td>
<td>$18.1 m</td>
<td>$5.6 m</td>
<td>31.1%</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td>7</td>
<td>SPHA</td>
<td>2331 9th A/N</td>
<td>$13.3 m</td>
<td>$8.9 m</td>
<td>67.0%</td>
<td>70</td>
<td>70</td>
</tr>
<tr>
<td></td>
<td><strong>Totals</strong></td>
<td></td>
<td><strong>$106.4 m</strong></td>
<td><strong>$33.8 m</strong></td>
<td><strong>31.8%</strong></td>
<td><strong>402</strong></td>
<td><strong>402</strong></td>
</tr>
</tbody>
</table>

As noted above, all seven projects will serve households making 80 percent AMI or less. Moreover, two-hundred-and eighty-one of the 402 dwellings to be built in these projects will provide housing for families at 60 percent AMI or less. This is 70 percent of all units that will be constructed.

On September 21, 2022, the Standing Committee for the Community Benefit Advisory Council recommended to Mayor Welch that the seven exemption requests be approved. Mayor Welch is recommending that City Council approve the exemption requests.

**Recommendation**

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

**Cost/Funding/Assessment Information**

Not applicable.

Attachments

- Map 1 with Exhibits
- Resolution

**APPROVALS:**

Administrative: [Signature]

Budget: [Signature]

Legal: N/A
Resolution No. 2022 -- 

A RESOLUTION APPROVING AN EXEMPTION FROM THE COMMUNITY BENEFIT PROGRAM INCLUDING CERTAIN PROCEDURES FOR EVALUATING COMMUNITY BENEFITS FOR THE FIVE ARPA PROJECTS AND THE TWO HABITAT PROJECTS IDENTIFIED HEREIN BECAUSE THE RESIDENTIAL COMPONENTS OF SUCH PROJECTS SHALL BE 100% AFFORDABLE HOUSING UNITS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 22, 2021, City Council approved a Community Benefit Program (“CBP”) which is set forth in Chapter 2, Article XI of City Code and the related resolutions; and

WHEREAS, pursuant to the CBP, projects which utilize a certain threshold of City participation must follow certain policies and procedures enumerated by the CBP prior to being submitted for City Council approval; and

WHEREAS, the City received certain funding from the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund established under the American Rescue Plan Act (“ARPA Funds”); and

WHEREAS, the final rules allow ARPA Funds to be used for the development of affordable housing; and

WHEREAS, following a request for proposals process, the City has proposed supporting several such affordable housing projects with ARPA Funds, each of which shall be comprised of 100% affordable housing units; and

WHEREAS, the following five affordable housing projects, to be supported by ARPA Funds, may meet the threshold to qualify as CBP projects pursuant to City Code, contingent upon agreement negotiations:

- Blue 64th Street LLC for Bear Creek Commons
- Burlington Post II Ltd for Burlington Post II
- Blue Sky Communities, LLC for Skyway Lofts II
- Housing Authority of St Petersburg for Ed White Senior Apartments
- Innovare, LP for Innovare
  (collectively “ARPA Projects”); and

WHEREAS, following a competitive process, the City is also negotiating with Habitat for Humanity of Pinellas and West Pasco Counties (“Habitat”) for the disposition of two City-owned lots for affordable housing:

- Habitat unnamed project at 2100 18th Ave. S.
- Habitat unnamed project at 1805 18th Ave. S
(collectively “Habitat Projects”); and

WHEREAS, the two proposed Habitat Projects shall be for 100% for-sale, affordable housing units and may also meet the threshold to qualify as CBP projects pursuant to City Code; and

WHEREAS, City Administration determined that, while the CBP may potentially apply to the five ARPA Projects and the two Habitat Projects, such projects inherently provide significant benefit to the community by virtue of being 100% affordable housing and accordingly should be granted an exemption from the requirements of the CBP; and

WHEREAS, subject to final approval by City Council, such exemption from the CBP is authorized by Section 2-524(a) of City Code for projects in which at least 30% of the dwelling units are designated as affordable or workforce housing; and

WHEREAS, On September 21, 2022, the Standing Committee for the Community Benefit Advisory Council recommended to Mayor Welch that the seven exemption requests be approved; and

WHEREAS, Administration requests City Council approval of the exemption from the CBP for the ARPA Projects and Habitat Projects identified in this resolution.

NOW THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Petersburg, Florida, that City Council hereby approves an exemption from the Community Benefit Program including certain procedures for evaluating community benefits for the five ARPA Projects and the two Habitat Projects identified herein because the residential components of such projects shall be 100% affordable housing units.

This Resolution shall become effective immediately upon its adoption.

LEGAL:  

Bradley Tennant

DEPARTMENT:  

Bradley Tennant
<table>
<thead>
<tr>
<th>#</th>
<th>Project</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Skyway Lofts II</td>
<td>3800 34th S/S</td>
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<td>6</td>
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</tr>
<tr>
<td>7</td>
<td>SPHA</td>
<td>2331 9th A/N</td>
</tr>
</tbody>
</table>
Site 1

Skyway Lofts II
3800 34th Street South
1. **39th Avenue South Elevation**

- **Units:**
  - Opening accessible Metal framed opening for Stucco over CMU at Stair Tower - Access to Roof from Building - Parking Extended trim

- **Paint on Hardie Lap Siding:**
  - Hardie Lap Siding & Hardie Vertical Siding

- **Poured concrete framing w/joints in panels:**
  - Frame framing panels

- **Paint on Stucco/Concrete Side Elevation:**
  - Scale: 1/8" = 1'-0" (in feet)

2. **Side Elevation**

- **Color & Materials:**
  - [List of materials and colors]

- **Openings:**
  - Openings in parapet, dormers, skylights, and windows

- **Overflow Scupper:**
  - Overflow scupper on flat TPO roof

- **Trusses:**
  - Trusses present in various sections of the building

- **Signage or Mural Lighting:**
  - Signage or mural lighting present in the building

- **Parapet / Guard height with rooftop equipment:**
  - Parapet height with guard height and rooftop equipment

- **Stucco over CMU at Stair Tower:**
  - Stucco over CMU at stair tower

- **Overflow Scupper:**
  - Overflow scupper on flat TPO roof

- **Paint on Hardie Lap Siding:**
  - Paint on Hardie Lap Siding and Hardie Vertical Siding

- **Framing:**
  - Stud framing present in various sections of the building

- **Stucco:**
  - Stucco panels present in various sections of the building
Site 2

Habitat for Humanity I
2100 blk of 18th Avenue South
**SITE DATA TABLE:**

1. SITE ADDRESS: 2100 18TH AVE. S, ST. PETERSBURG, FL 33712
2. PID No.: 25-31-1-38 981-001-0020
3. GROSS SITE AREA: 405,200 SF (2.2 AC)
4. EXISTING ZONING: CCT-1
5. FUTURE LAND USE: PRMU
6. MINIMUM LOT SIZE: 4,000 SF
7. MAX BUILDING HEIGHT: 42'
8. BUILDING SETBACKS PER CCT-1 ZONING:
   - FRONT: 0' FROM PROPERTY LINE / 5' FROM THE CURB
   - SIDE (INTERIOR): 0' FROM PROPERTY LINE / 5' FROM THE CURB
   - REAR (WITH ALLEY): 10'
   - REAR (WITHOUT ALLEY): 10'
9. MAXIMUM GROSS DENSITY: 32 DWELLING UNITS / ACRE
   - DENSITY ALLOWED: 44 DU
   - DENSITY PROPOSED: 44 DU
10. PARKING REQUIREMENTS:
    - 10.1. MULTI-FA M ILY: MORE THAN 750 SF; 0.71: 1 UNIT UP TO 2 BEDROOMS
    - 10.2. LEASING: REQUIRED FOR MORE THAN 15 UNITS

**GENERAL NOTES:**

A. PARCels LOCATED IN THE FOLLOWING BUSINESS INCENTIVE AREAS: BROWNFIELD AREAS, COMMUNITY REDEVELOPMENT AREAS, MURB ZONES, OPPORTUNITY ZONES.
B. STUDIES FOR DETENTION POND WITHIN THE REQUIRED GREEN YARD shall be determined with residential density and workforce housing density bonus.
C. PELICAN PLACE - CONCEPT SITE PLAN
   - DRAWN FOR HUMAN~T of Pinellas & West Pasco Counties
   - DATE: 02/10/2022

**PELICAN PLACE - CONCEPT SITE PLAN**

This plan is conceptual in nature. Site revisions may occur based on grading and jurisdictional requirements.

Habitat for Humanity of Pinellas & West Pasco Counties
Elevation (looking SE)
Habitat for Humanity
Site 3

Habitat for Humanity II
1805 18th Avenue South
Site Plan
12-Unit Proposal

SITE DATA TABLE:

1. SITE ADDRESS: 1805 18TH AVE. S., ST. PETERSBURG, FL 33712
2. PID No.: 25-31-16-68760-000-0230
   25-31-16-68760-000-0250
3. GROSS SITE AREA: 23,860 SF (0.55 AC)
4. EXISTING ZONING: CRT-1
5. FUTURE LAND USE: PR-MU
6. MINIMUM LOT SIZE: 4,500 SF
7. MAX BUILDING HEIGHT: 36'
8. BUILDING SETBACKS PER CRT-1 ZONING:
   - FRONT (STOOP): 15'
   - FRONT (OPEN PORCH): 15'
   - FRONT (BUILDING): 15'
   - SIDE (INTERIOR): 5'
   - SIDE (STREET): 10'
   - REAR (WITH ALLEY): 5'
   - REAR (WITHOUT ALLEY): 7.5'
9. MAXIMUM GROSS DENSITY: 24 DWELLING UNITS / ACRE
10. MINIMUM DRIVEWAY REQUIREMENTS: 9' W x 18' L
11. MAXIMUM IMPERVIOUS SURFACE (SITE AREA RATIO) MAY NOT EXCEED 0.75.
12. FLOOD ZONE:
   - ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
   - FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO.
   - 121030021420, EFFECTIVE DATE: SEPTEMBER 3, 2003, SUBJECT PROPERTY
   - LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.

1805 18TH ST S - CONCEPT SITE PLAN
This plan is conceptual in nature. Site revisions may occur based on grading and jurisdictional requirements.
03/09/2022

Cardno now Stantec Habitat for Humanity
of Pinellas & West Pasco Counties
Elevation (looking NW)
Habitat for Humanity
Site 4

Bear Creek
635 64th Street South
Site 5

Innovare
500 blk Dr. M.L. King, Jr. Street South
BUILDING 1
5TH AVENUE S
10' ALLEY
5TH TERRACE S
DR. ML KING JR STREET S

BICYCLE PARKING

<table>
<thead>
<tr>
<th>Type</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>10</td>
</tr>
</tbody>
</table>

NOTES

1. REFER TO SITE PLAN FOR PROPERTY LINES AND SPECIFIC BUILDING DIMENSIONS.

2. ALL PROPERTY LINES TO BE MINIMUM 4 FEET IN TOTAL WIDTH AND 3 FEET IN TOTAL HEIGHT.

3. ALL PROPERTY LINES TO BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE PAVERS, OR CONCRETE PAVING BLOCK.

4. ALL PROPERTY LINES TO BE MINIMUM 4 FEET IN TOTAL WIDTH AND 3 FEET IN TOTAL HEIGHT.

5. ALL PROPERTY LINES TO BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE PAVERS, OR CONCRETE PAVING BLOCK.

6. ALL PROPERTY LINES TO BE MINIMUM 4 FEET IN TOTAL WIDTH AND 3 FEET IN TOTAL HEIGHT.

7. ALL PROPERTY LINES TO BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE PAVERS, OR CONCRETE PAVING BLOCK.

8. ALL PROPERTY LINES TO BE MINIMUM 4 FEET IN TOTAL WIDTH AND 3 FEET IN TOTAL HEIGHT.

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10. ALL PROPERTY LINES TO BE MINIMUM 4 FEET IN TOTAL WIDTH AND 3 FEET IN TOTAL HEIGHT.

11. ALL PROPERTY LINES TO BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE PAVERS, OR CONCRETE PAVING BLOCK.

12. ALL PROPERTY LINES TO BE MINIMUM 4 FEET IN TOTAL WIDTH AND 3 FEET IN TOTAL HEIGHT.

13. ALL PROPERTY LINES TO BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE PAVERS, OR CONCRETE PAVING BLOCK.

14. ALL PROPERTY LINES TO BE MINIMUM 4 FEET IN TOTAL WIDTH AND 3 FEET IN TOTAL HEIGHT.

15. ALL PROPERTY LINES TO BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE PAVERS, OR CONCRETE PAVING BLOCK.

16. ALL PROPERTY LINES TO BE MINIMUM 4 FEET IN TOTAL WIDTH AND 3 FEET IN TOTAL HEIGHT.

17. ALL PROPERTY LINES TO BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE PAVERS, OR CONCRETE PAVING BLOCK.

18. ALL PROPERTY LINES TO BE MINIMUM 4 FEET IN TOTAL WIDTH AND 3 FEET IN TOTAL HEIGHT.

19. ALL PROPERTY LINES TO BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE PAVERS, OR CONCRETE PAVING BLOCK.

20. ALL PROPERTY LINES TO BE MINIMUM 4 FEET IN TOTAL WIDTH AND 3 FEET IN TOTAL HEIGHT.

21. ALL PROPERTY LINES TO BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE PAVERS, OR CONCRETE PAVING BLOCK.

22. ALL PROPERTY LINES TO BE MINIMUM 4 FEET IN TOTAL WIDTH AND 3 FEET IN TOTAL HEIGHT.

23. ALL PROPERTY LINES TO BE CONSTRUCTED OF CONCRETE BLOCK, CONCRETE PAVERS, OR CONCRETE PAVI
Site 6

Burlington Post II
3100 Burlington Avenue North
Current Photos of Burlington Post
Location: 3201 Burlington Ave N, St. Petersburg, FL 33713 (Current Parking Lot)

Parcel Number: 23-31-16-00000-220-1000

Legal Description:

PART OF NW 1/4 OF NW 1/4 OF SEC 23-31-16 DESC
FROM SW COR OF NW 1/4 OF NW 1/4 OF SD SEC TH
E'LY 440FT(S) TH N'LY 30FT FOR POB TH N00D08'36"E
270FT TH N89D48'17"E 350FT TH S'LY 270FT TH
S89D48'17"W 350FT TO POB CONT 2.16 AC(C)
Site 7

St. Petersburg Housing Authority
(former Ed White Hospital Site)
2331 9th Avenue North
PURCHASE AND RENOVATION OF EDWARD WHITE HOSPITAL
The following page(s) contain the backup material for Agenda Item: A Resolution regarding the installation of a plaque within the Municipal Pier District to commemorate the history of a replica of the HMS Bounty in St. Petersburg waiving the City’s policy for acceptance of plaques, and monuments to the extent necessary to dedicate that plaque on the 10 year anniversary of the loss of the Bounty; and providing an effective date.
Please scroll down to view the backup material.
TO: The Honorable Gina Driscoll, Chair, and Members of City Council

FROM: Chris Ballestra, Managing Director, City Development Administration

SUBJECT: Resolution to approve a partial waiver of the Policy for Acceptance of Plaques, and Monuments to the extent necessary to install a commemorative plaque at the St. Pete Pier™ concerning the history of the HMS Bounty in St. Petersburg.

EXPLANATION: Partial waiver of a policy adopted pursuant to Resolution 2001-468 to allow installation of a commemorative plaque to highlight the history of the HMS Bounty (1960-2012), which docked at the St. Pete Pier™ and became one of the city’s most popular tourist attractions. The Bounty provided tours and offshore excursions and was featured in the films Pirates of the Caribbean: Dead Man’s Chest, Treasure Island and Yellowbeard.

On October 29, 2012, en route to her winter port of St. Petersburg from Connecticut, the Bounty took on water during Hurricane Sandy, and sank southeast of North Carolina’s Outer Banks. The ship lost its long-time captain and one of its crew members in the tragedy. October 29, 2022 will mark the 10-year anniversary of the ships sinking. To memorialize her significance, Administration plans to place a plaque at the St. Pete Pier™ behind the Museum of History, near her original docking space. The current draft of this plaque is attached to this memo for your reference.

The departmental review required for the proposed plaque under the 2001 Policy for Acceptance of Plaques, and Monuments is underway and will be completed prior to installation of the plaque. Although the applicable policy contemplates review by the Community Planning & Preservation Commission (“CPPC”), there is insufficient time to complete that review prior to dedication of the plaque on October 29, 2022.

Accordingly, Administration requests that City Council waive the applicable policy to the extent necessary to install the proposed plaque on October 29, 2022, including the requirement that it be reviewed and approved by CPPC, to the extent that requirement might apply. This waiver would still require completion of the required departmental review prior to installation of the plaque.

RECOMMENDATION: Administration recommends that City Council approve the attached resolution waiving the applicable policy to the extent necessary to install a commemorative plaque at the St. Pete Pier™, as described above.

COST/FUNDING INFORMATION: Funds will be available in the Pier Operating Fund (1203), Enterprise Facilities Department, Pier Advertising & Promotions Division (282-2861).
ATTACHMENTS:
Plaque Rendering (current draft)
Resolution

APPROVALS:

[Signature]
Administration

[Signature]
Lance Stanford
Budget
RESOLUTION NO. 2022-_____

A RESOLUTION REGARDING THE INSTALLATION OF A PLAQUE WITHIN THE MUNICIPAL PIER DISTRICT TO COMMEMORATE THE HISTORY OF A REPLICA OF THE HMS BOUNTY IN ST. PETERSBURG; WAIVING THE CITY’S POLICY FOR ACCEPTANCE OF PLAQUES, AND MONUMENTS TO THE EXTENT NECESSARY TO DEDICATE THAT PLAQUE ON THE 10-YEAR ANNIVERSARY OF THE LOSS OF THE BOUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a replica of the HMS Bounty, a famous 18th-century British naval vessel, was built in 1960 for use in the film Mutiny on the Bounty; and

WHEREAS, following a publicity tour for that film, the Bounty began docking at the City’s municipal pier on a regular basis and became one of the city’s most popular tourist attractions; and

WHEREAS, the Bounty provided tours and offshore excursions to residents and visitors and was featured in numerous films, including Pirates of the Caribbean: Dead Man’s Chest, Treasure Island, and Yellowbeard; and

WHEREAS, on October 29, 2012, while en route from Connecticut to St. Petersburg, the Bounty took on water during Hurricane Sandy and sank southeast of North Carolina’s Outer Banks, resulting in the loss of the longtime captain and one member of the crew; and

WHEREAS, Administration desires to commemorate the history of the Bounty in St. Petersburg by installing a plaque within the municipal pier district, near the ship’s original docking space behind the Museum of History; and

WHEREAS, Administration desires to dedicate that plaque on October 29, 2022, the 10-year anniversary of the tragic loss of the Bounty; and
WHEREAS, on July 19, 2001, pursuant to resolution 2001-468, City Council adopted a Policy for Acceptance of Plaques, and Monuments (the “Plaques Policy”) that governs the installation of such a plaque on City-owned property; and

WHEREAS, pursuant to the Plaques Policy, the proposed plaque qualifies as a “Non-Standard City Marker” and must be reviewed by the Urban Planning and Historic Preservation Division and other applicable City departments for criteria including appropriateness, relationship to short- and long-term department plans, maintenance, and safety; and

WHEREAS, that administrative review is underway and will be completed prior to installation of the proposed plaque; and

WHEREAS, although the Plaques Policy also contains a requirement concerning review and approval by the Community Planning & Preservation Commission (“CPPC”), there is insufficient time for such review and approval to occur prior to the dedication of the proposed plaque on October 29, 2022; and

WHEREAS, Administration has requested that City Council waive the Plaques Policy to the extent necessary to dedicate the proposed plaque on October 29, 2022, including the requirement that it be reviewed and approved by CPPC, to the extent that requirement might apply; and

WHEREAS, City Council desires to grant such a waiver.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida, hereby waives the Plaques Policy to the extent necessary to install a plaque commemorating the history of the Bounty in St. Petersburg, as described in the recitals above, on the condition that the administrative review required by the Plaques Policy be completed prior to installation of that plaque.

This resolution will become effective immediately upon adoption.

LEGAL:  

ADMINISTRATION:
HMS BOUNTY, 1960-2012


ON OCTOBER 29, 2012, EN ROUTE TO HER WINTER PORT OF ST. PETERSBURG FROM CONNECTICUT, THE BOUNTY TOOK ON WATER DURING HURRICANE SANDY, AND SANK SOUTHEAST OF NORTH CAROLINA’S OUTER BANKS. THE SHIP LOST ITS LONG-TIME CAPTAIN AND ONE OF ITS CREW MEMBERS IN THE TRAGEDY. THIS PLAQUE SERVES TO COMMEMORATE THE MANY YEARS OF TREASURED MEMORIES THAT SHE BROUGHT TO THE ST. PETE PIER™.
The following page(s) contain the backup material for Agenda Item: An Ordinance amending Table A. in Section 27-557(a)(5) of the St. Petersburg City Code to modify certain commercial-uncompacted bulk container service rates; providing for severability of provisions; establishing the date to begin calculating those new rates for billing purposes; and providing an effective date. Please scroll down to view the backup material.
MEMORANDUM
CITY OF ST. PETERSBURG

Meeting of October 20, 2022

TO: City Council Chair and Members of City Council

FROM: Willie Joseph, Sanitation Director
Sanitation Department

RE: An ordinance amending table A. in section 27-557(A)(5) of the St. Petersburg City Code

An ordinance amending table A. in section 27-557(A)(5) of the St. Petersburg City Code to modify certain commercial-uncompacted bulk container service rates due to scrivener's error when modifying the previous sanitation ordinance.

Attachments: Amended section of Ordinance
ORDINANCE NO. _____

AN ORDINANCE AMENDING TABLE A IN SECTION 27-557(A)(5) OF THE ST. PETERSBURG CITY CODE TO MODIFY CERTAIN COMMERCIAL-UNCOMPACTED BULK CONTAINER SERVICE RATES; PROVIDING FOR SEVERABILITY OF PROVISIONS; ESTABLISHING THE DATE TO BEGIN CALCULATING THOSE NEW RATES FOR BILLING PURPOSES; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA, DOES ORDAIN:

WHEREAS, City Council passed Ordinance 516-H on September 8, 2022, amending rates and charges for sanitation services; and

WHEREAS, the amended rates and charges identified in Ordinance 516-H went into effect on October 1, 2022; and

WHEREAS, those amended rates and charges were intended to reflect a 3.75% increase in the rates and charges over the previous period (i.e., October 1, 2021 through September 30, 2022); and

WHEREAS, that 3.75% increase was based on the recommendations made pursuant to the City’s utility rate study program, which aims to balance the capital and operational needs required for the City to provide sanitation services against the increased financial cost and potential billing impacts that would be placed on the customers receiving those sanitation services; and

WHEREAS, since the passage of Ordinance 516-H, it has been discovered that due to scrivener’s error, some of the commercial-uncompacted bulk container service rates set forth in Ordinance 516-H did not accurately reflect the 3.75% increase; and

WHEREAS, City Council desires to pass this Ordinance to ensure that all of the sanitation rates and charges in Section 27-557(a)(5) of the City Code accurately reflect the intended 3.75% increase.

SECTION ONE. Table A in Section 27-557(a)(5) of the St. Petersburg City Code is hereby amended to read as follows:
TABLE A. COMMERCIAL - UNCOMPACTED

<table>
<thead>
<tr>
<th>Times/week collected</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 cubic yard</td>
<td>$19.20</td>
<td>$16.90</td>
<td>$16.11</td>
<td>$15.74</td>
<td>$15.51</td>
<td>$15.36</td>
<td>$15.37</td>
</tr>
<tr>
<td>2 cubic yards</td>
<td>$12.66</td>
<td>$11.50</td>
<td>$11.10</td>
<td>$10.89</td>
<td>$10.78</td>
<td>$10.70</td>
<td>$10.62</td>
</tr>
<tr>
<td>4 cubic yards</td>
<td>$9.52</td>
<td>$8.85</td>
<td>$8.62</td>
<td>$8.50</td>
<td>$8.51</td>
<td>$8.43</td>
<td>$8.39</td>
</tr>
<tr>
<td>5 cubic yards</td>
<td>$8.88</td>
<td>$8.33</td>
<td>$8.13</td>
<td>$8.05</td>
<td>$7.99</td>
<td>$7.97</td>
<td>$7.94</td>
</tr>
<tr>
<td>6 cubic yards</td>
<td>$8.45</td>
<td>$7.97</td>
<td>$7.78</td>
<td>$7.72</td>
<td>$7.67</td>
<td>$7.66</td>
<td>$7.63</td>
</tr>
<tr>
<td>8 cubic yards</td>
<td>$7.91</td>
<td>$7.49</td>
<td>$7.37</td>
<td>$7.29</td>
<td>$7.27</td>
<td>$7.23</td>
<td>$7.22</td>
</tr>
<tr>
<td>10 cubic yards</td>
<td>$7.63</td>
<td>$7.23</td>
<td>$7.10</td>
<td>$7.06</td>
<td>$6.97</td>
<td>$6.96</td>
<td>$6.95</td>
</tr>
</tbody>
</table>

SECTION TWO. As used in this Ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise.

SECTION THREE. The provisions of this Ordinance are deemed to be severable. If any provision of this Ordinance is determined unconstitutional or otherwise invalid, such determination will not affect the validity of any other provisions of this Ordinance.

SECTION FOUR. The rates and fees established by this Ordinance will be utilized in calculating customers’ bills beginning on the later date of December 1, 2022 or the date this Ordinance goes into effect.

SECTION FIVE. In the event this Ordinance 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 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:  

ADMINISTRATION:

___________________________   ___________________________

00644961
The following page(s) contain the backup material for Agenda Item: A city-initiated application requesting an amendment to the Future Land Use Map. (City File FLUM-65) (Quasi-judicial): Please scroll down to view the backup material.
ST. PETERSBURG CITY COUNCIL

Meeting of October 20, 2022

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

SUBJECT: City File FLUM-65: A city-initiated application requesting a text amendment to the Future Land Use Map.

ORDINANCE 752-L, amending the Future Land Use Map of the Comprehensive Plan for the City of St. Petersburg, Florida; by changing the Future Land Use Map designation on 4.4 acres located between Union Street South and 21st Street South, and south of 26th Avenue South and north of Dell Holmes Park from Institutional (I) to Residential Urban (RU).

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Public Input: The City has not received any public comments.

Community Planning and Preservation Commission (CPPC): On September 13, 2022, the CPPC held a public hearing regarding this matter and voted 7 to 0 making a finding of consistency with the Comprehensive Plan and recommending to City Council APPROVAL of the Future Land Use Plan Map amendment.

Recommended City Council Action:
1) CONDUCT the first reading of the attached proposed ordinance; AND
2) SET the second reading and adoption public hearing for November 10, 2022.

Attachments: Ordinance 752-L, CPPC Staff Report, and draft CPPC Minutes.
ORDINANCE NO. 752-L

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE FUTURE LAND USE MAP DESIGNATION ON 4.4-ACRES LOCATED BETWEEN UNION STREET SOUTH AND 21ST STREET SOUTH AND SOUTH OF 26TH AVENUE SOUTH AND NORTH OF DELL HOLMES PARK FROM INSTITUTIONAL (I) TO RESIDENTIAL URBAN (RU); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, established the Community Planning Act (“Act”); and

WHEREAS, pursuant to the Act, the City of St. Petersburg Comprehensive Plan and Future Land Use Map are required to be consistent with the Countywide Comprehensive Plan and Future Land Use Map and the Pinellas Planning Council, Forward Pinellas, is authorized to develop rules to implement the Countywide Future Land Use Map; and

WHEREAS, the St. Petersburg City Council has considered and approved the proposed St. Petersburg land use amendment provided herein as being consistent with the proposed amendment to the Countywide Future Land Use Map which has been initiated by the City; now, therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Pursuant to the provisions of the Community Planning Act, as amended, and pursuant to all applicable provisions of law, the Future Land Use Map of the City of St. Petersburg Comprehensive Plan is amended by placing the hereinafter described property in the land use category as follows:

<table>
<thead>
<tr>
<th>Property</th>
<th>Land Use Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAKEWOOD ESTATES SECTION H, BLOCK B, LOTS 6-11, LOTS 19-24 &amp; PART OF LOTS 1, 25, 26 &amp; 27 AND BLOCK C LOTS 6-12 &amp; LOTS 20-26.</td>
<td>From: Institutional (I) To: Residential Urban (RU)</td>
</tr>
</tbody>
</table>

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. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon approval of the required Land Use Plan change by the Pinellas County Board of County Commissioners (acting in their capacity as the Countywide Planning Authority).
and upon issuance of a final order determining this amendment to be in compliance by the Department of Economic Opportunity (DEO) or until the Administration Commission issues a final order determining this amendment to be in compliance, pursuant to Section 163.3187, F.S. 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 as set forth above.

APPROVED AS TO FORM AND SUBSTANCE: FLUM-65

(Land Use)

/\s/ Elizabeth Abernethy 10.06/22

PLANNING & DEVELOPMENT SERVICES DEPARTMENT DATE

Michael J. Dema 10/6/22

ASSISTANT CITY ATTORNEY DATE
FUTURE LAND USE

CITY FILE
FLUM-65

From: I (Institutional)  To: RU (Residential Urban)

SCALE: 1" = 250'

SUBJECT AREA

Lake Maggiore
According to Planning and Development Services records, no members of the Community Planning & Preservation Commission has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained within the application (measured by 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: FLUM-65**

Future Land Use Map Amendment from Institutional (I) to Residential Urban (RU) for 4.4 Acres Located between Union Street S and 20th Street S, north of Dell Holmes Park and south of 26th Avenue S

This is a city-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 Future Land Use Map amendment from Institutional (I) to Residential Urban (RU) for a combined 4.4-acres of properties located in the Lakewood Estates Subdivision between Union Street S and 20th Street S, north of Dell Holmes Park and south of 26th Avenue S.

**APPLICANT INFORMATION**

**APPLICANT:** City of St. Petersburg  
175 5th Street N  
St. Petersburg FL 33701

**OWNERS:**  
Peter T. Kelsch and Brian A. Cummins  
2624 Union Street S  
St. Petersburg FL 33712-3855  
Kristy S. Fisher  
2642 Union Street S  
St. Petersburg FL 33712-3855  
Nhatquynh Duong  
4191 Walnut Street NE  
St. Petersburg, FL 33703-5037  
Drew C. Aldikacti and Danielle B. Aldikacti  
151 7th Street S  
St. Petersburg FL 33701-4013
The City is requesting an amendment to the Future Land Use Map from Institutional (I) to Residential Urban (RU) for nine properties totaling 4.4 acres located in Lakewood Estates between Union Street S and 20th Street S, north of Dell Holmes Park and south of 26th Avenue S (Figure 1). The purpose of the proposed amendment is to change the land use designation of the subject properties to conform to the adjacent land use category upon the recent sale of the subject properties from the YMCA of Greater St. Petersburg to private ownership. Several of the property owners have submitted Building Plan applications for construction of single-family residential units and are in various stages of permitting and development. This amendment provides for consistency to both the existing zoning and adjacent land uses.

Associated with this request is a proposed amendment to the Countywide Plan Map from Public/Semi-Public to Residential Low Medium.

Figure 1. Location of Amendment Properties
## SITE DESCRIPTION

| Street Addresses: | 2624 Union Street S  
|                  | 2642 Union Street S  
|                  | 2702 Union Street S  
|                  | 2710 Union Street S  
|                  | 2714 Union Street S  
|                  | 2720 Union Street S  
|                  | 2730 Union Street S  
|                  | St. Petersburg FL 33712 |

Lakewood Estates Section H, Block B, Lots 6-11 AND Block C Lots 6-12 & Lots 20-26.

| Parcel ID No.: | 36-31-16-49644-002-0260  
|                | 36-31-16-49644-002-0240  
|                | 36-31-16-49644-002-0230  
|                | 36-31-16-49644-002-0220  
|                | 36-31-16-49644-002-0210  
|                | 36-31-16-49644-002-0200  
|                | 36-31-16-49644-002-0190  
|                | 36-31-16-49644-003-0060  
|                | 36-31-16-49644-002-0060  |

| Acreage: | 4.4 acres |

| Future Land Use: | From Institutional (I) to Residential Urban (RU) |

| Zoning: | Neighborhood Suburban-1 (NS-1) – no changes proposed |

| Countywide Plan Map: | From Public/Semi-Public to Residential Low Medium |

| Existing Use: | Single family and vacant |

| Surrounding Uses: | North: Speer YMCA Preschool Academy with recreational facilities.  
|                  | West: Single-family  
|                  | South: Dell Holmes Park and Lake Maggiore  
|                  | East: Single-family |

| Neighborhood Association: | Lake Maggiore Shores Neighborhood Association  
|                          | Highland Oaks Neighborhood Association (within 300 feet) |
BACKGROUND

The subject 4.4 acre amendment areas were part of a larger 7.5 acre parent parcel owned by the Diocese of St. Petersburg located between 26th Avenue S, Union St S, Dell Holmes Park, and 20th St S. The Diocese built St Joseph’s Catholic Elementary School and a convent on the northern half of the parent property. When the elementary school closed an early childhood center moved to the property in 1995. In 2008 the Diocese sold the southern portion of the parent parcel (4.1 acres). Since that time six (6) individual platted lots along Union St S and 20th St S have been sold for single family construction. In 2014, the Greater YMCA of St. Petersburg purchased the school property, and it is currently used as a preschool with recreational facilities for all ages. Subsequently, the portion of the Greater YMCA property with the convent (0.3 acres) was sold in 2018 and has been converted to single family.

The subject properties are bounded by the Speer YMCA Preschool Academy and recreational facilities to the north, single family residential to the east and west, and Dell Holmes Park to the south.

The subject properties consist of two (2) separate tracts of land with nine (9) separate ownerships. The northernmost tract along Union Street S contains a single family residence (formerly the convent) on 0.3 acres and is separated from the larger tract of land. The larger tract of land (4.1 acres) to the south contains eight (8) individually owned properties, consisting of six (6) platted lots along Union St S (Lakewood Estates Section H, Block B, Lots 19-24), one (1) platted lot along 20th Street S (Lakewood Estates Section H, Block C, Lot 6), and a 3.17 acre property that was part of the Lakewood Estates plat. The lots in the southern portion of the amendment area along Union Street S, are in various stages of building permit approval/construction. The remaining portion of the larger tract is vacant. The subject properties have a zoning designation of Neighborhood Suburban -1 (NS -1) since September 2007, following the implementation of the City’s Vision 2020 Plan and the Citywide rezoning and update of the Land Development Regulations. From 1977 to 2007, the site and surrounding area was zoned Residential Single Family-75 (RS-75). The current Future Land Use designation for the subject properties is Institutional (I).

The amendment properties are in conformance with the land use designation as vacant properties. However, when developing as privately-owned residential, the subject properties are not consistent to the uses allowed in the Institutional land use designation and are considered to be non-conforming until the land use is amended to a compatible land use designation.

CONSISTENCY AND COMPATIBILITY

The primary criteria associated with a land use amendment 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 subject property’s existing single family use is not consistent to the current Institutional (I) future land use designation. The Institutional land use designation is intended for federal, state and local public buildings and grounds, cemeteries, hospitals, churches and religious institutions and educational uses. Residential uses are only allowed in Institutional as an accessory use. Therefore, privately-owned residential uses are not considered to be consistent with the current Institutional designation. The NS-1 zoning district is consistent to the proposed Residential Urban land use.

The proposed Residential Urban (RU) future land use designation allows for low density residential uses not to exceed 7.5 dwelling units per net acre; residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to a floor area ratio of 0.40. Accessory dwelling units are permitted and may be excluded from the residential density calculation, in accordance with the Land Development Regulations (LDRs). The properties to the east and west have a land use designation of Residential Urban, to the north is Institutional, associated with the remaining YMCA of Greater St. Petersburg property, and to the south is Recreation/Open Space, associated with the Dell Holmes Park.

A land use change to Residential Urban would allow for consistency with the existing NS-1 zoning district. The purpose of the NS-1 district is to protect the single-family character of neighborhoods, while permitting rehabilitation, improvement and redevelopment in keeping with the scale of the neighborhood. Conventional street
standards apply in order to provide easy vehicular access. Architectural and building design regulations permit front-facing garages. The NS-1 zoned lots require a minimum lot width of 75 ft and a minimum lot area of 5,800 sf. The lots in the Lakewood Estates Subdivision, Section H, Blocks B and C were originally platted with widths ranging from 50 ft to 70 ft. The six (6) lots along Union Street S, in the larger amendment area, were approved for variances to lot width and lot area in 2020 to develop as single family residential. Lots within Lakewood Estates Section H Block B, Lots 6-11 and Block C, Lots 7-12 and Lots 20-26 will require a replat to allow for access to the interior lots. Upon replat, the new lots must meet the minimum NS-1 lot area and width requirements. Any replat is a separate approval from the Future Land Use Map Amendment. The surrounding properties to the north, east and west are zoned NS-1 and to the south is Neighborhood Suburban Estate (NSE). The NS-1 zoning is consistent to the existing residential development pattern and surrounding zoning. The NS-1 zoning runs along the southside of 26th Avenue S from Dr. Martin Luther King Jr Street S to 25th Street S. The NSE zoning category to the south is associated with the Dell Holmes Park.

The requested amendment to the Residential Urban land use designation 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. For example, Policy LU3.6 calls for land use decisions to weigh heavily on the established character of the neighborhood. The request furthers these policies as the subject properties are located on local streets. While 26th Avenue S is considered a future major street (collector roadway) on the Future Major Street Map (Comprehensive Plan Map 20) it is over 250 ft from the subject properties with the exception of the property at 2624 Union Street S which is within 115 ft of 26th Avenue S.

**Figure 2.** Aerial of properties indicating surrounding uses.

The Countywide Comprehensive Plan map designates the subject properties as Public/Semi-Public. The Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities,
and natural resource features, and may include some residential as part of a mix of uses. The proposed City’s Residential Urban designation is not consistent with the Countywide Plan map category of Public/Semi-Public. The existing and proposed residential uses are not accessory to an Institutional use and are considered to be inconsistent to the Countywide Plan. Therefore, the City is proposing to amend the Countywide Plan Map designation from Public/Semi-Public to Residential Low Medium.

The Residential Low Medium designation is intended to depict areas that are either developed as or proposed for suburban, low density or moderately dense residential; and to recognize such areas suited for residential uses that are consistent with the suburban qualities, transportation facilities, and natural resources of such areas. Permitted uses include residential, accessory dwelling units, public education facilities, recreation/open space, community garden, and agricultural uses. The Residential Low Medium designation also allows some office and retail use with specific acreage thresholds. The Countywide Plan Rules identifies the Residential Low Medium designation as allowing up to 10 units per acre and a floor area ratio (FAR) of 0.50.

The Residential Urban is consistent to the Residential Low Medium Countywide Plan land use designation. Surrounding Countywide Plan designations include Institutional to the north associated with the YMCA of Greater St. Petersburg Speer Academy Preschool, Residential Low Medium to the east and west, and Recreation/Open Space to the south.

**RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP**

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 factors:

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

   The following staff analysis is provided to address compliance with the following policies and objectives from the Comprehensive Plan:

   **LU1.1** When considering the probable use of land in a development application, the principles and recommendations noted in the Vision Element should be considered where applicable.

   *The land use plan amendment follows the principles and recommendations for Neighborhoods as proposed in the Vision 2020 community meetings to strengthen, improve and protect the unique character and quality of St. Petersburg’s neighborhoods:*

   - **Protect and reinforce the unique character of each neighborhood, develop rules and regulations which allow infill and redevelopment that is compatible with the surrounding neighborhood context.**
     The proposed land use amendment is reinforcing the character of the neighborhood by returning this portion of land originally platted as part of Lakewood Estates neighborhood back to residential. This use change will unite and provide the continuity of the neighborhood with infill residential. The current neighborhood is suburban in nature as are the lots along both Union Street S and 20th Street S.

   - **Parks that are accessible within a short walk of all residents, and joined by an interconnected system of sidewalks, bikeways, trails and greenways.**
     The subject property abuts the Dell Holmes Park providing a large recreational site including a lake with lighted recreation trails, a fishing pier, shelters, grills, a golf driving range and putting green, playgrounds, kayak and canoe launch, a splash pad water playground, climbing boulders and exercise zones. In addition, 26th Avenue S is part of the City’s trail system with a bike lane along the southside of the roadway.
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.

Public facilities have adequate capacity to support and service the Residential Urban use. The developer of the six (6) lots along Union Street S has installed a wastewater collection system extension along Union Street S to service these six (6) lots. Prior to the development of the remaining and vacant 3.18 acres, a wastewater collection system will be required to be permitted and installed to meet city and Florida Department of Environmental Protection system collection standards. There is an 8-inch potable water main in 20th Street S. This water main can be extended at the expense of the developer with an Engineering & Capital Improvements Department (ECID) right of way permit. City Code 16.40.030 Drainage & Surface Water Management requires the developer to provide water quality treatment and water quantity attenuation. An adequate drainage outfall and a conveyance system will be required by the developer. The ECID indicates availability of water and sewer capacity upon the extension of the aforementioned facilities.

Each land use plan category shall have a set of different zoning districts that may be permitted within that land use category, and zoning that is not consistent with the plan category shall not be approved. The Land Development Regulations establish the zoning districts which are permitted within each land use plan category, and designations which are not consistent with the table shall not be approved.

The NS-1 zoning category is one of three zoning categories allowed within and is consistent to the Residential Urban land use designation.

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.

There are six (6) lots currently in the amendment area that are currently in various permitting/construction stages along Union Street S. The remainder of the property is vacant. A change in the land use from Institutional to Residential Urban will allow for residential to be constructed as infill as originally intended for the area. The tax base will improve when as the new residential continues to develop.

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 land use change from Institutional to Residential Urban will allow similar suburban residential development to continue between Union Street S and 21st Street S.

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

Land use boundaries are logically drawn in relation to existing development pattern south of 26th Avenue S and between Dr. Martin Luther King Jr Street S and 25th Street S as depicted in Figure 3. The purpose of proposed amendment, as previously stated, is to bring the land use designation into conformance with the zoning upon the sale of a portion of the institutional property to private ownership.


LU5.1 Public facilities and utilities shall be located to: a) maximize the efficiency of services provided; b) minimize their cost; and c) minimize their impact on the natural environment.

*There is existing water and wasteway water capacity to service the existing single family lots along Union Street S. However, prior to the development of the remaining and vacant 3.18 acres a wastewater collection system will have to be permitted and installed to meet city and Florida Department of Environmental Protection system collection standards at the expense of the developer. The existing 8” potable water main along 20th Street S can also be extended at the expense of the developer with an Engineering & Capital Improvements Department (ECID) right of way permit. The City Code Section 16.40.030 Drainage & Surface Water Management requires the developer to provide water quality treatment and water quantity attenuation. An adequate drainage outfall and a conveyance system will need to be provided by the developer.*

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 FLUM amendment 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.*

LU12.3 Affected neighborhood associations, business associations, the Chamber of Commerce, FICO and CONA should be sent notification regarding applications received by the City for Future Land Use Map amendments, rezonings, site plan reviews, special exception reviews and all other commission cases.

*The Lake Maggiore Shores Neighborhood Association and the Highland Oaks Neighborhood Association (within 300 feet), Council of Neighborhood Associations (CONA), FICO and the Chamber of Commerce were sent notices for the proposed amendment.*

LU20.2 The Future Land Use Element of the St. Petersburg Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan, including the categories, rules, policies, and procedures thereof.
An amendment will be submitted to Forward Pinellas to amend the Countywide Comprehensive Plan map from Public/Semi-Public to Residential Low Medium for consistency to the proposed amendment to the City’s Future Land Use Map designation of Residential Urban upon City Council approval of the FLUM amendment request.

T1.3 The City shall review the impact of all rezoning proposals and requests to amend the FLUM on the City’s transportation system. FLUM amendment requests that increase traffic generation potential shall demonstrate that transportation capacity is available to accommodate the additional demand.

The Transportation and Parking Management Department has reviewed the proposed land use amendment and the impacts on the roadways, transit, pedestrian and bicycle networks, and on the neighborhood traffic plan. It has been determined that the proposed land use amendment will have little impact on the City’s transportation system.

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.

Several of the subject property owners along Union Street S have initiated building permit applications for their individual properties to develop as residential according to state law and local ordinances.

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.

There are no environmentally sensitive lands on the subject property. The property has not been documented as a habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

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

The proposed future land use amendment is from Institutional to Residential Urban. The property is currently zoned Neighborhood Suburban-1 allowing for single-family residential. The property was platted for single-family lots in 1926. The subject property consists of 28 platted lots and portions of an additional two lots. There are currently an identified 7 single-family properties along Union Street and 1 single family lot along 20th Street S. The remainder 3.18 acres will require a replat to provide access to the interior lots. The replatted lots will be required to meet the NS-1 minimum lot width (75 ft) and area (5,800 sf) requirements. Based on the NS-1 zoning designation and Residential Urban land use category, the maximum residential development potential for the property is 33 units. Assuming a density of 2.5 people per single-family dwelling unit, a population of 83 people is estimated for the subject properties. While ADUs are allowed in NS-1, the ADU must be located on a lot at least 10,000 sf or located on an alley or corner and conform to the minimum lot area and width. Because of the associated lot size, the provision of lots with ADUs would significantly lower the number of total lots.

The existing Institutional land use category allows up to 12 units per acre associated with an institutional use. Based on the 4.4 acres there is a potential for an increase of units but would require a zoning amendment. In summary, the proposed change is a slight decrease in the potential density pattern from Institutional to Residential Urban.

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 FLUM amendment and concurrent 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. Upon application for site plan review, or development permits, a concurrency review will be completed to determine whether the proposed development may proceed. 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 a population of 83 people, at the LOS rate of 125 gpcd, the peak potable water demand for the subject property is 10,375 gpd or 0.0104 mgd. This would raise the potable water demand for the City up to 27.0104 mgd, while the systemwide capacity is 68 mgd. Therefore, there is adequate water capacity to service the amendment area.

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 a population of 83 people, at the LOS rate of 170 gpcd, the peak sanitary sewer demand for the subject property is 14,110 gpd or 0.014 mgd. This would raise the daily average flow for the City up to 14.964 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 StPete 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 will reduce peak flows at the WRFs and addressing sea level rise system vulnerabilities at lift stations. The City remains committed to spending approximately $16 million a year in continued I&I reduction. Also, the City is fully committed to implementing selected recommendations from the StPete 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 proposed maximum residential development allowed and a potential population of 83 people, with a LOS rate of 1.3 tons per person per year, the peak solid waste generation rate for the subject property is 107.9 tons per year. Based on these rates, there is excess solid waste capacity to service the amendment area for either scenario.

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 potential population of 83 people, with a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would still have 19.39 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
Drainage LOS identifies minimum criteria for existing and future facilities impacted by rain events. This is often quantified by a “design storm” with a specific duration, rainfall amount and return frequency. Currently, the design storm used by the City is a 10-year return frequency, 1-hour duration storm as outlined in Drainage Ordinance, Section 16.40.030 of the Land Development Regulations (LDR). Unlike the other concurrency related facilities, stormwater LOS is not calculated with a per capita formula. Instead, the City implements the LOS standard through review of drainage plans for new development and redevelopment where all new construction of and improvements to existing surface water management systems will be required to meet design standards outlined in City Code 16.40.030 Drainage and Surface Water Management. This ordinance requires all new development projects to be permitted through the City and Southwest Florida Water Management District (SWFWMD) to ensure projects meet quantity and quality design standards for stormwater treatment.

Prior to redevelopment of the subject property, a replat of the southern eastern 3.18 acre will be required. At that time, City Code and SWFWMD site requirements for stormwater management criteria will be implemented. The City’s existing Stormwater Management Master Plan (SWMP) contains detailed information on the 26 basins that comprise the stormwater management area. An update to the plan is currently underway with the assistance of cooperative funding from SWFWMD. The City’s commitment to upgrading the capacity of stormwater management systems is demonstrated by continued implementation of the SWMP, the Stormwater Utility Fee and capital improvement budgeting for needed improvements.

The City is updating the Stormwater Management Master Plan with an expected completion before the end of calendar year 2022. 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.

TRAFFIC
Existing Conditions
The subject property is located on the southern side of 26th Avenue S between 20th Street S and Union Street S. The City of St. Petersburg maintains all three roads, which are two-lane, undivided facilities. Twenty-sixth Avenue S is classified as a collector on the City’s Future Major Streets map (Map 20) and both 20th Street S and Union Street S are local roads.

While the City no longer has a level of service (LOS) standard for the roadway capacity of major roads, the proposed amendment is not expected to significantly degrade existing levels of service on 26th Avenue S. City staff conducted a traffic count on 26th Avenue S between 16th Street S and 22nd Street S in January 2000.
The daily traffic volume was 4,784. Based on the Florida Department of Transportation’s “2020 Quality/Level of Service Handbook,” this segment of 26th Avenue S functions at a LOS “C.” Roadway level of service is divided into six letter grades, “A” through “F,” with “A” representing free flow conditions for motorists and “F” representing heavy traffic congestion.

Trip Generation for Existing Countywide Public/Semi-Public and Residential Low Medium Land Use Designations

The traffic impact assessment provided here is a “macro” level of service analysis that is based on the existing Public/Semi-Public (P/SP) and Residential Low Medium (RLM) land use designations on the Countywide Plan Map and utilizing traffic generation rates per acre from the Countywide Plan Rules.

The vehicle trip generation rate under the existing P/SP land use is approximately 48 p.m. peak hour trips, calculated as follows:

Step a. 114 avg. daily trips per acre of P/SP land x 4.4 acres = approximately 502 avg. daily trips
Step b. 502 avg. daily trips x .095 percent = approximately 48 p.m. peak hour trips

The daily trip rate of 114 trips per acre is based on educational land use type listed in the Summary Category Matrix (Table 5) of the Countywide Rules. The educational land use was chosen because of presence of the adjacent YMCA of Greater St Petersburg Speer Preschool Academy.

The vehicle trip generation rate under the requested Residential Low Medium (RLM) land use is approximately 28 p.m. peak hour trips, calculated as follows:

Step a. 67 avg. daily trips per acre of RLM land x 4.4 acres = approximately 295 avg. daily trips
Step b. 295 avg. daily trips x .095 percent = approximately 28 p.m. peak hour trips

A Plan change from Public/Semi-Public to Residential Low Medium will result in an estimated decrease of 20 p.m. peak hour trips.

<table>
<thead>
<tr>
<th>Table 1: Summary of Traffic Impact (p.m. peak hour trips):</th>
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</thead>
<tbody>
<tr>
<td>Existing Public/Semi-Public Category</td>
</tr>
<tr>
<td>Requested Residential Low Medium Category</td>
</tr>
<tr>
<td>Reduction in p.m. peak hour trips</td>
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</table>

The projected traffic from the proposed land use change based on the Countywide Rules method will not significantly degrade the levels of service on the major road network.

Traffic Impact of Proposed Residential Development

The maximum number of single family homes that could be developed with the proposed Residential Urban land use is 33 units. Based on trip generation data in the Institute of Transportation Engineers’ (ITE’) “Trip Generation Manual” (11th Edition), 33 single-family detached homes (ITE Land Use Code 210) are projected to generate 35 new p.m. peak hour trips. These trips would be “new” trips because the subject property is currently vacant and not producing trips. The roadway network has the capacity to accommodate the projected number of trips.

TRANSIT

The Citywide LOS for mass transit will not be affected. The Pinellas Suncoast Transit Authority (PSTA) does not operate fixed-route bus service on 26th Avenue S, 20th Street S or Union Street S, but has several
programs that could serve the transit needs of residents on the subject properties. 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 transit route network. Residents of the subject properties 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 (Route 23 on 22nd Avenue S) it would also be served by PSTA’s Americans with Disabilities Act (ADA) paratransit service, called 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 currently sidewalks on both sides of 26th Avenue S from east of 20th Street S to west of Union Street S.

Bicycle Network
There are currently bike lanes on both sides of 26th Avenue S from east of 20th Street S to west of Union Street S.

Neighborhood Traffic Plan
The subject parcels are located within the Lake Maggiore Shores Neighborhood Association Traffic Plan. There are landscaped medians on 26th Avenue S and speed humps on 20th Street S in the vicinity of the subject property.

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 Residential Urban designation. The purpose of the proposed amendment is to bring the land use into conformance with the existing zoning and adjacent land use designation.

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

The property is located in a residential area where, with the exception of the subject amendment property, approximately ninety-nine percent (99 %) or 245 of 247 surrounding platted lots within 1,000 ft of the subject properties are developed with single family homes. Therefore, the availability of vacant lots in the area is minimal.

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

The requested Residential Urban land use designation will bring the properties into conformance with the established land use pattern south of 26th Avenue S from Dr. Martin Luther King Jr Street S to 25th Street S, which is predominantly Residential Urban. Surrounding land use designations include Planned Redevelopment-Residential (PR-R) to the north of 26th Avenue S, Residential Urban to the east and west,
and Recreation/Open Space to the south associated with Dell Holmes Park as shown in Figure 4 below. The proposed change from Institutional to Residential Urban is consistent with the development pattern.

**Figure 4. Existing Land Use Map**

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

The existing district boundaries are logically drawn and will follow the existing neighborhood development pattern as shown in Figure 3.

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;

The proposed amendment does not involve a change from residential to nonresidential use or mixed use. Other major corridors such as 18th Avenue S, 22nd Street S, 16th Street S, Dr. Martin Luther King Jr Street S and 34th Street S provide nonresidential services and uses all within a mile and a quarter of the subject properties.

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

The subject property is not within the hurricane evacuation level zone A or the Coastal High Hazard Area (Figure 5). New development and redevelopment will require conformance with City’s Drainage and Surface Water Management requirements in providing water quality treatment and water quantity attenuation. An adequate drainage outfall per the City ECID technical standards and specifications will be required by the developer as part of a drainage conveyance system directly adjacent to the property.
11. Other pertinent facts.

Six (6) of the lots along Union Street are in various stages of permitting/construction for single family homes.

**CONSISTENCY WITH THE COUNTYWIDE PLAN:**

Proposed amendments to the future land use map and land development regulations are required to be consistent with the Countywide Plan Map and the criteria and standards set forth in the Countywide Rules. The current Countywide Plan Map designation of Public/Semi-Public will be amended to Residential Medium Low consistent with the proposed City land use designation of Residential Urban. The Countywide Plan Map amendment is submitted to the County Planning Agency upon City Council approval of this amendment request.

**PUBLIC NOTICE and COMMENTS**

**Public Notice**

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

- June 22, 2022: The City’s Urban Planning and Historic Preservation Division sent a notification letter to property owners indicating that the City would proceed forward with a Future Land Use Map Amendment from Institutional to Residential Urban and Countywide Plan Map amendment from Public/Semi-Public to Residential Low Medium for the subject properties.
- July 1, 2022: A notification was sent to CONA, Lake Maggiore Shores Neighborhood Association and Highland Oaks Neighborhood Association as a “Notice of Intent”.
- August 24, 2022: Public notification letters were sent through the US Postal Service to neighboring property owners within 300-linear ft of the subject property. Additional letters were sent to CONA, FICO, Pinellas County School Board, and the nearby neighborhood associations of Lake Maggiore Shores and Highland Oaks. The notification included both the CPPC and City Council public hearing dates and times, web links to review the staff reports, and a link to the current planning projects webpage for more information.
- August 25, 2022: Notification signs which included online links for accessing information described above were posted on the subject property.

**Public Comments**
To date, there have been no public comments.

**PUBLIC HEARING PROCESS**

The proposed ordinances associated with the Future Land Use Map and Official Zoning Map amendment require one (1) public hearing with the Community Planning & Preservation Commission (CPPC) and one (1) public hearing with City Council.

**SUMMARY**

The Staff analysis is to determine whether the proposed Amendments are consistent with the requirements of the Comprehensive Plan. Based on the analysis contained in this report, City staff finds that the proposed Future Land Use Map amendment at the subject location is consistent with the Comprehensive Plan in the review of the Land Use, Transportation and Property Rights Elements.

**RECOMMENDATION**

Staff recommends that the Community Planning and Preservation Commission (CPPC), in its capacity as the Local Planning Agency, make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the Comprehensive Plan Future Land Use Map amendment described herein.

**ATTACHMENTS**

1. Housing Affordability Impact Statement
2. Map Series
3. Draft Ordinance

**REPORT PREPARED BY:**

<table>
<thead>
<tr>
<th>Ann Vickstrom</th>
<th>08/26/2022</th>
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<tbody>
<tr>
<td>Ann Vickstrom, AICP, Planner II</td>
<td>DATE</td>
</tr>
<tr>
<td>Urban Planning and Historic Preservation Division</td>
<td></td>
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<tr>
<td>Planning &amp; Development Services Department</td>
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**REPORT APPROVED BY:**

<table>
<thead>
<tr>
<th>Derek Kilborn</th>
<th>09/07/2022</th>
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<tbody>
<tr>
<td>Derek Kilborn, Manager</td>
<td>DATE</td>
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<tr>
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<tr>
<td>Planning &amp; Development Services Department</td>
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City File FLUM-63
Page 16
ATTACHMENT NO. 1

Housing Affordability Impact Statement
City of St. Petersburg

Housing Affordability Impact Statement

Each year, the City of St. Petersburg receives approximately $2 million in State Housing Initiative Partnership (SHIP) funds for its affordable housing programs. To receive these funds, the City is required to maintain an ongoing process for review of local policies, ordinances, resolutions, and plan provisions that increase the cost of housing construction, or of housing redevelopment, and to establish a tracking system to estimate the cumulative cost per housing unit from these actions for the period July 1–June 30 annually. This form should be attached to all policies, ordinances, resolutions, and plan provisions which increase housing costs, and a copy of the completed form should be provided to the City’s Housing and Community Development Department.

I. Initiating Department: Planning & Development Services Department

II. Policy, Procedure, Regulation, or Comprehensive Plan Amendment Under Consideration for adoption by Ordinance or Resolution:

See attached amendment to Future Land Use Map (City File FLUM-65).

III. Impact Analysis:

A. Will the proposed policy, procedure, regulation, or plan amendment, (being adopted by ordinance or resolution) increase the cost of housing development? (i.e. more landscaping, larger lot sizes, increase fees, require more infrastructure costs up front, etc.)

No  X  (No further explanation required.)
Yes  ___  Explanation:

If Yes, the per unit cost increase associated with this proposed policy change is estimated to be: $______________________.

B. Will the proposed policy, procedure, regulation, plan amendment, etc. increase the time needed for housing development approvals?

No  X  (No further explanation required)
Yes  ___  Explanation:

IV: Certification

It is important that new local laws which could counteract or negate local, state and federal reforms and incentives created for the housing construction industry receive due consideration. If the adoption of the proposed regulation is imperative to protect the public health, safety and welfare, and therefore its public purpose outweighs the need to continue the community’s ability to provide affordable housing, please explain below:

X  The proposed regulation, policy, procedure, or comprehensive plan amendment will not result in an increase to the cost of housing development or redevelopment in the City of St. Petersburg and no further action is required. (Please attach this Impact Statement to City Council Material and provide a copy to Housing and Community Development department.)

________________________________________________________________________

Director, Planning & Development Services (signature)  Date

Copies to: City Clerk; Joshua A. Johnson, Director, Housing and Community Development
AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA; BY CHANGING THE FUTURE LAND USE MAP DESIGNATION ON 4.4-ACRES LOCATED BETWEEN UNION STREET SOUTH AND 21ST STREET SOUTH AND SOUTH OF 26TH AVENUE SOUTH AND NORTH OF DELL HOLMES PARK FROM INSTITUTIONAL (I) TO RESIDENTIAL URBAN (RU); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, established the Community Planning Act; and

WHEREAS, the City of St. Petersburg Comprehensive Plan and Future Land Use Map are required by law to be consistent with the Countywide Comprehensive Plan and Future Land Use Map and the Pinellas Planning Council, Forward Pinellas, is authorized to develop rules to implement the Countywide Future Land Use Map; and

WHEREAS, the St. Petersburg City Council has considered and approved the proposed St. Petersburg land use amendment provided herein as being consistent with the proposed amendment to the Countywide Future Land Use Map which has been initiated by the City; now, therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. Pursuant to the provisions of the Community Planning Act, as amended, and pursuant to all applicable provisions of law, the Future Land Use Map of the City of St. Petersburg Comprehensive Plan is amended by placing the hereinafter described property in the land use category as follows:

<table>
<thead>
<tr>
<th>Property</th>
<th>Land Use Category</th>
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<tbody>
<tr>
<td>LAKEWOOD ESTATES SECTION H, BLOCK B, LOTS 6-11, LOTS 19-24 &amp; PART OF LOTS 1, 25, 26 &amp; 27 AND BLOCK C LOTS 6-12 &amp; LOTS 20-26.</td>
<td>From: Institutional (I)</td>
</tr>
<tr>
<td></td>
<td>To: Residential Urban (RU)</td>
</tr>
</tbody>
</table>
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. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon approval of the required Land Use Plan change by the Pinellas County Board of County Commissioners (acting in their capacity as the Countywide Planning Authority) and upon issuance of a final order determining this amendment to be in compliance by the Department of Economic Opportunity (DEO) or until the Administration Commission issues a final order determining this amendment to be in compliance, pursuant to Section 163.3187, F.S. 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 as set forth above.

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-65
(Land Use)

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

ASSISTANT CITY ATTORNEY

City File FLUM-63
Page 29
MINUTES

Present: Sharon Winters, Chair
Lisa Wannemacher, Vice Chair
Manitia Moultrie
Valarie Nussbaum-Harris
Thomas “Tom” Whiteman
E. Alan Brock, Alternate
Will Michaels, Alternate

Commissioners Absent: Jeffery “Jeff” M. Wolf, Alternate

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Susan Ajoc, Community Services Director
Heather Judd, Assistant City Attorney
Michael Dema, Managing Assistant Attorney
Katherine Connell, Clerk, Planning & Development Svcs.

The public hearing was called to order at 2:00 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 8/9 Minutes)

The minutes from the August 9, 2022, meeting were approved unanimously

V. PUBLIC COMMENTS

VI. LEGISLATIVE HEARING
VII. QUASI-JUDICIAL HEARING

A. FLUM 65

Request: Request to amend the Future Land Use Map from Institutional (I) to Residential Urban (RU) for a 4.4-acre area consisting of nine (9) individual lots along Union Street South and 20th Street South, north of Dell Holmes Park and south of 26th Avenue South.

Staff Presentation:

Derek Kilborn, Manager, Urban Planning & Historic Preservation Division, gave a presentation based on the Staff Report.

Applicant/Agenda Presentation:

None.

Registered Opponent:

None.

Public Hearing:

Thomas Smith, spoke in support of the proposed change.

Cross Examination:

City Staff Waived

Rebuttal/Closing Remarks:

City Staff Waived

Executive Session:

Commissioner Winters: Do any of the commissioners have any comments or questions?

Commissioner Brick: I was referring to Commissioner Michaels.

Commissioner Winters: Thank you.

Commissioner Michaels: I think this is straight forward, it complies with the key policy 3.6 which calls for land use decisions to weigh heavily on the established character of the neighborhood and what we are doing is changing this to Residential Urban which is what most of the surrounding neighborhood is. I do have one technical question for Staff, I notice in the policies that the Vision...
2020 is being referred to and we know have the Vision 2050 are both of them in effect or does one trump the other?

Derek Kilborn: Your analysis is compared to the city’s adopted Comprehensive Plan and as you know one of the things we have been working on in the background is to incorporate the Vision 2050 feedback into Comprehensive Plan elements which will be done through a forthcoming update that we expect to bring through in the beginning of the new year. With affordable housing really taking a front seat on a lot of the initiatives and tasks that we have been assigned we switched gears and we have been focusing on some of those issues now that those are moving through the adoption phase we are resetting back to the Comprehensive Plan and updating those elements to incorporate the Vision 2050 items we got through the visioning process.

Commissioner Michaels: Thank you.

Commissioner Wannemacher: I am glad the Applicant addressed the delay in identifying that this was institutional because I was going to ask, how would it not have been better to go through this process before construction started on the residential homes. I guess I am wondering how did it get missed and is there a way of preventing that from happening again? Did someone not do their due diligence, in this case it is pretty straight forward but in other cases it might not be.

Derek Kilborn: These are, sometimes they are hard to identify because you have applications coming in through Development Review Services and typically staff is looking at the zoning map and in this case the zoning map says Neighborhood Suburban-1 single family, applications will move through. We are looking at this as part of the Vision 2050/Comprehensive Plan updates, can we do something a little more specific as it relates to these institutional categories when the institutional use goes away. How do we do, procedurally, a better job catching it, also is there something we can do to streamline the process? This is a little different than a normal Future Land Use Map Amendment (FLUM) that we bring to you. This is not an upzoning in any way, it is the closure of an institution, we are looking at is there something we can do to streamline this map amendment process as well.

We will be looking at those and the Comprehensive Plan updates that come forward shortly but right now it is just hard to catch sometimes. This is why this is coming to you as a city initiated application, we felt it was our responsibility at this point to bring this application forward to correct this particular situation.

One question that has come up before occurs when you look at the institutional category description it does refer to accessory residential and our interpretation of accessory residential means that it is accessory to the institutional use that might be there. Perhaps they are housing units that have been extended, extending from what is described as governmental building, hospitals, churches, educational uses in the case of a stand alone single family house that is going to be sold off we do not interpret that as being accessory to any institutional use. There is still some confusion around seeing residential there, that is something else we will be looking at.

Commissioner Wannemacher: Thank you.
Commissioner Winters: Any other questions or comments from the commission? I have a question on sidewalks, Mr. Kilborn, I noticed that there are some sidewalks on both sides of 26th Avenue South. Under what condition, and this is a general question, not specific to this case, under what conditions does the city require developers to add sidewalks where none exist?

Derek Kilborn: I can give you an older answer and I am not sure if it still applies today. There is a chapter in Chapter 16, titled subdivisions and under the subdivisions section it identifies road classifications and the requirements for sidewalk installation. It will tell you there based on the type of road whether sidewalk is required to be on the north side, south, east or west. With all the changes that have been coming through related to affordable housing and workforce housing I think there have been some changes to the sidewalk requirements that I am probably not up to date on but generally we are referring back to Chapter 16 subdivision section and the subdivision requirements for sidewalks is typically where we go to for that information.

Commissioner Winters: So, in some cases the developer is going to be responsible but in other cases the city.

Derek Kilborn: If there new construction, generally when that permit comes in, it comes from Construction Services and Permitting, it is then routed to the city’s Engineering Department. The Engineering Department looks at the sidewalk requirements then makes that part of their review and if a sidewalk is required pursuant to Chapter 16 then that will come from Engineering and they will have to work out an appropriate right of way permit to install the sidewalk as part of that new construction permit.

Commissioner Winters: The developer in that case is responsible.

Derek Kilborn: That is correct. 48:18

Commissioner Winters: Does this area include sidewalks on the surrounding streets?

Derek Kilborn: In this case, I am sorry because I have not gone out and looked at the property, I am subbing in for Ms. Vickstrom, but with any of the new construction permits that come through the land that is the subject of this change it goes through that sidewalk analysis and if it is required they will have to put that analysis in.

Commissioner Winters: Okay, it is just so important for mobility and pedestrian friendliness obviously. Okay thank you.

Commissioner Wannemacher: There is that large park right next door too, linking those single family homes to Dell Holmes Park would be a particularly important, so I agree with you.

Commissioner Winters: Thank you, seeing that we have no other comments or questions I think we can entertain a motion.
Motion: Commissioner Whiteman moved approval to City Council the request to amend the Future Land Use Map from Institutional (I) to Residential Urban (RU) for a 4.4-acre area consisting of nine (9) individual lots along Union Street South and 20th Street South, north of Dell Holmes Park and south of 26th Avenue South.

Commissioner Michaels, Second.

YES – 7 – Winters, Wannemacher, Moultrie, Nussbaum-Harris, Whiteman, Brock, Michaels

NO – 0

Motion passed unanimously.

VIII. UPDATES AND ANNOUNCEMENTS

IX. ADJOURN
The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Public Services & Infrastructure Committee a discussion on potential requirements for the undergrounding of power lines in certain circumstances and providing for exceptions. Design standards for the City of Clearwater are attached as a reference and can be used as a guide to determine standards for the City of St. Petersburg. (Chair Driscoll)
Please scroll down to view the backup material.
TO: Members of City Council

DATE: October 5, 2022

COUNCIL DATE: October 20, 2022

RE: A discussion on potential requirements for the undergrounding of power lines

ACTION DESIRED:

Respectfully requesting a referral to the Public Services & Infrastructure Committee a discussion on potential requirements for the undergrounding of power lines in certain circumstances and providing for exceptions. Design standards for the City of Clearwater are attached as a reference and can be used as a guide to determine standards for the City of St. Petersburg.

Gina Driscoll
City Council Chair/District 6
Section 3-1908. Utilities—Generally.

A. All utility facilities, including but not limited to gas, water, wastewater collection, electric, telephone and television cables, except major transmission lines and transformers, shall be located underground. The city may require that existing aboveground utility facilities in the public rights-of-way be relocated and/or placed underground when the property which the utilities serve is redeveloped.

B. All utility facilities existing and proposed throughout the property served or to be served shall be shown on the construction improvement plans.
Section 3-912. Underground utilities.

For development that does not involve a subdivision, all utilities including individual distribution lines shall be installed underground unless such undergrounding is not practicable.

(Ord. No. 8042-09, § 3, 6-4-09)
The following page(s) contain the backup material for Agenda Item: Respectfully requesting a discussion in the Budget, Finance and Taxation Committee regarding projects to be funded as part of the FY 2022 budget cleanup process. (Chair Driscoll)
Please scroll down to view the backup material.
TO: Members of City Council

DATE: October 10, 2022

COUNCIL DATE: October 20, 2022

RE: Budget cleanup appropriations

ACTION DESIRED:

Respectfully requesting a discussion in the Budget, Finance and Taxation Committee regarding projects to be funded as part of the FY 2022 budget cleanup process.

Gina Driscoll
City Council Chair/District 6
The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Public Services and Infrastructure Committee or other relevant committee for a discussion concerning potential changes to the Charter including elimination of the appointment process so that all City Council vacancies are filled through special election. (Vice-Chair Gabbard)
Please scroll down to view the backup material.
TO: Members of City Council  
DATE: October 14, 2022  
COUNCIL DATE: October 20, 2022  
RE: Respectfully requesting a referral to the Public Services and Infrastructure Committee or other relevant committee for a discussion concerning potential changes to the Charter including elimination of the appointment process so that all City Council vacancies are filled through special election.

ACTION DESIRED:

Currently, City Charter section 3.04 provides the following approach to filling vacancies on City Council:

- If there are 1-2 vacancies, a majority of the remaining members fill the vacancy through appointment within 45 days of the vacancy occurring.
- If there are 3-7 vacancies, the remaining members must, within 15 days of those vacancies occurring, call a special election to fill those vacancies.
- If all seats become vacant, the Governor appoints an interim City Council, which must then call a special election to fill those vacancies.

Respectfully requesting a referral to the Public Services and Infrastructure Committee or other relevant committee for a discussion concerning potential changes to those Charter provisions, including elimination of the appointment process so that all City Council vacancies are filled through special election.

Council Vice-Chair Gabbard  
District 2
The following page(s) contain the backup material for Agenda Item: Approving settlement of the lawsuits and all claims of Jarmarcus Smith, Employee/Claimant v. City of St. Petersburg, Employer
Please scroll down to view the backup material.
RESOLUTION NO.___________

A RESOLUTION APPROVING THE SETTLEMENT OF THE LAWSUIT AND ALL CLAIMS OF JARMARCUS SMITH/CLAIMANT
V. CITY OF ST. PETERSBURG, EMPLOYER AND COMMERCIAL RISK MANAGEMENT, CARRIER/SERVICING AGENT, OJCC CASE NUMBERS 20-003898RLY, 21-029820RLY, 21-029851RLY AND CLAIM NUMBERS C3710182, C3720164, C3720304; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that the settlement by and between Jarmarcus Smith, Employee/Claimant v. City of St. Petersburg, Employer and Commercial Risk Management, Carrier/Servicing Agent, OJCC Case Numbers 20-003898RLY, 21-029820RLY, 21-029851RLY and Claim Numbers C3710182, C3720164, C3720304, in the amount of $62,500.00 for a total washout settlement is approved.

BE IT FURTHER RESOLVED that the City Administration and the City Attorney’s Office are authorized to execute the necessary paperwork and pay the funds in accordance with such settlement.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

Approved as to Form and Content:

_______________________________
City Attorney (designee)
The following page(s) contain the backup material for Agenda Item: Approving the renewal of a three-year blanket purchase agreement with GSA Security, Inc, a sole source supplier, for security system installation, software licenses, and repair services for the Water Resources Department, at an estimated annual cost of $312,500 per year, for a total contract amount of $1,483,233. Please scroll down to view the backup material.
To: The Honorable Gina Driscoll, Chair, and Members of City Council

Subject: Approving the renewal of a three-year blanket purchase agreement with GSA Security, Inc, a sole source supplier, for security system installation, software licenses, and repair services for the Water Resources Department, at an estimated annual cost of $312,500 per year, for a total contract amount of $1,483,233.

Explanation: On July 18, 2019, City Council approved a three-year blanket purchase agreement for security camera installation, software licenses, and repair services through November 20, 2022 with one, two-year renewal option. After City Council approval, the agreement was executed on November 21, 2019. On September 24, 2020, an administrative increase was added in the amount of $25,000. On June 3, 2021, City Council approved an allocation increase in the amount of $400,000. This is the first and only renewal.

The vendor provides security camera and security access control hardware and installation, software licenses, and repair services for campus security systems. Security systems provide 24/7 video surveillance and access control to the Water Resources main campus and water reclamation facilities. GSA Security, Inc. is the original installer of the security systems, is familiar with the system, and requires minimal disruption to City resources for any service related concerns. Therefore, a sole source procurement is recommended.

The Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends for renewal:

GSA Security, Inc (Tampa, FL) ............................................. $625,000

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<th>Description</th>
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<tr>
<td>Original agreement amount</td>
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<tr>
<td>Administrative increase</td>
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<td>625,000</td>
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<tr>
<td>Total agreement amount</td>
<td>$1,483,233</td>
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GSA Security, Inc has agreed to renew under the same terms and conditions of the Agreement for System Implementation, Usage, and Support dated November 21, 2019. Administration recommends renewal of the agreement based on the vendor's past satisfactory performance and demonstrated ability to comply with the terms and conditions of the agreement.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Operating Fund (4001), Water Resources Department (420), Various Divisions and in the Water Resources Capital Project Fund (4003), Various Projects.

Attachments: Resolution
RESOLUTION NO. ___

A RESOLUTION APPROVING THE RENEWAL OPTION TO THE AGREEMENT WITH GSA SECURITY, INC FOR SECURITY SYSTEM INSTALLATION, SOFTWARE LICENSES, AND REPAIR SERVICES TO EXTEND THE TERM FOR A TWO-YEAR PERIOD AND INCREASE THE CONTRACT AMOUNT IN THE AMOUNT OF $625,000 FOR THE RENEWAL TERM; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED $1,483,233; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on July 18, 2019, City Council approved the award of a three-year blanket purchase agreement with a two-year option to GSA Security, Inc, a sole source supplier, for security system installation, software licenses, and repair services at a total contract amount not to exceed $433,233 for the initial term through November 20, 2022 (“Agreement”); and

WHEREAS, on September 24, 2020, the contract amount was increased administratively by $25,000; and

WHEREAS, on June 3, 2021, City Council approved an increase in the amount of $400,000 to the allocation for the Agreement; and

WHEREAS, Administration desires to exercise the two-year renewal option to extend the term of the Agreement for the two-year renewal period and increase the contract amount in the amount of $625,000 for the renewal term; and

WHEREAS, GSA Security, Inc has agreed to renew under the same terms and conditions of the Agreement; and

WHEREAS, the Procurement and 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 renewal option to the agreement with GSA Security, Inc for security system installation, software licenses, and repair services to extend the term for a two-year period and increase the contract amount in the amount of $625,000 for the renewal term is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed $1,483,233.
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:

____________________________
00646081

DEPARTMENT:
-- City of St. Petersburg Authorization Request --

**General Authorization**

<table>
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**Name:** Pocengal, Nicholas W  
**Request Date:** 04-OCT-2022  
**Status:** APPROVED

### Authorization Request

- **Subject:** Security Systems, Oct 20 Council
- **Message:** Submitted for your approval, please find attached Consent Write-up for Security Systems, Install, License, Repair, scheduled to go before City Council on October 20, 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

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<td>04-OCT-2022</td>
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The following page(s) contain the backup material for Agenda Item: A Resolution approving the plat of Devoe's Replat and Addition, generally located at 422 3rd Avenue North. (City File: DRC 19-20000008).
Please scroll down to view the backup material.
CITY OF SAINT PETERSBURG
CITY COUNCIL

Meeting of October 20, 2022

TO: THE HONORABLE GINA DRISCOLL, CHAIR, AND MEMBERS OF CITY COUNCIL

SUBJECT: Resolution approving the plat of Devoe's Replat and Addition, generally located at 422 3rd Avenue North. (City File: DRC 19-20000008)

RECOMMENDATION: The Administration recommends APPROVAL.

DISCUSSION: The applicant is requesting approval of a plat to create one (1) lot. The land was previously platted as eight (8) lots. The plat is required to assemble the lots for development on property zoned Downtown Center (DC-1).

The language in Condition 1 notes that certain conditions must be met prior to a Certificate of Occupancy.

Attachments: Map, Resolution, Engineering Memorandum dated March 2, 2020

Reviewed and Approved by (signature and date):

Administrative: ____________________________
Budget: NA
Legal: CB
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 19-20000008
Address: 422 3rd Avenue North
RESOLUTION NO. ______

A RESOLUTION APPROVING THE PLAT OF DEVOE’S REPLAT AND ADDITION, GENERALLY LOCATED 422 3RD AVENUE NORTH; SETTING FORTH CONDITIONS FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE. (City File 19-20000008)

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the plat of Devoe’s Replat and Addition, generally located 422 3rd Avenue North, is hereby approved, subject to the following conditions.


This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

/s/ Elizabeth Abernethy 10/04/2022
Planning & Development Services Dept. Date

City Attorney (Designee) 10/6/2022
Date
DEVOE'S REPLAT AND ADDITION
A REPLAT OF LOTS A THROUGH H, DEVOE'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 12, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH VACATED RIGHTS OF WAY AND A PORTION OF UNPLATTED LANDS, ALL LYING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST, CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION:
From the Northeast corner of Lot A, DEVOE'S SUBDIVISION, as recorded in Plat Book 3, Page 12, Public Records of Pinellas County, Florida, thence along the East line thereof, its southerly extension and along the East line of Lot M of said Plat Book Pages-----, in the direction and supervision and that this plat complies with all the survey requirements of Part I, Chapter 177, Florida Statutes.

DEDICATION:
The undersigned hereby certifies that it is the owner of the hereon described tract of land hereby platted as DEVOE'S REPLAT AND ADDITION, and that it dedicates to the public all streets, alleys, public easements, rights of way, and public areas shown on this plat of the subdivision of said lands.

KIMBERLY A. WRIGHT, LLC, a Delaware limited liability company
By: ________________
__________________________
__________________________

ACKNOWLEDGMENT:
The foregoing instrument was acknowledged by the undersigned, Chris Wu, CEO of THIRD AVENUE APARTMENTS LLC, a Delaware limited liability company, the corporation which has caused the preparing of this plat, on the day of --------, A.D., 20__ , at the State of Florida.

I, James A. Akker, of George F. Young, Inc., the Surveyor making this plat, do hereby certify that this plat was prepared under my direction and supervision and that this plat complies with all the survey requirements of Part I, Chapter 177, Florida Statutes.

SURVEYOR'S CERTIFICATE:
I, James A. Akker, of George F. Young, Inc., the Surveyor making this plat, do hereby certify that this plat was prepared under my direction and supervision and that this plat complies with all the survey requirements of Part I, Chapter 177, Florida Statutes.

APPROVED for the City of St. Petersburg, Pinellas County, Florida, the ____ day of ________, A.D., 20__ , provided that this plat is recorded in the public records of Pinellas County, Florida within six (6) months from the date of this approval.

CERTIFICATE OF APPROVAL BY COUNTY CLERK:
I, Ken Burke, Clerk of the Circuit Court of Pinellas County, Florida, hereby certify that this plat has been examined and that it complies with all the requirements of the Statutes of Florida pertaining to maps and plats and that this plat has been filed for record in the Public Records of Pinellas County, Florida.

CERTIFICATE OF APPROVAL OF THE CITY COUNCIL:
I hereby certify that this plat has been reviewed by the City Surveyor and that this plat complies with all the requirements of Chapter 177, Part I of the Florida Statutes. The plat has been filed for record.

RETURNED TO:

BEcomed, Fla

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR:
I, James A. Akker, of George F. Young, Inc., the Surveyor making this plat, do hereby certify that this plat has been reviewed for conformity with the Platting requirements of Chapter 177, Part I of the Florida Statutes. The geometric data has not been verified.

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DEVOE’S REPLAT AND ADDITION

A REPLAT OF LOTS A THROUGH H, DEVOE’S SUBDIVISION, ASRecorded in Plat Book 3, Page 12, Public Records of Pinellas County, Florida, TOGETHER WITH VACATED RIGHTS OF WAY AND A PORTION OF UNPLATTED LANDS, ALL LYING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST, CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA.

NOTES
1. Basis of bearings: Assumed East along the South right of way line of 3rd Avenue North.
3. Lands shown herein are subject to Memorandum of Agreement and Easement recorded in Official Records Book 1311, Page 305, Public Records of Pinellas County, Florida. Said Memorandums of Agreement and Easement are shown herein.
   Refer to the recorded documents for Agreement and Easement information.

LEGEND
• = Denotes set permanent reference monument 4” x 4”, GFY LB 021
☐ = Denotes set permanent reference monument witness 4” x 4”, GFY LB 021 Witness
• = Denotes found rivet and disk, GFY LB 021
□ = Licensed Business
PRM = Number

SCALE: 1” = 20’

POINT OF BEGINNING
NE Corner, Lot A
CORNER NOT SET OR FOUND (FALLS IN BUILDING)

100’ RIGHT-OF-WAY (PREVIOUSLY DEDICATED)
3RD AVENUE NORTH

George F. Young, Inc.
LB 021 BLOCK 18, REVISED MAP OF THE CITY OF ST. PETERSBURG

299 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33701
(727) 822-4317
MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

TO: Iris Winn, Administrative Clerk, Development Services
    Jennifer Bryla, Zoning Official, Development Review Services
    Scot Bolyard, Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: March 2, 2020

SUBJECT: Final Plat

FILE: 19-20000008 R1

LOCATION AND PIN: 442 3rd Avenue North; 19/31/17/21006/000/0030
                     249 5th Street North; 19/31/17/21006/000/0040
                     233 5th Street North; 19/31/17/21006/000/0060
                     232 ½ 4th Street North; 19/31/17/21006/000/0080
                     430 3rd Avenue North; 19/31/17/21006/000/0010

ATLAS: F-4
PROJECT: 3RD AVE N - 430 / DEVOE'S REPLAT
REQUEST: Final Plat

The Engineering & Capital Improvements Department recommends the following special conditions and standard comments be added as conditions of plat approval:

SPECIAL CONDITIONS OF APPROVAL:

1. Upon development or redevelopment, the applicant is required to provide potable water service to each proposed lot if not existing. The City shall install the necessary master water meter (up to and including the necessary meter and backflow prevention device) as required to service the proposed townhouse subdivision at the sole expense of the applicant/property owner. Coordinate Water Service requirements through Kelly Donnelly (phone 727-892-5614, email Kelly.Donnelly@stpete.org).

2. The applicant/property owner is required to provide connection to a public sanitary sewer collection system of adequate capacity and condition for each proposed lot. The cost for design, permitting, and construction of the required new private sanitary sewer collection system and connection to the public sanitary sewer main shall be by and at the sole expense of the applicant. An FDEP permit is required for the construction of a private or public collection system. The applicant should note that the existing N/S 6” sanitary sewer main in the alley to be vacated will be abandoned to the property owner for ownership and maintenance, if the property owner removes or abandons the 6” main in the future that work must be done per City requirements. The applicant should note that the existing City sanitary sewer main in the alley to the south of the property and west of the vacated N/S alley is a 6” sewer main, any proposed development on this property will not be allowed to connect to this section of sewer main unless the main is upgraded to a minimum 8” diameter main from that connection point to City manhole F4-390. Any required
improvements to the City wastewater collection system must be constructed per current City Engineering Standards and Specifications. Submit plan and profile to City ECID for review / approval and right of way permitting. Necessary design, permitting and construction shall be by and at the sole expense of the developer.

3. Wastewater reclamation plant and pipe system capacity will be verified prior to development or redevelopment permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the City’s wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City ECID, phone 727-893-7238). If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded to the City Water Resources department for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the City’s Water Resources department for system analysis of main sizes 10” and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

4. This project is within the Downtown National Historic District. All existing roadway brick, granite roadway curbing, and hexagon block sidewalk must be preserved in place. Any existing brick, granite curbing, or hexagon block within public right must be protected by the contractor during the construction operations. Coordinate with City Historic Preservation for further information/requirements.

5. Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions or a sidewalk variance is obtained from the City’s Zoning division. The zoning for the properties within the plat is DC-2 per code a 10-foot wide public sidewalk is required within the adjacent rights-of-way of 5th Street North and 3rd Avenue North. Existing sidewalks which do not meet the sidewalk width requirement of the City Land Development code must be reconstructed as a condition of this plat approval. Hexpblock sidewalks must be reconstructed to the required width with Hexpblock.

6. Note that a city owned fiber optic cable exists in the eastern parkway of 5th Street North adjacent to the plat boundary. The contractor must exercise extreme care when working in the vicinity of this underground cable. Contact Doug.Timmons@stpete.org for public infrastructure maps and show all existing utilities on future construction plans.

7. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways that are not at sidewalk grade and at each side of proposed and existing driveways per current City and ADA requirements. Concrete sidewalks must be continuous
through all driveway approaches. All existing public sidewalks must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition prior to Certificate of Occupancy.

8. All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of this project development shall be removed. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type per current City Engineering Standards and Specifications. All existing road curb which has less than 4” reveal above the road pavement shall be reset to a standard 6” reveal prior to new sidewalk construction in the parkway. All work to raise curb or remove redundant driveway shall be done in conformance with current City ECID standards and specifications with design, permitting, and construction by and at the sole expense of the developer.

9. Upon development or redevelopment, per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per Florida Building Code requirements to at least two feet above the FEMA elevation. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. Floor elevations will be reviewed upon submittal of the plans for permitting, not at this DRC level review.

10. The scope of this project will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1 hour design storm.

Stormwater systems which discharge directly or indirectly into impaired waters must provide net improvement for the pollutants that contribute to the water body’s impairment. The BMPTrains model shall be used to verify compliance with Impaired Water Body and TMDL criteria. Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

Prior to approval of a plan, the owner's engineer of record shall verify that existing public infrastructure has sufficient capacity or will have sufficient capacity prior to issuance of a certificate of occupancy, to convey the drainage flow after considering the current and proposed infrastructure demand.

11. Please assure that the developer’s design professional(s) coordinate with Duke Energy prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power equipment on-site and not within the public right of way. If you have not already done so, please initiate contact with Jeff.Baker3@duke-energy.com.
12. A work permit issued by the Engineering Department must be obtained prior to the commencement of construction within dedicated right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.

STANDARD COMMENTS: Water service is available to the site. The applicant’s Engineer shall coordinate potable water and /or fire service requirements through the City’s Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City’s Water Resources department or a variance is granted by the City Water Resources department). Note that the City’s Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City’s Water Resources department, Kelly Donnelly, at 727-892-5614 or kelly.donnelly@stpete.org. All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e. post indicator valves, fire department connections, etc.).

Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.

Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

Development plans shall include a copy of a Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer’s Self Certification to FDEP.

It is the developer’s responsibility to file a CGP Notice of Intent (NOI) (DEP form 62-21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.

Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

NED/MJR/meh
pc: Kelly Donnelly
Correspondence File
The following page(s) contain the backup material for Agenda Item: Approving an allocation increase with Palmdale Oil Company Inc., for oils and lubricants, in the amount of $100,000, for a total contract amount of $475,000.
Please scroll down to view the backup material.
To: The Honorable Gina Driscoll, Chair, and Members of City Council

Subject: Approving an allocation increase with Palmdale Oil Company Inc., for oils and lubricants, in the amount of $100,000, for a total contract amount of $475,000.

Explanation: On July 9, 2020, City Council approved a three-year agreement for oils and lubricants through July 31, 2023. The agreement has one, two-year renewal.

The vendor will furnish and deliver motor, gear, and hydraulic oils, as well as lubricants and greases for the maintenance and repairs of city vehicles, pumps, equipment, and machinery. The primary users are the Fleet Management, Water Resources and Golf Courses departments. Due to an increase in petroleum costs, the forecasted contract amount is expected to be exceeded prior to the end of the contract term, therefore an increase in allocation is requested.

The Procurement and Supply Management Department, in cooperation with the Fleet Management Department recommends:

| Palmdale Oil Company, Inc (Ft. Pierce, FL) | $100,000 |
| Original agreement amount | $375,000 |
| Allocation increase | 100,000 |
| Total agreement amount | $475,000 |

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Fleet Management Operating Fund (5001), Fleet Management Department (800), Various Divisions, Golf Course Operating Fund (4061), Golf Courses Department (630), Various Divisions, and the Water Resources Operating Fund (4001), Water Resources Department (420), Various Divisions.

Attachments: Resolution
RESOLUTION NO. ____

A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF $100,000 TO THE ALLOCATION FOR THE AGREEMENT WITH PALMDALE OIL COMPANY, INC. FOR OILS AND LUBRICANTS; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED $475,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 9, 2020, City Council approved the award of a three-year blanket purchase agreement with a two-year renewal option to Palmdale Oil Company, Inc. for oils and lubricants at a total contract amount not to exceed $375,000 for the initial term through July 31, 2023 (“Agreement”); and

WHEREAS, an increase in the amount of $100,000 to the allocation for the Agreement is needed due to an increase in petroleum costs; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Fleet Management Department, recommends approval of this Resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an increase in the amount of $100,000 to the allocation for the Agreement with Palmdale Oil Company, Inc. for oils and lubricants is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed $475,000.

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: ____________________________ DEPARTMENT: ____________________________

00646055 Randall W. Johnston
# General Authorization

**Request #**

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**Name:** Pocengal, Nicholas W  
**Request Date:** 04-OCT-2022  
**Status:** APPROVED

## Authorization Request

**Subject:** Oils and Lubricants, October 20 Council

**Message:** Submitted for your approval, please find attached Consent Write-up for Oils and Lubricants, scheduled to go before City Council on October 20, 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 Log

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The following page(s) contain the backup material for Agenda Item: Accepting a quote from Valve & Actuation Services LLC, for two modulating actuators and two matched and coupled 24-inch butterfly valves for the Southwest Water Reclamation Facility (SWWRF) “Parco Pit” Storage Tank Effluent Valves, at a total cost of $99,776.
Please scroll down to view the backup material.
To: The Honorable Gina Driscoll, Chair, and Members of City Council

Subject: Accepting a quote from Valve & Actuation Services LLC, for two modulating actuators and two matched and coupled 24-inch butterfly valves for the Southwest Water Reclamation Facility (SWWRF) “Parco Pit” Storage Tank Effluent Valves, at a total cost of $99,776.

Explanation: The Procurement and Supply Management Department received one quote for the replacement modulating actuators. A total of 26 vendors were invited to bid and due to the specialty nature of the items being replaced, and the limited distribution network of the items, only one bid was received. The pricing is in line to other modulating actuators and valves that have previously been purchased. The bid was opened on September 6, 2022, and is tabulated as follows:

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<td>Valve &amp; Actuation Services LLC. (Watkinsville, GA)</td>
<td>$99,776</td>
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</table>

The vendor will furnish and deliver two Modulating Actuators and two matched and coupled 24-inch, cast iron body, ductile iron disc butterfly valves with floor stands, valve adaptors and associated hardware for the SWWRF “Parco Pit” Storage Tank Effluent Valves. The valves control the volume of the effluent from the storage tanks to the reclaimed water distribution system. The modulating actuators are replacing units that are 10 years old, the valves being replaced are 14 years old. These valves are a direct replacement for the current valves.

The Procurement and Supply Management Department, in cooperation with the Water Resources Department, recommends for award:

Valve & Actuation Services LLC. (Watkinsville, GA) .........................$99,776

Modulating Actuators, matched and coupled to 24-inch butterfly valves 2 @ 49,888 EA $99,776

Valve & Actuation Services LLC., the lowest and responsible bidder, has met the requirements of Quote No. 8475, dated August 23, 2022. A purchase order will be issued and will be binding only for actual services rendered.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), WRF SW Repair and Replace Pumps and Pipes FY21 Project (18301).

Attachments: Resolution
RESOLUTION NO. 2022-_____

A RESOLUTION ACCEPTING THE QUOTE AND APPROVING THE PURCHASE OF TWO MODULATING ACTUATORS AND TWO MATCHED AND COUPLED 24-INCH BUTTERFLY VALVES FOR THE SOUTHWEST WATER RECLAMATION FACILITY “PARCO PIT” STORAGE TANK EFFLUENT VALVES FROM VALVE & ACTUATION SERVICES LLC AT A TOTAL COST OF $99,776; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received one (1) quote for the two modulating actuators and two matched and coupled 24-inch butterfly valves for the Southwest Water Reclamation Facility “Parco Pit” Storage Tank Effluent Valves pursuant to Quote No. 8475 dated August 23, 2022; and

WHEREAS, Valve & Actuation Services LLC has met the requirements of Quote No. 8475; 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 quote is hereby accepted and the purchase of two modulating actuators and two matched and coupled 24-inch butterfly valves for the Southwest Water Reclamation Facility “Parco Pit” Storage Tank Effluent Valves from Valve & Actuation Services LLC at a total cost of $99,776 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

LEGAL: 

DEPARTMENT: 

00645222
### General Authorization

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**Authorization Request**

**Subject:** Revised Actuators, Modulating, 10/20 Council

**Message:** Submitted for your approval, please find attached Consent Write-up for Revised, Actuators Modulating (2), scheduled to go before City Council on October 20, 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

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The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a Third Amendment to the Amended and Restated Lease and Management Agreement by and between the City of St. Petersburg and Sheltair Albert Whitted, LLC, a Florida limited liability company, related to Albert Whitted Airport. Requires affirmative vote of at least six (6) members of City Council.
Please scroll down to view the backup material.
ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 20, 2022

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

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a Third Amendment to the Amended and Restated Lease and Management Agreement by and between the City of St. Petersburg and Sheltair Albert Whitted, LLC, a Florida limited liability company, related to Albert Whitted Airport; and to execute all documents necessary to effectuate same; and providing an effective date. *(Requires affirmative vote of at least six (6) members of City Council.)*

EXPLANATION: Pursuant to City of St. Petersburg City Council Resolution No. 2017-616, the City of St. Petersburg ("City") and Sheltair Albert Whitted, LLC ("FBO"), (collectively "Parties"), executed an Amended and Restated Lease and Management Agreement dated November 6, 2017 ("FBO Agreement") related to Albert Whitted Airport ("Airport") to revise lease and management provisions, renew the term and provide for other changes. Subsequently, the Parties executed a First Amendment to the FBO Agreement dated March 21, 2018, removing Hangar 1 lobby area ("Lobby") from the FBO Leased Premises, thereby transferring control of the Lobby to the City. A Second Amendment was entered into by the Parties on June 11, 2021, modifying language regarding Lease and Management, City Adjustments to Areas, Rent Schedule, Maintenance and Management Duties provisions, as well as other modifications.

In accordance with the FBO Agreement, the FBO leases, operates, and maintains the Galbraith Terminal Building, along with leasing space within Hangars 1 and 2 from the City to conduct the FBO operations. In addition to managing, operating, and maintaining other various aspects of the Airport, the FBO oversees the use of the terminal ramp and hangars, aircraft tie-down pads, shade shelter units, T-Hangar units and storage areas. The FBO Agreement provides for the FBO to have the responsibility of collecting and reporting all rent and payments due to the City from tenants of the FBO Managed Premises.

PRESENT SITUATION: The term of the current FBO Agreement expires October 31, 2022. The FBO Agreement provides for a renewal term of five (5) years and the FBO has expressed its desire to exercise this renewal option. Effective November 1, 2022, the Term of the Lease will be extended to October 31, 2027, subject to City Council approval of the Third Amendment. Other modifications to the FBO Agreement include:

- The Rent for the T-Hangars, Shade Shelters and T-Hangar End Units shall be adjusted annually by the FBO based upon the CPI, in the same fashion as set forth in the FBO Agreement. The FBO may request additional rental rate adjustments based on market demand.
- The FBO may recommend to the City an adjustment to the monthly, weekly or daily rental rates for the Bulk Hangars.
The FBO shall remit to the City seventy percent (70%) of the monthly rent collect for each Kiosk in accordance with the FBO Agreement. The rent shall be paid on the fifteenth (15th) day of the month following the month in which the rent was collected. The FBO shall keep thirty (30%) percent of the monthly rent collected for each Kiosk as a management fee for the duties and obligations performed.

All of the provisions of the FBO Agreement not specifically amended herein shall remain in full force and effect.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a Third Amendment to the Amended and Restated Lease and Management Agreement by and between the City of St. Petersburg and Sheltair Albert Whitted, LLC, a Florida limited liability company, related to Albert Whitted Airport; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENT: Resolution

APPROVALS: Administration: [Signature]

Budget: N/A
Resolution No. 2022 -

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A THIRD AMENDMENT TO THE AMENDED AND RESTATED LEASE AND MANAGEMENT AGREEMENT BY AND BETWEEN THE CITY OF ST. PETERSBURG AND SHELTAIR ALBERT WHITTED, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RELATED TO ALBERT WHITTED AIRPORT; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to City Council Resolution No. 2017-616, the City of St. Petersburg, Florida ("City") and Sheltair Albert Whitted, LLC, ("FBO"), (collectively "Parties"), executed an Amended and Restated Lease and Management Agreement dated November 6, 2017 ("FBO Agreement") related to Albert Whitted Airport ("Airport") to revise lease and management provisions, renew the term and provide for other changes; and

WHEREAS, subsequently, the Parties executed a First Amendment to the FBO Agreement dated March 21, 2018, as provided in the FBO Agreement, removing Hangar 1 lobby area ("Lobby") from the FBO Leased Premises, thereby transferring control of the Lobby to the City; and

WHEREAS, a Second Amendment was entered into by the Parties on June 11, 2021, modifying language regarding Lease and Management, City Adjustments To Areas, Rent Schedule, Maintenance and Management Duties paragraphs, as well as other modifications; and

WHEREAS, in accordance with the FBO Agreement, the FBO leases, operates, and maintains the Galbraith Terminal Building, along with leasing space within Hangars 1 and 2 from the City to conduct the FBO operations in addition to managing, collecting rent, operating, maintaining other various aspects of the Airport, overseeing the use of the terminal ramp, hangars, aircraft tie-down pads, shade shelter units, T-Hangar units and storage areas; and

WHEREAS, the term of the current FBO Agreement expires October 31, 2022; and

WHEREAS, the FBO Agreement provides for a renewal term of five (5) years and the FBO has expressed its desire to exercise this renewal option; and

WHEREAS, the Third Amendment to the FBO Agreement will extend the term for an additional five (5) year period, commencing November 1, 2022, and expiring October 31, 2027; and

WHEREAS, other modifications to the FBO Agreement include changing the calculation of rent for the Kiosks and giving the FBO the ability to request further rental rate adjustments based on market demand for the Bulk Hangars, T-Hangars, Shade Shelters, T-Hangar End Units, and Kiosks.

CM 221020 – 1 Sheltair FBO 3rd Amendment to Amended & Restated Lease and Management Agreement (L-6520)
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a Third Amendment to the Amended and Restated Lease and Management Agreement by and between the City of St. Petersburg and Sheltair Albert Whitted, LLC, a Florida limited liability company, related to Albert Whitted Airport; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

Legal:

City Attorney (designee)

City Development Administration:

Chris Ballestra, Managing Director
Development Coordination

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 First Amendment to the License Agreement with the Boys and Girls Clubs of The Suncoast, Inc., a Florida not-for-profit corporation, which provides for a three (3) year extension to the Term for the continued use of certain improvements within City-owned Dwight H. Jones Neighborhood Center located at 1035 Burlington Avenue North, St. Petersburg.
Please scroll down to view the backup material.
ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of October 20, 2022

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

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a First Amendment to the License Agreement with the Boys and Girls Clubs of The Suncoast, Inc., a Florida not-for-profit corporation, which provides for a three (3) year extension to the Term for the continued use of certain improvements within City-owned Dwight H. Jones Neighborhood Center located at 1035 Burlington Avenue North, St. Petersburg; and to execute all documents necessary to effectuate same; and providing an effective date.

EXPLANATION: On November 5, 2019, the City of St. Petersburg (“City”) and the Boys and Girls Clubs of The Suncoast, Inc., a Florida not-for-profit corporation (“Licensee”), entered into a License Agreement (“License”), for a three (3) year term, commencing November 1, 2019, and expiring October 31, 2022 (“Term”), for the Licensee’s use of certain improvements consisting of ±2,290 sq. ft. of classroom, office and storage space, within City-owned property at the Dwight H. Jones Neighborhood Center located at 1035 Burlington Avenue North, St. Petersburg (“Center”), with the non-exclusive right to utilize the common areas of the Center. The License provides for a renewal term of three (3) years and the Licensee has expressed its desire to exercise this renewal option.

Effective November 1, 2022, the Term of the License will be extended to October 31, 2025, subject to approval by City Council of the First Amendment. The Licensee shall pay to the City the aggregate fee of thirty-six dollars ($36.00), together with any applicable taxes, payable in full on or before November 1, 2022. All of the provisions of the License not specifically amended shall remain in full force and effect.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a First Amendment to the License Agreement with the Boys and Girls Clubs of The Suncoast, Inc., a Florida not-for-profit corporation, which provides for a three (3) year extension to the Term for the continued use of certain improvements within City-owned Dwight H. Jones Neighborhood Center located at 1035 Burlington Avenue North, St. Petersburg; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENT: Resolution

APPROVALS: Administration: [Signature]

Budget: N/A
Resolution No. 2022 - ___

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A FIRST AMENDMENT TO THE LICENSE AGREEMENT WITH THE BOYS AND GIRLS CLUBS OF THE SUNCOAST, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHICH PROVIDES FOR A THREE (3) YEAR EXTENSION OF THE TERM FOR THE CONTINUED USE OF CERTAIN IMPROVEMENTS WITHIN CITY-OWNED DWIGHT H. JONES NEIGHBORHOOD CENTER LOCATED AT 1035 BURLINGTON AVENUE NORTH, ST. PETERSBURG; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Boys and Girls Clubs of the Suncoast, Inc., a Florida not-for-profit corporation ("Licensee"), desires to continue its use of ±2,290 sq. ft. of classroom, office, and storage space within City-owned Dwight H. Jones Neighborhood Center ("Center") located at 1035 Burlington Avenue North, St. Petersburg, with the non-exclusive right to utilize the common areas of the Center; and

WHEREAS, the License provides for a three (3) year renewal term upon expiration of the initial 3-year term expiring on October 31, 2022; and

WHEREAS, the First Amendment to the License will extend the term for an additional three (3) year period, commencing November 1, 2022 and expiring October 31, 2025; and

WHEREAS, the Licensee shall pay a nominal fee of $36.00 for the entire term; and

WHEREAS, all of the provisions of the License not specifically amended shall remain in full force and effect.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a First Amendment to the License Agreement with the Boys and Girls Clubs of the Suncoast, Inc., a Florida not-for-profit corporation, which provides for a three (3) year extension of the Term for the continued use of certain improvements within City-owned Dwight H. Jones Neighborhood Center located at 1035 Burlington Avenue North, St. Petersburg; and to execute all documents necessary to effectuate same.

This Resolution shall become effective immediately upon its adoption.

City Attorney (Designee)
City Development Administration:

00646020
Chris Ballestra, Managing Director
Development Coordination

Alfred Wendler, Director
Real Estate & Property Management:
The following page(s) contain the backup material for Agenda Item: A Resolution approving funding in an amount not to exceed $148,633 for the Society of St. Vincent de Paul, South Pinellas, Inc. to operate the St. Vincent de Paul CARE Center for the period commencing October 1, 2022 and ending September 30, 2023; authorizing the Mayor or his designee to execute the City’s form grant agreement and all other documents necessary to effectuate this transaction; and providing an effective date.
Please scroll down to view the backup material.
TO: The Honorable Chair Gina Driscoll & Members of City Council

SUBJECT: A resolution approving funding in an amount not to exceed $148,633 for the Society of St. Vincent de Paul, South Pinellas, Inc. to operate the St. Vincent de Paul CARE Center for the period commencing October 1, 2022 and ending September 30, 2023; authorizing the Mayor or his designee to execute the City’s form grant agreement and all other documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: The City has expressed a desire to utilize a portion of its available funds to assist organizations that provide community services with Pinellas County to assist persons who may be experiencing homelessness. The Society of St. Vincent de Paul South Pinellas, Inc. (“Agency”) is a voluntary, non-profit corporation which is open to the public and dedicated to a valid public purpose. This resolution authorizes funding in the amount of $148,633 for the St. Vincent de Paul CARE Center for the period of October 1, 2022 through September 30, 2023. The St. Vincent de Paul CARE Center is a 24/7 program that includes a housing-focused night shelter and a day services program that provides case management, showers, restrooms, computers, clothing, assistance in applying for benefits, and other supportive services to assist persons who are homeless in working towards self-sufficiency.

To effectively serve the needs of their clients, and to minimize impact on the surrounding neighborhood, the total number of people served by the CARE Center is limited to a maximum of 120 people. Preference is given to Veterans and persons who are most vulnerable (e.g., age, health and disability). Guests who wish to utilize the night shelter and the day services program must register and agree to the following terms:

- Completion of a VI-SPDAT assessment (Vulnerability Index/Service Prioritization Decision Assistance Tool) to determine their level of vulnerability and assess their health, social and housing needs. The results of the VI-SPDAT are utilized by the Pinellas Homeless Leadership Alliance Coordinated Entry System to determine risk, prioritization for services, and the most appropriate housing intervention.

- Work with a CARE Center Navigator on developing an individualized plan to achieve self-sufficiency/permanent housing. CARE Center clients will meet with a staff member minimally on a monthly basis to provide their progress in achieving housing stability and self-sufficiency.

For FY 2023, City Council approved funding of $148,633 for the CARE Center during the budget approval process. The $148,633 in funding for FY 2023 will be utilized by the Agency for salaries/fringe benefits and operational costs of the program.
COST/FUNDING/ASSESSMENT INFORMATION: Funding has been previously appropriated in the General Fund (0001), Community and Neighborhood Affairs Administration Department, Veterans, Social and Homeless Services Division (080-2327).

ATTACHMENT: Resolution

APPROVALS: __________________________  __________________________
Administrative                     Budget
RESOLUTION NO. ___

A RESOLUTION APPROVING FUNDING IN AN AMOUNT NOT TO EXCEED $148,633 FOR THE SOCIETY OF ST. VINCENT DE PAUL, SOUTH PINELLAS, INC. TO OPERATE THE ST. VINCENT DE PAUL CARE CENTER FOR THE PERIOD COMMENCING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE CITY'S FORM GRANT AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to utilize a portion of its available funds to assist organizations that provide community services within Pinellas County; and

WHEREAS, the Society of St. Vincent de Paul, South Pinellas, Inc. is a voluntary, non-profit corporation which is open to the public and dedicated to a valid public purpose; and

WHEREAS, the St. Vincent de Paul CARE Center ("CARE Center") is a 24/7 program that provides night shelter for up to 120 people per night, and a day services program that provides case management, restrooms and showers, and supportive services to assist persons who are homeless in achieving self-sufficiency; and

WHEREAS, the City has previously supported the CARE Center and desires to continue supporting the CARE Center; and

WHEREAS, funding in the amount of $148,633 for the CARE Center is available in the Fiscal Year 2023 Community and Neighborhood Affairs Administration Department, Veterans, Social and Homeless Services Division budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that funding in an amount not to exceed $148,633 for the Society of St. Vincent de Paul, South Pinellas, Inc. to operate the St. Vincent de Paul CARE Center for the period commencing October 1, 2022 and ending September 30, 2023 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the City's form grant agreement and all other documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.
The following page(s) contain the backup material for Agenda Item: A Resolution approving funding in an amount not to exceed $75,000 for the Neighborly Care Network to operate the Meals On Wheels Program for the period commencing October 1, 2022 and ending September 30, 2023; authorizing the Mayor or his designee to execute the City’s form grant agreement and all other documents necessary to effectuate this transaction; and providing an effective date. Please scroll down to view the backup material.
St. Petersburg City Council

Meeting of October 20, 2022

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

SUBJECT: A resolution approving the agreement between the Neighborly Care Network and the City of St. Petersburg, Florida dated October 1, 2022 to provide funding for the Meals on Wheels Program for the period of October 1, 2022 through September 30, 2023; authorizing the Mayor or his designee to execute the City’s form grant agreement and all other documents necessary to effectuate this transaction; and providing an effective date.

EXPLANATION: The City has expressed a desire to utilize a portion of its available funds to assist organizations that provide community services within Pinellas County. The Neighborly Care Network is a voluntary, non-profit corporation which is open to the public and dedicated to a valid public purpose. This resolution authorizes funding in the amount of $75,000 for the Meals on Wheels Program for the period of October 1, 2022 through September 30, 2023. The Meals on Wheels Program provides home delivered meals to over 3000 at-risk seniors throughout Pinellas County.

The need for home delivered meals by infirm seniors exceeds the Meals on Wheels Program resources, and the City has provided funding since 2017 to the Neighborly Care Network, in an attempt to reduce the number of residents who are on the wait list. The $75,000 in funding from the City will be utilized to provide frozen meals to the people on the wait list who reside within the jurisdiction of St. Petersburg. The cost per meal is $9.00, which has tripled since the City first provided the funding in 2017. The Neighborly Care Network volunteers or staff will deliver 5 frozen meals once a week to these “high nutrition risk” seniors. The City funding will provide frozen meals to 100 unduplicated seniors during the term of this agreement.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the General Fund (0001), Community and Neighborhood Affairs Administration Department, Veterans, Social and Homeless Services Division (080.2327).

ATTACHMENTS: Resolution

APPROVALS:

[Signature] Administrative

[Signature] Budget
A RESOLUTION APPROVING FUNDING IN AN AMOUNT NOT TO EXCEED $75,000 FOR THE NEIGHBORLY CARE NETWORK TO OPERATE THE MEALS ON WHEELS PROGRAM FOR THE PERIOD COMMENCING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE CITY’S FORM GRANT AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to utilize a portion of its available funds to assist organizations that provide community services within Pinellas County; and

WHEREAS, the Neighborly Care Network is a voluntary, non-profit corporation which is open to the public and dedicated to a valid public purpose; and

WHEREAS, the Neighborly Care Network operates the Meals on Wheels Program that provides home delivered meals to over 3000 at-risk seniors in our community; and

WHEREAS, the City recognizes the Neighborly Care Network is providing an essential service within the community and has demonstrated the need for financial assistance; and

WHEREAS, funding in the amount of $75,000 for the Meals on Wheels Program is available in the Fiscal Year 2023, Community and Neighborhood Affairs Administration Department, Veterans, Social and Homeless Services Division budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that funding in an amount not to exceed $75,000 for the Neighborly Care Network to operate the Meals on Wheels Program for the period commencing October 1, 2022 and ending September 30, 2023 is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the City’s form grant agreement and all other documents necessary to effectuate this transaction.

This resolution shall become effective immediately upon its adoption.