

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

March 23, 2023
1:30 PM

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

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

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

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

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

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

- +1 669 900 6833 and entering webinar ID: 918 4308 5236#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/91843085236>

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.

March 23, 2023

1:30 PM

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

Setting April 6, 2023 as the public hearing date for the following proposed Ordinance(s):

1. [Ordinance 542-H, an ordinance amending the St. Petersburg City Code to amend Chapter 26 related to traffic and vehicles; adding definitions of City-operated Property and Sidewalks; clarifying the places where parking enforcement by the City may occur; providing for severability; and providing an effective date.](#)

E. Reports

1. [Approving a one-year agreement between the City of St. Petersburg and EndorFun Sports, LLC to produce and conduct the 2023 St. Pete Run Fest.](#)
2. [Approving an agreement with Neutron Holdings, Inc. d/b/a Lime \(“Operator”\) providing for \(i\) the Operator to set up, manage, operate, and maintain the City of St. Petersburg’s Bicycle Share Program and \(ii\) granting a license to Operator to make the bicycles available to the public in accordance with Chapter 26 of the St. Petersburg City Code; authorizing the Mayor or his designee to execute the agreements and all other necessary documents to effectuate these transactions; authorizing the City Attorney to make non-substantive changes to the agreement; and providing an effective date.](#)
3. [A resolution authorizing the Mayor or his designee to accept a grant in an amount not to exceed \\$1,159,500 from the State of Florida Department of Transportation \(“FDOT”\) and execute a Joint Participation Agreement between the City of St. Petersburg, Florida, and FDOT for participation and financial assistance from FDOT in the West St. Petersburg](#)

Smart Signal Corridors Connected Vehicle project; approving a supplemental appropriation in the amount of \$1,159,500 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional grant revenues, to the West St. Petersburg Smart Signal Corridors Project (TBD); and providing an effective date.

4. Report & Request to Amend the Area Median Income of Units Approved for St. Pete Housing Authority Edward White Hospital Project

F. New Business

1. Respectfully requesting a referral to the Committee of the Whole or other relevant committee for a report and discussion on the Fleet Maintenance Campus Master Plan. (Councilmember Montanari)
2. Respectfully requesting a referral to the Public Services and Infrastructure Committee or other relevant committee to provide a presentation on the findings of the Private Laterals Pilot Study. Discussion to include consideration of potential financing programs for residents to be administered by SELF (Solar Loan Energy Fund) (Chair Gabbard)
3. Respectfully requesting City Council approval of a resolution acknowledging and supporting the implementation of the Regional Resiliency Action Plan, an initiative of the Tampa Bay Regional Planning Council and its Tampa Bay Regional Resiliency Coalition. (Chair Gabbard)
4. Respectfully requesting a referral to the Public Services and Infrastructure Committee, or other relevant committees, for a discussion on proposed changes to the Vehicles for Hire Ordinance. (Vice-Chair Figgs-Sanders- Staff Request)

G. Council Committee Reports

1. March 9, 2023 Budget, Finance, and Taxation Committee- Action Item
 - (a) A resolution authorizing the Mayor or his designee to accept the proposals submitted by Brown & Brown of Florida, Inc. to provide property insurance coverage effective April 1, 2023.

H. Legal

1. A resolution approving settlement of the lawsuit of David Baker V. Andrew Viehmann, in his individual capacity; and as an agent of the City Of St. Petersburg; And The City Of St. Petersburg, Florida, A Municipal Corporation, United States District Court For The Middle District Of Florida, Case No. 8:21-CV-02851-SCB-SPF, and providing an effective date.
2. A resolution approving the settlement of the lawsuit of Zachary Cissell, Employee/Claimant v. City of St. Petersburg, Employer and Commercial Risk Management, Carrier/Servicing Agent, OJCC Case No. 23-002971RLY and Claim Number C3730509; and providing an effective date
3. A resolution approving the settlement of the lawsuit of Dustin Wolsey v. City Of St. Petersburg, Case Number 22-000975-CI and Claim Number 20 K 00401 01; and providing an effective date

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

Public Hearings

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

1. [Confirming Preliminary Assessment for Lot Clearing Number\(s\) LCA 1644](#)
2. [Confirming Preliminary Assessment for Building Demolition Number DMO 498](#)
3. [Ordinance 1151-V approving a vacation of multiple street corner easements generally located at 750 5th Ave S. \(City File No.: DRC 22-33000023\)](#)

Second Reading and Second Public Hearings

4. [City-initiated text amendments to the Land Development Regulations pertaining to Missing Middle Housing and a City-initiated map amendment to the Official Zoning Map of the City of St. Petersburg containing approximately 451.94 acres, which consists of 2,895 individual parcels city-wide. \(City File LDR 2023-01/ZM-15\) \(Legislative\)](#)
 - (a) Ordinance 540-H of the City of St. Petersburg, Florida; amending its Land Development Regulations; amending the use matrix in Section 16.10.020.1. of the City Code adding parking requirements for multifamily dwellings in Neighborhood Traditional Mixed-residential (NTM) zoning districts and amending the definitions of dwelling, multi-family; amending Section 16.20.010.5. to allow dwelling units in the Neighborhood Traditional-3 (NT-3) zoning district; amending Section 16.20.015. regulating the NTM-1 Zoning District, including provisions related to applicability, minimum lot standards and coverage, maximum density and intensity, setbacks, entrances, building and site design, landscaping, and parking; amending Section 16.20.020.6. to allow Accessory Dwelling Units in the Neighborhood Suburban-1 and 2 (NS-1 and NS-2) Zoning Districts; amending Section 16.20.030. providing for a Missing Middle housing density bonus in the Neighborhood Suburban Multi-family (NSM) Zoning Districts; amending Section 16.20.060. providing for a Missing Middle Housing Density Bonus in the Corridor Residential Traditional (CRT) Zoning Districts; amending Section 16.20.080. providing for a Missing Middle Housing Density Bonus in the Corridor Commercial Traditional (CCT) Zoning Districts; amending Section 16.20.090. providing for a Missing Middle Housing Density Bonus in the Corridor Commercial Suburban providing for a Missing Middle Housing Density Bonus in the Corridor Commercial Suburban (CCS) Zoning Districts; amending Section 16.90.020.3. creating a definition for Missing Middle Housing; providing for severability; and providing an effective date.
 - (b) Ordinance 785-Z, amending the Official Zoning Map of the City of St. Petersburg, Florida; changing the zoning designations of the qualifying parcels of the City (identified in the attached Exhibit A) that are located 175-feet from the centerline of a designated Future Major Street and have direct connectivity to such street, adjacent to a public alley, and compliant with relevant Coastal High Hazard Area limitations, from Neighborhood Traditional-1 (NT-1) and Neighborhood Traditional-2 (NT-2) to Neighborhood Traditional Mixed-Residential-1 (NTM-1); providing for repeal of

conflicting ordinances and provisions thereof; providing for conditions; providing for severability; and providing an effective date.

Quasi-Judicial Proceedings

Swearing in of witnesses. Representatives of City Administration, the applicant/appellant, opponents, and members of the public who wish to speak at the public hearing must declare that he or she will testify truthfully by taking an oath or affirmation in the following form:

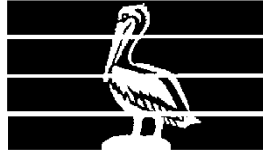
"Do you swear or affirm that the evidence you are about to give will be the truth, the whole truth, and nothing but the truth?"

The oath or affirmation will be administered prior to the presentation of testimony and will be administered in mass to those who wish to speak. Persons who submit cards to speak after the administration of the oath, who have not been previously sworn, will be sworn prior to speaking. For detailed procedures to be followed for Quasi-Judicial Proceedings, please see yellow sheet attached to this agenda.

5. [Private initiated application for a 0.42-acre site located at 423, 429, 437 11th Avenue South requesting amendments to the Future Land Use and Official Zoning maps. \(City File: FLUM-68\) \(Quasi-Judicial\)](#)
 - (a) Ordinance 753-L, amending the Future Land Use Map from Planned Redevelopment Residential (PR-R) to Residential Medium (RM); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date
 - (b) Ordinance 784-Z, amending the Official Zoning Map from Neighborhood Traditional -2 (NT-2) to Neighborhood Suburban Multifamily 1 (NSM-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date

J. Open Forum

K. Adjournment



**Consent Agenda A
March 23, 2023**

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

(Procurement)

1. [Approving the renewal of a two-year blanket purchase agreement with Standard Insurance Company, group Life & disability insurance, at an estimated annual cost of \\$991,625.69, for a total contract amount of \\$4,310,471.](#)
2. [Accepting a bid from Cardinal Fence, LLC., for the removal and replacement of the perimeter fence and gates at the COSME Water Treatment Plant, Well Field, and South Pasco Well Field areas, at a total cost of \\$2,860,580.](#)
3. [Approving an increase in allocation for calcium oxide supply services with Lhoist North America of Alabama LLC., and Carmeuse Lime & Stone Inc. for the Water Resources Department, in the amount of \\$600,000, for a total contract amount of \\$2,432,863.](#)
4. [Approving a one-year extension of a blanket purchase agreement with Symetra Life Insurance, for specific and aggregate stop loss insurance coverage at an annual premium of \\$1,966,646 and requesting a waiver of Procurement Code 2-215 \(a\) pursuant to Procurement Code Section 2-222 to effectuate a one-year contract extension; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.](#)
5. [Approving the renewal of a blanket purchase agreement with Ferris Pools Inc., for pool maintenance services, at an estimated annual cost of \\$207,500 per year, for a total contract amount of \\$824,000.](#)
6. [Approving an increase in allocation with Samsara Networks Inc., for global positioning system \(GPS\) and telematics asset tracking technology, in the amount of \\$260,000, for a total contract amount of \\$691,169.](#)
7. [Approving the renewal of a blanket purchase agreement with ICON Technologies, a sole source supplier, for variable frequency drives, for a total contract amount of \\$549,000.](#)
8. [Approving three-year blanket purchase agreements with CEC Controls Company, Inc., McKim & Creed, Inc., Process Control & Instrumentation, LLC, Revere Control Systems, Inc., The Integration Group of Americas \(TIGA\), a Tetra Tech Company, and Woodard & Curran, Inc. for applications programming services, at an estimated annual cost of \\$175,000 per year, for a total contract amount of \\$525,000.](#)

(City Development)

9. [A Resolution approving the plat of Innovation Townhomes, generally located at 556 Dr. Martin Luther King Jr. Street South; setting forth conditions for approval; and providing and effective date. \(City File DRC 21-20000015\)](#)
10. [Resolution approving issuance of the Ad Valorem Tax Exemption for Historic Properties for the following properties and forwarding to the Pinellas County Board of County Commissioners: 2500 Burlington Avenue North \(Contributing: North Shore National Register Historic District\) \(AVT 21-90400003\); 217 10th Avenue Northeast \(Contributing: North Shore Section – 200 Block of 10th Ave NE Local Historic District\) \(AVT 21-90400004\); 436 2nd Street North \(Contributing: Downtown St. Petersburg National Register Historic District\) \(AVT 21-90400006\); and 734 Grove Street North \(Local Historic Landmark: William L. Rawls House\) \(AVT 22-90400004\)](#)
11. [A Resolution approving the plat of Sunrise Plaza Commercial Subdivision, generally located at 3901 3rd Street North and 201 38th Avenue North; setting forth conditions; and providing an effective date. \(City File No.: DRC 20-20000018\)](#)

(Leisure Services)

(Public Works)

12. [A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-09-KCA/TB\(A\) to the architect/engineering agreement dated December 15, 2020 between the City of St. Petersburg, Florida and Kisinger Campo & Associates, Corp. \(“A/E”\) for A/E to provide the following services \(i\) project management, \(ii\) public involvement, \(iii\) structural design, \(iv\) roadway design, \(v\) lighting, signing and pavement marking design, \(vi\) environmental permitting, \(vii\) survey/ utility coordination/subsurface utility engineering, and \(viii\) bidding assistance and recommendation of construction award related to the 62nd Avenue South Bridge Rehabilitation Project in an amount not to exceed \\$447,051.38; approving a rescission of an unencumbered appropriation in the Citywide Infrastructure Capital Improvement Fund \(3027\) in the amount of \\$552,000 from the Bridge Life Extension Program FY22 Project \(18585\); approving a supplemental appropriation in the amount of \\$552,000 from the increase in the unappropriated balance of the Citywide Infrastructure Capital Improvement Fund \(3027\), resulting from the above rescission, to the 157408 62nd Ave S at Maximo Project \(19183\) to provide for the necessary funding for this Task Order and other engineering project management costs, contingency and other soft costs; and providing an effective date. \(ECID Project No. 23080-110; Oracle No. 19183\)](#)

(Appointments)

(Miscellaneous)



**Consent Agenda B
March 23, 2023**

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

(Procurement)

1. [Approving the renewal of a three-year blanket purchase agreement with KONE INC., for elevator maintenance and repairs, for the Police Department, in the amount of \\$100,000 for a total contract amount of \\$222,200.](#)
2. [Approving the renewal of a three-year blanket purchase agreement with Action Target Inc., for firing range preventative maintenance services, for the Police Department, in the amount of \\$85,000 for a total contract amount of \\$140,912.50.](#)
3. [Accepting a bid from Tampa Bay Marine Inc. for City of St. Petersburg Port Fender Replacement Project in the amount of \\$103,762.21.](#)
4. [Approving the purchase of one-year licenses, maintenance and support for VMware from Insight Public Sector, Inc. at a total cost of \\$84,379.18 and requesting a waiver of Procurement Code 2-211 pursuant to Procurement Code 2-222 to effectuate the purchase; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.](#)
5. [Accepting statements of qualifications from Cross Construction Services Inc., PAW Materials, Inc., and Milburn Southeast, LLC for demolition services for the Codes Compliance, Engineering, and Capital Improvements Departments, for a three-year contract.](#)
6. [Approving a Contract Purchase Agreement with Stantec Consulting Services Inc. for Consulting Services, Rate Study & Financial Feasibility Services, for the Engineering & Capital Improvements Department.](#)

(City Development)

7. [Authorizing the Mayor, or his designee, to execute a License Agreement with the Tampa Bay Model Boat Association, Inc., a Florida not-for-profit corporation, for the continued use of a designated portion of upland lying on the West side of City-owned Blue Heron Lake \("Lake"\) situated on the East side of 16th Street North between approximately 105th Avenue North and 109th Avenue North, St. Petersburg, to engage in remote-controlled model boat racing activities on the Lake, for a term of three \(3\) years, at an aggregate use fee of \\$36.00.](#)

(Leisure Services)

8. [Approving a resolution authorizing the Mayor or his designee to accept a grant in the amount of \\$3,510 from FitLot, Inc. to support fitness programming at the AARP sponsored outdoor fitness park located at Booker Creek Park; to execute all documents to effectuate this transaction; approving a supplemental appropriation in the amount of \\$3,510 from the increase in the unappropriated balance of the General Fund \(0001\), resulting from the additional grant revenues, to the Parks and Recreation Department, Healthy St. Pete Division \(190-1587\), FitLot FY23 Project \(TBD\); and providing an effective date.](#)
9. [Dissolution of Co-Sponsored Events Committee](#)
 - (a) A resolution dissolving the Co-Sponsored And Special Events Committee; amending the City Council Policy And Procedures Manual to remove references to the Co-Sponsored And Special Events Committee; and providing an effective date.
 - (b) A resolution superseding Resolution No. 2022 261; setting forth the policy and procedures for City co-sponsorship of recreation and leisure events for the City Of St. Petersburg; and providing an effective date.

(Public Works)

10. [A Resolution authorizing the Mayor or his designee to execute Amendment No. 2 to Task Order No. 16-05-GS/W\(C\) \(“Task Order”\), as amended, to the architect/engineering agreement dated December 13, 2016, between the City of St. Petersburg, Florida and Grissom Smith, LLC. \(“A/E”\) for A/E to provide limited construction administration services related to the Lift Station No. 3, 9, and 60 Rehabilitation Project in an amount not to exceed \\$74,442.00; providing that the total Task Order, as amended, shall not exceed \\$232,165.28 \(ECID Project No. 19054-111; Oracle No. 16909\); and providing an effective date.](#)
11. [A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-02-CDM/W\(A\) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and CDM Smith Inc. \(“A/E”\) for A/E to provide \(i\) project management, \(ii\) data collection, \(iii\) a conceptual plan, \(iv\) final design, \(v\) and permitting services related to the Washington Terrace Pump Station Storage Tank Valves Replacements Project in an amount not to exceed \\$125,398; \(ECID Project No. 22114-111; Oracle No. 17447\); and providing an effective date.](#)
12. [A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-01-PA/TB\(A\) to the architect/engineering agreement dated January 20, 2021 between the City of St. Petersburg, Florida and Pennoni Associates, Inc. \(“A/E”\), for A/E to provide a survey, coordination of final plans, public outreach assistance, bidding assistance and recommendation of award for construction services related to the 30th Ave N Bike Lane Improvements from Dr. M.L.K. Jr. St To 58th St N Project in an amount not to exceed \\$147,575.35 \(ECID Project No. 23072-100; Oracle No. 17232\); and providing an effective date.](#)
13. [A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-03-WT/W\(A\) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Wade Trim, Inc. \(“A/E”\), for A/E to \(i\) provide project management, \(ii\) development of a table of contents, \(ii\) discovery services to include review of existing policies and procedures, and \(iv\) developing a final manual related to](#)

the Utility Policy and Standards Manual Project in an amount not to exceed \$224,601 (ECID Project No. 23078-100; Oracle No. 19073); and providing an effective date.

14. A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-03-FN/W(S) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Freese and Nichols, Inc. (“A/E”), for A/E to provide project management, data collection, site visits, a technical memorandum and design criteria package related to the Lift Station 85 (Old Albert Whitted Water Reclamation Facility) Site Improvements Project in an amount not to exceed \$146,592.18 (ECID Project No. 23083-100; Oracle No. 19344); and providing an effective date.
15. A Resolution authorizing the Mayor or his designee to execute Task Order No. 20-05-A/UIW(S) to the architect/engineering agreement dated December 1, 2020 between the City of St. Petersburg, Florida and ASRus, LLC (“A/E”), for A/E to provide implementation of Mechanical Integrity Testing, and a summary report related to the 2023 Northeast Water Reclamation Facility (“NEWRF”) and Southwest Water Reclamation Facility (“SWWRF”) Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \$382,615 (PWA Project No. 23092-100); and providing an effective date.

(Appointments)

16. A resolution confirming the appointment of Alvina Miller, Amber Bennett, And Joe Bonora, by the Mayor, to the State Housing Initiatives Partnership Affordable Housing Advisory Committee, for respective terms of three years, in accordance with Section 420.9076, Florida Statutes and City Code Section 17.5-25; authorizing the Mayor or their designee to execute all documents necessary to effectuate same; and providing an effective date.
17. A resolution confirming the appointment of Janeen Wallace as a regular member to the City Beautiful Commission to serve a three-year term ending December 31, 2025; and providing an effective date.
18. A resolution appointing Jeffrey R. Fuller as a hearing officer for civil citation appeals, demolition appeals, and appeals of derelict vessel determinations to serve an indefinite at-will term; approving the agreement between Jeffrey R. Fuller and the City of St. Petersburg, Florida for hearing officer services; authorizing the Mayor or his designee to execute the agreement; and providing an effective date.

(Miscellaneous)

19. Budget, Finance, and Taxation Committee Meeting Minutes (February 9, 2023)
20. Housing, Land Use, and Transportation Committee Meeting Minutes (February 9, 2023)

MEETING AGENDA

CITY OF ST. PETERSBURG

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

CRA/Agenda Review

Thursday, March 30, 2023, 8:15 a.m., Conference Room 100

Legislative Affairs & Intergovernmental Relations Committee

Thursday, March 30, 2023, 9:00 a.m., Conference Room 100

Committee of the Whole

Thursday, March 30, 2023, 10:30 a.m., Conference Room 100

City Council Meeting

Thursday, April 6, 2023, 9 a.m., City Council Chambers

CITY OF ST. PETERSBURG

Board and Commission Vacancies



Civil Service Board

2 Regular Members
((No term date limits))

Civil Service Board

2 Alternate Members
((No term date limits))

Civilian Police Review Committee (CPRC)

1 Regular Member
((Term expires 6/30/26))

Civilian Police Review Committee (CPRC)

1 Alternate Member
((Term expires 6/30/26))

Committee to Advocate for Person with Impairments (CAPI)

3 Regular Members
((Term expires 12/31/25))

Nuisance Abatement Board

1 Regular Member
((Term expires 12/31/25))

Nuisance Abatement Board

2 Alternate Members
((Term expires 8/31/24 and 12/31/24))

PROCEDURES TO BE FOLLOWED FOR QUASI-JUDICIAL PROCEEDINGS:

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

2. At any time during the proceeding, City Council members may ask questions of any speaker or party. The time consumed by Council Member questions and answers to such questions shall not count against the time frames allowed herein. Burden of proof: in all appeals, the Appellant bears the burden of proof; in rezoning and land use cases, the Property Owner or Applicant bears the burden of proof except in cases initiated by the City, in which event the City Administration bears the burden of proof; for all other applications, the Applicant bears the burden of proof. Waiver of Objection: at any time during the proceeding Council Members may leave the Council Chamber for short periods of time provided they continue to hear testimony by audio. If any party has an objection to a Council Member leaving the Chamber during the hearing, such objection must be made at the start of the hearing. If an objection is not made as required herein it shall be deemed to have been waived.

3. Reading of the Title of the Ordinance(s), if applicable.

4. Initial Presentation. Each party shall be allowed ten (10) minutes for their initial presentation. The order of initial presentations shall be:

a. Presentation by City Administration.

b. Presentation by the Appellant followed by the Applicant, if different. If Appellant and Applicant are different entities, then each is allowed the allotted time for each part of these procedures.

c. Presentation by Opponent. If anyone wishes to utilize the initial presentation time provided for an Opponent, said person shall register as an Opponent with the City Clerk at least one week prior to the scheduled public hearing or within 48 hours after the City staff report for the public hearing has been published (whichever is later). If more than one person registers to utilize the initial presentation time provided for an Opponent, the registered persons shall attempt to agree on a single representative to participate as the Opponent in the proceeding. If the persons cannot agree on a single representative, then each person (or person’s representative) shall share equally the time allotted to the Opponent for each part of these procedures. If there is an Appellant who is not the Applicant or Property Owner, then no Opponent is allowed. If a Property Owner who is not the Appellant or the Applicant opposes the Application and utilizes any part of the time available to the Property Owner to make an initial presentation, the Opponent shall not be permitted to make an initial presentation (but shall be provided an opportunity for cross-examination and rebuttal/closing).

d. If the Property Owner is neither the Appellant nor the Applicant, they shall be allowed the allotted time for each part of these procedures and shall have the opportunity to speak last in each part of these procedures so that they have the opportunity to address what all the interested parties have presented.

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

6. Cross Examination. Each party shall be allowed a total of five (5) minutes for cross examination, which includes the time consumed by both questions and answers. Each party who opposes the application may only cross examine any witness who previously testified in support of the application. Each party who supports the application may only cross examine any witness who previously testified in opposition to the application. The questioning party is not permitted to make any statements, only to ask questions that are directly related to the testimony or evidence presented. All questions shall be addressed to the Chair and then (at the discretion of the Chair) asked either by the Chair or by the party conducting the cross examination of the appropriate witness. One (1) representative of each party shall conduct the cross examination. If anyone wishes to utilize the time provided for cross examination and rebuttal as an Opponent, and no one has previously registered with the City Clerk as an Opponent, said individual shall notify the City Clerk prior to the beginning of initial presentations for the applicable public hearing. If no one gives such notice, there shall be no cross examination or rebuttal by Opponent(s). The order of cross examination shall be:

- a. Cross examination by City Administration.
- b. Cross examination by Opponents, if applicable.
- c. Cross examination by Appellant followed by Applicant, followed by Property Owner, if different.

7. Rebuttal/Closing. Each party shall have five (5) minutes to provide a closing argument and/or rebuttal. The order of rebuttal/closing shall be:

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

00630194.doc - revised 7/7/2022

The following page(s) contain the backup material for Agenda Item: Ordinance 542-H, an ordinance amending the St. Petersburg City Code to amend Chapter 26 related to traffic and vehicles; adding definitions of City-operated Property and Sidewalks; clarifying the places where parking enforcement by the City may occur; providing for severability; and providing an effective date. Please scroll down to view the backup material.



D-1

Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

SUBJECT: An ordinance amending the St. Petersburg City Code to amend Chapter 26 related to traffic and vehicles; adding definitions of “City-operated Property” and “Sidewalks”; clarifying the places where parking enforcement by the City may occur; providing for severability; and providing an effective date.

EXPLANATION: In response to requests received from the Tampa Bay Rays for assistance in enforcing parking violations and from the EDGE and Grand Central Districts to add public parking availability in their respective districts on non-game days, Administration and Legal examined existing City Code for options relative to this issue and researched how other jurisdictions perform similar parking enforcement. Accordingly, Administration is recommending an amendment to the Traffic and Vehicles Chapter of City Code.

This ordinance will amend the City Code by creating a definition of “City-operated property”. Currently the various subsections of Chapter 26 refer to City-operated property, city owned or leased property, or just City property. Creating a definition of “City-operated property” that is inclusive of all the various language used and then standardizing the use of a single term throughout the Chapter will greatly aid in interpretations for staff and the public of where the City’s parking enforcement codes apply. The new definition also specifically includes the ability for enforcement to occur on private property under an agreement with the City.

Administration plans to bring a resolution approving MOUs with the Tampa Bay Rays Baseball, Ltd., to be considered after the second reading /public hearing, that would allow the City to enforce its parking codes on the Rays-controlled surface lots. By using Rays-controlled surface lots on non-game days, the districts and public would benefit with additional parking inventory and the Tampa Bay Rays would benefit through revenue generation and the control of unauthorized use of their parking lots. Initially, lots 4, 5, 6, 7, 11 and 12 were requested for enforcement.

The requested parking lots are located within the EDGE and Grand Central Districts where parking is limited. Throughout the years both districts have requested additional parking resources to better serve their businesses, customers, and employees. The Tampa Bay Rays have been open to the idea of allowing non-game day parking but needed assistance with enforcement.


The Tampa Bay Rays will establish pay by phone zones and install signs in the lots, designating where public parking is available. All revenues will belong to the Tampa Bay Rays. The City’s parking enforcement division will issue citations to the public who utilize the designated lots and fail to pay. All parking citation revenue generated will remit to the City. The Tampa Bay Rays and the City’s parking division will work together to publicize the parking program including rates and availability.

RECOMMENDATION: Recommended City Council Action: 1) CONDUCT the first reading of the attached proposed ordinance; AND 2) SET the second reading and public hearing for April 6, 2023.

Attachments: Ordinance and Rays Parking Map

Approvals:

Administration:

EM 

Lance Stanford
Budget


Legal

Date:

3-9-23

09-March-2023
Date

3-9-23
Date

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ST. PETERSBURG CITY CODE TO AMEND CHAPTER 26 RELATED TO TRAFFIC AND VEHICLES; ADDING DEFINITIONS OF “CITY-OPERATED PROPERTY” AND “SIDEWALK”; CLARIFYING THE PLACES WHERE PARKING ENFORCEMENT BY THE CITY MAY OCCUR; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

SECTION ONE. The St. Petersburg City code Section 26-1 shall be amended to add the following definitions in the proper alphabetic order:

City-operated property means property that is City-owned or leased, or private property for which there is an agreement for enforcement by the City.

Sidewalk means that portion of a street between the curblines, or the lateral line, of a roadway and the adjacent property lines, intended for use by pedestrians, and including any bulb outs, curb extensions, or other traffic furniture installed for pedestrian safety.

SECTION TWO. The St. Petersburg City Code Section 26-2 is hereby amended to read as follows:

Sec. 26-2. Application of chapter.

This chapter applies to every street, alley, sidewalk, driveway, park area and all City-operated property ~~every other way~~, either within or outside the City, the use of which the City has jurisdiction and authority to regulate.

SECTION THREE. The St. Petersburg City Code Section 26-48 shall be amended to read as follows:

Sec. 26-48. Payment of charges.

No vehicle impounded in an authorized garage shall be released therefrom until the charges for towing the vehicle into the garage and storage charges have been paid, unless authorized by the garage. If the authorized garage ~~is not City-owned or operated, but~~ is operated under contract with the City, the contract shall establish the charges for towing the vehicle into the garage and storage charges.

SECTION FOUR. The St. Petersburg City Code Section 26-131 is hereby amended to read as follows:

Sec. 26-131. Authority to move vehicles in violation of article.

- (a) Any City employee shall have the authority to initiate the towing of any unauthorized vehicles parked on ~~City-owned or leased~~ operated property where notice of a tow-away zone is posted.
- (b) Any City employee shall have the authority to initiate the towing of any unauthorized vehicles parked on ~~City-owned or leased~~ operated property which has not been specifically designed or designated for parking.
- (c) The facility manager or designee of a City-operated parking lot or parking garage shall have the authority to initiate the immediate towing of an unauthorized vehicle parked on the City-operated parking lot or parking garage where notice of a tow-away zone and notice of the authorized users of the parking lot or parking garage are posted.
- (d) When a vehicle is towed from ~~City-owned, leased or~~ operated property, the City employee initiating the towing should notify the police department within 30 minutes of the towing and give the police department the following information: the date and time the vehicle was removed, the name, location, and phone number of the site where the vehicle is stored, the make, model, color, and license plate number of the vehicle.
- (e) Notice of a tow away zone shall be in compliance with F.S. § 715.07. Any wrecker service which tows vehicles from ~~City-owned, leased, or~~ operated property shall comply with F.S. § 713.78, pertaining to the wrecker service's responsibilities for towing and storing vehicles.

SECTION FIVE. The St. Petersburg City Code Section 26-149 is hereby amended to read as follows:

Sec. 26-149. Establishment of limitations on parking generally.

When necessary for the public convenience, necessity and safety, the POD is authorized to prohibit, restrict or limit the parking time on any street, way, highway, road, parkway or other City-operated property ~~under the control of the City~~ where signs are erected giving notice thereof. It shall be unlawful for any person to park any vehicle or to permit, allow or suffer any vehicle registered in his name to stand or park in violation of any provision of this article or any ordinance or resolution of the City Council or in violation of the restrictions or parking time limits posted under the authority of the POD.

SECTION SIX. Subsection 26-167(c) St. Petersburg City Code is hereby amended to read as follows:

Sec. 26-167. Parking penalties.

- (c) Surcharge.
- (1) A surcharge shall be added to the parking penalties provided for in subsection (a) for the purpose of funding the City's school crossing guard program.
 - (2) ~~The Revenue from the surcharge shall be placed in a City Trust Fund called the "school crossing guard trust fund."~~ Funds collected from this surcharge shall only be used for the purposes allowed by F.S. § 318.21 and shall be distributed to fund the school crossing guard program of the City.
 - (3) The amount of the surcharge imposed on each parking violation shall be as follows:
Category I: Overtime (subsection (a)(1) of this section)\$7.50
Category II: No parking (subsection (a)(2) of this section)5.00
Category III: Improper (subsection (a)(3) of this section)9.00
Category IV: Miscellaneous (subsection (a)(4) of this section)5.00

SECTION SEVEN. Subsection 26-168(d) of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 26-168. Residential parking permits.

- (d) The RPPS shall not be valid under the following conditions:
- (1) For locations of on-street parking spaces posted for a parking time limit of less than two hours.
 - (2) Within any ~~City-owned~~ operated off-street parking facility.
 - (3) At any location or parking space for which there is a paid parking fee.
 - (4) For on-street parking spaces within the area between and including south sides of 1st Avenue North and 1st Avenue South from Bayshore Drive to Dr. Martin Luther King, Jr. Street.

SECTION EIGHT. The St. Petersburg City Code Section 26-169 shall be amended to read as follows:

Sec. 26-169. Motor vehicles to be wholly parked in marked spaces; parking of more than one motorcycle to be wholly parked in marked spaces.

Each vehicle parked on a street with marked spaces, in a City-operated parking lot with marked spaces or in a City-operated parking garage with marked spaces shall be parked wholly within a marked parking space. Failure to do so shall be unlawful. Except, as specifically provided in this section, for motorcycles, it shall be unlawful for more than one vehicle to park within a single-marked space. Not more than four motorcycles may park within a single marked space provided that every part of each of the motorcycles so parked is wholly within the marked space. It shall be unlawful for a motorcycle to substantially block the exit of any other motorcycle parked in a marked space. A motorcycle shall be considered substantially blocked if it can not be easily maneuvered out of the space without intruding into another space or intruding into a sidewalk or other area not intended for the public travel of motor vehicles.

SECTION NINE. Subsection 26-172(c) of the St. Petersburg City Code shall be amended to read as follows:

Sec. 26-172. Immobilizing and towing vehicles

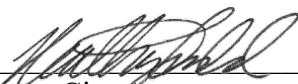
- (c) The immobilization device may be attached to the vehicle if it is in a right-of-way or other City-operated property, such as a City parking lot or parking garage; except that no vehicle shall be immobilized within the travel portion of any street or in any portion of any street when immobilization at such place would create a hazard to the public.

SECTION TEN. Coding: As used in this ordinance, language appearing in struck through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or tother 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 of this ordinance that amend the City Code to add new sections or subsection s are generally not underlined.

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

SECTION TWELVE. 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.

Approved as to form and content:

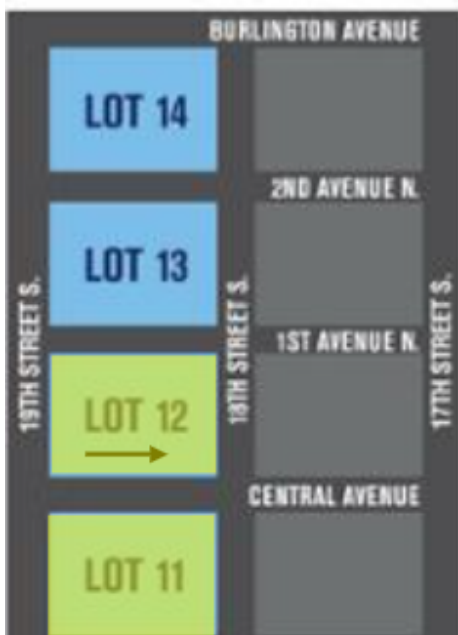


Assistant City Attorney

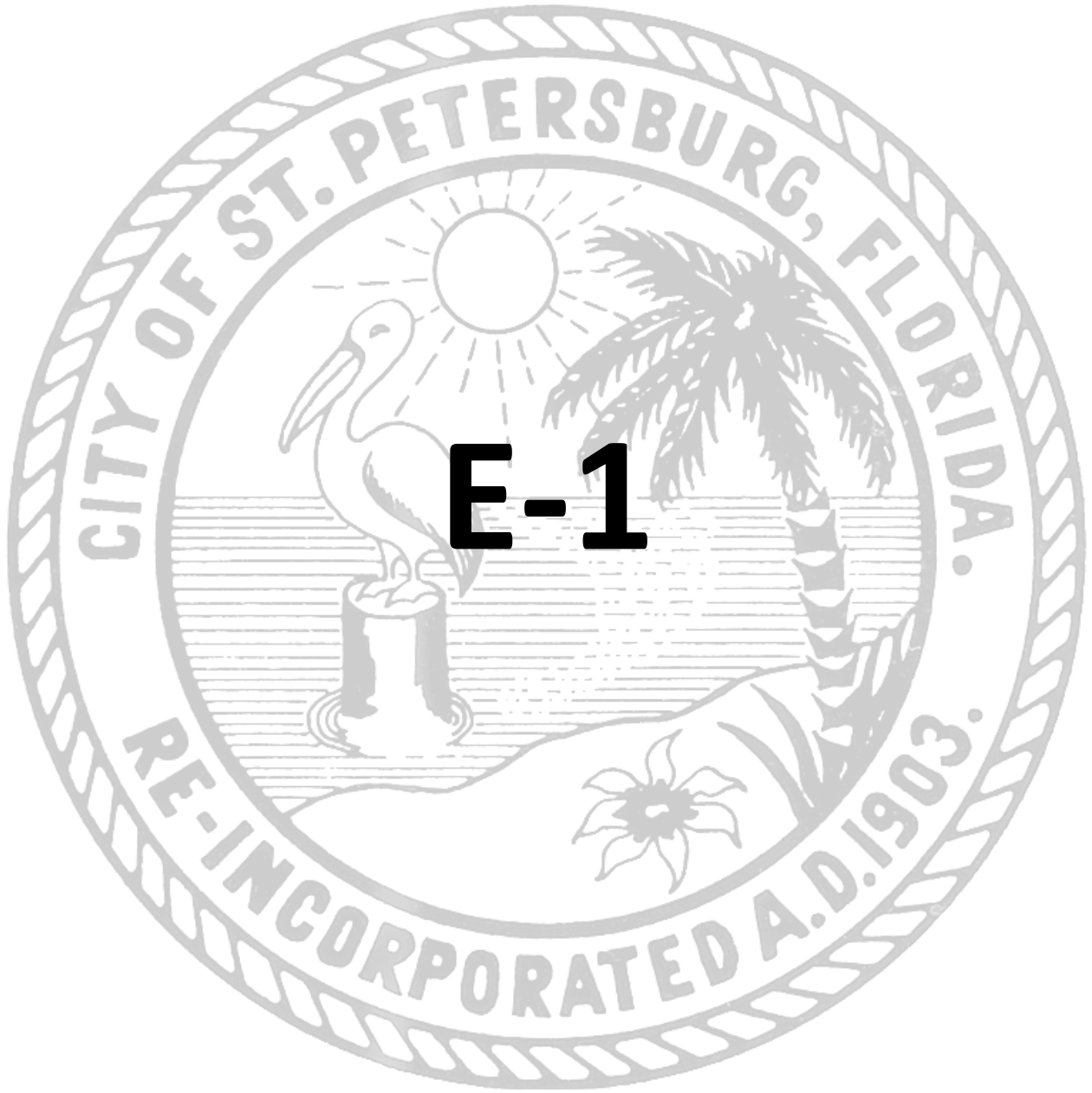
PARKMOBILE LOT ENFORCEMENT

Lots 4, 5, 11, East side of 6 & 7 - Full Time Enforcement

Lot 12 - Enforced from 7pm Friday - 11:59pm Sunday



The following page(s) contain the backup material for Agenda Item: Approving a one-year agreement between the City of St. Petersburg and EndorFun Sports, LLC to produce and conduct the 2023 St. Pete Run Fest.
Please scroll down to view the backup material.





CITY OF ST. PETERSBURG

ST. PETERSBURG CITY COUNCIL
Meeting of March 23, 2023
Report

TO: The Honorable Brandi Gabbard, Chair, and Members of City Council

SUBJECT: A resolution approving a one-year agreement between the City of St. Petersburg and EndorFun Sports, LLC to produce and conduct the 2023 St. Pete Run Fest.

EXPLANATION: City Council approved an agreement with EndorFun Sports, LLC (“EndorFun”) on December 1, 2016, granting EndorFun the right to produce and conduct Running Events and a Health & Fitness Expo (called the St. Pete Run Fest) for a 3-year Term, plus renewal options, commencing in 2017. The Agreement was subsequently amended three times extending the Term through November 30, 2022. City Administration desires to enter into a new one-year agreement with EndorFun to provide financial and other support for the conduct of the 2023 St. Pete Run Fest in November 2023.

EndorFun was originally awarded an agreement to produce and conduct an annual running event in St. Petersburg based upon a Request for Proposals issued by the City in 2016. EndorFun has successfully produced five events under their agreement.

While EndorFun has delivered on all their commitments under the current agreement in a professional and superior way, it is City Administration’s intent to issue a new RFP for the City’s signature running event to allow other local and national race organizers the opportunity to submit proposals. An RFP process will allow for the selection of a race organizer to be done with transparency and adherence to the City’s Principles for Accountable and Responsive Government. The issuance of the new RFP is planned for May 2023, with an agreement commencement date of December 2023 and the first event in Fall 2024.

City Administration would like to continue the momentum and benefits created by St. Pete Run Fest over the last six years by holding our signature running event in November 2023. However, the RFP process will not allow a race organizer (selected through the RFP process in the summer/fall of 2023) sufficient time to produce a new event this year. To rectify this, Administration desires to continue the relationship with EndorFun Sports by entering into a one-year agreement to produce the 2023 St. Pete Run Fest under the same terms and conditions as the recently completed agreement.

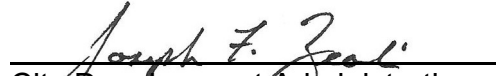
The 2023 St. Pete Run Fest will feature a Half-Marathon, 10K and 5K runs, and a youth fun run. The events celebrate the best of St. Petersburg: our parks, the arts, food, neighborhoods, and business districts. Also planned is a health and fitness expo on race weekend.

RECOMMENDATION: City Administration recommends approval of the attached Resolution.

COST/FUNDING/ASSESSMENT INFORMATION: Funding for this Agreement, which is comprised of City services in-kind support of \$30,000 for the 2023 event, will be included in various department's operating budgets after the adoption of the FY24 Operating Budget by City Council.

ATTACHMENTS: Resolution
EndorFun Sports, LLC Agreement

APPROVALS:


City Development Administration


Budget & Management

RESOLUTION NO. ____

A RESOLUTION APPROVING A ONE-YEAR AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND ENDORFUN SPORTS, L.L.C. (“ENDORFUN”) FOR ENDORFUN TO PRODUCE A RUNNING EVENT KNOWN AS THE ST. PETE RUN FEST IN ST. PETERSBURG IN NOVEMBER 2023; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) desires to provide events that are of interest to our residents and visitors and promote economic activity within the community; and

WHEREAS, on December 1, 2016, City Council approved a three-year agreement with two one-year renewal options for Endorfun Sports, LLC (“Endorfun”) to produce and conduct annual running events in St. Petersburg beginning in November 2017 (“Agreement”); and

WHEREAS, that Agreement was subsequently amended, extending the term through November 30, 2022; and

WHEREAS, Administration now desires to continue the relationship with Endorfun to produce and conduct an annual running event in November 2023 as Administration plans to issue a new request for proposals for running events in 2024 and beyond.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that a one-year agreement between the City of St. Petersburg, Florida and Endorfun Sports, L.L.C. (“Endorfun”) for Endorfun to produce and conduct a running event known as the St. Pete Run Fest in St. Petersburg in November 2023 is hereby approved.

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

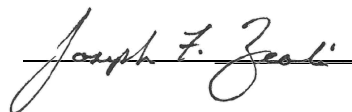
This Resolution shall become effective immediately upon adoption.

LEGAL:



City Attorney (designee)
00668452

DEPARTMENT:



AGREEMENT
Between
THE CITY OF ST. PETERSBURG, FLORIDA
and
ENDORFUN SPORTS, L.L.C.

THIS AGREEMENT (“**Agreement**”) is made and entered into this ___ day of _____, 2023 (“**Execution Date**”), by and between the City of St. Petersburg, Florida, a municipal corporation (“**City**”), and EndorFun Sports, L.L.C., a New Hampshire Corporation (“**EndorFun**”) (City and EndorFun collectively referred to herein as the “**Parties**”).

WITNESSETH:

WHEREAS, the City desires to provide events that are of interest and benefit to the residents of the City and the City also wishes to expand national and international tourism to the City as well as otherwise enhance economic opportunities for the benefit of the City and its residents; and

WHEREAS, the City and EndorFun have agreed that EndorFun shall produce and conduct the Running Event (as defined herein) on certain streets and public land of the City pursuant to the terms and conditions set forth in this Agreement; and

WHEREAS, EndorFun desires to conduct a Health & Fitness Expo (as defined herein) in conjunction with the Running Event pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the promises and covenants contained herein, the foregoing recitals, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I: INTRODUCTORY TERMS

- 1.1 **Recitals.** The statements contained in the recitals of fact set forth above (“**Recitals**”) are true and correct, and the Recitals are by this reference made a part of this Agreement.
- 1.2 **Exhibits.** The exhibits which are attached to this Agreement are by this reference made a part of this Agreement.
- 1.3 **Abbreviations and Definitions.** The abbreviations of the Parties set forth in the Preamble will be used for purposes of this Agreement, and the following abbreviations and definitions will be used for purposes of this Agreement:
 - 1.3.1 “**City Services**” means those services customarily provided by the City for its residents and its facilities, including without limitation, services for (i)

police, fire and EMS services; (ii) garbage and refuse disposal; (iii) maintenance personnel; (iv) crowd control and traffic control, (vi) utilities, and (vii) any additional services as the City deems appropriate in its sole and absolute discretion.

1.3.2 “**City Permit and Use Fees**” means the fees and charges imposed by the City in connection with the issuance of permits and the fees and charges imposed by the City in connection with EndorFun’s use of the Running Event Facilities (as defined herein).

1.3.3 “**Concessions**” means all concessions associated with the Running Event offered or provided on, over or within the Running Event Facilities, including, without limitation to, (1) food, (2) alcoholic beverages, (3) non-alcoholic beverages, (4) wearing apparel, (5) programs, (6) souvenirs, (7) seating, and (8) all other merchandise or services offered for sale in connection with a Running Event. The term Concessions specifically excludes (i) the activities of otherwise properly licensed St. Petersburg merchants and business persons (excluding sidewalk vendors) in conducting their trade or business at their regular business premises during the Running Event and (ii) the concessions offered by either the City or its licensees or parties with which it has contracted to provide concessions on an annual basis at any City owned property or facility.

1.3.4 “**Health & Fitness Expo**” means the health & fitness expo event to be held at Al Lang Stadium or other facility mutually agreed upon by both Parties in conjunction with the Running Event.

1.3.5 “**Laws**” means all existing and future federal, state, and local constitutions, statutes, ordinances, rules, regulations and resolutions, and all orders and decrees of lawful authorities having jurisdiction over the matter at issue.

1.3.6 “**Running Course**” means the staging and route(s) mutually agreed upon in writing by the Parties. Once the staging and route(s) have been mutually agreed upon in writing by the Parties, the Running Course will be attached to this Agreement as Exhibit A.

1.3.7 “**Running Event**” means an athletic running event which will consist of a marathon and/or half marathon and may include other distance courses to be held in November 2023 on dates to be mutually agreed to by the Parties.

1.3.8 “**Running Event Facilities**” means those lands, improvements, buildings, public or other rights of way, or property, owned, leased to or controlled by the City or under City authority as mutually agreed upon in writing by the Parties, to be used by EndorFun for

the purpose of staging the Running Event. Once those lands, improvements, buildings, public or other rights of way, or property, owned, leased to or controlled by the City or under City authority have been mutually agreed upon in writing by the Parties, the Running Event Facilities will be attached to this Agreement as Exhibit B.

1.3.9 “**Running Event Logo(s)**” means the logo(s), mark(s), symbol(s), trademark(s), or trade name(s) used by EndorFun in connection with the Running Event.

1.3.10 “**Running Event Period**” means from 7:00 a.m. on the Thursday preceding the Running Event until 5:00 p.m. on the Monday following the Running Event.

1.3.11 “**Ticket Sale Rights**” means the right to sell tickets and otherwise charge for admission to or participation in the Running Event, and to sell tickets and otherwise charge for admission to or use of the Running Event Facilities in connection with the Running Event, excluding the right to sell tickets to the general public that are solely for parking.

ARTICLE II: WARRANTIES AND REPRESENTATIONS

2.1 Warranties and Representations by EndorFun. EndorFun warrants and represents to the City as follows:

2.1.1 EndorFun is a for-profit corporation, duly formed, presently existing and in good standing under the laws of the State of New Hampshire.

2.1.2 All appropriate action exists or has been accomplished by EndorFun so as to duly authorize the officers set forth below to execute this Agreement and all documents contemplated hereby on behalf of EndorFun so as to fully and firmly bind EndorFun to the terms and provisions of this Agreement and such other documents.

2.1.3 EndorFun has the financial capability to and shall conduct the Running Event and Health & Fitness Expo in accordance with this Agreement.

2.2 Warranties and Representations by City. The City warrants and represents to EndorFun as follows:

2.2.1 The City is a municipality organized and existing under the laws of the State of Florida.

2.2.2 All appropriate action exists or has been accomplished by the City so as to duly authorize the officials set forth below to execute this Agreement and

all documents contemplated hereby on behalf of the City so as to fully and firmly bind the City to the terms and provisions of this Agreement and such other documents.

ARTICLE III: GENERAL TERMS

- 3.1 **Right to Conduct Running Event.** The City hereby grants to EndorFun the right to produce and conduct the Running Event in accordance with the terms and conditions of this Agreement. EndorFun hereby acknowledges that the City has police powers pursuant to applicable Laws to take reasonable and appropriate action in the event the conduct of the Running Event or any portion thereof is endangering the health, safety or welfare of the general public. The Parties acknowledge that it would not be reasonable for the City to take any action in this regard if the Running Event only produces those effects which are normal and customary for events of this type. The safety of the Running Event participants shall be controlled by and be the sole responsibility of EndorFun.
- 3.2 **Concession Rights.** The City hereby grants EndorFun the right to operate, or to license (in whole or in part) to others, the Concessions associated with the Running Event during the Running Event Period. The City agrees not to hereafter extend any Concession rights to any person or entity other than EndorFun which would permit the operation or licensing of concessions, or the vending or offering for sale of any goods or services competitive with the Concessions; provided, however, the City shall have the right, should it desire, to operate a concession at the Running Event so long as such concession does not compete with the Concessions contemplated herein of EndorFun and its supporting sponsors. The City shall also be permitted to operate an informational booth from which Concessions are not sold.
- 3.3 **Ticket Sale Rights and City Rights.** The City hereby grants to EndorFun exclusive Ticket Sale Rights for the Running Event. EndorFun shall provide the City with four (4) registrations to each Running Event during the Term at no cost to the City.
- 3.4 **Media and Broadcast Rights.** The City hereby grants to EndorFun the rights to license any and all media coverage, television broadcasts, or other broadcasts, locally, nationally, internationally, or otherwise, related to the Running Event during the Term. EndorFun shall notify the City of the identity of media entities that will cover the Running Event. EndorFun shall endeavor to reflect in such coverage and broadcast the St. Petersburg location of the Running Event and the involvement of the City incident to this Agreement. The provisions of this article shall survive the termination of this Agreement.
- 3.5 **Running Event Logo(s).**
 - 3.5.1 The City acknowledges that, as of the Execution Date, EndorFun is the owner of the Running Event Logo(s); provided, however, that EndorFun agrees to relinquish to the City all rights (including ownership rights) to the

Running Event Logo(s) at the end of the Term if the City provides the funding required pursuant to Section 3.7, if any, for the Running Event. In the event that EndorFun is required to relinquish to the City all rights (including ownership rights to the Running Event Logo(s), EndorFun shall execute any and all lawful documents which the City deems necessary or desirable to fully acknowledge the City's ownership of the Running Event Logo(s).

3.5.2 Prior to obtaining ownership of the Running Event Logo(s) pursuant to Section 3.5.1, the City may use the Running Event Logo(s) for promotion of the City or the Running Event with EndorFun's prior written consent, which consent shall not be unreasonably withheld or delayed.

3.5.3 EndorFun may use City owned logo(s) and trademark(s) for promotion of the Running Event with the City's prior written consent, which consent shall not be unreasonably withheld or delayed. EndorFun shall not alter or modify the City's logo(s) or trademark(s) without the City's prior written consent.

3.6 No Interest in Land. EndorFun rights pursuant to this Agreement shall not be construed as a lease, easement, or other interest in land, buildings or other property of the City.

3.7 Funding by the City.

3.7.1 Subject to Section 8.12, the City agrees to provide EndorFun funding in the amount of thirty thousand dollars (\$30,000) as an offset to City Services costs for the Running Event conducted in 2023.

3.7.2 This Section 3.7 shall not be construed to limit EndorFun's obligations or rights to (i) complete and return to the City a co-sponsored events application or (ii) solicits funding from other sources.

3.8 Health & Fitness Expo. EndorFun shall produce and conduct a two- day Health & Fitness Expo during the Running Event Period. EndorFun agrees to provide local health and fitness promoters the opportunity to purchase a booth at the Health & Fitness Expo. The City shall receive three (3) vendor spaces at each Health and Fitness Expo at no charge to support City initiatives.

3.9 Exclusivity. The City will not authorize, without EndorFun's written permission, any running event of half marathon distance or greater, other than the Running Event organized and conducted by EndorFun, from the period commencing sixty (60) days before the Running Event and ending sixty (60) days after the Running Event.

ARTICLE IV: TERM AND EXTENSION

- 4.1 Term and Extension. This Agreement shall commence on the Execution Date and expire at midnight on November 30, 2023, unless earlier terminated as provided for herein.

ARTICLE V: SCHEDULING AND CONDUCTING A RUNNING EVENT

- 5.1 Obligation to Conduct A Running Event. EndorFun shall produce and conduct the marathon and/or half marathon portion of the Running Event on a Saturday and/or Sunday in November 2023. The marathon and/or half marathon portion of the Running Event shall be conducted on the Running Course on Saturday and/or Sunday during the Running Event Period and shall be held during daylight hours only. The Running Event shall be conducted in accordance with the terms and conditions of this Agreement. EndorFun shall provide the City with written notice no later than March 30, 2023 specifying the exact date of the Running Event for 2023, and a schedule of such events.
- 5.2 Set-Up, Operation and Dismantling Periods. EndorFun shall have the use of the Running Event Facilities during the Running Event Period for purposes of set-up of the facilities and apparatus associated with the Running Event; provided however that the Running Course will only be blocked off during the time necessary to conduct the Running Event. It is anticipated that all facilities and apparatus associated with the Running Event will be set-up and dismantled during the Running Event Period. In the event EndorFun requires additional time to dismantle the facilities and apparatus following the Running Event, EndorFun shall be permitted such additional time beyond the Running Event Period so long as EndorFun has commenced the dismantling during the Running Event Period and continues to proceed in a diligent manner to complete the dismantling. EndorFun shall provide the City with a schedule indicating the dates and location of set-up and dismantling of the facilities and apparatus associated with the Running Event, along with updates and changes thereto as soon as reasonably possible after the necessity for such updates and changes becomes known to EndorFun.
- 5.3 Cleanup and Restoration. EndorFun shall be responsible for cleaning up the Running Course and Running Event Facilities at the end of the Running Event. Such cleanup shall include, without limitation, removal of litter and debris from city streets and the Running Event Facilities.
- 5.4 Conditions of Running Event Facilities. EndorFun shall be responsible to promptly return the Running Event Facilities to the condition they were in immediately prior to the Running Event, reasonable wear and tear excepted. EndorFun shall be responsible to repair any damage to the Running Event Facilities during the Running Event by reason of EndorFun or its patrons.
- 5.5 City Services. The City shall provide City Services for the Running Event. EndorFun shall pay the actual costs and expenses for City Services and the City Permit and Use Fees to the City within thirty (30) days after the Running Event. The actual costs and expenses for City Services and the City Permit and Use Fees

required to be paid by EndorFun will be reduced by the amount of City funding described in Section 3.7.

- 5.6 Compliance with Laws and Related Matters. EndorFun shall comply with all applicable Laws, including without limitation, the Florida Public Records Law (Chapter 119, Florida Statutes) and the Americans with Disabilities Act.
- 5.7 Liability for Expenses. Under no circumstances shall the City be liable for any costs or expenses incurred by EndorFun in any way related to or connected with the Running Event unless specifically provided for in this Agreement. Without limiting the generality of the foregoing, all obligations of EndorFun pursuant to this Agreement shall be performed by EndorFun at its sole cost and expense unless this Agreement specifically provides otherwise.
- 5.8 Payment of Taxes. Unless otherwise specifically provided for in this Agreement, EndorFun shall pay before they become delinquent all applicable taxes associated with the Running Event, including, without limitation, ad valorem taxes that may be assessed due to EndorFun's use of the Running Event Facilities.
- 5.9 Authorizations. EndorFun shall be responsible for seeking and obtaining any and all permits, licenses, certifications, consents, or other authorizations required by any public or private entity or concern for the staging of the Running Event and all other matters in connection therewith.
- 5.10 Unanticipated Events and Needs. The Parties acknowledge that certain events, needs and changes related to the Running Event cannot be anticipated far in advance (e.g., weather conditions). Each party shall give the other reasonable notice under the circumstances of request for performance or modification of performance under this Agreement that could not reasonably have been anticipated pursuant to notice required or contemplated in another article of this Agreement. In the event such notice is given pursuant to this Section 5.10, the Parties shall attempt to negotiate such amendments to this Agreement that may be necessary.

ARTICLE VI: DEFENSE OF CLAIMS, INDEMNIFICATION AND INSURANCE

- 6.1 Indemnification.

6.1.1 EndorFun shall defend, pay on behalf of, indemnify and hold the City, its officers, agents, employees, elected and appointed officials, and volunteers (collectively, “**Indemnified Parties**”) harmless from any and all claims, suits, demands, liabilities, losses, damages, liens and fines, regardless of whether a lawsuit is filed (collectively, “**Claims**”), arising out of or in any way connected with the Running Event, including but not limited to Claims arising from or in any way connected with set-up or dismantling activities; and from any and all Claims, which are alleged or claimed to be arising from or in connection with (i) the sole or contributory negligence (active or passive) of EndorFun, its agents, employees, contractors, subcontractors, concessionaires, licensees, patrons, spectators, volunteers, participants, or customers; (ii) the negligence of the Indemnified Parties arising out of Running Event; (iii) the intentional wrongful acts and omissions of EndorFun, its agents, employees, contractors, subcontractors, concessionaires, licensees, patrons, spectators, volunteers, participants or customers; (iv) the City's obligations pertaining to defective conditions in the Running Event Facilities and any allegations of dangerous condition of public property or premises liability for the property of the Indemnified Parties; (v) the failure of EndorFun, its agents, employees, contractors, subcontractors, concessionaires, licensees, patrons, spectators, volunteers, participants or customers to comply and conform with all applicable Laws; (vi) the Running Event or any portion thereof obstructing physical access to property; and (vii) the Running Event or any portion thereof causing a nuisance, including Claims in the nature of nuisance.

6.1.2 The provisions of this article are independent of, and will not be limited by, any insurance required to be obtained by EndorFun pursuant to this Agreement or otherwise obtained by EndorFun, and shall survive the expiration or earlier termination of this Agreement.

6.2. Insurance Coverage.

6.2.1 EndorFun shall obtain and maintain at all times during the set-up, staging, and dismantling of the Running Event the following minimum types and amounts of insurance at its own expense:

6.2.1.1 Commercial general liability insurance in an amount of at least One Million Dollars (\$1,000,000) per occurrence, Two Million Dollars (\$2,000,000) aggregate in occurrences form. This policy shall include coverage for (i) personal injury or death or property damage or destruction; (ii) fire legal liability in the minimum amount of One Hundred Thousand Dollars (\$100,000); and (iii) contractual liability under this Agreement.

6.2.1.2 Automobile liability insurance of \$1,000,000 combined single limit covering all owned, hired and non-owned vehicles.

6.2.1.3 Workers’ Compensation insurance as required by Florida law and Employers’ Liability insurance in an amount of at least \$100,000

each accident, \$100,000 per employee, and \$500,000 for all diseases.

- 6.2.1.4 If approved to dispense alcohol, Liquor Liability Insurance in the amount of One Million Dollars (\$1,000,000).
- 6.2.2 All of EndorFun insurance policies, except Workers' Compensation, shall name the Indemnified Parties as additional insureds.
- 6.2.3 EndorFun shall provide the City with Certificates of Insurance on a standard ACORD form, or similar form acceptable to the City, reflecting all required coverage. At the City's request, EndorFun shall provide copies of current policies with all applicable endorsements.
- 6.2.4 All policies shall provide that the City will be provided notice at least thirty (30) days prior to any cancellation, reduction, or material change in coverage.
- 6.2.5 All insurance required must be on a primary and noncontributory basis and must be provided by responsible insurers licensed in the State of Florida and rated at least A - in the then-current edition of AM Best's Rating Services or similar rating agency acceptable to the City.
- 6.2.6 If any insurance carried by EndorFun has broader coverage than required in this Agreement, then that broader coverage, including but not limited to additional insured requirements, is deemed to be the requirement in this Agreement. If EndorFun's insurance limits are greater than the minimum limits set forth herein, then EndorFun's insurance limits are deemed to be the required limits in this Agreement.
- 6.2.7 EndorFun hereby waives all subrogation rights of its insurance carriers in favor of the Indemnified Parties. This provision is intended to waive fully, and for the benefit of the Indemnified Parties, any rights or claims which might give rise to a right of subrogation in favor of any insurance carrier or EndorFun.

ARTICLE VII - DEFAULT AND REMEDIES

- 7.1 **Default.** The following shall be deemed events of default ("**Default**") under this Agreement:
 - 7.1.1 **By City.** Failure of City to perform or comply with its obligations or responsibilities hereunder, which is not cured within thirty (30) days following receipt by City of written notice from the EndorFun specifying with particularity the Default so claimed, or if such Default cannot be reasonably cured within such thirty (30) day period, then so much additional time as is reasonably necessary provided that City commences to cure within such thirty (30) day period and thereafter diligently and continuously

proceeds to cure the Default;

7.1.2 By EndorFun.

7.1.2.1 Failure of EndorFun to perform or comply with its obligations or responsibilities hereunder, which is not cured within thirty (30) days following receipt by EndorFun of written notice from the City specifying with particularity the Default so claimed, or if such Default cannot be reasonably cured within such thirty (30) day period, then so much additional time as is reasonably necessary provided that EndorFun commences to cure within such thirty (30) day period and thereafter diligently and continuously proceeds to cure the Default;

7.1.2.2 Failure of EndorFun to conduct the Running Event every year during the Term;

7.1.2.3 In the event EndorFun makes a voluntary assignment for the benefit of its creditors; and

7.1.2.4 In the event EndorFun shall file a voluntary petition in bankruptcy or becomes the subject of an involuntary petition in bankruptcy which is not discharged within sixty (60) days after the filing of such involuntary petition in bankruptcy.

7.2 Remedies.

7.2.1 In the event of a Default by a party in the performance of its obligations and duties as provided in this Agreement which is not cured within any curative period provided herein, the other party shall have the right to immediately file an action with a court of competent jurisdiction requesting an order granting any and all appropriate remedies, legal and equitable, including, without limitation, injunctive relief, specific performance, termination of this Agreement, damages and/or an order requiring or precluding the conduct of the Running Event or any portion thereof. The Parties hereto shall comply with the terms and conditions of any such order until the order is subsequently modified or revoked by such court or overruled pursuant to an appeal thereof filed by any party hereto; provided, however, that until a court order is obtained establishing the rights and obligations of the Parties pursuant to this Agreement and the Default of a party in the performance of its obligations and duties hereunder, no party shall be excused from performance of its respective obligations pursuant to this Agreement except as otherwise specifically provided in this Agreement to the contrary.

7.2.2 The provisions of this Section 7.2 are subject to the rights of termination set forth in Section 7.3.

- 7.2.3 In no event shall either party be liable for any loss of use, loss of time, inconvenience, lost profits or other special, incidental or consequential damages in any way related to or arising from this Agreement or the Running Event.
- 7.3 Termination. Notwithstanding anything contained in Section 7.2 above to the contrary, the applicable parties shall have the right to terminate this Agreement by written notice to the other parties as follows:
- 7.3.1 By City. The City may terminate this Agreement by written notice to EndorFun by reason of any Default specified in Section 7.1.2.
- 7.3.2 By EndorFun. EndorFun may terminate this Agreement by written notice to the City by reason of any Default specified in Section 7.1.1.
- 7.3.3 By Court. A court of competent jurisdiction may terminate this Agreement pursuant to Section 7.2 following any Default specified in Section 7.1.1 or Section 7.1.2.1 which is not cured within the applicable curative period provided therein.

ARTICLE VIII - MISCELLANEOUS

8.1 Notices.

- 8.1.1 Any and all notices to be given to EndorFun under this Agreement or required by applicable Laws to be given to EndorFun may be given or served by certified or registered letter deposited in the U.S. Mail with postage prepaid, overnight courier, or facsimile, addressed to:

EndorFun Sports, L.L.C.
1200 Eden Isle Blvd. N.E.
St. Petersburg, Florida 33704
512-608-5857
Attn: Keith Jordan

- 8.1.2 Any and all notices to be given to the City under this Agreement or required by applicable Laws to be given to the City may be given or served by certified or registered letter deposited in the U.S. Mail with postage prepaid, overnight courier, or facsimile, addressed to:

City of St. Petersburg
175 5th Street North
St. Petersburg, Florida 33701
727-892-5024
Attn: City Development Admin.

- 8.1.3 All notices shall be deemed given or served upon receipt. Any party may

change its address for the giving of notice pursuant to notice given in accordance with the provisions of this Section 8.1, which notice shall be effective upon receipt by the other party.

- 8.2 Assignment. EndorFun shall not assign this Agreement, or any part thereof, without first obtaining the written consent of City, which consent may be withheld by City at its sole discretion. Any assignment of this Agreement contrary to this Section 8.2, whether voluntary or involuntary, shall be void and shall confer no rights upon an assignee.
- 8.3 No Waiver. No provision of this Agreement will be deemed waived by either party unless expressly waived in writing signed by the waiving party. No waiver shall be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this Agreement shall be deemed a waiver of such provision with respect to any subsequent matter relating to such provision, and the City's consent respecting any action by EndorFun shall not constitute a waiver of the requirement for obtaining the City's consent respecting any subsequent action.
- 8.4 Severability. In the event that any portion of this Agreement shall be held to be invalid for any reason, such invalidity shall not affect the remaining portions of this Agreement and the same shall remain in full force and effect.
- 8.5 Applicable Law and Venue. This Agreement shall be deemed to have been executed, delivered and performed in the State of Florida and it shall be governed by and interpreted in accordance with the laws of the State of Florida. Venue for any action brought in state courts shall be in Pinellas County, St. Petersburg Division. Venue for any action brought in federal court shall be in the Middle District of Florida, Tampa Division, unless a division shall be created in St. Petersburg or Pinellas County, in which case the action shall be brought in that division.
- 8.6 Parties in Interest. All agreements made and entered into in connection with the transactions contemplated herein shall be binding upon and shall inure to the benefit of the Parties hereto, their successors and assigns.
- 8.7 Captions. Captions are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.
- 8.8 Relationship of Parties. This Agreement does not in any way constitute EndorFun as the agent, employee or legal representative of the City for any purpose whatsoever. EndorFun is in all respects an independent contractor and nothing contained in this Agreement shall create or be construed as creating a partnership or joint venture between the City and EndorFun.
- 8.9 Nondiscrimination. EndorFun shall not discriminate against anyone in the use of the Running Event Facilities or the participation in the Running Event or the Health & Fitness Expo because of race, color, religion, gender, national origin, marital

status, age, disability, sexual orientation, genetic information or other protected category.

- 8.10 Force Majeure. Each party shall be excused from performance of its obligations hereunder when such performance has been delayed, hindered or prevented by any cause or causes beyond such party's reasonable control, which shall include, without limitation, labor disputes, riots, civil commotion or insurrection, war, war-like operations, or terrorist acts, invasion, rebellion, military or usurped power, sabotage, governmental restrictions, regulations or controls, inability to obtain any materials or services, fire or other casualties, natural disasters or acts of God. In the event any Running Event Facility or portion thereof is destroyed or substantially damaged at any time during the Term by fire, casualty or other cause, the City shall not be required to repair or rebuild such Running Event Facility or portion thereof. If the Running Course set forth in Exhibit A and/or Running Event Facilities set forth in Exhibit B are unavailable due to circumstances beyond the City's control, the Parties shall mutually agree in writing on a revised Exhibit A and/or Exhibit B.
- 8.11 Consent and Action by City.
- 8.11.1 For purposes of this Agreement, any required written permission, consent, acceptance, approval, or agreement by the City means the approval of the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.
- 8.11.2 For purposes of this Agreement, any right of the City to take any action permitted, allowed, or required by this Agreement may be exercised by the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.
- 8.12 Non-Appropriation. The obligations of the City as to any funding required pursuant to this Agreement shall be limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, the City shall not be prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge shall be prior and superior to any obligation of the City pursuant to this Agreement.
- 8.13 Entire Agreement. This Agreement and the documents to be delivered hereunder constitute the entire agreement between the Parties pertaining to the subject matters covered hereby and there are no oral representations, arrangements or understandings between or among the Parties relating to the subject matters of this Agreement.
- 8.14 Amendment. This Agreement may be amended only in writing executed by the

Parties.

- 8.15 Survival. All obligations (including indemnity and payment obligations) or rights of any party arising during or attributable to the period prior to expiration or earlier termination of this Agreement shall survive such expiration or earlier termination.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by their duly authorized representatives on the date first above written.

ENDORFUN SPORTS, L.L.C.

Sign: _____
Print: _____
Title: _____

CITY OF ST. PETERSBURG, FLORIDA:

ATTEST:

By: _____
Mayor or Designee

City Clerk

Print: _____

(SEAL)

Title _____

Approved as to Content and Form:

City Attorney (Designee)
00668451

Attachments:

- Exhibit A - Running Course
- Exhibit B - Running Event Facilities



EndorFun Sports, LLC

St. Pete Run Fest



st.petersburg
www.stpete.org

Background and Current Status

Request for Proposals issued in 2016

Multi-Year Agreement with EndorFun Sports

First St. Pete Run Fest Event in 2017

Last Event in November 2022



Future of St. Pete Run Fest

New RFP to be issued in May 2023

First event under new agreement in 2024

One-Year agreement with EndorFun Sports for 2023





About St Pete Run Fest

November 10-12, 2023

- 5th Running-6,000 Runners and 15,000 participants (2X in 5 years)
- 2,000 Kids Ran Challenge since inception
- 2022-3,000+ bed nights (47 states and 11 countries)
- Donated 5,000+ meals to St Pete Free Clinic
- Ocean Friendly event
- #5 Race of Decade-BibRave
- Good 'Burger Finalist 21&22
- City Services Costs 25% increase since 2017

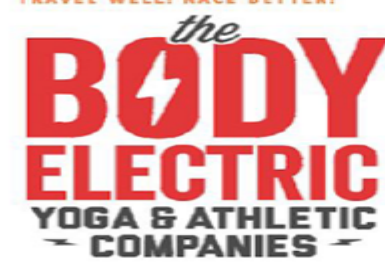


2022
Nominee
VOTE FOR US!
stpete.com/votegoodburger

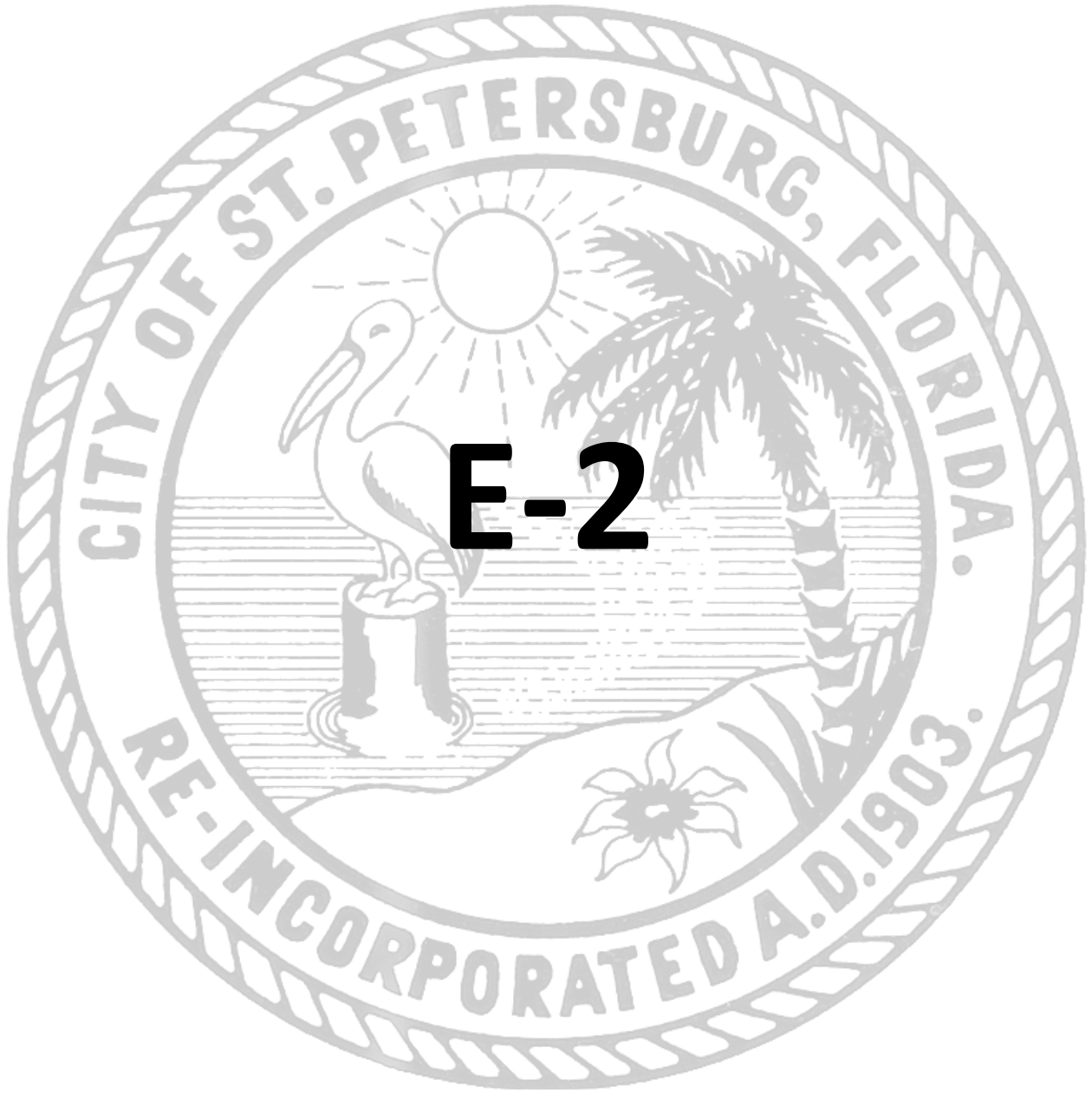
a St. Pete Chamber event
10th
Anniversary
Good
'Burger
AWARDS



SPECIAL THANKS TO ALL OF OUR PARTNERS



The following page(s) contain the backup material for Agenda Item: Approving an agreement with Neutron Holdings, Inc. d/b/a Lime (“Operator”) providing for (i) the Operator to set up, manage, operate, and maintain the City of St. Petersburg’s Bicycle Share Program and (ii) granting a license to Operator to make the bicycles available to the public in accordance with Chapter 26 of the St. Petersburg City Code; authorizing the Mayor or his designee to execute the agreements and all other necessary documents to effectuate these transactions; authorizing the City Attorney to make non-substantive changes to the agreement; and providing an effective date.
Please scroll down to view the backup material.



E-2

ST PETERSBURG CITY COUNCIL
Reports
Meeting of March 23, 2023

To: The Honorable Brandi Gabbard, Chair and Members of City Council

Subject: Approving an agreement with Neutron Holdings, Inc. d/b/a Lime (“Operator”) providing for (i) the Operator to set up, manage, operate, and maintain the City of St. Petersburg’s Bicycle Share Program and (ii) granting a license to Operator to make the bicycles available to the public in accordance with Chapter 26 of the St. Petersburg City Code; authorizing the Mayor or his designee to execute the agreements and all other necessary documents to effectuate these transactions; authorizing the City Attorney to make non-substantive changes to the agreement; and providing an effective date.

Explanation: The City’s Bicycle Share Program was established in 2016 through a license agreement with CycleHop, LLC which has provided the service under the Coast Bike Share brand using city-owned equipment based on that agreement which was amended in 2020 and had been extended through March 31, 2023. The City’s Bicycle Share was established through the purchase of 300 pedal bikes and other associated equipment to provide at least 30 bike share hubs to serve the greater downtown core as well as adjacent business districts and neighborhoods. In 2021, the system was expanded through the purchase of 50 Class 1 e-bikes and the development of virtual hubs. The virtual hubs provided an expanded service area to allow users to reach more destinations and allowed them to park the bikes at more locations without incurring additional service fees. Since program launch, there have been nearly 225,000 rides on the Coast Bicycle Share bikes. The City’s investments in the program have included the capital investments in the program equipment and a recurring, monthly technology connectivity fee that currently costs \$5,250.

Recognizing shifts in the micromobility industry, and the pending expiration of the second term of the agreement with CycleHop, the City issued Request for Proposal (RFP) No. 8458 in late 2022 to solicit proposals from qualified firms to provide and manage a bike share program in St. Petersburg. The RFP provided a scope of services anticipated by the City and the proposed terms and conditions associated with the license agreement. The scope of services laid out the minimum requirements for program safety and operations, including hardware, technology, deployment, and safety education requirements, and inquired as to whether or how the operator could use the City’s existing bike share program equipment. It also asked operators to provide their concurrence with the City’s approach to parking management (100% within designated parking corrals/areas) which would be City-managed to be consistent with the City’s Scooter Share program. The term of the agreement would be for an initial three-year period with the option to renew the agreement for three years after the initial term, and the option to renew for an additional three years after the completion of a second three-year term.

An evaluation committee comprised of City staff and program stakeholders (Downtown Partnership and St. Petersburg Area Chamber of Commerce staff) reviewed the two proposals received in response to the RFP. The committee members conducted an independent review of each proposal solely on the evaluation criteria identified in the RFP that included the following considerations: experience and past performance on similar contracts; qualification and technical competence; responsiveness to scope requirements and program goals; quality and quantity of proposed vehicles; demonstrated operations readiness and proposed schedule; demonstrated financial viability and stability; and fiscal impact to the City. The committee met on two occasions to discuss their observations of the proposals’ strengths and weaknesses and to make a recommendation for award. A Technical Evaluation Report that summarizes the committee’s efforts is attached.

Both responses to the RFP indicated that neither vendor would be able to use and/or adapt the City's existing bicycle share bikes, though it's likely the existing racks can continue to be used to support bike share operations in St. Petersburg. Further, both vendors proposed to provide a new bike share system in St. Petersburg at no cost to the City besides nominal costs for the City to provide parking area locations. Therefore, a primary difference between the two proposals related to the equipment to be provided, with Lime proposing to use equipment that more closely resembled the existing Class 1 e-bikes and in a quantity consistent with the number of bicycles in the current Bicycle Share Program. For reference, e-bikes, per Florida statutes, are now classified within a three-tier system. Class 1 e-bikes are bicycles with a motor that provide assistance only when the user is pedaling and ceases to provide assistance when speeds reach 20mph. Class 2 e-bikes do not require the user to pedal at all, though cease to provide assistance greater than 20mph. Class 3 e-bikes have motors that provide assistance only when pedaling but continue to provide assistance up to 28mph. Consequently, the City indicated a strong preference for only Class 1 e-bikes for use within the Bicycle Share program. The other offeror, Veo, which currently provides services within the Scooter Share program proposed using a fleet that included primarily the scooter-like Class 2 e-bikes and few pedal bikes. The committee felt this approach was redundant to the Scooter Share program and did not provide a distinct, added mobility option for residents and visitors in St. Petersburg.

Under the proposed agreement, Lime, at their own cost and expense would deploy the e-bikes, initially 300 and based upon demand up to 500 in the future, at City-designated bike share hubs. The e-bikes would have a governor that regulates their maximum assisted speed to 15mph, consistent with e-scooters. Further, Lime will provide a significant discount, a 70% reduction, for users who qualify for their Lime Access equity-based programs. Finally, the agreement is stylized to be substantially similar to that of the Scooter Share program for added consistency between the City's micromobility operators since, per the proposed agreement, only electric-assist bikes will be provided as a part of the Bicycle Share program.

As noted above, the City's existing Bicycle Share bikes will no longer be needed for public use, and most have reached or are approaching the end of their useful life having been deployed outside for up to 6.5 years. Currently staff is in discussions with various charitable organizations who may wish to repurpose the bicycles for a continued beneficial service life after refurbishment. Once those discussions are finalized, Administration will seek City Council's approval to donate a portion or all bikes to charitable organization(s). Any remaining bikes or equipment with remaining value will be sold by competitive public auction in accordance with the City's standard procedures for surplus equipment.

Recommendation: Administration recommends approval of the attached resolution approving an agreement with Neutron Holdings, Inc. d/b/a Lime ("Operator") providing for (i) the Operator to set up, manage, operate, and maintain the City of St. Petersburg's Bicycle Share Program and (ii) granting a license to Operator to make the bicycles available to the public in accordance with Chapter 26 of the St. Petersburg City Code; authorizing the Mayor or his designee to execute the agreements and all other necessary documents to effectuate these transactions; authorizing the City Attorney to make non-substantive changes to the agreement; and providing an effective date.

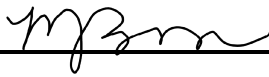
Cost/Funding/Assessment Information: Under the new agreement, the City's obligation to pay technology connectivity fees is eliminated as are significant future capital investments in program expansion. The City's responsibility for providing bike share hubs will come at a nominal cost and can be absorbed in the existing budget. It is estimated that the new program will save the City approximately \$50,000 per year in ongoing operating expenses compared to the original program and no future capital expenditures are expected during the term of the proposed agreement. Funds have been previously

appropriated in the General Fund (0001), Transportation and Parking Management Department, Bicycle Share Program Division (281-1811).

Attachments:

- (1) Technical Evaluation Report
- (2) Resolution
- (3) Agreement with Neutron Holdings, Inc. d/b/a Lime
- (4) Presentation

Administration:  _____

Budget:  _____

Technical Evaluation
Request for Proposal (RFP) No. 8458
975-65 Bike Share Program Services

Summary Work Statement

The City received two proposals in response to RFP No. 8458, Bike Share Program Services. The successful offeror will provide bike share program services through a license agreement with the City as required per City code. The proposals were received from:

Neutron Holdings, Inc. (dba Lime)
Veo Ride, Inc. (dba Veo)

Evaluation Committee

Evaluations of the proposals were conducted by:

Cheryl Stacks, Transportation Manager
Elisabeth Staten, Planner II
Cassidy Mutnansky, Economic Develop Coordinator
Christie Bruner, Vice President of Advocacy, St. Petersburg Chamber of Commerce
Nicole Roberts, Project Manager, St. Petersburg Downtown Partnership

Evan Mory, Transportation & Parking Management Director, served as a technical advisor to the Committee.

Evaluation Criteria

The proposal was evaluated based on the following weighted criteria:

- Experience and past performance on similar contracts – 10%
- Qualification and technical competence – 20%
- Responsiveness to scope requirements and program goals – 20%
- Quality and quantity of proposed vehicles – 20%
- Demonstrated operations readiness and proposed schedule – 10%
- Demonstrated financial viability and stability – 10%
- Fiscal impact to the City – 10%

Offerors' Profiles

Below is a profile of the offerors and a summary of the offerors' strengths and weaknesses, based on the evaluation scale and each evaluator's independent review.

Neutron Holdings, Inc. dba Lime is headquartered in San Francisco, CA. The company has been in business since 2017 and has 796 full-time employees.

Strengths: Lime is the world's largest shared electric vehicle company with a presence in 200 cities, including several Florida cities. Lime has successfully implemented no-ride and no-parking zones, low-speed zones, strong geofencing equipment, and mandatory/highly regulated parking zones/corrals. Lime offers incentives to repark bikes, \$1 off rental of improperly parked bikes or bikes from overcrowded corrals or for wearing a helmet, and an appealing equity program that

offers a 70% discount for qualifying users and includes partnerships with community organizations such as Daystar and Boley and data sharing capabilities with the City. Lime has received several awards for bike design in recent years and has presented a very detailed plan for routine maintenance, diagnostics, and issue reporting. The bikes appear to meet all requirements and to be designed well, with an anti-theft feature and a large basket. The initial plan is to deploy 300 Class 1 e-bikes with the capability to increase to 500 as needed. Lime has support staff in Florida (Program Managers, Lead Technicians, Mechanics and Operations Specialists), as well as a Government Relations Liaison and could launch the bike program within two weeks from notification by the City. The Lime program has no associated cost to the City.

Weaknesses: While Lime clarified that the St. Pete program would be the lowest fare within their Florida markets, Lime's standard per minute fare is priced similar to local rates for scooters. Lime took considerable exceptions to the Terms and Conditions that were included in the RFP. In 2019, Lime's permit to operate was revoked in Fayetteville, Arkansas for failing to meet the City's geofence implementation deadline, though this was clarified to note improvements in geofencing technologies.

Veo Ride, Inc. dba Veo is headquartered in Santa Monica, CA. The company has been in business since 2017.

Strengths: Veo Ride is an established organization with a presence in over 50 markets; they reported being the first profitable company in the industry. Veo has demonstrated experience in establishing slow ride zones, no park zones, no ride zones, and geofencing technology. Veo's Veo Access program waives the \$1 unlock fee and is aimed at individuals who qualify for federal and state programs like SNAP, Medicaid, or who receive discounted utility bills. Additionally, Veo proposed to honor the remaining balance of annual memberships for existing St. Pete Coast Bike Share annual members. The Veo program has no associated cost to the City.

Weaknesses: Veo's proposal offered only 50 Halo pedal bikes with the remaining as Class 2 Cosmo e-bikes, which were determined to be more like a scooter than a bike, and undesirable for bike share by the evaluation committee. Veo clarified they could potentially add up to 50 more Halo pedal bikes after certain usage thresholds were attained, though the committee expressed concern the threshold was unlikely to be met with so few bikes deployed within the service area.

Shortlisting and Clarifications

On November 15, 2022, the proposals were evaluated solely on the evaluation criteria established in the RFP. On November 30, 2022, both offerors were sent a list of questions for clarification. On December 8, 2022, the evaluation committee met to evaluate the proposals based on answers provided by both offerors. No presentations were requested.

The evaluation committee acknowledged a concern with the exceptions that Lime took to the Terms and Conditions included within the solicitation. In response to the committee's request for clarification associated with the legal terms, Lime indicated a preference to work with the City to resolve any outstanding issues with the terms and conditions that would become part of the license agreement.

Recommendation for Award

On December 8, 2022, the evaluation committee recommended Neutron Holdings, Inc. dba Lime for award of RFP 8458 Bike Share Program Services pending resolution of concerns associated with their exceptions to the Terms & Conditions included in the RFP. The company has met the requirements of RFP No. 8458 and the offer was determined to be the most advantageous to the

City, taking into consideration the evaluation criteria set forth in the RFP including cost to the City.

Neutron Holdings, Inc. dba Lime was selected for the following reasons:

- Lime has successfully managed bike share programs in over 200 cities.
- Lime's program technology indicates successful establishment of ride/no ride zones, low speed zones, and geofencing strategies.
- Lime has proposed an appealing equity program, rider incentives, and community partnerships for hiring future employees.
- Lime's product requires the user to pedal and more closely resembles a traditional bicycle
- Lime's proposal includes an initial outlay of 300 Class 1 e-bikes and can launch the program within two weeks of award.
- Lime's proposal has no associated cost to the City.

RESOLUTION NO. ____

A RESOLUTION APPROVING A THREE-YEAR AGREEMENT WITH TWO THREE-YEAR RENEWAL OPTIONS WITH NEUTRON HOLDINGS, INC. D/B/A LIME (“OPERATOR”) PROVIDING FOR (i) THE OPERATOR TO SET UP, MANAGE, OPERATE, AND MAINTAIN THE CITY OF ST. PETERSBURG’S BICYCLE SHARE PROGRAM AND (ii) THE CITY TO GRANT A LICENSE TO THE OPERATOR TO MAKE THE BICYCLE’S AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH CHAPTER 26 OF THE ST. PETERSBURG CITY CODE; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AUTHORIZING THE CITY ATTORNEY TO MAKE NON-SUBSTANTIVE CHANGES TO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City’s existing bicycle share program was established in 2016 through an agreement with CycleHop, LLC (“CycleHop”) which will expire on March 31, 2023; and

WHEREAS, due to the pending expiration of the agreement with CycleHop and recognizing shifts in the micromobility industry, City Administration issued a request for proposals (“RFP No. 8458”) in late 2022 to solicit proposals from qualified firms to provide and manage a bicycle share program in St. Petersburg; and

WHEREAS, an evaluation committee comprised of City staff and bicycle share program stakeholders (i.e. Downtown Partnership and St. Petersburg Area Chamber of Commerce staff) reviewed the proposals received in response to RFP No. 8458 and selected Neutron Holdings, Inc. d/b/a Lime (“Operator”); and

WHEREAS, the City Administration desires to contract with the Operator for the purpose of setting up, managing, operating, and maintaining the bicycle share program and recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of St. Petersburg, Florida, that the three-year agreement with two three-year renewal options with Neutron Holdings, Inc. d/b/a Lime (“Operator”) providing for (i) the Operator to set up, manage, operate, and maintain the City of St. Petersburg’s Bicycle Share Program and (ii) the City to grant

a license to the Operator to make the bicycles available to the public in accordance with Chapter 26 of the St. Petersburg City Code is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his Designee is authorized to execute the agreement and all other documents necessary to effectuate this transaction.

BE IT FURTHER RESOLVED that the City Attorney is authorized to make non-substantive changes to the agreement.

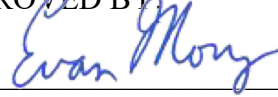
This resolution shall become effective immediately upon its adoption.

APPROVED BY:



Legal 00668483

APPROVED BY:



Evan Mory, Director
Transportation & Parking Management

AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into on the _____ day of _____, 2023 (“Effective Date”), by and between Neutron Holdings, Inc. d/b/a Lime (“Operator”) and the City of St. Petersburg, Florida, (“City”) (collectively, “Parties”).

RECITALS:

WHEREAS, the City issued request for proposals #8458 for a Bicycle Share Program on October 3, 2022; and

WHEREAS, Operator was the operator selected by the City’s selection committee based on its response to the request for proposals; and

WHEREAS, Operator represents that it possesses the personnel, skills, and experience necessary to set up, manage, operate, and maintain the City’s Bicycle Share Program, as defined herein; and

WHEREAS, the City desires to contract with Operator for the purpose of setting up, managing, operating, and maintaining the Bicycle Share Program; and

WHEREAS, Operator wishes to accept such duties and responsibilities on all the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals (all of which are adopted as an integral part of this Agreement), the promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. **Operator Duties.** Operator shall provide the services set forth in Appendix A (“Scope of Services”) (including all attachments thereto) for the City in full and complete accordance with this Agreement. Without limiting the generality of the foregoing, Operator shall be responsible for the complete set-up, management, operation, maintenance, and marketing of the City’s Bicycle Share Program (“Program”) which will be within the Program Area (as defined in Appendix A), including the Parking Areas. The “Parking Area(s)” are those areas (including ingress, egress, and approaches thereof and thereto) designated by the City as Bicycle Share parking areas and set forth in Appendix B (labeled as “hub” locations), and those areas secured by Operator in accordance with Appendix A. Appendix A (including attachment 1 to Appendix A) and Appendix B are attached hereto and made a part hereof.
2. **Grant of License.** The City hereby grants to Operator a license to operate the Bicycles (as defined in Appendix A) in accordance with Chapter 26 of the St. Petersburg City Code, as may be amended from time to time.
3. **Term.** The initial term of this Agreement shall be three (3) years commencing on the

Effective Date, unless the agreement is earlier terminated as provided for herein. The City reserves the right to extend the Agreement for two (2) additional three-year periods at the end of the then expiring term, provided that the City and Operator mutually agree in writing to any changes to the Agreement related to operation of the Program and any such extension is mutually agreed upon by both parties in writing. References in the agreement to “Term” shall include the initial term of the agreement and all renewal terms.

4. **No Payment by the City.** Operator shall perform its obligations under this Agreement at no cost or expense to the City. Operator is responsible for all costs and expenses incurred in performing its obligations under this Agreement, including but not limited to any required permits or licenses.
5. **Liquidated Damages.** Each “Nuisance Bicycle” (as defined in the Scope of Services) will result in damages to the City that are extremely difficult and impractical to determine and for which the City’s remedies at law will not be adequate. Accordingly, as a fair and reasonable estimate and liquidation of the City’s damages and not a penalty, for each Nuisance Bicycle, Operator shall pay the City an amount equal to \$50 per occurrence, and an additional \$50 for each consecutive twenty-four-hour period thereafter in which the Nuisance Bicycle remains uncorrected. Acceptance by the City of such liquidated damages shall not be deemed permission for the Operator to continue such violation and shall not preclude the City from seeking any other remedy (other than monetary damages) for such violation including, without limitation, suspension or termination of this Agreement.
6. **Addition and Deletion of a Parking Area.** The City shall have the sole and absolute right to add a Parking Area or delete a Parking Area within the Program Area at any time during the Term of the agreement upon thirty (30) days prior written notice to Operator. Any such written notice shall, at the end of thirty (30) days, be attached to this Agreement and Appendix B shall be deemed to be amended accordingly.
7. **Program Expansion or Reduction.** The City has the sole and absolute right to expand the Program or reduce the Program, including increasing or decreasing the number of Bicycles to be deployed by the Operator, at any time during the Term upon fifteen (15) days prior written notice to Operator. Operator shall be responsible for all costs and expenses associated for adding additional Bicycles and other Program equipment or removing Bicycles and other Program equipment.
8. **Expansion of Program Area.** At any time during the term, either party may propose to expand or otherwise alter the Program Area. Any change(s) to the Program Area must be mutually agreed upon by the Parties in writing. Such change(s) to the Program Area will be reflected in a written document which will be attached to Appendix B and Appendix B will be deemed amended accordingly. The Operator shall be responsible, at its sole cost and expense, for locating Bicycles and any other Program equipment to any new Parking Area within the Program Area, including but not limited to obtaining any required permit, license and/or approval.

9. **Non-Exclusive Agreement.** This is not an exclusive agreement, and it imposes no obligation on the City to limit the number of bicycle or micromobility operators in the City. The City specifically reserves the right to concurrently contract with other companies for similar work and services if it deems such action to be in the City’s best interest. Operator shall coordinate and cooperate with any other bicycle or micromobility operators in the Program Area.
10. **Personnel.** Operator shall hire such personnel as shall be necessary and proper to carry out the terms and conditions of this Agreement. Operator acknowledges and agrees that such personnel shall not (i) be considered employees of the City for any purpose; (ii) have any authority to act on behalf of the City or as the City’s agent; or (iii) receive any payment or benefit, monetary or non-monetary, including but not limited to worker's compensation benefits directly from the City. The City reserves the right to require Operator to replace any persons providing services pursuant to this Agreement, including but not limited to Operator's employees and any affiliates' or subcontractors' employees, whom the City judges to be incompetent, careless, unsuitable or otherwise objectionable, or whose continued use is deemed contrary to the best interests of the City.
11. **Sponsorship Agreements, Signage and Advertisements.** All sponsorship agreements, signs, logos and advertisements shall comply with the Sponsorship and Sign Guidelines. For purposes of this Agreement, the Sponsorship and Sign Guidelines means the sponsorship, sign, logo, and advertisement guidelines and any changes thereto developed by Operator and approved by the City within sixty (60) days after the Effective Date. Additionally, all signage shall comply with applicable Laws.
12. **Agreement Components.**
 - A. This Agreement consists of this document and its appendices and the following documents, which are attached hereto and made a part hereof by reference (“Other Documents”):
 - (1) RFP 8458, 1: Bike Share Program Services dated October 20,2022
 - (2) Questions and Clarifications dated October 18, 2022
 - (3) Neutron Holdings dba Lime proposal, no. 13068, dated October 20, 2022
 - B. In the event of an inconsistency or conflict between or among the documents referenced in this Agreement, the following order of precedence shall govern: (i) this Agreement, exclusive of its appendices, (ii) the appendices to this Agreement; and (iii) the Other Documents. In the event of an inconsistency or conflict between or among the Other Documents, the order of precedence shall be the order the documents are listed above (e.g., Document 1 shall govern over Document 2, Document 2 shall govern over Document 3, etc.).
13. **Indemnification.**

- A. Operator shall defend at its expense, pay on behalf of, hold harmless and indemnify the City, its officers, employees, agents, elected and appointed officials and volunteers (collectively, "Indemnified Parties") from and against any and all claims, demands, liens, liabilities, penalties, fines, fees, judgments, losses and damages (collectively, "Claims"), whether or not a lawsuit is filed, including but not limited to Claims for damage to property or bodily or personal injuries, including death at any time resulting therefrom, sustained by any persons or entities, and costs, expenses and attorneys' and experts' fees at trial and on appeal, which Claims are alleged or claimed to have arisen out of or in connection with, in whole or in part, directly or indirectly:
- (1) The performance of the agreement (including any amendments thereto) by Operator, its employees, agents, representatives, contractors, subcontractors, or volunteers; or
 - (2) The failure of Operator, its employees, agents, representatives, contractors, subcontractors or volunteers to comply and conform with applicable Laws (defined herein); or
 - (3) Any negligent act or omission of the Operator, its employees, agents, representatives, contractors, subcontractors, or volunteers; or
 - (4) Any negligence, in whole or in part, of the Indemnified Parties arising out of the performance of the agreement; or
 - (5) Any reckless or intentional wrongful act or omission of the Operator, its employees, agents, representatives, contractors, subcontractors or volunteers; or
 - (6) Defective conditions in the Parking Areas and any allegations of dangerous condition of public property (i.e., streets, sidewalks, or right-of-ways) or premises liability for the property of the Indemnified Parties (including failure to warn or failure to maintain any public property); or
 - (7) Any individual participating in the Program or using the Program (including but not limited to Claims arising from bicycle-related injuries and Claims arising out of the failure of a user to wear a helmet); or
 - (8) Operator's Bicycles and other Program equipment; or
 - (9) Any violation of any license, intellectual property right, proprietary interest, or other right including but not limited to any license violation, claim of license violation, infringement, or claim of infringement of any patent, trademark, copyright, trade secret, or other intellectual property right or proprietary interest

arising out of any operation or use of a Licensed Deliverable (as hereinafter defined).

- B. The provisions of this section 13 are independent of, and will not be limited by, any insurance required to be obtained by Operator pursuant to the agreement or otherwise obtained by Operator and shall survive termination of the agreement with respect to any claims or liability arising in connection with any event occurring prior to termination of the agreement.

14. **Insurance.**

- A. Operator shall carry the following minimum types and amounts of insurance at its own expense:
 - (1) Commercial General Liability insurance in an amount of at least Five Million Dollars (\$5,000,000) per occurrence, Five Million Dollars (\$5,000,000) aggregate in occurrences form. This policy shall include coverage for bodily injury, property damage, personal and advertising injury, products and completed operations, and contractual liability under this Agreement.
 - (2) Commercial Automobile Liability insurance of \$1,000,000 combined single limit covering all owned, hired and non-owned vehicles.
 - (3) Workers' Compensation insurance as required by Florida law and Employers' Liability Insurance in an amount of at least \$100,000 each accident, \$100,000 per employee, and \$500,000 for all diseases.
- B. All of Operator's insurance policies, except Workers' Compensation shall name the Indemnified Parties as additional insureds.
- C. All policies shall provide that the City will be provided notice at least thirty (30) days prior to any cancellation, reduction or material change in coverage.
- D. Operator shall provide the City with Certificates of Insurance on a standard ACORD form, or similar form acceptable to the City, reflecting all required coverage. At the City's request, Operator shall provide copies of current policies with all applicable endorsements.
- E. All insurance required shall be on a primary and noncontributory basis and shall be provided by responsible insurers licensed in the State of Florida and rated at least A- in the then current edition of AM Best's Rating Services, or similar rating agency acceptable to the City.
- F. If the insurance carried by the Operator has broader coverage than required in this

Agreement, then that broader coverage, including but not limited to additional insured requirements, shall be the requirement in this Agreement. If the Operator's insurance limits are greater than the minimum limits set forth herein, then the Operator's insurance limits shall be the required limits in this Agreement.

- G. Operator hereby waives all subrogation rights of its insurance carriers in favor of the Indemnified Parties. This provision is intended to waive fully, and for the benefit of the Indemnified Parties, any rights or claims which might give rise to a right of subrogation in favor of any insurance carrier.
 - H. Upon the cancellation or lapse of any policy of insurance as required by the City Ordinance, the license issued shall be immediately revoked unless, before the expiration date of the policy of insurance, another policy of insurance containing all the requirements of the original policy of insurance is obtained.
 - I. The City reserves the right to change or alter the above insurance requirements as it deems necessary.
15. **Condition of Parking Areas.** Operator accepts the condition of the Parking Areas in an "as is" condition and Operator is satisfied that the Parking Areas are safe and acceptable for the operation of the Program pursuant to this Agreement. The City has made no representations, statements, or warranties, either expressed or implied, as to the condition of the Parking Areas, or as to their fitness for a particular use.
16. **Notices.** Unless and to the extent otherwise provided in this Agreement, all notices, demands, requests for approvals and other communications which are required to be given by either party to the other shall be in writing and shall be deemed given and delivered on the date delivered in person, upon the expiration of five (5) days following the date mailed by registered or certified mail, postage prepaid, return receipt requested to the address provided below, or upon the date delivered by overnight courier (signature required) to the address provided below.

CITY:

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731
Attn: Stephanie Swinson, Esq. Director, Procurement and
Supply Management
Phone: 727-893-7027
Email: stephanie.swinson@stpete.org

OPERATOR:

Neutron Holdings, Inc. dba Lime
85 2nd St. First Floor
San Francisco, CA 94105
Attn: Dan Shoman
dan.shoman@li.me

17. **Severability.** Should any paragraph or portion of any paragraph of this Agreement be rendered void, invalid or unenforceable by any court of law for any reason, such determination shall not render void, invalid or unenforceable any other paragraph or portion of this Agreement.
18. **Due Authority.** Each party to this Agreement represents and warrants to the other party that (i) it is a duly organized, qualified and existing entity authorized to do business under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the person executing this Agreement to so execute the same and fully bind the party on whose behalf he or she is executing.
19. **Contract Adjustments.** Either party may propose additions, deletions or modifications to Appendix A (“Contract Adjustments”) in whatever manner such party determines to be reasonably necessary for the proper performance of the Services. Proposals for Contract Adjustments shall be submitted to the non-requesting party on a form provided by the City. Contract Adjustments shall be effected through written amendments to this Agreement, signed by authorized representatives of the parties. In the event Operator proposes a Contract Adjustment and the City does not approve such Contract Adjustment, Operator will continue to perform the original Services in accordance with the terms and conditions of this Agreement.
20. **Amendment.** Except as otherwise set forth herein, this Agreement may be amended only in writing executed by the Parties.
21. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties related to the subject matter hereof and supersedes all prior and contemporaneous agreements, whether oral or written, between them.
22. **Third Party Beneficiary.** No persons other than Operator and the City and their successors and assigns shall have any rights whatsoever under this Agreement.
23. **Permits and Licenses.** Operator shall be responsible for obtaining any and all necessary permits (including right-of-way permits), licenses, certifications and approvals which may be required by any government agency in connection with Operator’s performance of this

Agreement. Upon request of the City, Operator shall provide the City with written evidence of such permits, licenses, certifications and approvals.

24. **Successors and Assigns.** This Agreement shall inure to the benefit of and be enforceable by and against the Parties, their heirs, personal representatives, successors, and assigns, including successors by way of reorganization.
25. **Subcontracting.**
 - A. The hiring or use of subcontractors in connection with the performance of Operator's obligations under this Agreement is permitted. Operator shall be solely responsible for ensuring that any subcontractor retained by Operator acts in a manner consistent with and in accordance with the terms and conditions of this Agreement. Operator shall promptly pay all subcontractors and suppliers. In no event shall Operator's retention of a subcontractor relieve Operator of any of its duties, obligations or representations under this Agreement.
 - B. Operator shall require all subcontractors to defend and indemnify the Indemnified Parties and name the Indemnified Parties as additional insureds under all insurance policies which Operator requires to be obtained by any subcontractor.
26. **Governing Law and Venue.** This Agreement shall be interpreted and construed in accordance with the Laws of the State of Florida and shall inure to and be binding upon the parties, their successors and assigns. Venue for any action brought in state court shall be in Pinellas County, St. Petersburg Division. Venue for any action brought in federal court shall be in the Middle District of Florida, Tampa Division, unless a division shall be created in St. Petersburg or Pinellas County, in which case the action shall be brought in that division. The Parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction.
27. **Compliance with Laws.** Operator shall comply with all applicable federal, state, and local laws, ordinances, rules and regulations, the federal and state constitutions, and orders and decrees of any lawful authorities having jurisdiction over the matter at issue (collectively, "Laws"), including but not limited to Florida Laws governing public records (Chapter 119, Florida Statutes), Florida laws related to micro mobility (Chapter 316, Florida Statutes), all environmental laws and the City's micromobility ordinance (Ch. 26, Article VIII, St. Petersburg City Code). Operator acknowledges that there are Laws applicable to the construction of public buildings and repairs upon public works, including but not limited to Laws requiring execution and delivery of a performance and payment bond (e.g., Section 255.05, Florida Statutes). Operator hereby makes all certifications required under Florida Statute section 287.135.
28. **No Liens.** Operator shall not suffer any liens to be filed against any City property by reason of any work, labor, services or materials performed at or furnished to City property, to Operator, or to anyone using City property through or under Operator. Nothing contained

in this Agreement shall be construed as a consent on the part of the City to subject City property or any part thereof to any lien or liability under any Laws.

29. **No Construction Against Preparer of Agreement.** This Agreement has been prepared by the City and reviewed by Operator and its professional advisors. The City, Operator and Operator's professional advisors believe that this Agreement expresses their agreement and that it should not be interpreted in favor of either the City or Operator or against the City or Operator merely because of their efforts in preparing it.
30. **Non-appropriation.** The obligations of the City as to any funding required pursuant to this Agreement shall be limited to an obligation in any given year to budget, appropriate and pay from legally available funds, after monies for essential City services have been budgeted and appropriated, sufficient monies for the funding that is required during that year. Notwithstanding the foregoing, the City shall not be prohibited from pledging any legally available non-ad valorem revenues for any obligations heretofore or hereafter incurred, which pledge shall be prior and superior to any obligation of the City pursuant to this Agreement.
31. **Survival.** All obligations and rights of any party arising during or attributable to the period prior to expiration or earlier termination of this Agreement, including but not limited to those obligations related to indemnification, shall survive such expiration or earlier termination.
32. **No Waiver.** No provision of this Agreement will be deemed waived by either party unless expressly waived in writing signed by the waiving party. No waiver shall be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this Agreement shall be deemed a waiver of such provision with respect to any subsequent matter relating to such provision, and the City's consent respecting any action by Operator shall not constitute a waiver of the requirement for obtaining the City's consent respecting any subsequent action.
33. **Relationship of Parties.** Nothing contained herein shall be deemed or construed by the parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties, it being understood and agreed that nothing contained herein, nor any acts of the parties, shall be deemed to create any relationship between the parties other than the relationship of independent contractors and principals of their own accounts.
34. **Assignment.** Operator shall make no assignment of any of its rights, duties, or obligations under this Agreement without City's prior written consent (which consent may be withheld by City in its sole and absolute discretion).

35. **City Consent and Action.**

- A. For purposes of this Agreement, any required written permission, consent, acceptance, approval, or Agreement by the City means the approval of the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.
- B. For purposes of this Agreement, any right of the City to take any action permitted, allowed, or required by this Agreement may be exercised by the Mayor or his authorized designee, unless otherwise set forth in this Agreement or unless otherwise required to be exercised by City Council pursuant to the City Charter or applicable Laws.

36. **Captions.** Captions are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

37. **Books and Records.** Operator shall prepare in accordance with generally accepted accounting practice and shall keep, at the address for delivery of notices set forth in this Agreement, accurate books of account. All books and records with respect to this Agreement shall be kept by Operator and shall be open to examination or audit by the City during the term and for the retention periods set forth in the most recent General Records Schedule GS1-SL for State and Local Government Agencies. Nothing herein shall be construed to allow destruction of records that may be required to be retained longer by applicable Laws.

38. **Public Records.**

- A. Operator shall (i) keep and maintain public records (as defined in Florida's Public Records law) required by the City to perform the services pursuant to this Agreement; (ii) upon request from the City Clerk's Office, provide the City (at no cost to the City) with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided under Florida's Public Records law or other applicable Laws; (iii) ensure that public records in Operator's possession that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by applicable Laws for the term and after the expiration or earlier termination of this Agreement; and (iv) after the expiration or earlier termination of this Agreement, at the City's request, either transfer, at no cost, to the City all public records in Operator's possession within ten (10) days following the City's request and/or keep and maintain any public records required by the City to perform the services pursuant to this Agreement. If Operator transfers all public records to the City upon the expiration or earlier termination of this Agreement, Operator shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Operator keeps and maintains public records upon the expiration or earlier termination of this Agreement,

Operator shall meet all applicable requirements for retaining public records in accordance with this Agreement and all applicable Laws. At the City's request, all public records stored electronically by Operator shall be provided to the City in a format approved by the City.

B. IF OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, AS TO OPERATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY CLERK'S OFFICE (THE CUSTODIAN OF PUBLIC RECORDS) AT (727) 893-7448, CITY.CLERK@STPETE.ORG, OR 175 FIFTH ST. N., ST. PETERSBURG FL 33701.

C. Nothing contained herein shall be construed to affect or limit Operator's obligations including but not limited to Operator's obligations to comply with all other applicable Laws and to maintain books and records pursuant to this Agreement.

39. **Non-Discrimination.** Operator shall not discriminate against anyone because of race, color, religion, gender, national origin, marital status, age, disability, sexual orientation, genetic information or other protected category.
40. **Appendices.** Each appendix to this Agreement, including all attachments to each appendix, is an essential part hereof and is incorporated herein by reference.
41. **Security.** Operator shall be responsible for all security for the Bicycles and other Program equipment.
42. **Taxes.** Operator shall pay all taxes associated with the operation of the Program and use of the Parking Areas, including but not limited to ad valorem taxes.
43. **User Release Agreement.** Operator shall be responsible for preparing a form user release agreement for every user to accept and agree to prior to using the Bicycles. Operator shall provide such form user release agreement to the City for review and approval prior to execution of the first user release agreement. The City's review and approval of the form user release agreement will be limited to ensuring that the user release agreement meets all requirements of the City's agreement with Operator. At a minimum, the user release agreement shall provide that the user releases, waives, discharges and covenants not to sue the Indemnified Parties from any and all claims, demands, actions, causes of action, judgments, costs, expenses, court costs, attorneys' fees or other damages or liability, of any nature whatsoever, including but not limited to personal injury, property damage or wrongful death, whether caused by any sole or contributory negligence of the Indemnified Parties, or otherwise, arising out of or in connection with, in whole or in part, directly or indirectly: (i) use of a Bicycle on City streets, sidewalks, right-of ways or other associated property (including but not limited to claims arising from bicycle injuries) or related to a Bicycle and/or other Program equipment; (ii) use of the Parking Areas. The user release

agreement shall also provide that the user shall comply with all applicable laws including but not limited to all traffic laws related to use of a bicycle.

44. **Termination.**

- A. This Agreement may be terminated at any time by the City for convenience upon thirty (30) days written notice to Operator.
- B. The City may terminate this Agreement upon written notice to the Operator in the event the Operator defaults on any of the terms and conditions of this Agreement and such failure continues for a period of thirty (30) days following notice from the City specifying the default; provided, however, that the City may immediately terminate this Agreement, without providing the Operator with notice of default or an opportunity to cure, if the City determines that the Operator has failed to comply with any of the terms and conditions of this Agreement related to safety, indemnification or insurance coverage.
- C. The City may terminate this Agreement as provided in Florida Statute section 287.135.
- D. Termination of this Agreement shall act as a termination of the Other Documents.
- E. In the event of termination pursuant to this paragraph 44, Operator shall remove all non-city-owned Bicycles and other Program equipment within five (5) days after the effective date of termination and remit any amount owed to the City within fifteen days after the effective date of termination.

45. **Grand Prix Race Agreement.** This Agreement is subject to current and future agreements with third parties for the conduct of racing events in downtown St. Petersburg (any such agreement hereinafter referred to as “Grand Prix Race Agreement”) and all rights (exclusive rights and other rights) and authority granted thereunder. Without limiting the generality of the foregoing, Operator acknowledges and agrees that (i) Operator’s operations of the Program will be impacted by Race Events and other activities that will occur before, during and after Race Events (e.g., construction, set-up and tear down activities); (ii) that certain areas in downtown St. Petersburg will be closed to the general public for certain periods of time in connection with Race Events; and (iii) that City Ordinance No. 702-G, as amended, established a Race Zone and a Clean Zone and regulations to be in effect during Race Events and which may further impact Operator’s operations of the Program and/or prevent Operator from using certain Parking Areas that are within the Race Zone and/or Clean Zone. In the event of a conflict or ambiguity between this Agreement and any Grand Prix Race Agreement, the Grand Prix Race Agreement shall prevail. As used herein, the terms “Race Event,” “Race Area,” “Race Promoter” and “Race Period” shall have the meanings set forth in the Grand Prix Race Agreement.

46. **Street Closure Permits, Parade Permits and Construction in Rights-of-Way.** Operator acknowledges and understands that during the term of the agreement the City shall (i) issue

street closure permits and parade permits and (ii) approve construction in right-of-ways, which construction may be done by the City or private contractors. Operator further acknowledges and understands that Operator's operations may be impacted as a result of the City (i) issuing any street closure permits and/or parade permits and (ii) approving construction in right-of-ways. If directed by the City in writing, Operator, at its sole cost and expense, shall remove any Bicycle and other Program equipment from a Parking Area which may be impacted as a result of the City (i) issuing a street closure permit and/or parade permit and (ii) approving construction in right-of-ways.

47. **Right to Suspend.** The City reserves the right to suspend the rights granted to Operator hereunder, effective immediately, by giving verbal notice (followed by written notice within a reasonable time) if a state of emergency has been declared by the federal, state, or local government, and the Mayor (as defined in St. Petersburg City Code section 2-425) determines that suspension is necessary to protect the public health, safety, or welfare. The suspension will remain in effect until the City provides verbal notice (followed by written notice within a reasonable time) that the suspension has been lifted. Operator hereby releases any and all Claims for damages against the Indemnified Parties related to the suspension and further agrees to waive any and all rights which might arise by reason of the suspension; Operator shall have no recourse of any kind against any of the Indemnified Parties.
48. **Force Majeure.** In the event that either party hereto shall be delayed or hindered in or prevented from the performance required hereunder by reason of strikes, lockouts, labor troubles, failure of power, riots, insurrection, war, acts of God, public health emergencies, or other reason of like nature not the fault of the party delayed in performing work or doing acts ("Permitted Delay"), such party shall be excused for the period of time equivalent to the delay caused by such Permitted Delay. Notwithstanding the foregoing, any extension of time for a Permitted Delay shall be conditioned upon the party seeking an extension of time delivering written notice of such Permitted Delay to the other party within ten (10) days of the event causing the Permitted Delay.
49. **Performance and Payment Bond.** Operator shall furnish a performance and payment bond to the City (on the form provided by the City) executed by a surety company duly authorized to do business in the State of Florida. The amount of the performance and payment bond shall be equal to \$100,000, as security to the City for Operator's faithful performance of this Agreement and as security for the payment to all persons performing labor and furnishing materials in connection with this Agreement. The surety shall be duly authorized to do business in the State of Florida and have a rating no lower than "A-, VIII" by A.M. Best rating agency or a similar rating agency approved by the City.
50. **Representations.** Operator represents to the City as follows:
 - A. Operator is fully capable, financially and otherwise, to perform its obligations hereunder.
 - B. That the Bicycles are safe to be operated by users on City streets, sidewalks, rights-

of-way or other associated property.

51. **Intellectual property rights.** For purposes of this Agreement, “Intellectual Property” includes any copyright, patent right, trademark, trade secret, or other form of intellectual property, regardless of jurisdiction, along with any application, registration, or renewal for any of the foregoing, regardless of jurisdiction. If the Operator, pursuant to the agreement, grants, transfers, sublicenses, assigns, or otherwise conveys to the City any license, sublicense, or other right pursuant to which the City may access or use any deliverable that constitutes or contains Intellectual Property (each a “Licensed Deliverable”), the following provisions apply:
- A. Subject only to a limit on the number of authorized users explicitly stated in the agreement, any officer, employee, agent, contractor, subcontractor, elected or appointed official, or volunteer of the City has the non-exclusive, right and license to use a Licensed Deliverable in the course of any lawful business or function of the City without the payment of any royalty or fee other than as explicitly stated in the agreement and without geographic limitation, subject only to those limitations imposed by law or explicitly stated in the agreement.
 - B. The City may copy any Licensed Deliverable for archival backup, disaster-recovery, or other internal purposes. Such internal purposes include installation of software deliverable in non-production environments for testing and configuration purposes. But unless explicitly authorized by the agreement, the City shall not intentionally (i) remove or modify any markings or notice of the Operator’s proprietary rights to the Licensed Deliverable or (ii) copy, reverse engineer, disassemble, or decompile a Licensed Deliverable that is software.
 - C. The owner of any Licensed Deliverable, whether the Operator or a third party, retains exclusive ownership of all Intellectual Property contained in that Licensed Deliverable unless otherwise provided for in a document that explicitly transfers ownership of that Licensed Deliverable in whole or in part to the City.
52. **City information.** With respect to any information, data, or other content that is provided to the Operator in connection with this Agreement or that is uploaded, submitted, posted, transferred, transmitted, stored, or otherwise made available to or through any deliverable that is a technology system (collectively “**City Information**”), the Operator shall use City Information only for the purposes described in this Agreement, and the Operator acknowledges that the City does not transfer any right of ownership of City Information to the Operator or to any third party through the City’s execution or performance of the agreement. Furthermore, the Operator shall not disclose any City Information that is marked or explicitly designated as “confidential” or “proprietary” unless explicitly authorized in writing by the City or required by law. This section survives termination of this Agreement.
53. **Redundancy, data backup, and disaster recovery.** If no deliverable is “cloud-based” software provided to the City through the internet (“**Hosted Software**”), this section 53 is void and of no effect. Otherwise, the Operator shall, in accordance with the provisions of

this section, maintain disaster-avoidance procedures designed to safeguard and maintain access to City Information and the capability and availability of the Hosted Software.

- A. The Operator shall ensure that the primary system from which the Hosted Software is provided is located in the contiguous United States.
- B. The Operator shall simultaneously operate a mirror system for the Hosted Software at a hardened data center facility in the contiguous United States that is geographically remote from the primary system from which the Hosted Software is provided (the “Secondary Backup Facility”). Except for its location and housing facility, the mirror system shall: (i) be identical in all respects to the primary system; (ii) have hardware and software, network connectivity, power supplies, backup generators, and other similar equipment and services that operate independently of the primary system; (iii) have fully current backups of all City Information stored on the primary system; and (iv) have the ability to provide the Hosted Software in accordance with this Agreement during the performance of routine and remedial maintenance or any outage or failure of the primary system. The Operator shall operate, monitor, and maintain such mirror system so that it may be activated within one minute of any failure of the primary system.
- C. Unless otherwise explicitly stated in this Agreement, there is no limit on the amount of City Information that may be stored in the Hosted Software, and the City’s payment under this Agreement covers all storage of City Information in the Hosted Software. The Operator shall conduct backups of City Information at least every four hours and store such backup City Information in a location and manner that is consistent with industry best practices. Unless otherwise explicitly stated in this Agreement, the Operator shall not count any such backup of City Information in allotting or calculating any data storage actually used or permitted to be used by City or any associated fee.
- D. The Operator shall maintain a business continuity and disaster-recovery plan for the Hosted Software (the “BCDR Plan”) and provide the City, upon request, with a current copy of the BCDR Plan, along with any reports or summaries relating to past testing of or pursuant to the BCDR Plan. Additionally, the Operator shall actively test, review and update the BCDR Plan on at least an annual basis using industry best practices as guidance, and any such update to the BCDR Plan is subject to the requirements of this subsection C. In the event of any unplanned interruption of access to the Hosted Software, the Operator shall implement the BCDR Plan. And if the Operator fails to restore access to the Hosted Software within the period of time set forth in the BCDR Plan, the City may, in addition to any other remedies available hereunder, in its sole discretion, immediately terminate this Agreement.
- E. If the City requests a comprehensive export of all City Information stored in the Hosted Software, the Operator shall provide such export no more than ten days

after receiving such request. If that City Information is stored in its native format (e.g., Word, Excel, PowerPoint, PDF, etc.), it must be exported in that native format. Otherwise, that City Information must be exported in Excel, comma-separated values, or other agreed-upon format. If any City Information is stored in a database and exported in table format, the Operator shall provide the City with the database schema for those tables within ten days of request by the City. This subsection E survives for 90 days following expiration or earlier termination of this Agreement.

54. **Security issues.** If the Operator has actual or constructive knowledge of any potential or actual vulnerability, security breach, or unauthorized access to any deliverable; to any software or technology system provided, maintained, or supported by the Operator; or to any City Information stored in or processed by such deliverable, software, or technology system (each, a “**Security Issue**”), the following provisions apply:
- A. The Operator shall report the Security Issue to the City and may delay that report only to the extent authorized by law or needed to determine the general nature of the Security Issue and develop recommendations for the City to prevent or mitigate the Security Issue. The Operator shall not delay that report for purposes of performing any action required under subsection.
 - B. The Operator shall remedy the Security Issue in a timely manner and deliver to the City a root cause assessment and future incident mitigation plan with regard to the Security Issue that sets out written details regarding the Operator’s investigation of the Security Issue and, upon the City’s written request, provide a second, more in-depth investigation and results of its findings.
 - C. If, before completion of the actions required under subsection 0, the Operator identifies information that would assist the City in mitigating or otherwise responding to the Security Issue, the Operator shall immediately provide that information to the City unless prohibited by law from doing so.
 - D. The Operator shall not send notice of any Security Issue to any law enforcement agency, regulatory authority, consumer, or other person or entity for or on behalf of the City unless required to do so by law or explicitly requested to do so in writing by the City. But if the City requests that the Operator send any such notice, the Operator shall prepare and send each such notice at its sole expense following review and approval of the notice and distribution list by the City.
 - E. If City determines that the Security Issue was caused, in whole or in part, by any act or omission of the Operator, the Operator shall reimburse the City for any cost or expense incurred by the City in providing notice of the Security Issue in a manner consistent with applicable law, City policy or procedure, or industry best practice.
55. **Credit card security.** If no deliverable processes credit card information, this section 55 is void and of no effect. Otherwise, the following provisions apply with respect to any

deliverable that processes credit card information:

- A. The Operator acknowledges that the applicable deliverable is subject to the following data security standards, as each may be amended from time to time (collectively, the “Credit Card Security Standards”): (i) the Fair and Accurate Credit Transactions Act of 2003 and any associated regulation; (ii) the most recent version of the Payment Application Data Security Standard (PA DSS); and (iii) any applicable Payment Card Information (PCI) rule, practice, standard, or program (including Visa CISP, MasterCard SDP, Discover DISC, and American Express DSOP).
- B. Accordingly, the Operator shall ensure that the applicable deliverable complies with each applicable Credit Card Security Standard at all times and provide the City with documentation of such compliance upon request by the City.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF the Parties have caused this Agreement to be executed by their duly authorized representatives on the day and date first above written.

**NEUTRON HOLDINGS, INC. D/B/A
LIME :**

By: 

Print: Dan Shoman

Title: Regional General Manager, US South

CITY OF ST. PETERSBURG, FLORIDA: ATTEST

(SEAL)

By: _____
Stephanie Swinson, Director
Procurement & Supply Management

City Clerk (Designee)

Provisions of Contract Approved:

Approved as to Form and Content:

By: _____
Print: _____
Project Manager

City Attorney (Designee) 00665720

Appendix A
Scope of Services
Bike Share Program

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1. Definitions

- a. Bicycle shall mean the Class 1 electric bicycle to be used as a micromobility device as defined by F.S. 316.003 and City Code.
- b. Nuisance Bicycle means a Bicycle that is improperly parked and remains uncorrected following notification to the Operator for an extended period, which has a negative impact on the City and its resources. Circumstances surrounding the improper parking will dictate whether the improper parking rises to the level of being a Nuisance Bicycle. It is the City's expectation that improperly parked and/or tipped over bicycles are to be addressed within 2 hours, and in no case greater than one (1) calendar day; resolution that excess that time frame may be subject to Nuisance Bicycle consideration.

2. Program Vision and Goals

The City will implement a Bicycle Share Program ("Bicycle Share Program" or "Program") in St. Petersburg. The goal of the Bicycle Share Program is to provide a safe and affordable mobility option that improves the quality of life for residents and visitors, facilitates economic development, and provides equitable access to transportation services that are readily available.

3. Operator Responsibilities

- a. Company Operations.
 - i) Operator shall provide a minimum of one (1) full time locally based employee who is responsible for local market needs.
 - ii) Operator shall, at its own expense (non-reimbursable), conduct background checks, screenings and other pre-qualification tests for all personnel and that of any independent contractors, if any, prior to the personnel's scheduled first day to conduct services associated with this Agreement. The personnel may not begin work until the proper background checks have been completed and the results are satisfactory as outlined in the background check section in the Agreement.

At a minimum, Operator shall perform a Florida Department of Law Enforcement (FDLE) criminal background check and search of the local court felony and misdemeanor records from the Pinellas County Clerk's office on all candidates prior to conducting services associated with this Agreement.

Persons with any of the following criteria shall not be placed on assignment for services within this Agreement:

- (1) Be listed on the Federal Bureau of Investigation's list of suspected terrorists.
- (2) Have an outstanding arrest warrant against them.
- (3) Been convicted of, or have pending charges for, a 1st or 2nd Degree Felony.
- (4) Been convicted of, or have pending charges for, drugs or lewd and lascivious behavior.

The City retains the right to require that Operator remove its personnel or any of its independent contractors from providing services associated with this Agreement, at the City's discretion. Operator shall immediately remove any personnel who participate in illegal acts.

- b. Personnel Identification. Operator shall furnish each field technical personnel with proper photo identification badges exhibiting Operator's name and the personnel's name to be worn while providing on-site services under this Agreement. Operator shall require its field personnel to be dressed in appropriate attire, including reflective orange vests as necessary, while providing services under this Agreement.

4. Program Requirements

- a. General Program Requirements

Except for the Parking Areas being provided by the City, Operator shall provide all equipment, technology, and services necessary to provide and manage the physical and operational elements of publicly available Bicycles as envisioned by the City and described herein.

- b. Total Fleet Size

The total number of Bicycles will vary between 300 – 600 within the Bike Share Program. Phased deployment shall occur as outlined in section "Deployment and Operations Requirements."

- c. Program Area

The operational area of the Bike Share Program ("Program Area") will be as identified in Appendix B attached hereto and as illustrated by the area within the Bike Share Service Boundary which may be amended from time to time. Bicycles may be operated outside the Program Area though all Parking Areas will be inclusive of the Service Boundary. Certain areas within the Program Area may be identified by the City as preferential for equitable access to the Bike Share Program based on average income, motor vehicle ownership rates or other indicators ("Equity Zones"). However, the City also welcomes the input of Operator should it identify a need to provide service beyond the Program Area to ensure market viability and equitable access.

- d. Equity & Customer Service

Operator will make the Bike Share Program easily accessible for both residents and visitors, and access to it should be fair and inclusive. A clearly delineated effort to maintain access across all socio-economic levels shall be established in keeping with the Program Vision and Goals. The Operator shall provide an Access Program that includes at least a 70% discount for people receiving any local, state, or Federal benefits.

- e. Operational Hours

All Bicycles shall be made available and operable on a 24/7/365 basis. These operational times may be adjusted by the City during the Term upon written notification to the Operator.

5. Operator Service Requirements

At a minimum, Operator shall provide and meet the following requirements to ensure an inclusive Program:

- a. Operator shall implement services with a user fee and structure that reflects the Program objectives with regard to transportation access and affordability. Operator shall maintain an equity program such that pricing and access are not a barrier for entry to the Program nor reasonable participation within the Program. Such equity program should be operated to meet the needs of lower-income or transportation-dependent Users who are interested in utilizing a publicly available device. Operator's Access Program shall include at least a 70% discount for people receiving any local, state, or Federal benefits.
- b. Easy check-out and return shall be facilitated regardless of membership type or how the system is accessed (via credit card, web, app, on-site RFID, or QR codes). The Program shall also be easily accessible for Users who are un-banked and wish to utilize alternate payment methods.
- c. Operator will provide 24/7/365 live customer service via a call center or a "Live Chat" option within a mobile app, to address User questions and issues. Operator will provide enhanced training for customer service representatives to properly address and prioritize responses to accessibility-related reports.
- d. Program materials and directions shall be developed such that the information provided is clear to those who may not be familiar with the area or limited proficiency of the English language, which could include illustrations.
- e. Program website and mobile applications shall be developed to be accessible to persons with visual impairments such that they can easily communicate reports of misuse or injury. Operator shall also provide contact information with permanently affixed tactile information on each device for persons with visual impairments to report any devices, or Users, that present a hazard.
- f. The City encourages Operator to include additional strategies that would successfully address equity concerns, including consideration for provision of adaptive Bicycles. These strategies may also include but are not limited to discount programs for such users as students and active military members.

6. Safety Requirements

Operator shall promote and encourage safe riding behaviors. These efforts shall be inclusive, and space should be reserved on the website, app, and all physical Program facilities for the promotion of safe operating behaviors. At a minimum, Operator shall provide and meet the following safety requirements:

- a. Notifying users of applicable Legal requirements.
- b. User must be a minimum of eighteen (18) years old to operate a Bicycle in the Program. Operator shall require a scan of a valid driver license, or other government issued ID, to ensure identity and proper age of User.
- c. Proper roadway operations as provided for within the St. Petersburg City Code.
- d. Impaired riding deterrence mechanisms, including but not limited to in-app cognitive quizzes during certain hours of the day.

- e. If helmets are provided as part of the Program, the helmets shall meet Consumer Product Safety Commission (CPSC) standards and the Operator shall also address mechanisms to keep the helmets in good and sanitary working condition if such helmets are shared.

7. Hardware Requirements

In keeping with City's vision for safe operations of Bicycles, the following criteria represent the City's vision for the hardware and equipment needed to achieve the Program goals while preserving public safety. At a minimum, Operator shall provide and meet the following hardware requirements:

- a. The City shall not be required to own/lease nor maintain any Bicycles.
- b. Each Bicycle shall disable the pedal-assist features when the bicycle has achieved an operating speed of fifteen (15) miles per hour regardless of whether the ground is flat or sloped.
- c. Each Bicycle shall include front and rear side reflectors, statutorily required headlight and taillight, front and rear brakes in good working order, an alert bell in working order, and an indicator to show charge status. City Code further defines the rights and responsibilities of Bicycle users in the City.
- d. Each Bicycle shall be GPS-equipped for position tracking, real time data collection, and use with geofencing to promote safe behaviors, including but not limited to riding, slow zones, and parking. Such equipment should be sufficient to ensure sufficient accuracy to eliminate urban canyon effect and ensure that Users are compliant with local regulations.
- e. Each Bicycle shall have self-locking capabilities, a kickstand, an audible alert, as well as some form of tip-over technology and communications technology that can alert the Users and Operator of Bicycles that are not in proper parking/storage positions. See definition of Nuisance Bicycle above.
- f. Each Bicycle shall include a unique identification number and Operator contact information that is clearly displayed for Users and the general public to easily identify and report any issues to the Operator. Such contact information shall also be made available via permanently affixed tactile information to enable persons with visual impairments to identify the ownership of each Bicycle and provide for their direct communication with Operator via telephone, email, or website.
- g. Bicycles shall include equipment that is preferential to deter vandalism and alleviate opportunities for malfunction during use, including but not limited to battery tampering.
- h. All Program Equipment shall comply with Laws and any other requirements set forth herein.
- i. Bicycles shall be charged as necessary by Operator such that at any given time, at least 75% of deployed Bicycles have sufficient charge to travel approximately two (2) miles.
- j. Bicycles shall be inspected daily. Any Bicycle(s) with known maintenance issues shall be taken out of circulation immediately. All lights, brakes, reflectors, and other safety related equipment shall be kept in good working order at all times to promote safe riding.

- k. Users and other stakeholders shall be provided with means to easily and immediately communicate any observed equipment issues to the Operator.
- l. Operator's hardware shall also meet the requirements set forth in Attachment 1 to this Scope.

8. Technology Requirements

Operator shall provide and meet the following technology requirements:

- a. All Technology required for the Bike Share Program shall be provided by Operator or third-party vendors, not the City.
- b. Operator shall ensure that Users are able to access the Operator system through multiple means including, but not limited to, a smart phone app, website, text-to-ride, and cash payment options.
- c. Real-time information shall be made available to the City and Users via all available platforms as to the locations of available Bicycles, parking locations, and any parking capacity issues, including but not limited to overparked areas, etc.
- d. Prior to authorization to deploy Bicycles and upon request by the City, Operator will be required to demonstrate to the City its successful implementation of strict geofencing techniques to promote proper and safe riding behaviors, proper parking location and techniques, and deter from improper riding behavior and improper parking location and techniques. This includes establishment of no-riding, slow-riding, and no-parking zones.
- e. Operator is required to work cooperatively with related third-party vendors' technology such as, but not limited to, data aggregators.
- f. The Operator shall provide a publicly accessible Application Programming Interface (API), clearly posted on the Operator's website that shows, at minimum, the current location of any services available for use at all times. A smart phone-based application used to access the Operator's services does not qualify as a publicly accessible API. Operator may not change the API URL without notifying the City with at least 30 days' notice. Operator is required to make the API endpoint available for public consumption. The public API need not be available without authentication; however, any member of the public, including commercial entities (such as the Pinellas Suncoast Transit Authority (PSTA)'s endorsed mobile trip planning application, Transit), must be able to gain access to the data provided by the API by requesting access through a web interface.
- g. Operator shall provide to the City and PSTA a publicly accessible API that meets the requirements of the latest General Bikeshare Feed Specification (GBFS) version. If the Operator operates more than one type of vehicle, they must provide a separate GBFS [per vehicle type].
- h. Operator shall require a short electronic quiz/test for Users that would cover general and specific safety tips that promote safe behavior. This quiz/test is in addition to any Waivers or User Agreements required.

- i. Operator shall develop and maintain well-rounded safety plan that addresses, at a minimum - equipment maintenance standards; personnel qualifications and training; battery charging, storage, and disposal; how at-risk devices are identified and subsequently addressed; and issue reporting and mitigation.

9. Deployment and Operations Requirements

- a. Phased Fleet Deployment:

The City will authorize deployment of Bicycles in a phased approach with graduated deployment of additional Bicycles based on proven service thresholds being met by the Operator, and successful demonstration of geo-fencing capabilities. Additional authorizations for deployment will be made in accordance with paragraph 7 of the Agreement based on Parking Area availability, successful demonstration of Operator ability to meet acceptable service thresholds, and Operator requests. Bicycles which have been impounded by the City for any reason will continue to be counted as authorized devices and will be required to be claimed by the Operator before additional devices will be authorized for deployment.

- b. Minimum Deployment:

Operator shall routinely deploy at least 80% of the Bicycles that the City has authorized for deployment (e.g., if the City authorizes Operator to deploy 300 Bicycles, Operator routinely shall deploy at least 240 Bicycles), unless otherwise provided for in writing by the City or as necessary to comply with an approved operations plan during severe weather events or public health emergencies.

- c. Daily Deployment:

Operator will be granted an equal percentage of each Parking Area based on the number of Operators authorized to deploy Bicycles. This is subject to change at the sole discretion of the City. Operator shall ensure an equitable distribution amongst the entire service area, though may adjust this based on demand upon mutual agreement with the City which includes consideration for deployment in Equity Zones. Operator should consider locations of existing vehicle parking facilities, demand, and capacities, and coordinate deployment areas accordingly.

- d. Coordination with existing transit services:

Operator should consider existing transit opportunities within the City (PSTA and Central Avenue Trolley, Downtown Looper, etc.) and coordinate deployment areas accordingly. The Program should also be dynamic to accommodate transit expansions or service changes including, but not limited to, new routes, new vehicle types, new transit stations or intermodal facilities, and new transit rider technologies such as: Smart card and/or universal passes, new mobile operating systems, and app development.

- e. Operations during severe weather events or public health emergencies:

Operator shall have evidence of a detailed contingency plan for severe weather events or public health emergencies in compliance with applicable Laws and provide it to the City upon request.

10. Parking Management and Parking Requirements

- a. Parking Areas will be designed, constructed, and managed by the City. The City will provide sufficient parking capacity, determined at its sole discretion, for the number of deployed Bicycles and at intervals that contribute to the success of the Program. Operator is encouraged to provide suggestions as to specific locations for desired Parking Areas.
- b. Operator shall incorporate methods to promote and require proper parking and storage of Bicycles which shall be 100% within designated Parking Areas only. Methods could include, but are not limited to, User pictures of parked Bicycle to ensure proper parking, technology to alert users of mis-parked Bicycle(s) and promote correction of Nuisance Bicycle(s), warning/fines schedule, and/or ban imposed on habitual improper use. See definition of Nuisance Bicycle above.
- c. Operator may identify and develop Parking Areas on private property provided the Operator obtains an agreement with the landowner, provides a copy of such agreement to the City, secures a public access easement specifying unrestricted access, and assumes responsibility for all costs associated with such agreement(s). Such Parking Areas shall be open to the general public during operational hours.
- d. Rebalancing Requirements

Daily Rebalancing Efforts:

- i. The Operator shall monitor distribution of Bicycles across the service area. If distribution is skewed, based upon criteria mutually agreed upon by the City and Operator, then Operator will re-distribute the Bicycles accordingly in a timely fashion.
 - ii. Deployment of the Bicycle equipment should allow for easy adjustment of capacity in response to changing demand and/or other requirements by the City including but not limited to temporary relocation for any special/major events or construction activities. Operator is responsible for moving equipment and modifying any necessary geo-fencing for special/major events or construction upon notification from the City in accordance with the Agreement.
- e. Nuisance Bicycles:
When a complaint or notice of an improperly parked or tipped over Bicycle is reported to an Operator, regardless of the means of reporting (directly or indirectly), the issue shall be quickly corrected by the Operator; failure to resolve improperly parked and/or tipped over Bicycles in a timely manner and in accordance with paragraph 1.b. above may result in a Bicycle being considered Nuisance Bicycle. Nonetheless, the City reserves the right to physically handle, remove, or otherwise impound any Bicycle deemed to be improperly parked and/or a nuisance.

11. Education, Media, Engagement, & Outreach Requirements

At its expense, Operator shall create and produce all electronic and printed media related to Operator's services as a part of the Program:

- a. Navigational maps and wayfinding information shall be created by Operator and provided online that includes, but is not limited to, the following information: Parking Area locations, approved trails, on-street routes, parks, and major destinations.

- b. Operator shall be responsible for the acquisition, development, hosting, and maintenance of program website, registration/reservation system, and social media platforms.
- c. Operator shall be responsible for the creation, printing, and distribution of any program promotional materials including, but not limited to, brochures, maps, posters, advertising media, event fliers, coupons, etc.
- d. Operator shall work cooperatively with the City's Marketing and Communications departments regarding any media inquiries and statements about the City's Bike Share Program.
- e. Operator shall consider hosting routine public trainings and demonstrations to promote safety. Operator shall host at least one (1) event every six (6) months each year within the Term.
- f. Operator shall include an in-app mechanism for users to easily view certain metrics about their own riding behaviors, or a scorecard, and provide financial incentives to those users who demonstrate safe riding behaviors.
- g. Operator shall make outreach with relevant community partners to conduct outreach directly to disadvantaged populations to increase enrollment in the City's Bike Share Program. It's the City's expectation that through these efforts, eligible users should be automatically enrolled in all equity and Access based benefits, including but not limited to fee discounts.

12. Data Reporting Requirements

To evaluate the Program, the following information must be provided by the Operator upon request by the City within five (5) business days of the request, and within a monthly report to the City. The data should be provided both in summary form and accessible via Mobility Data Specifications (MDS) through any of the City's third-party vendors and partner agencies.

- a. Safety and Education Data
- b. Crash and/or Injury Reports including incident type, location, time of incident, User type, and outcomes or outstanding liabilities
- c. Reports of theft, vandalism, or any other incidents
- d. Number of community educational/outreach events, including but not limited to the following:
 - i. Safety demonstration/education sessions and estimated attendance
 - ii. Dissemination of the information on how to correctly use Bicycles and bike sharing
 - iii. Complementary helmet or safety equipment giveaways
- f. Record of call center or live chat activity, response times, and issues reported
- g. Any other information that may be beneficial to the evaluate the Program's impact toward advancing the Program Vision and Goals, including but not limited to equitable access and data that allows the City to measure progress towards recommendations in the City's Structural Racism Study and those developed as part of the Healthy St. Petersburg Initiatives.

The City reserves the right to add or modify the above list of data/criteria to be reported based upon Program evaluation.

13. Data Sharing Requirements

- a. The City, may at its option, engage with a third-party such as a data aggregator and/or university research center to develop any analysis of the data reported to the City. Operator shall work cooperatively with that organization to share data in the format requested which may include both MDS and GBFS.
- b. In keeping with the City's efforts to increase the use of micromobility as a transit option and first-mile/last-mile solutions, upon request by the City and within five (5) business days of the request, Operator will also be required to provide data to PSTA in a format that is easily accessible for their transit planning and operational needs. Those include, but are not limited to the following:
 - i. API endpoints and API keys for staging and production environments.
 - ii. API documentation.
 - iii. Technical contact to whom the City and its partners can ask questions regarding the integration.
 - iv. Test accounts for the production environment.
 - v. Payment Card Industry (PCI) attestation of compliance (AOC).
 - vi. Results from a recent scan done by an approved scanning vendor (ASV).

14. Program Manager & Account Management

The Operator shall make available a Program Manager and Account Manager to oversee specific aspects of the Program. The Program Manager may be the same as the Account Manager, provided they meet all qualifications for both positions defined below:

- a. Program Manager:
 - i. Operator shall provide a Program Manager whose responsibilities shall include, but are not limited to, procurement and operations of Bicycles and bike share system, managing Operator team, meeting scope of work, submitting reports, and receipts to City.
 - ii. The City will promptly be provided with notice when any program manager is replaced or substituted. The City may request a personal interview with the new program managers. The key program manager or their approved substitutes shall be available for all meetings.
 - iii. Operator shall provide contact details for the points of contact outside normal business hours, if they differ from the normal points of contact.
 - iv. Operator shall make the Program Manager available to the City for discussion/review of evaluation findings, and subsequently available to applicable City Committees and Boards, including but not limited to City Council, for program reporting purposes.
- b. Account Manager:

- i. Operator shall provide an Account Manager whose responsibilities shall include, but are not limited to, overseeing all aspects of implementation, servicing, reporting, and issue resolution during normal business hours.
- ii. The City will promptly be provided with notice when any Account Manager is changed. In the event the Account Manager is no longer employed with the Operator, a new Account Manager must be appointed immediately, and their contact information shall be made available to the City upon appointment.

15. Performance Monitoring

- a. The Operator shall monitor its performance under the Agreement to ensure time schedules are being met, the Schedule of Deliverables and Scope of Work are being accomplished within the specified time periods, and other performance and reporting goals herein are being achieved.
- b. In addition, the Operator agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the City. In the event the City determines that a limited scope audit of the Operator is appropriate, the Contactor(s) agrees to comply with any additional instructions provided by the City to the Operator regarding such audit. In addition, the City will monitor the performance and financial management by the Operator throughout the contract term to ensure timely completion of all tasks. If the Operator is deemed to be non-compliant in its Agreement with the City, the City may issue a temporary suspension to Operator license and/or a reduction in the number of authorized Bicycles until such time the Operator corrects noted deficiencies and returns to compliance with the Agreement.

16. Audit Requirements

Operator shall verify that all requirements listed herein have been accurately completed prior to issuing approval of any receipts:

- a. Current status and progress by the Operator and all sub-contractors in completing the Scope of Work and expenditures of funds under the Program.
- b. The Operator shall provide additional program updates or information that may be required by the City.

17. City Responsibilities

At a minimum, City shall provide and meet the following responsibilities:

- a. Provide a single point of contact (Project Manager) to administer the Agreement.
- b. Provide the Operator with description, contract, and scope of work.
- c. Provide timely review and feedback on reports, inquiries, and general performance.
- d. Provide the design and construction of all Parking Areas.
- e. Manage all Parking Areas.

Appendix A
Scope of Services
Bike Share Program

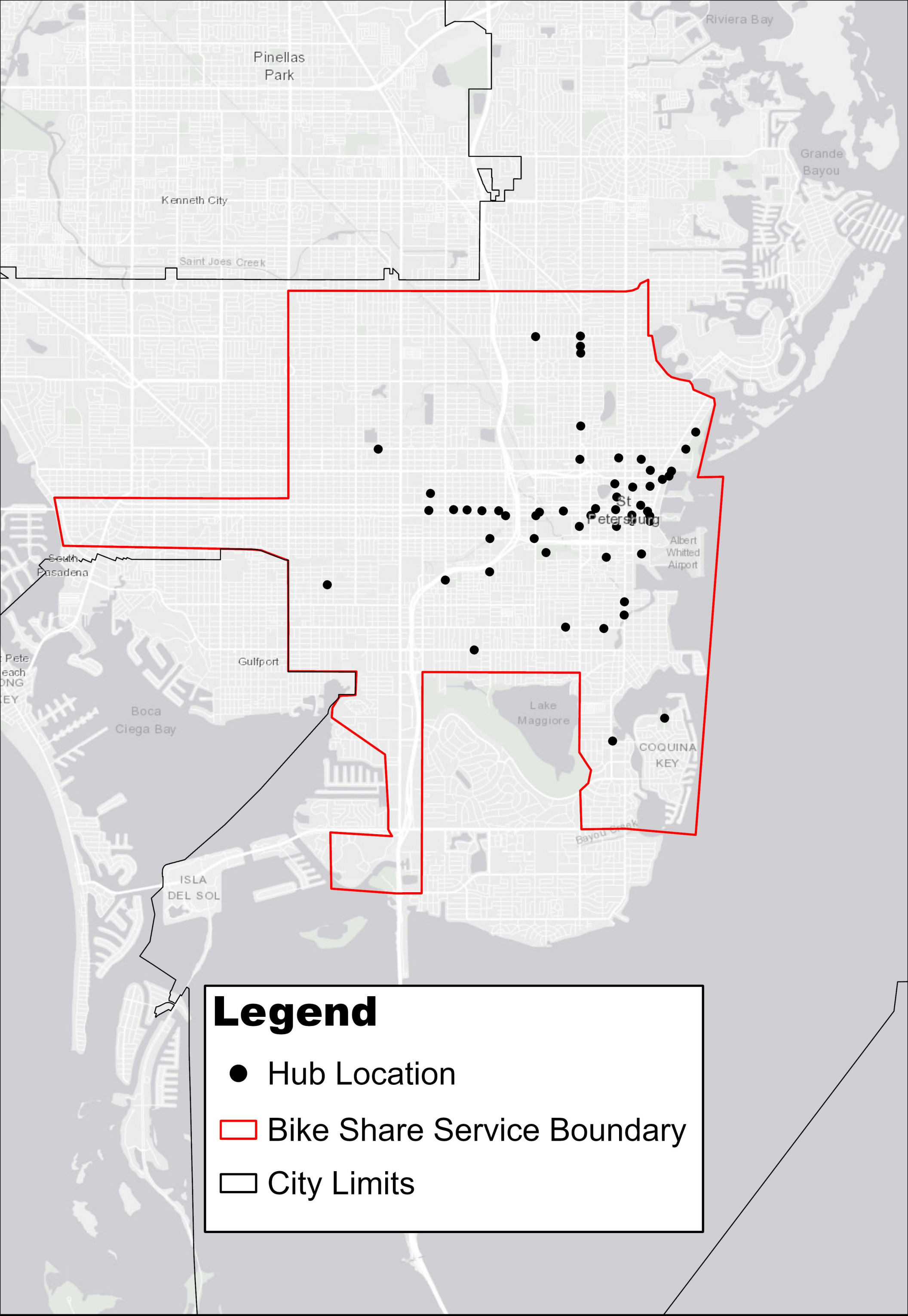
Attachment 1

Additional Hardware Requirements

Operator shall also provide only such hardware as meets the following additional Hardware Requirements.

Unless otherwise provided, and at the discretion of the City, Operator shall deploy the Lime Gen 4 E-bike or an approved equivalent that is:

1. Powered by a swappable battery pack that can allow for travel up to 25 miles on a single charge;
2. Equipped with an adjustable seat;
3. Equipped with an integrated, retractable cable lock for both lock-to and free-standing options;
4. Equipped with a basket and cellular phone holder;
5. Equipped with an automatic 2-speed transmission; and
6. Equipped with minimum 350W motor.



Legend

- Hub Location
- Bike Share Service Boundary
- City Limits



Bike Share Program Agreement

City Council
March 23, 2023



Program Goals

- Urban connectivity within the City by making bicycles readily available for trips that are too long for walking and too short for driving; launched in Fall 2016
- Safe, affordable, and equitable mobility option supporting the City's parking and transit systems
- An amenity that improves the quality of life for downtown and surrounding neighborhoods by stimulating economic development and improved physical environment
- High rates of customer satisfaction for residents and visitors



Bike Share by the Numbers

- **300 City Pedal Bikes**
- **50 City E-bikes + 50 CycleHop E-bikes**
- **Over 120,000 trips since program launch**
- **Since E-bikes added in February 2021, approximately $\frac{2}{3}$ of trips were taken on E-bikes that represent $\frac{1}{4}$ of the fleet**



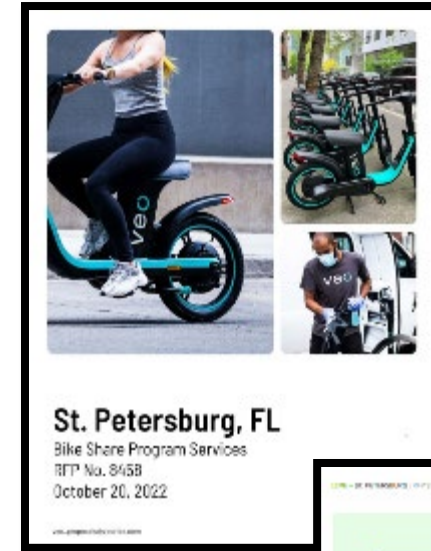
Bike Share Program Request for Proposals

- With current agreement approaching its end of term, City issued a Request for Proposals (RFP) to seek new agreement that recognizes changes in marketplace for micromobility
- Potential re-use of existing City-owned equipment, though option to provide new equipment included
- Established desire to transition management (design & construction) of bike share hubs to City, as done for e-scooter corrals



Bike Share Program Request for Proposals

- Evaluation Criteria
 - Experience and past performance on similar contracts
 - Qualification and technical competence
 - Responsiveness to scope requirements and program goals
 - Quality and quantity of proposed vehicles
 - Demonstrated operations readiness and proposed schedule
 - Demonstrated financial viability and stability
 - Fiscal impact to the City
- Two proposals received & evaluated by Committee



Proposed Agreement with Lime

- Lime is currently operating (bike + scooters) in 200 cities in nearly 30 countries; also operating in Miami, Tampa, & Orlando within FL
- Lime to use hired employees with local operations manager to cover Tampa Bay market; will have staff of at least 7 in St. Pete and with 24/7 person-to-person customer service
- Lime to provide 300-500 Class 1 (electric-assist) e-bikes with helmet selfie incentive
- Anticipated standard user rate is \$1 to unlock/start and \$0.39/minute (Lime's lowest rate in FL); Ride Pass can be also be purchased for bulk minutes of ride time



Lime Access

- 70% discount for users who qualify based on participation in Federal, State, and/or local subsidy program
- Equity Zone rides (begin point) offer additional 20% discount; will work collaboratively with City to identify specific hubs that would have this designation; additive to the 70% discount for qualified users
- In addition to in-app notifications and media channels, Lime to work with trusted community partners to boost enrollment for eligible users





GEN 4 E-BIKE

Our next generation e-bike to take you further.



1 Adjustable Seat
Find the height you need for a comfortable ride

2 Smart Lock
Integrated, retractable cable lock for both lock-to and free-standing options

3 Powerful Motor
350 Watt motor to help riders tackle hills like never before

4 Swappable Battery
Long-range lithium-ion batteries with 25-mile (40-km) range

5 Basket for Belongings
Conveniently store your bags and groceries

6 Highly Visible
Green and white for greater visibility during low-light conditions

7 Automatic 2-speed Transmission
Smooth acceleration without gear shifts

8 Robust Security
Anti-theft features for comprehensive security

Dimensions: 71" L x 25" W x 44" H (180 cm L x 63 cm W x 112 cm H) Curb weight: 72 lbs (33 kg)

City Managed Parking

City to assume responsibility for currently permitted bike share hubs

- Several co-located with scooters for added user choice

Nature of e-bikes requires consideration under City's Micromobility ordinance with operational limitations

- Hub/parking area expansion to consider where users are permitted to ride micromobility devices, including bike share e-bikes
 - Within bike lanes and on low-speed streets (>35mph)
 - Prohibited from sidewalks

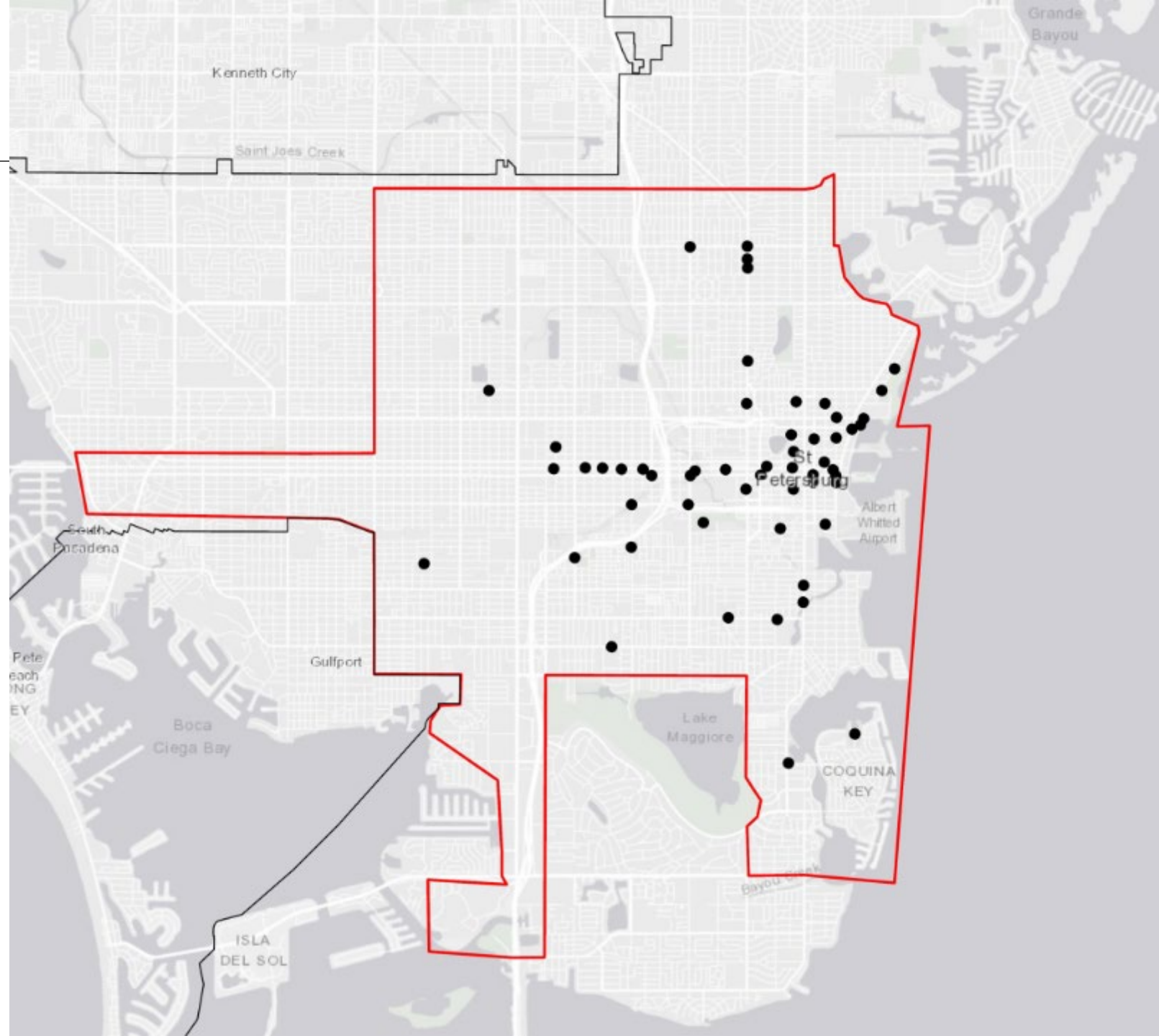
Parking Requirements:

- Bikes must always be parked upright and within designated hubs/parking areas
- Issues can be reported via See Click Fix or by calling the operator with number provided on the device



Service Area

- Service Area Boundary (red) can be extended by mutual agreement
- City may add hubs/parking areas (black dots) within Service Area at any time at its discretion



Program Funding



- City subsidy of \$5,250/month no longer required
- No Right-of-Way Usage Fees applicable to Lime
- Fines for Nuisance Bicycles applicable
 - Assessed on improperly parked or tipped over bicycles to encourage operator to quickly respond to issues



Action Requested

- Requesting approval of resolution to enter into agreement with Lime
- If approved, anticipate deployment of e-bikes in mid- to late- April





Bike Share Program Agreement

City Council
March 23, 2023



The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor or his designee to accept a grant in an amount not to exceed \$1,159,500 from the State of Florida Department of Transportation (“FDOT”) and execute a Joint Participation Agreement between the City of St. Petersburg, Florida, and FDOT for participation and financial assistance from FDOT in the West St. Petersburg Smart Signal Corridors Connected Vehicle project; approving a supplemental appropriation in the amount of \$1,159,500 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional grant revenues, to the West St. Petersburg Smart Signal Corridors Project (TBD); and providing an effective date.

Please scroll down to view the backup material.



E-3

ST PETERSBURG CITY COUNCIL
Reports
Meeting of March 23, 2023

To: The Honorable Brandi Gabbard, Chair and Members of City Council

Subject: A resolution authorizing the Mayor or his designee to accept a grant in an amount not to exceed \$1,159,500 from the State of Florida Department of Transportation (“FDOT”) and execute a Joint Participation Agreement between the City of St. Petersburg, Florida, and FDOT for participation and financial assistance from FDOT in the West St. Petersburg Smart Signal Corridors Connected Vehicle project; approving a supplemental appropriation in the amount of \$1,159,500 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional grant revenues, to the West St. Petersburg Smart Signal Corridors Project (TBD); and providing an effective date.

Explanation: In June 2022, the City applied for a grant through FDOT’s Technology Application Partnerships with Local Agencies (TAPs-LA) Program. The intent of the TAPs-LA program is to provide investments in Connected and Automated Vehicle technologies on the State roadway network through collaboration with local jurisdiction. Given the program limitations, specifically that projects are located on State roads, staff identified two corridors in West St. Petersburg where infrastructure improvements could be realized to the benefit of all roadway users. Those corridors include 66th Street from Pasadena Avenue to 38th Avenue North and Tyrone Boulevard from 5th Avenue North to Park Street. The corridors were selected to connect with infrastructure investments on adjacent corridors to provide a more seamless network in this key region of St. Petersburg and Pinellas County.

In total, the project will provide new and upgraded traffic signal controllers and cabinets at fifteen (15) signalized intersections along the two corridors, including all but the temporary traffic signal that was recently installed for Fire Station 2. The project does include the intersection of 26th Avenue North which is anticipated to provide access to the new Fire Station once relocated. Coupled with additional investments in video detection for the intersections, the City will deploy adaptive traffic signal control along the corridors such that the signal timings are more responsive to real-time traffic demands. Further, the project includes the installation of Roadside Units at the approaches to the intersection to provide Connected Vehicle technologies that will allow for future Vehicle-to-Infrastructure integrations. Finally, the project will allow for the City to upgrade the video wall at the City’s Traffic Management Center which will enhance staff’s ability to monitor traffic along these corridors, but also citywide.

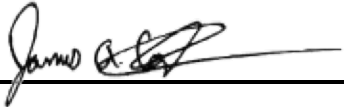
Recommendation: Administration recommends approval of the attached resolution authorizing the Mayor or his designee to accept a grant in an amount not to exceed \$1,159,500 from the State of Florida Department of Transportation (“FDOT”) and execute a Joint Participation Agreement between the City of St. Petersburg, Florida and FDOT for participation and financial assistance from FDOT in the West St. Petersburg Smart Signal Corridors Connected Vehicle project; approving a supplemental appropriation in the amount of \$1,159,500 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional grant revenues, to the West St. Petersburg Smart Signal Corridors Project (TBD); and providing an effective date.

Cost/Funding/Assessment Information: No City matching funds are required to complete this project, however existing City staff will dedicate time to administer the project implementation. The Joint Participation Agreement, in the amount of \$1,159,500, is expected to cover all project costs. Revenue in the amount of \$1,159,500 will be received from FDOT and deposited into the General Capital Improvement Fund (3001). Funding will be available after the approval of a supplemental appropriation

in the amount of \$1,159,500 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these additional grant revenues, to the West St. Petersburg Smart Signal Corridors Project (TBD).

Attachments:

- (1) Resolution
- (2) Joint Participation Agreement
- (3) Presentation

Administration: 

Budget: Lance Stanford

RESOLUTION NO. 2023 ____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A GRANT IN AN AMOUNT NOT TO EXCEED \$1,159,500 FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (“FDOT”) AND EXECUTE A JOINT PARTICIPATION AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND FDOT FOR PARTICIPATION AND FINANCIAL ASSISTANCE FROM FDOT IN THE WEST ST. PETERSBURG SMART SIGNAL CORRIDORS CONNECTED VEHICLE PROJECT; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$1,159,500 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THESE GRANT REVENUES, TO THE WEST ST. PETERSBURG SMART SIGNAL CORRIDORS PROJECT (TBD); PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) applied for a grant through the State of Florida Department of Transportation (“FDOT”) for funding for the West St. Petersburg Smart Signal Corridors Connected Vehicle Project (“Project”); and

WHEREAS, the FDOT has agreed to participate and provide financial assistance for the Project in an amount not to exceed \$1,159,500 (“Grant”);

WHEREAS, the Grant is for the procurement of 15 traffic signal controllers and cabinets, 15 Roadside Units (RSU), 15 intersection and system detection systems and a video wall upgrade at the St Petersburg Traffic Management Center (TMC) including all ancillary equipment and cabling necessary to complete the Project; and

WHEREAS, as a requirement for FDOT’s participation and financial assistance in the Project, the City must enter into a Joint Participation Agreement setting forth the obligations of FDOT and the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized accept a grant in an amount not to exceed \$1,159,500 from the State of Florida Department of Transportation (“FDOT”) and execute a Joint Participation Agreement between the City of St. Petersburg, Florida and FDOT for participation and financial assistance from FDOT in the West St. Petersburg Smart Signal Corridors Connected Vehicle Project.


BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from these grant revenues, the following supplemental appropriation for FY23:

<u>General Capital Improvement Fund (3001)</u>	
West St. Petersburg Smart Signal Corridors Project (TBD)	\$1,159,500

This resolution shall become effective immediately upon its adoption.

Approvals:

/s/ Christina Bousstas
City Attorney (Designee) 00669525


Administration

E Makofske
Budget

JOINT PARTICIPATION AGREEMENT

This Agreement made by and entered into on this _____ day of _____, 202__, between the State of Florida, Department of Transportation, whose address for purposes of this Agreement is 11201 North McKinley Drive, Tampa, Florida 33612-6456, ("DEPARTMENT"), the City of St. Petersburg, whose address for purposes of this Agreement is #1 4th Street North, 8th Floor, St. Petersburg, Florida 33701 ("CITY"); and

WITNESSETH:

WHEREAS, the DEPARTMENT is authorized to enter into Agreements with governmental entities in accordance with Section 334.044(7) and 339.12 (5), Florida Statutes; and

WHEREAS, the DEPARTMENT agrees to participate in funding the implementation of the West St. Petersburg Smart Signal Corridors connected vehicle project in Pinellas County which is in the DEPARTMENT's Five-Year Work Program as Financial Project Number (FPN) 451405-1-58-01 for Fiscal Year 2022/2023 ("PROJECT"). The DEPARTMENT's participation in the PROJECT in an amount not to exceed \$1,159,500.00 (One Million One Hundred Fifty-Four Thousand Five Hundred Dollars) is for the procurement of 15 traffic signal controllers and cabinets, 15 Roadside Units (RSU), 15 intersection and system detection systems and a video wall upgrade at the St Petersburg Traffic Management Center (TMC) including all ancillary equipment and cabling necessary to complete the PROJECT; and

WHEREAS, the DEPARTMENT and the CITY have determined that it would be in the best interest of the general public and to the economic advantage of both parties to coordinate and cooperate in their efforts to facilitate development of the PROJECT providing for the PROJECT work and payment for such; and

NOW, THEREFORE, for and in consideration of the premises herein and other mutual benefits to accrue to each of the parties hereto, it is mutually agreed as follows:

SECTION 1 OBLIGATIONS OF THE CITY

- 1.1 The CITY will be responsible for the design, procurement, contracting, installation, CEI, and management of the PROJECT.
- 1.2 Exhibit "A" – Project Description and Responsibilities, attached hereto and by reference made a part of this Agreement, further delineates the CITY's responsibilities and PROJECT description.
- 1.3 The CITY will implement the PROJECT according to the terms of Exhibit "C", attached hereto.
- 1.4 The CITY will be responsible for any PROJECT costs over and above the

funding stated in this Agreement.

- 1.5 The CITY shall keep complete records and accounts in order to record complete and correct entries as to all costs, expenditures, and other items incidental to the cost of the PROJECT.
- 1.6 The CITY shall invite the DEPARTMENT to participate in PROJECT meetings and provide periodic updates as requested.
- 1.7 Upon final acceptance of the PROJECT, the CITY shall be responsible for maintenance of the new equipment through the existing Traffic Signal Maintenance and Compensation Agreement with the DEPARTMENT.
- 1.8 E-VERIFY:
 1. The CITY shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment of all new employees hired by them during the term of the contract; and
 2. The CITY shall expressly require any contractor and subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

SECTION 2 OBLIGATIONS OF THE DEPARTMENT

- 2.1 The DEPARTMENT shall provide funding for procurement of 15 traffic signal controllers and cabinets, 15 Roadside Units (RSU), 15 intersection and system detection systems and a video wall upgrade at the St Petersburg Traffic Management Center (TMC) and all ancillary equipment and cabling necessary to complete the PROJECT in an amount not to exceed \$1,159,500.00 (One Million One Hundred Fifty-Four Thousand Five Hundred Dollars) as provided in Exhibit "B."
- 2.2 Exhibit "A" – Project Description and Responsibilities, attached hereto and by reference made a part of this Agreement, further delineates the DEPARTMENT's responsibilities and PROJECT description
- 2.3 The DEPARTMENT will be responsible for Department level project management, coordination with the CITY and final acceptance of the PROJECT. The DEPARTMENT will supply technical expertise as needed to support the CITY's efforts.

SECTION 3 COMPENSATION AND PAYMENT

- 3.1 The CITY shall provide quantifiable, measurable, and verifiable units of deliverables.

Each deliverable must specify the required minimum level of services to be performed and the criteria for evaluating successful completion. The PROJECT, identified as Project Number 451405-1-58-01, and the quantifiable, measurable, verifiable units of deliverables are described more fully in Exhibit "A"- Project Description and Responsibilities.

- 3.2 Invoices shall be submitted by the CITY in detail sufficient for a proper pre- audit and post audit, based on the quantifiable, measurable and verifiable units of deliverables as established in Exhibit A – Project Description and Responsibilities. Deliverables must be received and accepted in writing by the DEPARTMENT'S Project Manager prior to payments.
- 3.3 Supporting documentation must establish that the deliverables were received and accepted in writing by the CITY and must also establish that the required minimum level of service to be performed based on the criteria for evaluating successful completion as specified in Exhibit "A" – Project Description and Responsibilities has been met. All costs invoiced shall be supported by properly executed payrolls, time records, invoices, contracts, or vouchers evidencing in proper detail the nature and propriety of charges as described in Exhibit "D" – Contract Payment Requirements.
- 3.4 There shall be no reimbursement for travel expenses under this Agreement.
- 3.5 Payment shall be made only after receipt and approval of goods and services unless advance payments are authorized by the Chief Financial Officer of the State of Florida under **Chapters 215 and 216, F.S.** or the DEPARTMENT's Comptroller under Section 334.044 (29), Florida Statutes. If the DEPARTMENT determines that the performance of the CITY is unsatisfactory, the DEPARTMENT shall notify the CITY of the deficiency to be corrected, which correction shall be made within a timeframe to be specified by the DEPARTMENT. The CITY shall, within five days after notice from the DEPARTMENT, provide the DEPARTMENT with a corrective action plan describing how the CITY will address all issues of contract non-performance, unacceptable performance, failure to meet the minimum performance levels, deliverable deficiencies, or contract noncompliance. If the corrective action plan is unacceptable to the DEPARTMENT, the CITY shall be assessed a non-performance retainage equivalent to 10% of the total invoice amount. The retainage shall be applied to the invoice for the then-current billing period. The retainage shall be withheld until the CITY resolves the deficiency. If the deficiency is subsequently resolved, the CITY may bill the DEPARTMENT for the retained amount during the next billing period. If the CITY is unable to resolve the deficiency, the funds retained will be forfeited at the end of the Agreement's term.

A party providing goods and services to the DEPARTMENT should be aware of the following time frames. Inspection and approval of goods or services shall take no longer than 5 working days unless the bid specifications, purchase order, or contract specifies otherwise. The DEPARTMENT has 20 days to deliver a request for payment (voucher) to the Department of Financial Services. The 20

days are measured from the latter of the date the invoice is received or the goods or services are received, inspected, and approved.

If a payment is not available within 40 days, a separate interest penalty at a rate as established pursuant to **Section 55.03(1), F.S.**, will be due and payable, in addition to the invoice amount, to the CITY. Interest penalties of less than one (1) dollar will not be enforced unless the CITY requests payment. Invoices that must be returned to the CITY because of the CITY's preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the DEPARTMENT.

A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for a party, who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516.

- 3.6 The CITY shall maintain an accounting system or separate accounts to ensure funds for the PROJECT, are tracked separately. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the DEPARTMENT at all times during the period of this Agreement and for 5 years after final payment is made. Copies of these documents and records shall be furnished to the DEPARTMENT upon request. Records of costs incurred include the CITY's general accounting records and the PROJECT records, together with supporting documents and records, of the contractor and all subcontractors performing work on the PROJECT, and all other records of the Contractor and subcontractors considered necessary by the DEPARTMENT for a proper audit of costs.
- 3.7 The DEPARTMENT's obligation to pay is contingent upon an annual appropriation by the Florida Legislature.
- 3.8 This contract does not involve the purchase of Tangible Personal Property, as defined in Chapter 273, F.S.
- 3.9 In the event this contract is for services in excess of \$25,000.00, the provisions of Section 339.135(6)(a), F.S., are hereby incorporated:

The DEPARTMENT, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The DEPARTMENT shall require a statement from the comptroller of the DEPARTMENT that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the

DEPARTMENT which are for an amount in excess of \$25,000 and which have a term for a period of more than 1 year.

The parties agree that in the event funds are not appropriated to the DEPARTMENT for the PROJECT, this Agreement may be terminated, which shall be effective upon either party giving notice to the other to that effect.

SECTION 4 INDEMNITY AND INSURANCE

4.1 When either party receives notice of claim for damages that may have been caused by the other party in the performance of services required under this Agreement that party will immediately forward the claim to the other party. Each party will evaluate the claim and report its findings to each other within fourteen (14) working days and jointly discuss options in defending the claim. A party's failure to promptly notify the other of a claim will not act as a waiver or any right herein.

4.2 The CITY agrees to include the following indemnification in all contracts with its contractors/subcontractors, consultants/sub consultants who perform work in connection with this Agreement:

“To the extent provided by law, (ENTITY) shall indemnify, defend, and hold harmless the Department, including the Department's officers, agents, and employees, against any actions, claims, or damages arising out of, relating to or resulting from negligent or wrongful act(s) of (ENTITY), or any of its officers, agents, or employees, acting within the scope of their office or employment, in connection with the rights generated to or exercised by (ENTITY).

The forgoing indemnification shall not constitute a waiver of the Department's sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28. Nor shall the same be construed to constitute agreement by (ENTITY) to indemnify the Department for the negligent acts or omissions of the Department, its officers, agents, or employees, or third parties. This indemnification shall survive the termination of this Agreement.”

4.3 The CITY shall require any and all contractors, subcontractors, consultants and subconsultants it may enter agreements within connection with the PROJECT to cause the DEPARTMENT to be made an additional insured on any and all liability policies providing coverage to said contractors, subcontractors, consultants and subconsultants for their operations relating to the PROJECT.

4.4 WORKERS' COMPENSATION. The CITY shall cause any contractors, subcontractors, consultants and subconsultants it may enter agreements within connection with the PROJECT, to carry Worker's Compensation insurance in accordance with the requirements under Florida's Worker's Compensation law.

- 4.5 The CITY shall require its contractors, subcontractors, consultants and subconsultants to forward, within 5 (five) days of its receipt, copies of any notices of cancellation or any other communications it receives that are related to any and all policies of insurance referenced in this section, and which affect or potentially affect such coverage available to the DEPARTMENT.

SECTION 5 COMMENCEMENT AND TERMINATION OF AGREEMENT

- 5.1 This Agreement shall take effect upon execution by the DEPARTMENT and shall end upon the termination date as set forth in Exhibit "A" Project Description and Responsibilities.

SECTION 6 MISCELLANEOUS PROVISIONS

- 6.1 Any amendment to or modification of this Agreement or any alteration, extension, supplement, or change of time or scope of work shall be in writing and signed by both parties.
- 6.2 Any notice or other document which either party is required to give or deliver to the other shall be given in writing and served either personally or mailed to:

TO DEPARTMENT:

Ms. Marcia Haines
FDOT
11201 N. McKinley Drive, M.S. 7-350
Tampa, Florida 33612-6456

TO CITY:

Cheryl Stacks, PE, PTOE
City of St Petersburg
#1 4th Street, 8th Floor
St Petersburg, Florida 33701

- 6.3 If any word, clause, sentence, or paragraph of the Agreement is held invalid, the remainder of the Agreement would continue to conform to the intent of this Agreement.
- 6.4 This Agreement shall be governed and construed in accordance with the laws of the State of Florida.
- 6.5 Nothing herein shall be construed to create any third-party beneficiary rights in any person not a party to this Agreement.

SECTION 7 ENTIRE AGREEMENT

This document embodies the whole Agreement of the parties. There are no promises, terms, conditions, or allegations other than those contained herein, and this document shall supersede all previous communications, representations and/or Agreement, whether written or verbal between the parties hereto. This Agreement may be modified only in writing executed by all parties. This Agreement shall be binding upon the parties, their successors, assigns and legal representatives.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives.

CITY OF ST PETERSBURG, FL

ATTEST _____ (SEAL) BY: _____
CLERK Kenneth T. Welch, Mayor

APPROVED AS TO FORM AND CONTENT

CITY ATTORNEY OR DESIGNEE DATE
CITY OF ST PETERSBURG

**STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION**

ATTEST _____ (SEAL) BY: _____
EXECUTIVE SECRETARY Richard Moss, P.E.
Director of Transportation Development,
District Seven

DATE

FDOT Legal Review

EXHIBIT "A"

PROJECT DESCRIPTION AND RESPONSIBILITIES

This exhibit forms an integral part of that certain Joint Participation Agreement between the State of Florida, Department of Transportation and the CITY, dated _____, 202____.

PROJECT LOCATION: The limits of the PROJECT are, SR 693/66th Street from 38th Avenue to Pasadena Avenue North and Alt US 19/SR 595/Tyrone Blvd. from 38th Avenue North to 5th Avenue North. Exhibit "E" attached hereto and by reference made a part of this Agreement, delineates the intersection locations to be included in this PROJECT.

PROJECT DESCRIPTION: The PROJECT consists of the implementation of the West St Petersburg Smart Signal Corridors project, whose limits are, SR 693/66th Street from 38th Avenue to Pasadena Avenue North and Alt US 19/SR 595/Tyrone Blvd. from 38th Avenue North to 5th Avenue North. It includes the procurement of 15 traffic signal controllers and cabinets, 15 Roadside Units (RSU), 15 intersection and system detection systems and a video wall upgrade at the St Petersburg Traffic Management Center (TMC) in City of St Petersburg, Florida. This includes all ancillary equipment and cabling necessary to complete the PROJECT, which will be used to improve safety, implement speed management, Automated Traffic Signal Performance Measures, Transit Signal Priority and Emergency Preemption.

This PROJECT which will improve safety, implement speed management, Automated Traffic Signal Performance Measures, Transit Signal Priority and Emergency Preemption.

SPECIAL CONSIDERATIONS BY CITY:

The CITY will be responsible for any design, procurement, contracting, permitting, software configuration and integration with existing systems, equipment installation, CEI, and management of the PROJECT.

The CITY may utilize their procurement process to hire an installation contractor/vendor to provide a complete turnkey installation of the PROJECT.

The CITY shall ensure all materials used for installation of the PROJECT will be in compliance with the FDOT Approved Products List (APL).

The CITY will implement the PROJECT according to the terms of Exhibit "C", attached hereto, and must also contact the Department's District Permits Engineer, Reebie Simms, to coordinate permit requirements. She can be reached at Reebie.Simms@dot.state.fl.us.

The CITY will be responsible for any costs over and above the funding stated in this Agreement.

The CITY shall keep complete records and accounts in order to record complete and correct entries as to all costs, expenditures, and other items incidental to the cost of the PROJECT.

Upon final acceptance of the PROJECT, the CITY shall be responsible for maintenance of the new equipment through the existing Traffic Signal Maintenance and Compensation Agreement with the DEPARTMENT.

The CITY must submit its final invoice to the DEPARTMENT within 90 days after completion and final payment of the PROJECT. Invoice submitted after the 90-day time period may not be paid.

The CITY shall commence the project's activities subsequent to the execution of this Agreement and shall perform in accordance with the following schedule:

1. Identification and approval of equipment by the Department's Project Manager to be purchased by: **June 30, 2023.**
2. Invoice for CV equipment to be submitted to FDOT by: **November 30, 2023.**
3. Construction plan approval by the Department's Project Manager to be completed by: **June 30, 2024.**
4. Agreement Expiration: **December 31, 2025.**

If at any moment during project implementation it is determined that the approved PROJECT schedule cannot be met, the CITY will immediately notify the DEPARTMENT in writing, accompanied by a revised project schedule. Failure to comply with these requirements may be cause for termination of this Agreement and withdrawal of DEPARTMENT funding.

SPECIAL CONSIDERATIONS BY DEPARTMENT:

The DEPARTMENT will issue a Notice to Proceed to the CITY after final execution of this Agreement.

Upon receipt of an invoice, the Department will have twenty (20) working days to review and approve the goods and services submitted for payment.

The DEPARTMENT will provide a Project Manager, Megan Arasteh, PE at (813) 615-8621 or megan.arasteh@dot.state.fl.us

EXHIBIT "B"
PROJECT BUDGET

This exhibit forms an integral part of that certain Joint Participation Agreement between the State of Florida, Department of Transportation and the City of St. Petersburg, dated _____, 202____.

- I. TOTAL ESTIMATED COST.....\$1,159,500.00

- II. PROJECT PARTICIPATION
 - State\$1,159,500.00
 - Federal.....\$ 0.00
 - Local Participation\$0.00

- III. PROJECT funds are subject to legislative appropriation of available funds.

EXHIBIT "C"

TERMS AND CONDITIONS OF CONSTRUCTION IN DEPARTMENT RIGHT OF WAY

1. Construction on the Department's Right of Way. If the Project involves construction on, under, or over the Department's right-of-way, the design work for all portions of the Project to be constructed on, under, or over the Department's right-of-way shall be submitted to the Department for review prior to any work being commenced, and the following provisions shall apply:

- a. The Project shall be designed and constructed in accordance with the latest edition of the Department's Standard Specifications for Road and Bridge Construction and Department Design Standards and Manual of Uniform Traffic Control Devices ("MUTCD"). The following guidelines shall apply as deemed appropriate by the Department: the Department Structures Design Manual, AASHTO Guide Specifications for the Design of Pedestrian Bridges, AASHTO LRFD Bridge Design Specifications, the Department Plans Preparation Manual ("PPM") and the Department Traffic Engineering Manual.

Designs that do not meet Department standards may be rejected by the Department at its sole discretion. The Department may allocate Department-managed resources to facilitate compliance with applicable design standards. If changes to the Department approved plans are required, the Recipient shall notify the Department of the changes and receive approval from the Department prior to the changes being constructed. The Recipient shall maintain the area of the Project, at all times, and coordinate any work needs of the Department during construction of the Project.

- b. The Recipient shall notify the Department a minimum of 48 hours before beginning construction within, under, or over Department right-of-way. The Recipient shall notify the Department should construction be suspended for more than 5 working days. The Department contact person for construction is Rolando Sanchez at (813) 975-6928 or rolando.sanchez@dot.state.fl.us.
- c. The Recipient shall be responsible for monitoring construction operations and the maintenance of traffic ("MOT") throughout the course of the Project in accordance with the latest edition of the Department Standard Specifications, section 102. The Recipient is responsible for the development of a MOT plan and making any changes to that plan as necessary. The MOT plan shall be in accordance with the latest version of the Department Design Standards, Index 600 series. Any MOT plan developed by the Recipient that deviates from the Department Design Standards must be signed and sealed by a professional engineer. MOT plans will require approval by the Department prior to implementation.
- d. The Recipient shall be responsible for locating all existing utilities, both aerial and underground, and for ensuring that all utility locations be accurately documented on the construction plans. All utility conflicts shall be fully resolved directly with the applicable utility.
- e. The Recipient will be responsible for obtaining all permits that may be required by other agencies or local governmental entities.
- f. It is hereby agreed by the Parties that this Agreement creates a permissive use only and all improvements located on, under, or over the Department's right-of-way resulting from this Agreement shall become the property of the Department. Neither the granting of the permission to use the Department right-of-way nor the placing of facilities upon the Department property shall operate to create or vest any property right to or in the Recipient, except as may otherwise be provided in separate agreements. The Recipient shall not acquire any right, title, interest or estate in Department right-of-way, of any nature or kind whatsoever, by virtue of the execution, operation, effect, or performance of this Agreement including, but not limited to, the Recipient's use, occupancy or possession of Department right-of-way. The Parties agree that this Agreement does

EXHIBIT "C"

TERMS AND CONDITIONS OF CONSTRUCTION IN DEPARTMENT RIGHT OF WAY

not, and shall not be construed to, grant credit for any future transportation concurrency requirements pursuant to Chapter 163, Florida Statutes.

- g. The Recipient shall not cause any liens or encumbrances to attach to any portion of the Department's property, including but not limited to, the Department's right-of-way.
- h. The Recipient shall perform all required testing associated with the design and construction of the Project. Testing results shall be entered into the department's Materials Testing and Certification database application and the department must provide the final Materials Certification for the Project. The Department shall have the right to perform its own independent testing during the course of the Project.
- i. The Recipient shall exercise the rights granted herein and shall otherwise perform this Agreement in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, procedures, guidelines, standards and permits, as the same may be constituted and amended from time to time, including, but not limited to, those of the Department, applicable Water Management District, Florida Department of Environmental Protection, Environmental Protection Recipient, the Army Corps of Engineers, the United States Coast Guard and local governmental entities.
- j. If the Department determines a condition exists which threatens the public's safety, the Department may, at its discretion, cause construction operations to cease and immediately have any potential hazards removed from on, under, or over its right-of-way at the sole cost, expense, and effort of the Recipient. The Recipient shall bear all construction delay costs incurred by the Department.
- k. The Recipient shall be responsible to maintain and restore all features that might require relocation within the Department right-of-way.
- l. The Recipient will be solely responsible for clean up or restoration required to correct any environmental or health hazards that may result from construction operations.
- m. The acceptance procedure will include a final "walk-through" by Recipient and Department personnel. Upon completion of construction, the Recipient will be required to submit to the Department final as-built plans and an engineering certification that construction was completed in accordance to the plans. Submittal of the final as-built plans shall include one complete set of the signed and sealed plans on 11" X 17" plan sheets and an electronic copy prepared in Portable Document Format (PDF). Prior to the termination of this Agreement, the Recipient shall remove its presence, including, but not limited to, all of the Recipient's property, machinery, and equipment from Department right-of-way and shall restore those portions of Department right of way disturbed or otherwise altered by the Project to substantially the same condition that existed immediately prior to the commencement of the Project.
- n. If the Department determines that the Project is not completed in accordance with the provisions of this Agreement, the Department shall deliver written notification of such to the Recipient. The Recipient shall have thirty (30) days from the date of receipt of the Department's written notice, or such other time as the Recipient and the Department mutually agree to in writing, to complete the Project and provide the Department with written notice of the same (the "Notice of Completion"). If the Recipient fails to timely deliver the Notice of Completion, or if it is determined that the Project is not properly completed after receipt of the Notice of Completion, the Department, within its

EXHIBIT "C"

**TERMS AND CONDITIONS OF CONSTRUCTION IN DEPARTMENT
RIGHT OF WAY**

discretion may: 1) provide the Recipient with written authorization granting such additional time as the Department deems appropriate to correct the deficiency(ies); or 2) correct the deficiency(ies) at the Recipient's sole cost and expense, without Department liability to the Recipient for any resulting loss or damage to property, including, but not limited to, machinery and equipment. If the Department elects to correct the deficiency(ies), the Department shall provide the Recipient with an invoice for the costs incurred by the Department and the Recipient shall pay the invoice within thirty (30) days of the date of the invoice.

- o. The Recipient shall implement best management practices for erosion and pollution control to prevent violation of state water quality standards. The Recipient shall be responsible for the correction of any erosion, shoaling, or water quality problems that result from the construction of the Project.
- p. Portable Traffic Monitoring Site (PTMS) or a Telemetry Traffic Monitoring Site (TTMS) may exist within the vicinity of your proposed work. It is the responsibility of the Recipient to locate and avoid damage to these sites. If a PTMS or TTMS is encountered during construction, the Department must be contacted immediately.
- q. During construction, highest priority must be given to pedestrian safety. If permission is granted to temporarily close a sidewalk, it should be done with the express condition that an alternate route will be provided and shall continuously maintain pedestrian features to meet Americans Disability Act (ADA) standards.
- r. Restricted hours of operation will be from (No restrictions) unless otherwise approved by the Operations Engineer, or designee.
- s. Lane closures on the state road system must be coordinated with the Public Information Office at least two weeks prior to the closure. The contact information for the Department's Public Information Office is:

Florida Department of Transportation
District Seven
Kris Carson, Public Information Officer
kristen.carson@dot.state.fl.us
813-975-6202

EXHIBIT “D”
Contract Payment Requirements
Florida Department of Financial Services, Reference Guide for State Expenditures
Cost Reimbursement Contracts

Invoices for cost reimbursement contracts must be supported by an itemized listing of expenditures by category (salary, travel, expenses, etc.). Supporting documentation shall be submitted for each amount for which reimbursement is being claimed indicating that the item has been paid. Documentation for each amount for which reimbursement is being claimed must indicate that the item has been paid. Check numbers may be provided in lieu of copies of actual checks. Each piece of documentation should clearly reflect the dates of service. Only expenditures for categories in the approved agreement budget may be reimbursed. These expenditures must be allowable (pursuant to law) and directly related to the services being provided.

Listed below are types and examples of supporting documentation for cost reimbursement agreements:

(1) Salaries: A payroll register, or similar documentation should be submitted. The payroll register should show gross salary charges, fringe benefits, other deductions and net pay. If an individual for whom reimbursement is being claimed is paid by the hour, a document reflecting the hours worked times the rate of pay will be acceptable.

(2) Fringe Benefits: Fringe Benefits should be supported by invoices showing the amount paid on behalf of the employee (e.g., insurance premiums paid). If the contract specifically states that fringe benefits will be based on a specified percentage rather than the actual cost of fringe benefits, then the calculation for the fringe benefits amount must be shown.

Exception: Governmental entities are not required to provide check numbers or copies of checks for fringe benefits.

(3) Travel: Reimbursement for travel must be in accordance with Section 112.061, Florida Statutes, which includes submission of the claim on the approved State travel voucher or electronic means.

(4) Other direct costs: Reimbursement will be made based on paid invoices/receipts. If nonexpendable property is purchased using State funds, the contract should include a provision for the transfer of the property to the State when services are terminated. Documentation must be provided to show compliance with Department of Management Services Rule 60A-1.017, Florida Administrative Code, regarding the requirements for contracts which include services and that provide for the contractor to purchase tangible personal property as defined in

Section 273.02, Florida Statutes, for subsequent transfer to the State.

(5) In-house charges: Charges which may be of an internal nature (e.g., postage, copies, etc.) may be reimbursed on a usage log which shows the units times the rate being charged. The rates must be reasonable.

(6) Indirect costs: If the contract specifies that indirect costs will be paid based on a specified rate, then the calculation should be shown. Contracts between state agencies, and or contracts between universities may submit alternative documentation to substantiate the reimbursement request that may be in the form of FLAIR reports or other detailed reports.

The Florida Department of Financial Services, online Reference Guide for State Expenditures can be found at this web address
http://www.fldfs.com/aadir/reference_guide.htm.

EXHIBIT "E"
LOCATION OF INTERSECTIONS
FOR
FIELD EQUIPMENT

SIGNAL NO.	LOCATION
1	SR 693 / 66TH STREET AND 38TH AVENUE NORTH
2	SR 693 / 66TH STREET AND 30TH AVENUE NORTH
3	SR 693 / 66TH STREET AND 26TH AVENUE NORTH
4	SR 693 / 66TH STREET AND SR 595/TYRONE BLVD NORTH
5	SR 693 / 66TH STREET AND 22ND AVENUE NORTH
6	SR 693 / 66TH STREET AND 18TH AVENUE NORTH
7	SR 693 / 66TH STREET AND 13TH AVENUE NORTH
8	SR 693 / 66TH STREET AND 9TH AVENUE NORTH
9	SR 693 / 66TH STREET AND SR 595/5TH AVENUE NORTH
10	SR 693 / 66TH STREET AND SR 693/PASADENA AVENUE
11	SR 595 / TYRONE BLVD AND 38TH AVENUE NORTH
12	SR 595 / TYRONE BLVD AND TYRONE MALL / 68TH STREET NORTH
13	SR 595 / TYRONE BLVD AND 22ND AVENUE NORTH
14	SR 595 / TYRONE BLVD AND 9TH AVENUE NORTH
15	SR 595 / TYRONE BLVD AND SR 595/5TH AVENUE NORTH

Additionally, the video wall will be upgraded at the St Petersburg Traffic Management Center located at 1744 9th Ave N, St. Petersburg, FL 33713



FDOT Grant West St. Petersburg Smart Signal Corridors

City Council
March 23, 2023

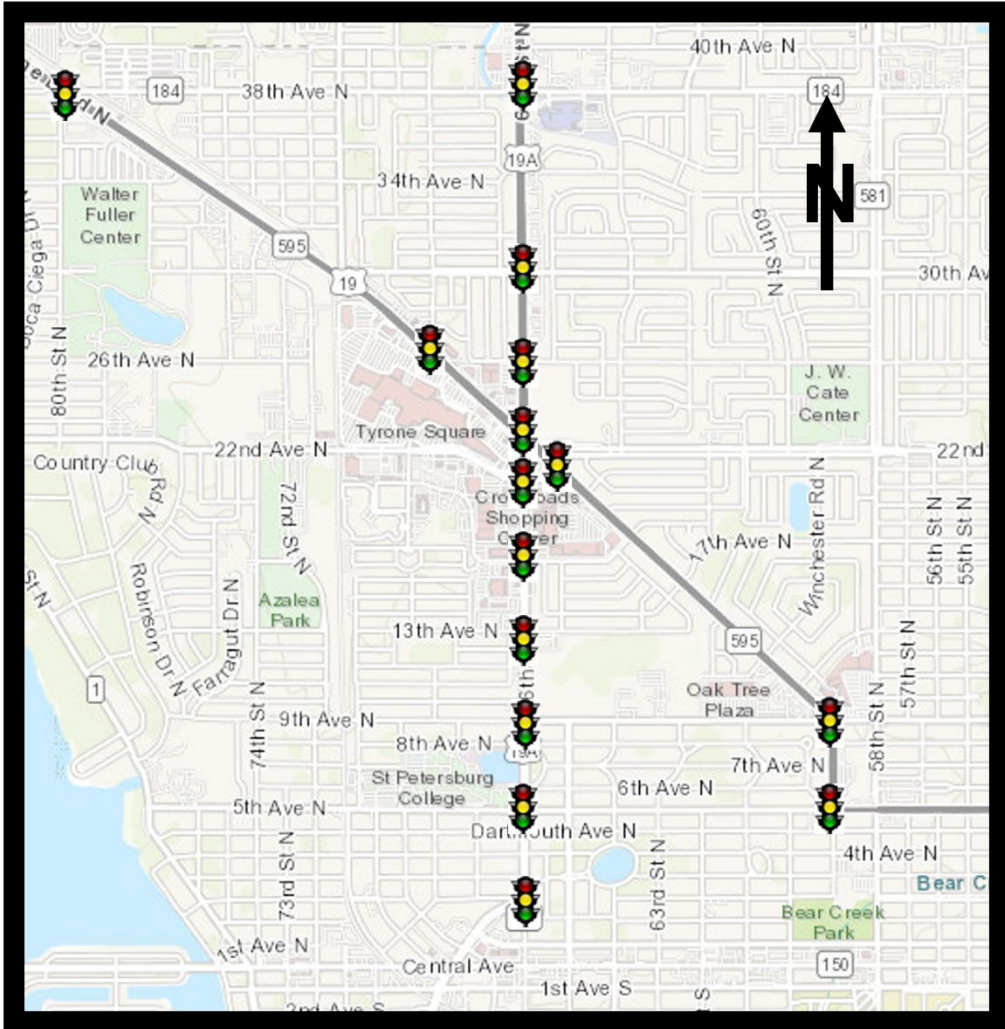


FDOT Program Overview

- Technology Application Partnerships with Local Agencies (TAPs-LA) Program
- Aimed at deploying Connected and Automated Vehicle (CAV) technologies
 - \$2M in annual funding for projects statewide
 - Approximately 2-4 projects selected each year for funding
- Projects must be located on the State roads
- Scored based on criteria such as safety, mobility, feasibility, and travel time efficiency/reliability



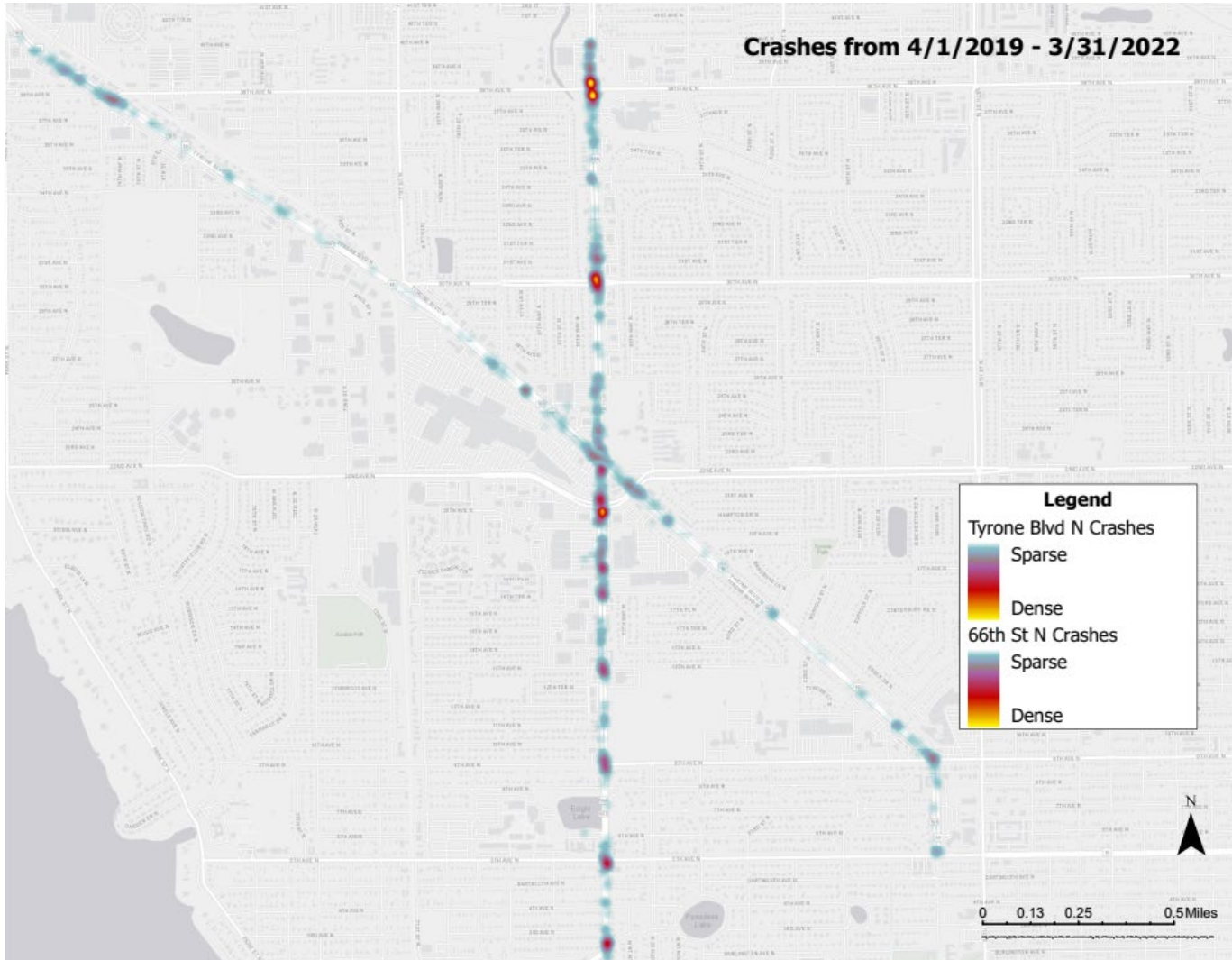
Project Location



- 66th Street – Pasadena Ave to 38th Ave N
 - 10 Signalized Intersections
 - Excludes temporary signal at Fire Station 2
- Tyrone Boulevard – 5th Ave N to Park St
 - 5 Signalized Intersections
- Connects with infrastructure on adjacent corridors
 - SunRunner BRT route
 - Pinellas County-managed corridors



Project Location



Includes 3 intersections that are routinely listed in the Police Dept's Top 10 Dangerous Crash Intersections

- 66th Street and 38th Avenue N
- 66th Street and 30th Avenue N
- 66th Street and Tyrone Blvd

Most recent three-year crash history at the time of the grant application



Project Implementation Elements

- New Traffic Signal Controllers and Cabinets to all for real-time, adaptive traffic signal control
- Roadside Units at the approaches to the intersection for Connected Vehicle technology
- Video detection
- Upgrades to the Video Wall at the City's Traffic Management Center



Project Cost and Schedule

- Total Estimated Cost is \$1,159,500 and fully funded by FDOT
- Design to be completed no later than June 2024 with certain interim milestones
- Construction completed no later than Fall 2025 with contract expiration of 12/31/2025



Action Requested

Requesting approval of resolution to accept the grant and execute the Joint Participation Agreement with FDOT for the West St. Petersburg Smart Signal Corridors project



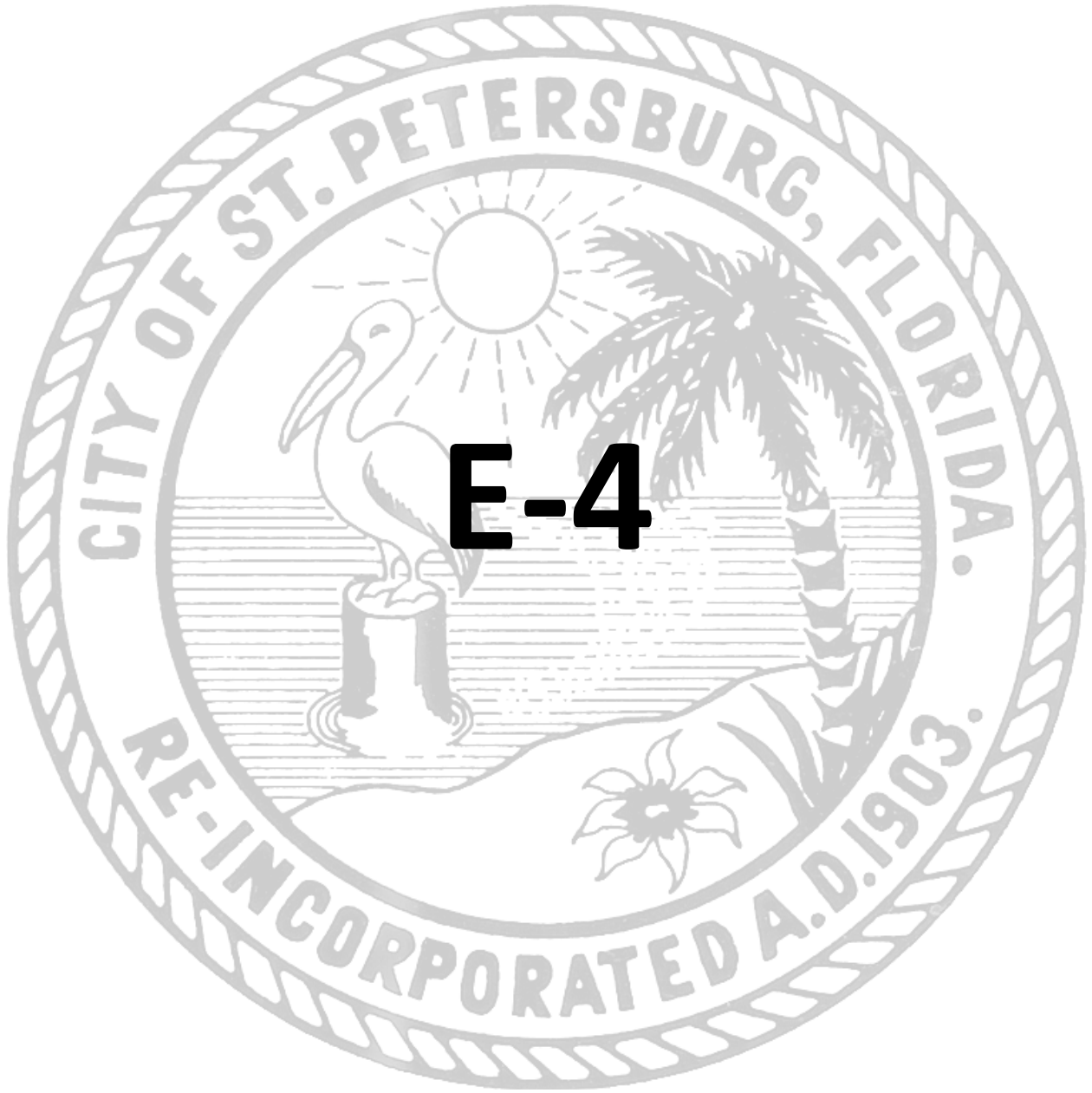


FDOT Grant West St. Petersburg Smart Signal Corridors

City Council
March 23, 2023



The following page(s) contain the backup material for Agenda Item: Report & Request to Amend the Area Median Income of Units Approved for St. Pete Housing Authority Edward White Hospital Project
Please scroll down to view the backup material.



E-4

St. Petersburg City Council

Meeting of March 23, 2023

TO: Honorable Brandi Gabbard, Chair and Members of City Council

FROM: Amy E Foster, Community & Neighborhood Affairs Administrator

RE: Report & Request to Amend the Area Median Income of Units Approved for St. Pete Housing Authority Edward White Hospital Project

Explanation:

City Council approved a Resolution in October 2022 awarding funding to build affordable multi-family units using ARPA funding. The St. Petersburg Housing Authority (SPHA) was awarded almost \$9 million through both Penny and the American Rescue Plan Act to redevelop the Edward White Hospital and produce 70 units for households making 60% Area Median Income (AMI) and less. SPHA recently discovered a funding source that would help them close the gap in construction financing if the AMI mix included units at 80% and 30% AMI. Attached you will see the requested changes to unit numbers. This request provides deeply affordable units (30% AMI and lower) and there is great need in our community for units that serve Very Low-Income households. City Administration recommends approval of this item.

Attachments:

PowerPoint

Report on SPHA ARPA Project-Ed White Hospital

City Council-3.23.23



SP Housing Authority (2331 9th Avenue North)



Total Development Cost	\$23.5 million
ARPA Funding	\$5,938,214
City Penny IV	\$3,000,000
Total City Participation Pct.	38.04%
# Affordable Units	70
# At or Below 80% AMI	0
# At or Below 60% AMI	70
# At or Below 50% AMI	0
# At or Below 30% AMI	0

SP Housing Authority (2331 9th Avenue North)



Total Development Cost	\$23.5 million
ARPA Funding	\$5,938,214
City Penny IV	\$3,000,000
Total City Participation Pct.	38.04%
# Affordable Units	70
# At or Below 80% AMI	14
# At or Below 60% AMI	14
# At or Below 50% AMI	0
# At or Below 30% AMI	42



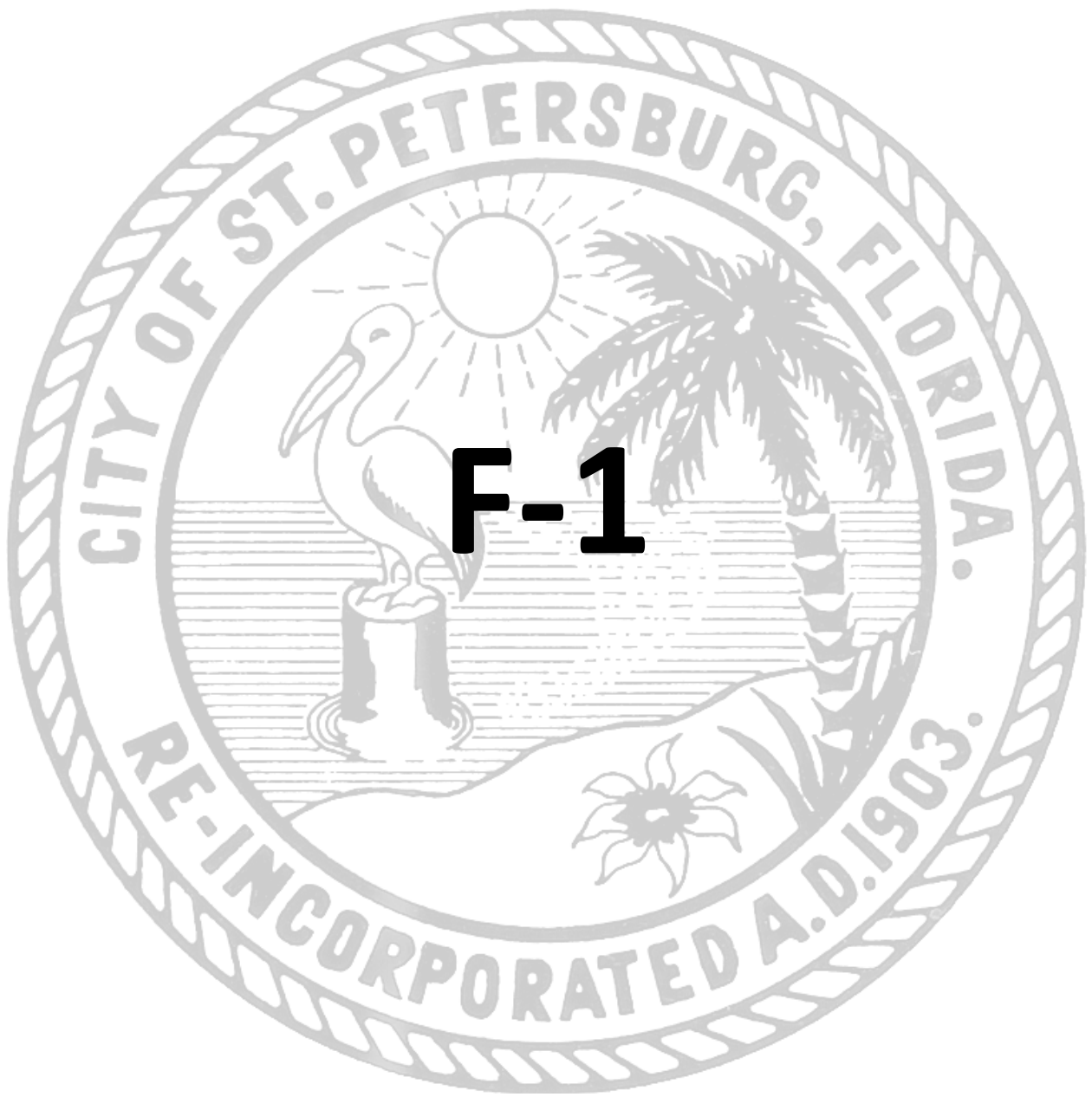


Requested Action

Approve changes to the unit Area Median Income Mix to allow for units at 80% AMI and 30% AMI to assist SPHA in submitting a competitive funding application

Area Median Income/Units	Original Proposal 10/6	Amended Request 3/23
Total Units	70	70
80% AMI	0	14
60% AMI	70	14
30% AMI	0	42

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Committee of the Whole or other relevant committee for a report and discussion on the Fleet Maintenance Campus Master Plan. (Councilmember Montanari)
Please scroll down to view the backup material.



CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: March 10, 2023

COUNCIL DATE: March 23, 2023

RE: Referral to the Committee of the Whole for a Report and Discussion on
the Fleet Maintenance Campus Master Plan

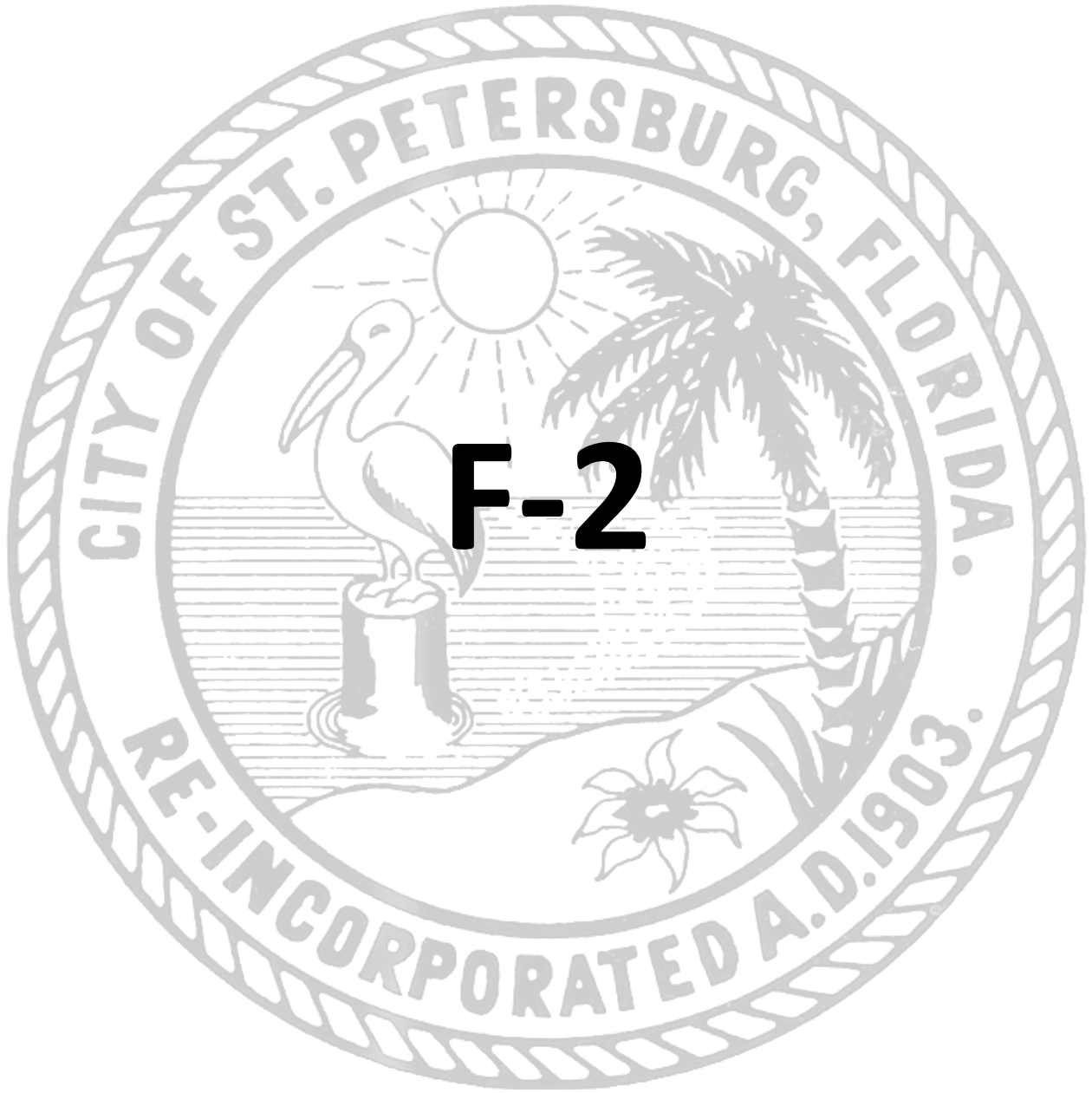
ACTION DESIRED:

Respectfully requesting a referral to the Committee of the Whole or other relevant committee for a report and discussion on the Fleet Maintenance Campus Master Plan.

Ed Montanari, Council Member
District 3

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 to provide a presentation on the findings of the Private Laterals Pilot Study. Discussion to include consideration of potential financing programs for residents to be administered by SELF (Solar Loan Energy Fund) (Chair Gabbard)

Please scroll down to view the backup material.



F-2

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: March 10, 2023

COUNCIL DATE: March 23, 2023

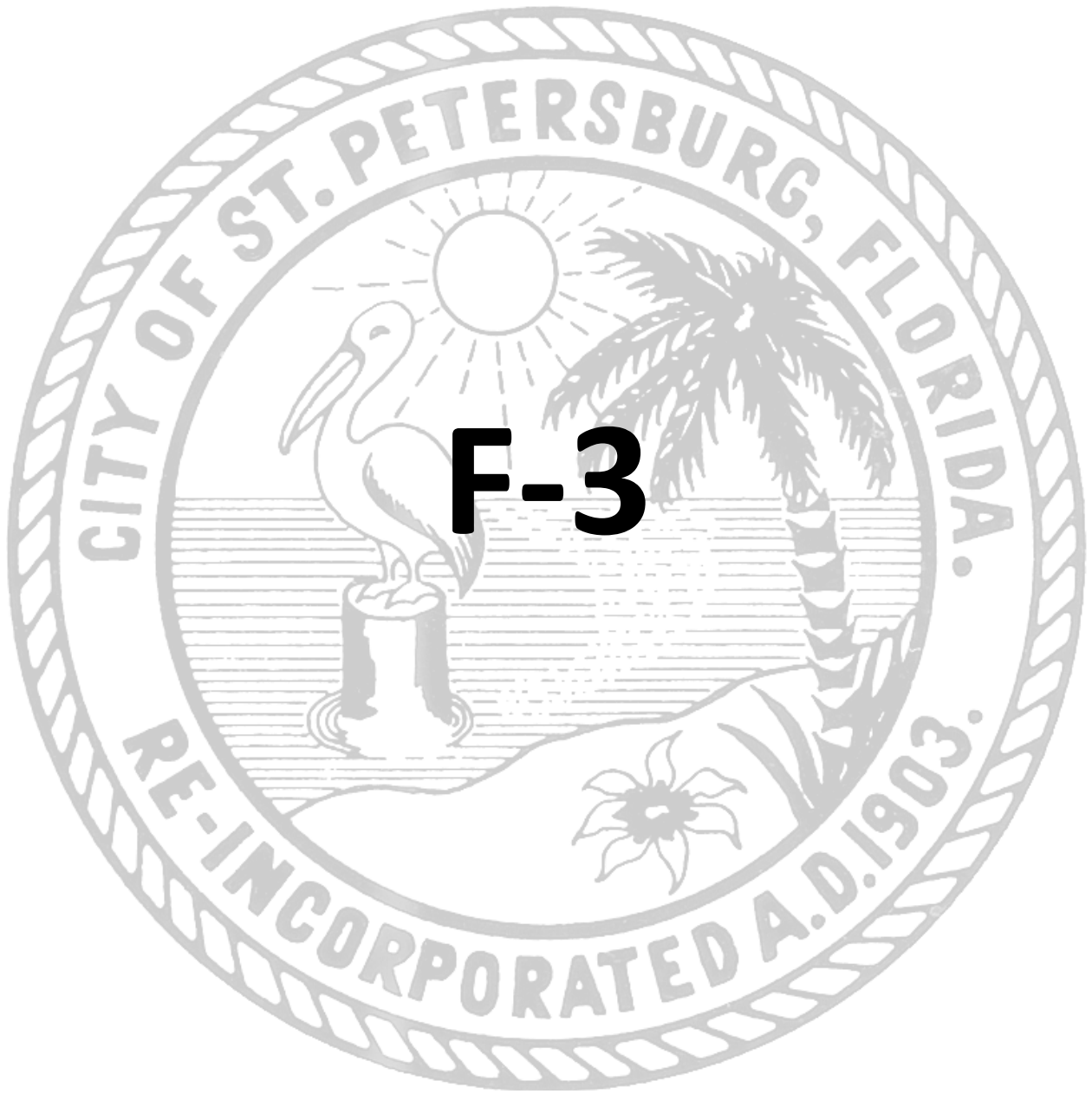
RE: Referral to the Public Services and Infrastructure Committee or other relevant committee to provide a presentation on the findings of the Private Laterals Pilot Study.

ACTION DESIRED:

Referral to the Public Services and Infrastructure Committee or other relevant committee to provide a presentation on the findings of the Private Laterals Pilot Study. Discussion to include consideration of potential financing programs for residents to be administered by SELF (Solar Loan Energy Fund)

Council Chair Gabbard
District 2

The following page(s) contain the backup material for Agenda Item: Respectfully requesting City Council approval of a resolution acknowledging and supporting the implementation of the Regional Resiliency Action Plan, an initiative of the Tampa Bay Regional Planning Council and its Tampa Bay Regional Resiliency Coalition. (Chair Gabbard)
Please scroll down to view the backup material.



F-3

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: March 10, 2023

COUNCIL DATE: March 23, 2023

RE: Respectfully requesting City Council approval of a resolution acknowledging and supporting the implementation of the Regional Resiliency Action Plan, an initiative of the Tampa Bay Regional Planning Council and its Tampa Bay Regional Resiliency Coalition

ACTION DESIRED:

Respectfully requesting City Council approval of a resolution acknowledging and supporting the implementation of the Regional Resiliency Action Plan, an initiative of the Tampa Bay Regional Planning Council and its Tampa Bay Regional Resiliency Coalition.

Council Chair Gabbard
District 2

Attachments:
Proposed Resolution
Regional Resiliency Action Plan

RESOLUTION No. _____

A RESOLUTION OF THE CITY OF ST. PETERSBURG, FLORIDA ACKNOWLEDGING AND SUPPORTING THE IMPLEMENTATION OF THE TAMPA BAY REGIONAL RESILIENCY ACTION PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tampa Bay Regional Resiliency Coalition (“Coalition”) was formed by the members of the Tampa Bay Regional Planning Council in 2018 to coordinate climate adaptation and mitigation activities across county lines, to advance local and regional responses to and preparations for economic and social disruption projected to result from sea-level rise, and to provide state and local agencies with access to technical assistance and support in addressing the effects of climate change; and

WHEREAS, the Counties of Citrus, Hernando, Pasco, Pinellas, Hillsborough, Manatee and Sarasota and the 24 member municipalities (including the City of St. Petersburg (“City”)) of the Coalition share a sense of community, economy, and critically important environmental resources; and

WHEREAS, climate resiliency is the planning for and implementation of activities to reduce the Tampa Bay region's vulnerability to a changing climate, and is amongst the most consequential actions the Tampa Bay region could pursue; and

WHEREAS, the Coalition members are committed to being resilient to a changing climate, and will consider adaptation and risk reduction strategies intended to ensure public safety and safeguard infrastructure, property, environmental assets, and basic quality of life for current residents and future generations; and

WHEREAS, many of the activities undertaken to enhance resiliency to a changing climate will be concurrent with existing local efforts and objectives addressing aging infrastructure, emergency management, public health, environmental resources, and resilient affordable housing; and

WHEREAS, while the City and other member jurisdictions in the Coalition have independently identified and undertaken activities to address vulnerabilities and increase local resilience and sustainability, they have also agreed to a work together to build regional resiliency; and

WHEREAS, SECTION 2 of the Coalition Memorandum of Understanding (MOU) signed by the members outlines a vision for Regional Cooperation: *“The Coalition Members shall work together to maximize their efforts to mitigate and adapt to the effects of sea-level rise by: identifying vulnerabilities to the effects of climate change in their communities; identifying common vulnerability assessment methodologies; planning for mitigation and adaptation actions that will enhance the resiliency of their communities; learning from each other and their prior*

efforts and planning documents; leveraging their resources; and pursuing public private partnerships.”

WHEREAS, SECTION 3 of the Coalition MOU defines commitment to creating a Regional Resiliency Action Plan: *“The Coalition Members shall develop a Regional Resiliency Action Plan which shall include strategies for coordinated regional preparation for and adaption to a rapidly changing global environment based on mapping of projected sea-level rise and resulting amplification of localized impacts of hurricanes and tropical storms, and which shall identify funding strategies at the local, state and federal levels for mitigation and adaptation actions to deal with those impacts.”* and

WHEREAS, the Tampa Bay Regional Resiliency Action Plan (“Plan”) was developed by the Tampa Bay Regional Planning Council in collaboration with Coalition member governments, with input from regional and state agencies, educational institutions, community organizations, the private sector and other stakeholders; and

WHEREAS, The Plan provides a voluntary regional roadmap for local governments; and

WHEREAS, The Plan includes the following eleven regional priorities reflecting local actions and best practices:

- *Reduce regional flood risk by convening regional stakeholders to identify innovative stormwater management strategies, design, incentives, and pilot projects which also support habitat resilience and water quality*
- *Develop communications materials and community engagement strategies to increase residents’ and businesses’ understanding of local risks and impacts from climate changes.*
- *Create a Regional Resilient Land Use and Design working group which includes diverse stakeholders to define best practices and recommendations for community health, resilience and quality of life.*
- *Convene a regional resilient housing leadership advisory committee to discuss and build consensus on goals, policies and strategies to improve post-disaster preparedness and new construction for the region’s workforce and low-income families.*
- *Coordinate regionally to develop shoreline design and construction standards and encourage local adoption to support private property owner efforts.*
- *Support the Tampa Bay Habitat Master Plan goals of restoring more than 3,000 acres of wetlands and uplands in the next decade through resources for local policies and land management strategies.*
- *Build capacity among neighborhoods and non-profits by developing a Resilient Neighborhoods Initiative with partners and communities to create new programs, resources and increase funding.*
- *Provide a forum that supports integration of regional priorities into state/local transportation plans through coordination with MPOs, PSTA, HART, TBARTA, TMA, FDOT District Offices, the airports and the ports.*

- *Support regionally coordinated electric vehicle charging station infrastructure through the development of a regional Electric Vehicle Master Plan (EVMP).*
- *Coordinate with member governments to develop food resiliency and sustainability plans and programs.*
- *Develop industry cluster of resilient infrastructure technologies and firms to support improvements to local government fleet performance, traffic control, safety, and resiliency in times of emergency.*

WHEREAS, the success of the Plan depends on the participation of, and the continued regional collaboration with local jurisdictions and partners, and a commitment to work together toward common resiliency goals.

NOW THEREFORE BE IT RESOLVED BY the St. Petersburg City Council that the City of St. Petersburg hereby acknowledges and supports the implementation of the Tampa Bay Regional Resiliency Action Plan.

This Resolution shall become effective immediately upon its adoption.

/s/ Michael J. Dema



REGIONAL RESILIENCY ACTION PLAN

AN INITIATIVE OF
THE TAMPA BAY REGIONAL PLANNING COUNCIL
AND ITS TAMPA BAY REGIONAL RESILIENCY COALITION

November 2022



Welcome

Welcome to the Tampa Bay Region. Our region is home to some of the country's best beaches, sports teams, and approximately 4 million residents. The region also hosts Port Tampa Bay, the largest port in the State, and Tampa International Airport, which served 15.4 million passengers in FY2021. The region's public university, the University of South Florida (USF) is the fastest-rising university in America, according to U.S. News and World Report's (U.S. News) 2022 Best Colleges rankings. All of these regional assets are vulnerable to the impacts of a changing climate, including: sea-level rise, rainfall, heat events, wildfires, droughts, flooding, and storms.

In 2018, the TBRPC formed the Tampa Bay Regional Resiliency Coalition, the 18th initiative of its kind in America, when elected officials and Gubernatorial Appointee members of the Regional Planning Council asked governments from throughout Tampa Bay to endorse a Memorandum of Understanding (MOU) indicating the willingness to work collaboratively to make our region more resilient to extreme weather, including sea level rise, storm surge, and more frequent, higher intensity rainfall. Today, the Resiliency Coalition has grown to include 32 governments and over 90 private sector partners.

As part of the MOU, the Resiliency Coalition members agreed to develop a Regional Resiliency Action Plan (RRAP) with strategies for coordinated regional preparation for and adaption to a rapidly changing global environment. This document is intended to address this and other resilience challenges through intergovernmental and community collaboration.

The TBRPC is thankful that you have chosen to join us as we continue our journey to make our communities more resilient.

Sean T. Sullivan

Sean T. Sullivan, Executive Director of the Tampa Bay Regional Planning Council

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Letter from the TBRPC Chair



Councilmember
Brandi Gabbard
City of St. Petersburg
2022 Chair of the Tampa Bay
Regional Planning Council

Resiliency is a necessary component to the long-term sustainability of our region, and we must collaborate to foster smart initiatives that will help our communities grow stronger. Partnerships between local leaders, technical experts, and key stakeholders to define climate change risks and mitigate their impact is more crucial than ever. Thank you for your support of this important endeavor, our beaches and waterfront enhance the lives of our residents and provide a chief economic driver. Let's work together to ensure they are sustainable for future generations of Floridians.

Sincerely,
Tampa Bay Regional Planning Council Chair

2022 Tampa Bay Regional Planning Council Members

Chair: Cm. Brandi Gabbard, City of St. Petersburg

Vice Chair: Comm. Vanessa Baugh, Manatee County

Secretary/Treasurer: Mayor Woody Brown, City of Largo

Past Chair: Comm. Jack Mariano, Pasco County

- Comm. John Allocco, Hernando County
- Cm. Peter Altman, City of New Port Richey
- Cm. Thomas Barnhorn, City of Seminole
- Comm. Scott Black, City of Dade City
- Ms. Kelley Boatwright, Florida DEP
- Mayor Sandra Bradbury, City of Pinellas Park
- Cm. James Chambers, City of Temple Terrace
- Cm. Joseph Citro, City of Tampa
- Comm. Harry Cohen, Hillsborough County
- Mr. Jacob Cremer, Hillsborough County
- Comm. Carlos Diaz, City of Safety Harbor
- Comm. Maureen "Moe" Freaney, City of Dunedin
- Comm. Michael Fridovich, City of Gulfport
- Comm. Ward Friszolowski, City of St. Pete Beach
- Comm. Nancy Hodges, City of Madeira Beach
- Comm. Jason Jones, City of Plant City

- Comm. Sheldon Jones, City of Palmetto
- Comm. Ronald E. Kitchen, Jr., Citrus County
- Comm. Andrew Knapp, City of Oldsmar
- Comm. Janet Long, Pinellas County
- Vice Mayor Craig Lunt, City of Tarpon Springs
- Vice Mayor Thomas Reid, City of South Pasadena
- Cm. Patrick Roff, City of Bradenton
- Mr. Frank Rygiel, Pasco County
- Cm. Lina Teixeira, City of Clearwater
- Ms. Barbara Sheen Todd, Pinellas County
- Comm. Maribeth Wetzel, City of Treasure Island
- Mr. Ming Gao, FDOT District 7
- SWFWMD
- Sean T. Sullivan, Executive Director
- Wren Krahl, Deputy Executive Director



Letter from the TBRRC Chairs



Commissioner Janet C. Long
Pinellas County BOCC
2022 Co-Chair of the Tampa Bay
Regional Resiliency Coalition



Councilman Peter Altman
City of New Port Richey
2022 Co-Chair of the Tampa Bay
Regional Resiliency Coalition

We are pleased to present the first Regional Resiliency Action Plan for the Tampa Bay Region! We would like to thank our resiliency coalition members and partners for all their contributions to this planning process. This document will serve as our strategy to work together on a regional level to identify and address the effects of sea-level rise. The RRAP builds on our existing partnerships to protect our people, our homes, and our livelihoods. We're delighted for you to join us on this journey.

Sincerely,
Tampa Bay Regional Resiliency Coalition Chairs

2022 Regional Resiliency Coalition Steering Committee

Co-Chair, Commissioner Janet C. Long, Pinellas County Coalition

Co-Chair, Council Member Peter Altman, City of New Port Richey

- Commissioner Ronald E. Kitchen, Jr., Citrus County
- Commissioner Jack Mariano, TBRPC Past Chair, Pasco County
- Commissioner John Allocco, Hernando County
- Commissioner Vanessa Baugh, TBRPC Vice Chair, Manatee County
- Commissioner April Thanos, City of Gulfport
- Commissioner Ward Friszolowski, City of St. Pete Beach
- Council Member Brandi Gabbard, TBRPC Chair, City of St. Petersburg
- Commissioner Maureen "Moe" Freaney, City of Dunedin
- Councilman Joseph Citro, City of Tampa
- Ms. Barbara Sheen Todd, Pinellas County





Executive Summary

What is the Tampa Bay Regional Planning Council (TBRPC)?

TBRPC coordinates planning for the six-county Tampa Bay region by providing opportunities for collaboration among its local government jurisdictions. TBRPC was established as Florida's first regional planning council in 1962 when representatives from St. Petersburg, Clearwater, and Tampa recognized the need for regional coordination. They believed growth and community issues extend beyond county and municipal boundaries, a concept that still defines the Council's purpose today. TBRPC is one of ten regional planning councils in Florida. The Council provides a wide range of services, including:



Technical Assistance

GIS Mapping & Modeling
Urban Design & 3D Visioning



Preparedness

Disaster Planning Guide
Project Phoenix Hurricane Simulation



Environment

Agency on Bay Management
Bay Soundings News Journal



Resiliency

Resiliency Coalition
Housing Affordability & Resiliency



Economics

Economic Analysis Program
Economic Development District



Regional Review

Intergovernmental Coordination & Review
Strategic Regional Policy Plan

The region's six counties, Citrus, Hernando, Hillsborough, Manatee, Pasco and Pinellas are required by law to exercise regional cooperation through membership on the Council. Other municipal members are Bradenton, Clearwater, Dade City, Dunedin, Gulfport, Largo, Madeira Beach, New Port Richey, Oldsmar, Palmetto, Pinellas Park, Plant City, Safety Harbor, Seminole, South Pasadena, St. Pete Beach, St. Petersburg, Tampa, Tarpon Springs, Temple Terrace and Treasure Island. These governments are represented on the Council by elected officials appointed by their local boards. They comprise two thirds of the Council's membership. The Governor appoints additional members, making up the remaining third of the Council. There are also four ex-officio members representing the Florida Department of Transportation and Environmental Protection, Enterprise Florida, and the Southwest Florida Water Management District.

What is the Tampa Bay Regional Resiliency Coalition?

The Tampa Bay Regional Resiliency Coalition was officially formed in October 2018 and grew to 32 members in 2022. Currently, the Coalition includes 7 counties and 24 cities, and more than 90 Partners which include businesses, nonprofit community organizations, universities and advocacy organizations.

The region's communities are diverse and range from dense urban centers on Tampa Bay to coastal beach-fronts and suburban neighborhoods and agricultural lands and small towns in rural areas. The one unifying factor - they all share a commitment to increasing the resilience of their communities to the impacts of extreme weather and climate change.

Tampa Bay Regional Resiliency Coalition Member Governments

Member Counties

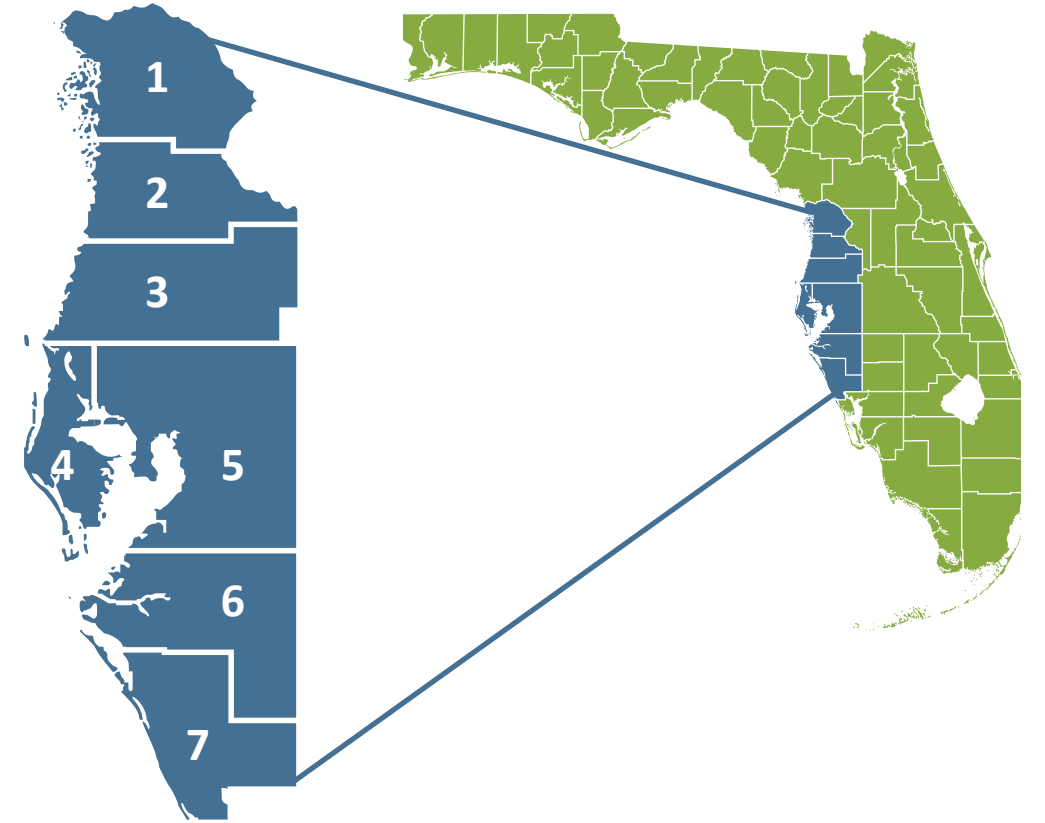


Member Cities



The Tampa Bay 7-County Resiliency Coalition Region:

1. Citrus County
2. Hernando County
3. Pasco County
4. Pinellas County
5. Hillsborough County
6. Manatee County
7. Sarasota County



What is the Regional Resiliency Action Plan (RRAP)?

The RRAP is a living document created to address resilience challenges, prioritized through intergovernmental and community collaboration. The RRAP is intended to guide action over the next five years. The planning team engaged stakeholders through online meetings, in-person workshops and surveys to help shape the document and make sure it reflected the input from a wide range of expertise and geographic areas. This continued interaction will be key to the successful implementation of the RRAP. As our community continues to grow and evolve, the RRAP will encourage us to work together to better prepare for an increasing occurrence of extreme weather such as hurricanes, which will be exacerbated by sea level rise and sunny day flooding, crippling traffic and severe economic inequities. Even during the planning process, our resilience was tested by the COVID-19 pandemic. The region is stronger because of our experiences and have incorporated many of the lessons learned into this document. The Resiliency Coalition’s goal is the RRAP will serve as a foundation in building a strong network focused on addressing equity gaps and elevating our vulnerable populations. The Coalition believes that together we have an opportunity to work differently and more effectively by promoting stronger leadership, closer collaboration, and better use of our resources.

Process to Develop the Plan

The commitment to develop a Regional Resiliency Action Plan (RRAP) was defined in the Resiliency Coalition Memorandum of Understanding, signed by each of the members and celebrated in a signing ceremony in October 2018.

In 2019, TBRPC staff worked closely with the Coalition Steering Committee, staff in the counties and cities and key partners to define overarching resilience goals, local priorities, and resilience planning initiatives implemented by other cities around the state and the US.

The first major regional workshop to develop the RRAP occurred at the first Resiliency Leadership Summit on January 7-8, 2020 at the Hilton St. Pete Carillon. During a ½ day session, more than 175 participants including elected officials, local government staff and business and community partners met in small groups and discussed key priorities.

The TBRPC staff then converted these priorities into a set of recommendations which were reviewed by the Resiliency Coalition Steering Committee. In 2020-2021 during the COVID pandemic, TBRPC staff coordinated 10 virtual ½ day workshops which engaged staff, Partners across the region to hear presentations on best practices, discuss local and regional priorities.

Meeting in small breakout groups, attendees reviewed and provided written comments discuss draft goals and actions for each of the chapters. TBRPC staff also had meetings with subject matter experts and local governments and Partners who were implementing innovative resilience and sustainability programs.

In Spring-Summer 2021, the draft plan was reviewed by the Resiliency Coalition Steering Committee and the Management and Planning Committee, and was distributed and posted to collect additional input.

Acknowledgements

The Tampa Bay Regional Planning Council (TBRPC) would like to thank the Environmental Protection Agency’s Gulf of Mexico Program for providing the funding to engage stakeholders in the resilience conversation. Stakeholder and public engagement were a critical and large component of the plan development. The TBRPC recognizes and thanks all member governments, partners, and the public for your participation in the workshops to formulate the action plan and efforts to move resilience strategies forward across the region. A special thank you goes out to all agency and jurisdictional representatives who served on the Management and Planning Committee.



PHASE I

Spring 2020 - Fall 2021

Establish local and regional goals for action

- Breakout group prioritization at the 2020 Leadership Summit
- Online Stakeholder Engagement
- Online Metroquest Survey
- Identification of key partners
- Subject matter expert review



PHASE II

Spring 2022

Identify priorities for collaboration

- Online prioritization sessions with the MPC
- Steering Committee priorities established
- Interactive prioritization at the 2022 Tampa Bay Regional Resiliency Leadership Summit



PHASE III

Fall 2022 and Beyond
Implementation

- Support member governments and regional partners on the RRAP priorities
- Establish priority work groups



Vision

The Tampa Bay Regional Resiliency Action Plan will help reduce risk to people and property by anticipating and preparing for sea level rise, storms, flooding, extreme heat and other emerging hazards.

The RRAP has a strong focus on risk reduction and adaptation – improving short-term disaster preparedness and supporting consistent long-term planning for climate change. It supports local government priorities to address climate mitigation, enhance sustainability goals and address social and racial equity. It also acknowledges the vital importance of conserving our natural resources and habitats, which support vibrant neighborhoods and strong economies.

The RRAP serves as a 5-year road map which defines goals, objectives, actions that will be implemented at the local level and through regional cooperation.

Guiding Principles

The Regional Resiliency Action Plan is based on 10 core tenets:

1. Positive Vision

The RRAP includes resilient strategies to strengthen and protect vibrant communities and create multiple benefits. This document respects the diverse geographies and community make-up – from coastal to inland, urban to rural.

2. Actionable, Measurable

This plan includes proactive, actionable goals and strategies which reduce short-term and long-term risks, vulnerabilities. The document is intended to set measurable goals to track and celebrate progress – at the local level and regionally.

3. Fiscal Leadership

The RRAP proposes implement management processes which assess costs, impacts and return on resiliency investments. It includes strategies that align with federal and state requirements to increase funding for local projects and improve community rating system scores which reduce insurance costs for property owners.

4. Scalable

The RRAP promotes a range of goals, best practices and actions which can be implemented by local governments of any size.

5. Data Driven

The RRAP acknowledges climate change and its consequences, and bases decision-making on the best available science. The plan defines climate risks, impacts and indicators and uses local and regional data to define risks, vulnerabilities and targets for success.

7. Community-focused

Resilience is more than infrastructure. The RRAP considers neighborhoods, housing and jobs. Increases knowledge and capacity of residents, businesses and non-profits to take action and support resilient place making. The plan contributes to economic prosperity.

9. Consistent and Coordinated

The RRAP enables working together to define standards, policies and methods to increase resilience consistency across jurisdictions and create a level playing field for resilient development.

6. Supports Health and Equity

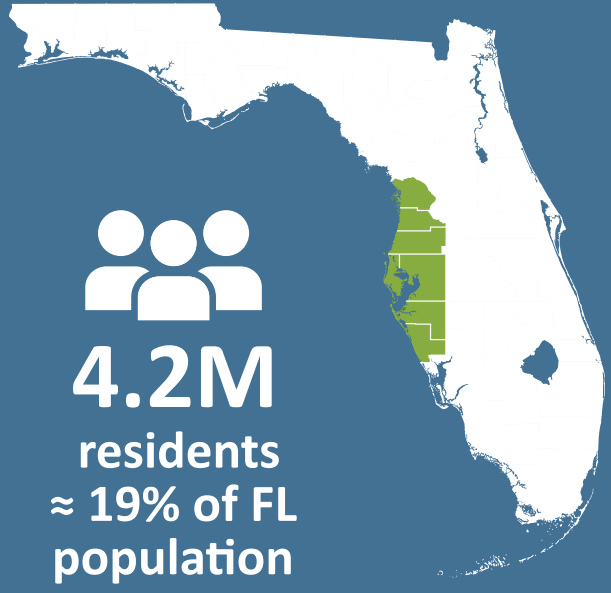
This plan recognizes that extreme weather and climate impacts our health and well-being, and that existing income and racial disparities can increase vulnerability to hazards. Implementing resilience and sustainability strategies will include targeted strategies and investments which will increase overall community resilience.

8. Protects and Restores Paradise

The RRAP recognizes the importance of preserving natural spaces and habitats, using nature-based resilience strategies and green infrastructure to reduce flood risks and heat impacts, and support thriving communities.

10. Sustainable

The plan supports local government sustainability goals to improve energy efficiency and reduce emissions in municipal buildings and fleets; advances community and housing energy savings; align housing, business zones, and transit. The RRAP promotes Green-tech local jobs. and collaborations with utilities to increase availability of renewable energy and energy security during disasters.



\$190B
GDP in 2020



2M
Jobs



\$58,469
Median Income



27.6min
Mean Commute

11.3% People in Poverty
in 2020

By **2045**
daily tidal inundation
may result in
\$2.9B
in property
value loss



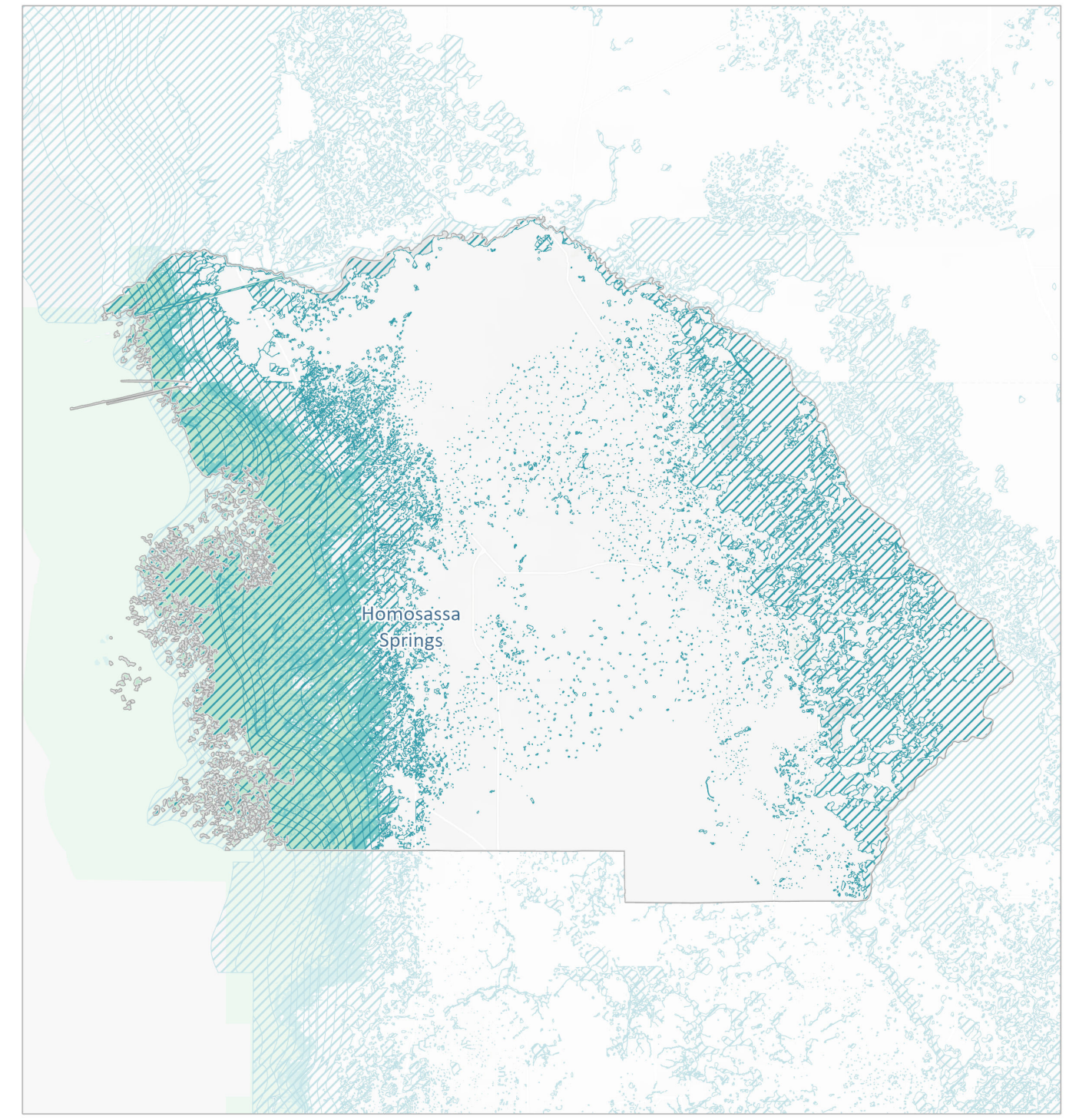
In a 10-year storm tide
event, there could be

\$2.9B in property damages &
\$9.7M in sales and tourism
tax losses



Permanent sea-level rise may result in **\$34M**
in sales, tourism, and property tax losses annually

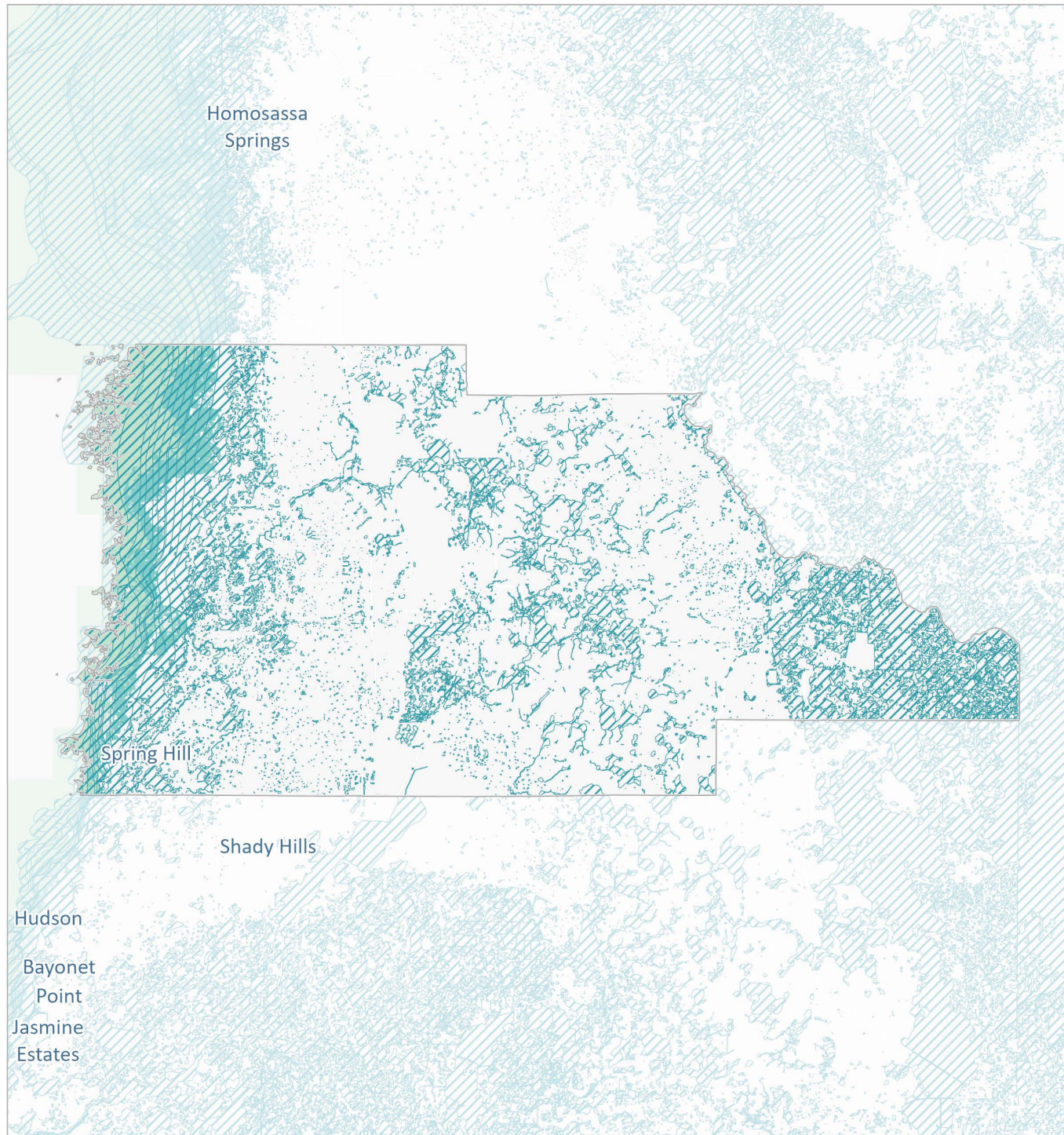
Citrus County Flood Hazard Exposure






- FEMA 1% Annual Flood Risk
- NOAA (2017) Intermediate High 2040 Sea Level Rise Projection
- NOAA (2017) Intermediate High 2070 Sea Level Rise Projection

Credits:
FEMA 1% Annual Risk provided by FDEM
NOAA Intermediate High 2040 and 2070
Sea Level Rise 2017 Curves
modeled by TBRPC

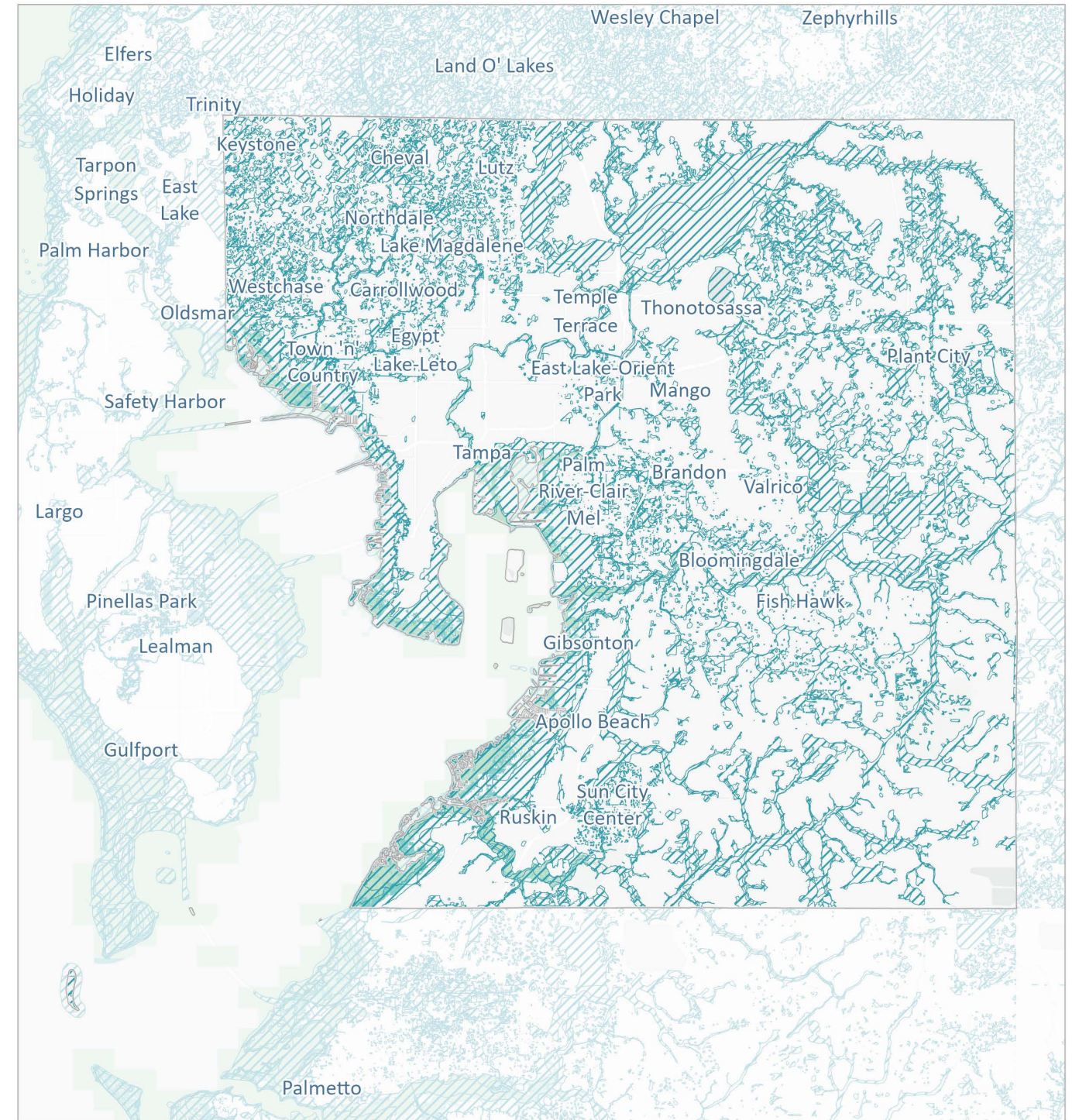
Hernando County Flood Hazard Exposure






-  FEMA 1% Annual Flood Risk
-  NOAA (2017) Intermediate High 2040 Sea Level Rise Projection
-  NOAA (2017) Intermediate High 2070 Sea Level Rise Projection

Credits:
 FEMA 1% Annual Risk provided by FDEM
 NOAA Intermediate High 2040 and 2070
 Sea Level Rise 2017 Curves
 modeled by TBRPC

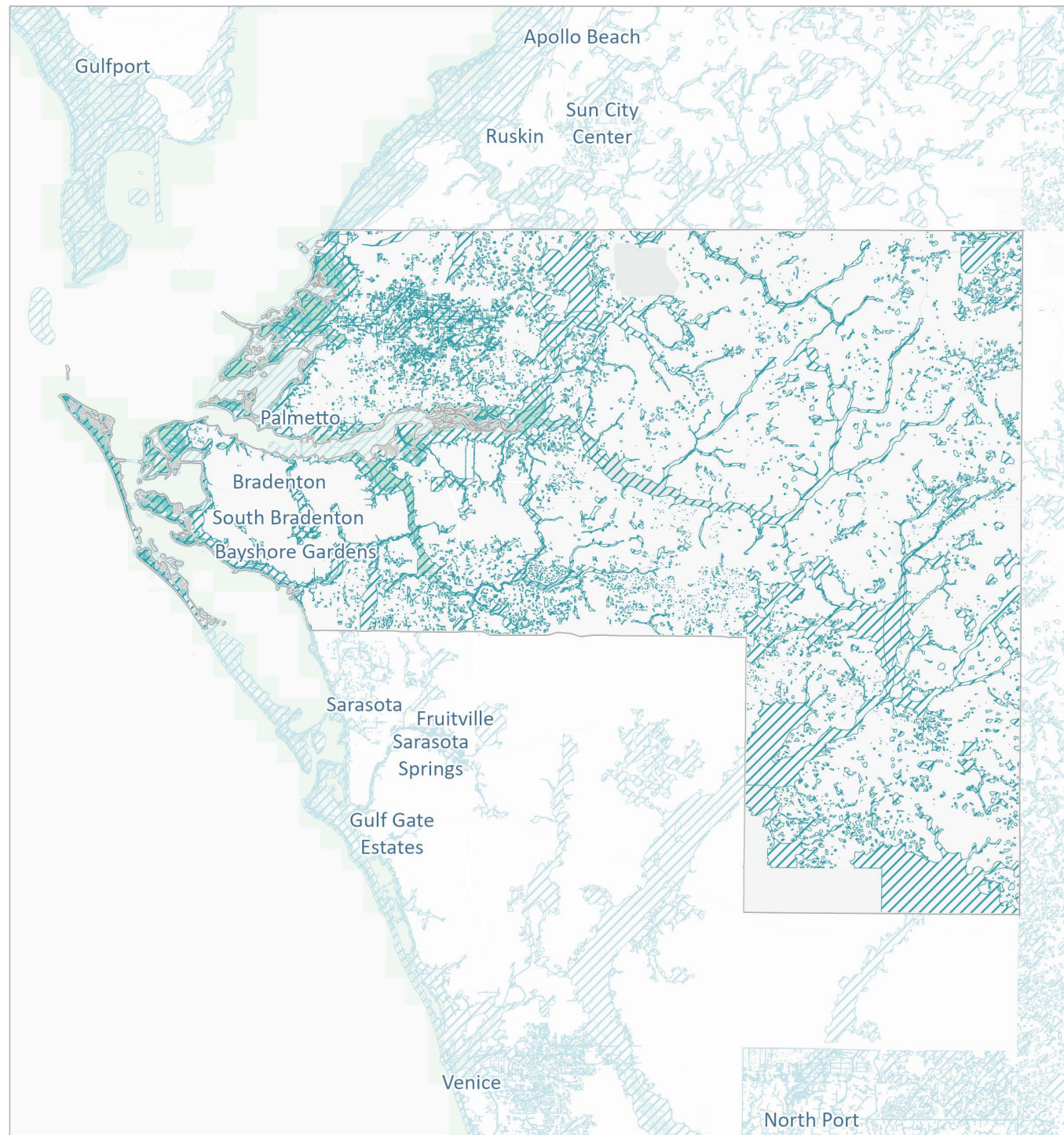
Hillsborough County Flood Hazard Exposure






-  FEMA 1% Annual Flood Risk
-  NOAA (2017) Intermediate High 2040 Sea Level Rise Projection
-  NOAA (2017) Intermediate High 2070 Sea Level Rise Projection

Credits:
 FEMA 1% Annual Risk provided by FDEM
 NOAA Intermediate High 2040 and 2070
 Sea Level Rise 2017 Curves
 modeled by TBRPC

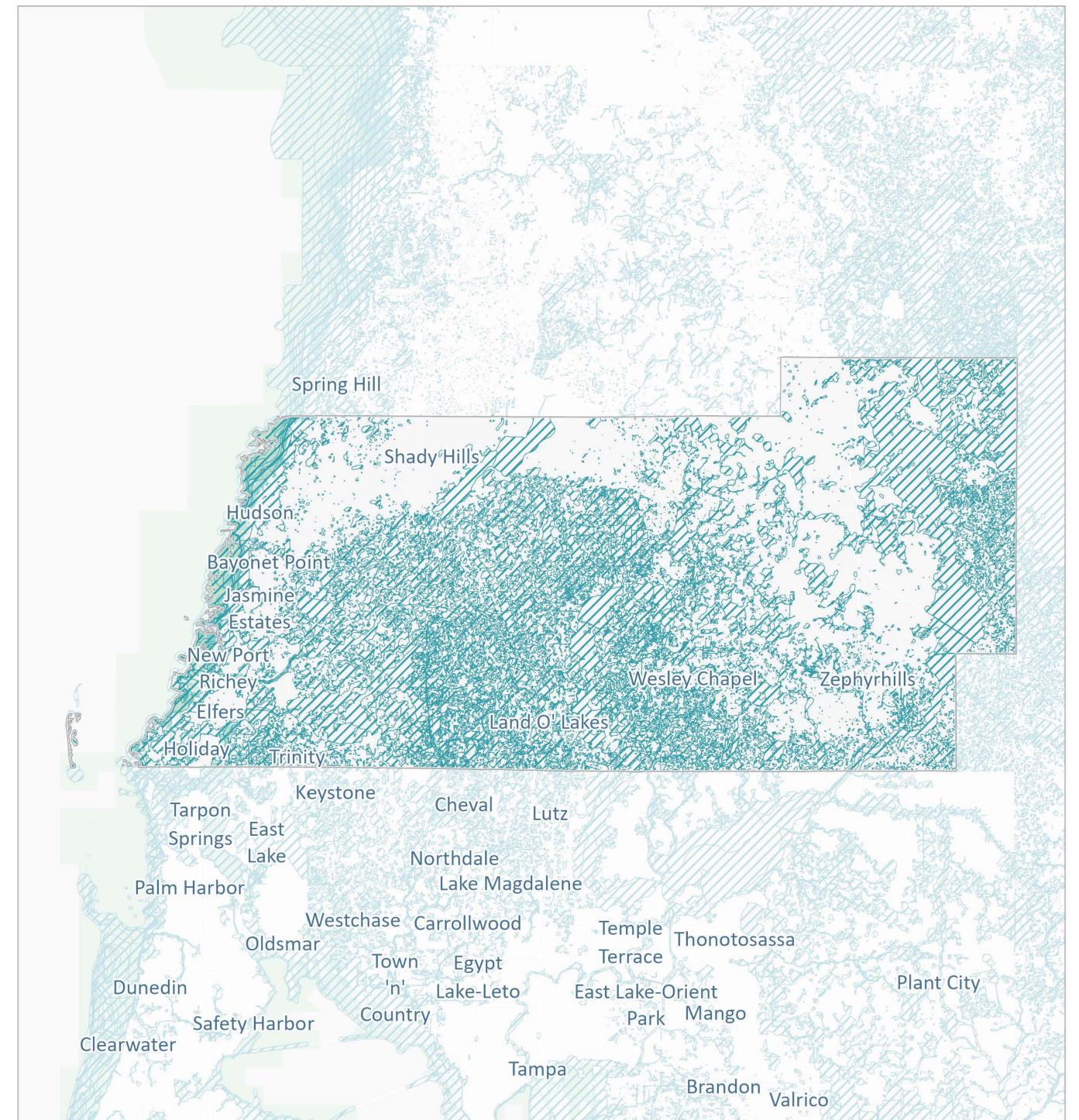
Manatee County Flood Hazard Exposure






-  FEMA 1% Annual Flood Risk
-  NOAA (2017) Intermediate High 2040 Sea Level Rise Projection
-  NOAA (2017) Intermediate High 2070 Sea Level Rise Projection

Credits:
 FEMA 1% Annual Risk provided by FDEM
 NOAA Intermediate High 2040 and 2070
 Sea Level Rise 2017 Curves
 modeled by TBRPC

Pasco County Flood Hazard Exposure



-  FEMA 1% Annual Flood Risk
-  NOAA (2017) Intermediate High 2040 Sea Level Rise Projection
-  NOAA (2017) Intermediate High 2070 Sea Level Rise Projection

Credits:
 FEMA 1% Annual Risk provided by FDEM
 NOAA Intermediate High 2040 and 2070
 Sea Level Rise 2017 Curves
 modeled by TBRPC

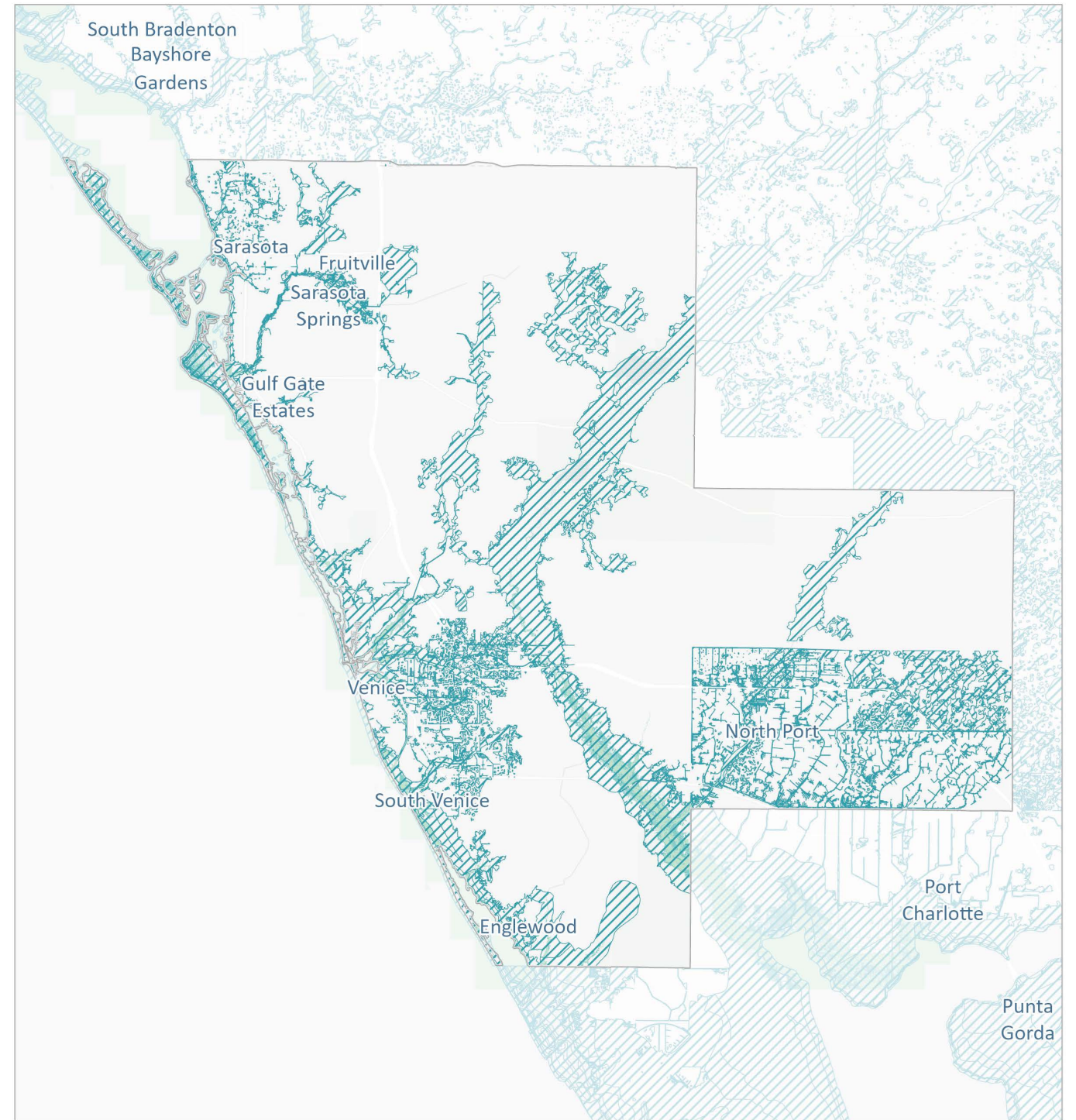
Pinellas County Flood Hazard Exposure



- FEMA 1% Annual Flood Risk
- NOAA (2017) Intermediate High 2040 Sea Level Rise Projection
- NOAA (2017) Intermediate High 2070 Sea Level Rise Projection

Credits:
 FEMA 1% Annual Risk provided by FDEM
 NOAA Intermediate High 2040 and 2070
 Sea Level Rise 2017 Curves
 modeled by TBRPC

Sarasota County Flood Hazard Exposure



- FEMA 1% Annual Flood Risk
- NOAA (2017) Intermediate High 2040 Sea Level Rise Projection
- NOAA (2017) Intermediate High 2070 Sea Level Rise Projection

Credits:
 FEMA 1% Annual Risk provided by FDEM
 NOAA Intermediate High 2040 and 2070
 Sea Level Rise 2017 Curves
 modeled by TBRPC

Overview of the Plan

The RRAP is a comprehensive document with five chapters that include 10 high level goals, dozens of objectives and actions for local implementation and regional collaboration. The goals and objectives are informed by state regulations and developed in context with other regional initiatives such as the region’s Comprehensive Economic Development Strategy (CEDS) and the Tampa Bay Estuary Program’s goals for climate ready habitats and conservation.

Purpose

The RRAP is meant to serve as a voluntary tool for the region and local governments. The plan identifies regional opportunities for collaboration and provides a menu of local best practices to create a clear—though challenging—path forward for the region. The RRAP includes a broad set of best practices to guide implementation of resilience-building actions that each jurisdiction could choose to implement. The RRAP is a framework for concerted regional action rather than a set of directives for specific projects or programs at the local level, recognizing that decisions on the timing and approach are best determined by each local government.



Risks & Future Conditions

Defines and organizes how we track climate factors that are driving changes, and how those changes will potentially impact our communities and region’s assets. The chapter organizes these data into the categories of climate change indicators, climate driver indicators which provides the science behind the problems our communities face, and identifies the scientific and technical data that is needed to support sound decision making.

1

Community Resiliency is at the top of the public agenda and sustained with science and data.



Community Vulnerability

Details the current social and economic vulnerability of our communities, defining specific racial and income inequity. This chapter considers vulnerability of our housing stock, and also food supply and agriculture systems. It notes how these factors will be exacerbated by climate and extreme weather.

2

Adaptation and resilience planning strategies are based on rigorous, consistent, scientifically- defined vulnerability assessments



People

Focuses on best practices in resilience leadership and capacity building to strengthen community organizations, businesses and our local governments - which are necessary to catalyze resilience actions throughout our communities and support our residents.

3

Promote leadership, education and empowerment both in government, and community and business organizations to foster the implementation of resiliency strategies.



Place

Addresses key interconnected categories: housing and land-use; ecosystems and infrastructure and transportation. It examines these challenges and describes ongoing local and regional resilience efforts. It is the largest chapter.

4

The region supports a diverse array of multimodal-supporting land uses developed with resilient and energy-efficient construction including sustainable and attainable housing.

5

Resilient adaptation protects, preserves and restores thriving habitats and abundant wildlife.

6

Public infrastructure, services and assets becomes more resilient through innovative best practices.

7

The Region has a connected multimodal transportation network that is resilient to extreme weather, reduces local emissions and enhances equitable mobility and public safety.

8

Food systems become more resilient and access to healthy foods is improved.



Prosperity

Describes goals for supporting key sectors of our local and regional economies, integrating workforce development and new jobs in context of resilience, and conducting economic vulnerability assessments.

9

Businesses prepare and recover quickly from the impacts of extreme weather events and hazards.

10

Businesses and key sectors support innovation and workforce development that is resilient to changing climate conditions.

11 Priority Regional Actions

The Management and Planning Committee (MPC), Steering Committee, and Coalition Partners selected 11 priority actions for regional implementation. Based on stakeholder feedback these actions have the potential to make the biggest impact on the state of resiliency in the Tampa Bay Region.



Reduce regional flood risk by convening regional stakeholders to identify innovative stormwater management strategies, design, incentives, and pilot projects which also support habitat resilience and water quality. (Action 6.1.1)



Develop communications materials and community engagement strategies to increase residents' and businesses' understanding of local risks and impacts from climate change. (Action 3.4.2)



Create a Regional Resilient Land Use and Design working group which includes diverse stakeholders to define best practices and recommendations for community health, resilience and quality of life. (Action 4.4.1)



Convene a regional resilient housing leadership advisory committee to discuss and build consensus on goals, policies and strategies to improve post-disaster preparedness and new construction for the region's workforce and low-income families. (Action 4.1.1)



Coordinate regionally to develop shoreline design and construction standards and encourage local adoption to support private property owner efforts. (Action 5.3.2)



Support the Tampa Bay Habitat Master Plan goals of restoring more than 3,000 acres of wetlands and uplands in the next decade through resources for local policies and land-management strategies. (Action 5.1.1)



Build capacity among neighborhoods and non-profits by developing a Resilient Neighborhoods Initiative with partners and communities to create new programs, resources and increase funding. (Action 3.4.1)



Provide a forum that supports integration of regional priorities into state/local transportation plans through coordination with MPOs, PSTA, HART, TBARTA, TMA, FDOT District Offices, the airports and the ports. (Action 7.3.2)



Support regionally coordinated electric vehicle charging station infrastructure through the development of a regional Electric Vehicle Master Plan (EVMP) (Action 7.2.1)



Coordinate with member governments to develop food resiliency and sustainability plans and programs. (Action 8.1.1)



Develop an industry cluster of resilient infrastructure technologies and firms to support improvements to local government fleet performance, traffic control, safety, and resiliency in times of emergency. (Action 10.1.1)

Reading the Plan

Objective Description

This section provides more detail on the objective beyond the goal narrative. The description provides background on the objective if needed and connects the actions to climate resiliency. The description also briefly summarizes the local and regional roles for implementation.

Co-benefits

This section shows how the objective and its underlying actions link to the rest of the plan. Co-benefits are benefits that may result from implementing the actions under each objective outside of resiliency.

Key Partners

This is a list of the partners TBRPC believes will be key to support the objective and related actions. Other partners may be identified during implementation.

Regional Actions

Lists the actions that are proposed to implement the objective. Regional objectives will be coordinated by the TBRPC and may rely on key partners such as the Climate Science Advisory Panel (CSAP) or the Tampa Bay Estuary Program (TBEP).

Local Actions

Local actions are provided for regional consistency and are not intended to be mandates. The local actions were developed through a series of feedback processes to determine the best practices that could be implemented within the five-year action plan period.

Related Actions

Related actions are actions under other objectives that are may useful steps to proceed or follow this objective. They may also be connected actions based on their subject matter.


Linkages

Linkages are connections to other objectives based on subject matter. The intention is to make this an interactive document that will allow readers to filter by interests and work priorities in the future.

CHAPTER 3

GOAL 3

Goal 3:
Promote leadership, education and empowerment both in government, and community and business organizations to foster the implementation of resiliency strategies



According to the Center for Climate and Energy Solutions, state and local governments struggle to invest in already needed repairs in infrastructure, while an expected increase of natural disasters and environmental stresses on infrastructure bring into focus a rising cost of maintaining climate-resilient facilities and infrastructure. In some cases, more resilient elements (like green infrastructure and efficient energy systems) can lower maintenance and operating costs for local and state governments, but those savings are realized over time. And the long-term benefits of avoiding disaster costs are challenging to quantify. Some resilience initiatives have nonmonetary benefits like reducing risk to the population or protecting culturally valuable elements like historical buildings or recreational spaces, requiring upfront costs that are unlikely to be recouped.¹¹ To implement resiliency projects, local governments must also consider the impacts of current and future climate hazards in their financial management including identifying innovative funding mechanisms for new projects. The Resiliency Coalition's Memorandum of Understanding also highlighted the need for the RRAP to identify funding strategies for mitigation and adaptation actions to deal with those impacts.

CO-BENEFITS

- Cost-savings

KEY PARTNERS

- Local governments

Objective 3.3:
Local governments, with support from the TBRPC, incorporate adaptation and risk reduction strategies into local financial management practices

RELATED ACTIONS
Actions 7.2.1, 7.2.2

LINKAGES
Finance/Governance

REGIONAL COLLABORATION ACTIONS

3.3.1 Convene the steering committee and MPC annually to discuss best practices for funding resilience adaptation projects.

LOCAL ACTION MENU

3.3.2 Local governments may begin to assess infrastructure and redevelopment projects and prioritize funding for projects that produce the best net benefits for long term public safety, and long-standing environmental, health, and economic disparities in low-income and minority communities.

3.3.3 Local governments can develop a financial plan to assess the overall cost of adaptation and mitigation and incorporate these costs into their budgetary processes.

3.3.4 Local governments can update the Local Mitigation Strategy project prioritization process to assign higher priority to projects that adapt critical infrastructure in areas that are at risk of future climate impacts.

3.3.5 Local governments, with the support of the TBRPC, may conduct an analysis to identify the feasibility of new funding mechanisms to implement resiliency projects and programs including but not limited to impact fees, Tax Increment Financing (TIF), state grants, and bonds.

47 TAMPA BAY REGION

REGIONAL RESILIENCY ACTION PLAN 48



CHAPTER 1 Risks & Future Conditions

GOAL 1:

Community Resilience is at the top of the public agenda and sustained with science and data

The impacts of climate change are already being felt in communities across the country. More frequent and intense extreme weather and climate-related events, as well as changes in average climate conditions, are expected to continue to damage infrastructure, ecosystems, and social systems that provide essential benefits to communities.⁷ Extended droughts and heat waves have created food and water shortages. These types of threats are expected to become more common and more severe as the climate continues to change.⁸

Climate change indicators should adhere to [FAIR](#) (Findable-Accessible-Interoperable-Reusable) data principles. These are preliminary conceptual recommendations. If approved by the Resiliency Coalition Management and Planning Committee, the Climate Science Advisory Panel (CSAP) will describe appropriate methods to calculate and report the trends for each climate indicator identified above. Additional indicators for climate drivers (Green House Gas, Land Use, Land Cover, socio-economic, etc) and impacts (flooding, public health, etc.) will be developed, as appropriate, over the next five years. For additional details see the [TBCSAP Preliminary Recommendation: RRAP Climate Change Indicators](#).

**Goal 1:**

Community Resiliency is at the top of the public agenda and sustained with science and data

Objective 1.1:

Improve the collection and monitoring of climate indicator data to be used in local implementation through collaborations with local and national scientists



All individuals, businesses, and governments in the Tampa Bay region have and will continue to be affected by climate change. To adequately prepare our community for climate impacts, it is important to understand the current and projected local effects of climate stressors in Tampa Bay that include sea-level rise, droughts, extended heat waves, and more frequent storms.

Coalition members and partners have provided feedback through facilitated meetings of the Management Planning Committee and RRAP development workshops. Based on this feedback, it is important that any data being collected or monitored by regional partners adhere to [FAIR principles](#) for data management, meaning the recommended data sources are findable, accessible, interoperable, and reusable. Many of these principles can be achieved by deploying a regional data portal to improve data accessibility and transparency. It is also important to provide guidance to local governments on the appropriate applications of data, such as which projects are a good fit for certain data sets, and how to use data projections with multiple time horizons.

CO-BENEFITS

- Equity

KEY PARTNERS

- Local governments
- Climate Science Advisory Panel (CSAP)
- Tampa Bay Estuary Program (TBEP)
- Local and National Scientists

RELATED ACTIONS

Action 2.1.5

LINKAGES

Coastal Habitats, Shorelines

REGIONAL COLLABORATION ACTIONS

1.1.1 Partner with regional scientists to define specific climate change indicators and impact indicators that will be monitored to support planning based on the latest science.

1.1.2 Convene region-wide data work groups to support consistency and best practices in mapping, visualizing and communicating climate risks and impacts to key audiences.

1.1.3 Partner with local, state, and national organizations to provide training and facilitate discussions with local governments on using new climate risks and impacts indicator data.

1.1.4 The region will identify air quality monitoring gaps.



GOAL 2:

Adaptation and resilience planning strategies are based on rigorous, consistent, scientifically-defined vulnerability assessments

In 2021, a landmark statute, Section 380.093, F.S. was passed to support a statewide, consistent approach to increasing resilience to flood hazards. The law established the Resilient Florida Grant Program within the Department of Environmental Protection and tasked FDEP with developing a “Comprehensive Statewide Flood Vulnerability and Sea Level Rise Data Set and Assessment.”

“The Legislature recognizes that the state is particularly vulnerable to adverse impacts from flooding resulting from increases in frequency and duration of rainfall events, storm surge from more frequent and severe weather systems, and sea level rise. Such adverse impacts pose economic, social, environmental, and public health and safety challenges to the state. To most effectively address these challenges, funding should be allocated in a manner that prioritizes addressing the most significant risks...Consequently, a coordinated approach is necessary to maximize the benefit of efforts to address such impacts and to improve the state’s resilience to flooding and sea level rise.”

The Community Vulnerability Chapter defines goals and actions for regional collaboration and coordination on community vulnerability assessments to support robust local analysis and consistency between jurisdictions. Conducting vulnerability assessments for flooding, sea level rise, extreme heat and other hazards is crucial to developing effective plans, programs and deploying strategic investments. Increasing community resilience requires a nuanced understanding of how impacts will exacerbate existing socio-economic conditions and underlying health conditions.

The Region will work together to define methods, models, best practices for data, and work to quantify risks, impacts and costs of disasters and climate hazards to our infrastructure, neighborhoods, businesses, homes and residents. The Region will increase its knowledge of how interconnected risks and conditions will impact public health, quality of life and economies. Local governments will understand improvements needed to reduce community vulnerability, address racial and social equity, and empower residents and businesses to “bounce forward”.

CHAPTER 2

Community Vulnerability

**Goal 2:**

Adaptation and resilience planning strategies are based on rigorous, consistent, scientifically defined vulnerability assessments



Vulnerability assessments measure the impact of sea-level rise, heat and other hazards, and identify the people, infrastructure, ecosystems and land uses that may be affected. On May 12, 2021, Governor Ron DeSantis signed Senate Bill 1954 into law. This comprehensive legislation provides guidance on conducting local vulnerability assessments.

Resiliency coalition members and partners are already making progress on more thorough vulnerability assessments that align with State guidance.

REGIONAL COLLABORATION ACTIONS

2.1.1 Support the development, availability and use of advanced tools, modeling and data which enhances local vulnerability analyses (e.g. high resolution impervious data and terrestrial [LiDAR](#)).

2.1.2 The region collaborates on defining risks and increasing food systems resilience to hazards (extreme weather, pandemic, etc.) to support communities and local agriculture.

2.1.3 The region collaborates to conduct assessments for natural, cultural, and historical resources, including conservation lands, parks, shorelines, surface waters, wetlands, and historical and cultural assets.

2.1.4 To reduce impacts of extreme heat, the region conducts heat mapping efforts to guide implementation of projects that support equitable, cool communities.

CO-BENEFITS

- Cost-savings
- Environmental Quality
- Public Health
- Equity

KEY PARTNERS

- Local governments
- Climate Science Advisory Panel (CSAP)
- Universities
- Private Sector
- Neighborhood organizations

Objective 2.1:

Conduct vulnerability assessments of regional and local assets.

RELATED ACTIONS

Actions 6.1.3, 7.1.1, 8.1.1, 8.1.2

LINKAGES

Agriculture/Food Systems, Coastal Habitats, Infrastructure, Transportation, Growth Management

LOCAL ACTION MENU

2.1.5 Conduct comprehensive climate vulnerability assessment for the impacts of temperature, precipitation, hurricanes, FEMA flood hazard areas, areas of low-service, high tide flooding, storm surge, and sea level rise on critical infrastructure, operations, facilities, and services, natural, cultural, and historical resources, including conservation lands, parks, shorelines, surface waters, wetlands, and historical and cultural assets.

2.1.6 Conduct community vulnerability assessments of the following: Low-income populations, neighborhoods and small area plans and Community Redevelopment Areas.

2.1.7 Produce maps to visualize interconnected social vulnerability and resilience factors to inform stakeholders and community members.

2.1.8 Assess stormwater system facilities for vulnerabilities to future inundation and erosion including elevations of outfalls into surface water bodies.

2.1.9 Assess risks to roads for future conditions and tidal flooding to define flooding thresholds for 2045 and 2070.

2.1.9 Consider developing a dynamic hydrologic and hydraulic model for the jurisdiction to assist with vulnerability assessment and capital planning.

2.1.10 Develop an inventory of the community's agricultural lands, current number of farms, vacant lands and production outputs to understand potential opportunities (land use map updates, outreach, programs and incentives).

2.1.11 Develop an inventory of the community's aquaculture businesses and operations, and production outputs to understand potential opportunities such as land use map updates, outreach, programs and incentives, and more.

**Goal 2:**

Adaptation and resilience planning strategies are based on rigorous, consistent, scientifically defined vulnerability assessments



Extreme weather and climate change act as a threat multiplier to minority populations and low-income communities who are more vulnerable. Addressing health inequities when implementing climate mitigation and adaptation projects will improve health outcomes today, and in the future. Several member governments throughout the region have embraced [Health in All Policies](#) (HiAP) as a collaborative approach to make the healthy choice the most easily accessible choice. HiAP aims to improve the health of all residents by increasing cross-sector collaboration around mutually shared goals and incorporating health considerations into decision-making processes across sectors and policy areas.⁹ The RRAP goals and actions will support the HiAP principles.

Objective 2.2:

Integrate health and equity metrics into hazard analysis and resilience planning and support targeted vulnerability assessments for highly vulnerable populations

CO-BENEFITS

- Equity
- GHG Reduction
- Public Health

KEY PARTNERS

- Local governments
- Florida Department of Health
- Florida Housing Coalition

RELATED ACTIONS

Action 7.3.1

LINKAGES

Clean Energy

REGIONAL COLLABORATION ACTIONS

2.2.1 Establish a community health and equity advisory board to define specific health impact indicator data, equity metrics and develop recommendations to strengthen resilience and sustainability outcomes.

2.2.2 Work together to quantify greenhouse gas emissions and develop reduction goals for municipal operations, transportation and communities.

- Coordinate meetings with experts to implement regionally consistent greenhouse gas tracking methodologies for key sectors.
- Collaborate with Metropolitan Planning Organizations (MPOs) to implement a region-wide study to quantify and visualize emissions from transportation.
- Partner with member governments to identify vulnerable communities with high emissions exposure to support targeted mitigation.

LOCAL ACTION MENU

2.2.3 Identify and assess how climate change will impact public health within their jurisdiction using [Social Determinants of Health](#).

**Goal 2:**

Adaptation and resilience planning strategies are based on rigorous, consistent, scientifically defined vulnerability assessments



Housing is the foundation of our communities, yet the region, like other areas around the state, has a shortage of attainable and affordable housing. Additionally, while it is generally understood that many homes are at risk to storm surge and future flood risks, the potential impacts need to be quantified to develop effective local plans.

Region-wide and local housing vulnerability assessments – that are consistent – are necessary to quantify the number and type of properties and communities at risk, under different conditions and timeframes. This information will inform future land-use and zoning changes, and short-term mitigation investments and new construction goals. Property owners – from single family homes to large apartment and condo buildings – and prospective investors and buyers – need equitable access to data, maps and tools to assess a buildings’ risks and define actionable strategies.

Objective 2.3:

Conduct housing vulnerability assessments using standardized, science-based methods to quantify and/or map climate risks

CO-BENEFITS

- Affordability

KEY PARTNERS

- Local governments
- Climate Science Advisory Panel (CSAP)

RELATED ACTIONS

Actions 4.1.2, 4.3.3

LINKAGES

Growth Management,
Housing

Resilience and local assisted housing plans must be more closely coordinated to support effective Department of Housing and Urban Development (HUD) and State Housing Initiatives Partnership program (SHIP) investments, targeted mitigation policies, strategies, and incentives, especial for rental properties. Since Black and Hispanic people have the lowest rates of homeownership throughout the region, mitigation strategies for rental properties will also improve equity and overall community resilience.¹⁰

REGIONAL COLLABORATION ACTIONS

2.3.1 Continue to build on the Resilience and Energy Assessment of Communities and Housing (REACH) project report.

LOCAL ACTION MENU

2.3.2 Assess naturally occurring affordable housing (NOAH) vulnerability and create maps that define risks to sea level rise, storm surge, tidal flooding, and inland flooding.

2.3.3 Conduct affordable housing stock “windshield or walking tour” assessments to define energy and weather mitigation needs in Low-to-moderate income (LMI) communities and capital planning.

Adaptation and resilience planning strategies are based on rigorous, consistent, scientifically defined vulnerability assessments



According to the Economic Development Administration (EDA), regional economic prosperity is linked to an area’s ability to prevent, withstand, and quickly recover from major disruptions (i.e., ‘shocks’) to its economic base. All communities must be able to recognize their vulnerabilities in order to develop goals, strategies, and actions that can mitigate the effects of an economic incident and support long-term recovery efforts. Understanding the economic impact of resilience and adaptation projects will help the region prioritize investments.

Goal 2:

Objective 2.4:

Define economic impacts to specific hazards, sectors and assets; and conduct cost-benefit analyses for resilience adaptation strategies

CO-BENEFITS

- Cost-savings

RELATED ACTIONS

Action 6.1.1

REGIONAL COLLABORATION ACTIONS

2.4.1 Convene the region to discuss the local impacts of changes to homeowner’s flood insurance (NFIP) and identify potential education and mitigation support for at-risk populations.

KEY PARTNERS

- Local governments
- Florida Department of Health (FDOH)
- Florida Housing Coalition (FHC)

LINKAGES

Finance/Governance, Infrastructure, Transportation

LOCAL ACTION MENU

2.4.2 Conduct a cost analysis for flood impacts to local roads and communities.



GOAL 3:

Promote leadership, education and empowerment both in government, and community and business organizations to foster the implementation of resiliency strategies

In order to improve public safety, safeguard infrastructure, property and environmental services, and sustain basic quality of life, local governments and communities across the region must have the internal capacity to implement resiliency strategies. The People chapter of the Regional Resiliency Action Plan focuses on how to build the capacity needed to adapt to the impacts of current and future climate conditions. This capacity must be built at all levels from policy makers to individual residents. To ensure equitable adaptation, it is important to prioritize community-driven adaptation.

Organizational capacity is important for local governments in implementing resiliency that is collaborative and cross departmental. This capacity building begins with the development of a local resiliency action plan that establishes the local government's priorities. The regional capacity for implementing resiliency projects and programs has been growing even before the formation of the TBRRC. To continue this growth, the region proposes a series of learning opportunities for local government staff and elected officials. Finally, to implement resiliency projects, local governments must also consider the impacts of current and future climate hazards in their financial management including identifying innovative funding mechanisms for new projects.

Neighborhood organizations and community-based groups are essential to resiliency advancement. These groups know the existing challenges that neighborhoods face and how to best reach residents. Local governments can leverage meaningful partnerships with community organizations to build community capacity for resilience and adaptation. By working with residents to identify neighborhood priorities, local governments can better ensure that align with the values of residents.

CHAPTER 3

People

Goal 3:
Promote leadership, education and empowerment both in government, and community and business organizations to foster the implementation of resiliency strategies



Local government capacity building begins with the development of a local resiliency action plan that establishes the local government’s priorities. These priorities can then be integrated into other plans, human resources management practices, and continued knowledge sharing. This objective provides best practices that can be integrated into local planning mechanisms.

Goal 3:

Objective 3.1:

Local governments develop a local resiliency plan or update existing ones to include considerations of the impacts of current and future climate hazards, energy, food systems and public health

CO-BENEFITS

- Public Health
- Energy Security
- Cost-Savings
- Environmental Quality
- GHG reduction
- Equity
- Water Quality

KEY PARTNERS

- Local governments
- Nonprofit partners
- Public health experts

RELATED ACTIONS

Actions 7.2.4, 8.1.3, 8.1.4

LINKAGES

Agriculture/Food Systems, Clean Energy, Finance/Governance, Infrastructure

LOCAL ACTION MENU

- 3.1.1** Work cross-departmentally to develop or update a resilience and sustainability plan to prepare for the impacts of current and future climate hazards.
- 3.1.2** Include considerations of the impacts of current and future climate hazards on local food systems in their jurisdiction’s resiliency plan where applicable.
- 3.1.3** Include considerations of the impacts of current and future climate hazards on local public health in their jurisdiction’s resiliency plan.
- 3.1.4** Include renewable and resilient energy goals, strategies and target dates for municipal operations and public facilities in their jurisdiction’s resiliency action plan. These may include various timelines or target dates.

Goal 3:
Promote leadership, education and empowerment both in government, and community and business organizations to foster the implementation of resiliency strategies

Objective 3.2:
Local governments maximize their ability to adapt to climate change through expanded internal capacity and cross-departmental coordination



The regional capacity for implementing resiliency projects and programs has been growing even before the formation of the TBRRC. To continue this growth, the region proposes a series of learning opportunities for local government staff and elected officials. Internally local governments can identify resilience leaders and work across departments to achieve resilience goals. To fully execute the objectives of the local governments’ resiliency action plans, it is imperative that implementation is cross-departmental. Finally, this objective proposes the creation of an RRAP implementation matrix, so that local governments can track their own progress.

CO-BENEFITS

- Cost-savings

KEY PARTNERS

- Local governments
- Nonprofit partners
- Public health experts

RELATED ACTIONS

N/A

LINKAGES

Finance/Governance

REGIONAL COLLABORATION ACTIONS

3.2.1 The TBRPC and resiliency coalition partners will support the implementation of local and regional resiliency priorities. This support will include, but not be limited to, coordinating knowledge sharing sessions with Elected Officials and staff on critical issues and key topics aligned with the objectives of the RRAP.

LOCAL ACTION MENU

3.2.2 Incorporate the objectives of the jurisdiction’s resilience and sustainability plan within other planning mechanisms (Comprehensive Plan, emergency management plans, etc).

3.2.3 Local governments may identify a point person, team, or dedicated role, with specific resiliency credentials and resiliency duties to coordinate resiliency programs across departments.

3.2.4 Local governments can enhance their internal efforts to address flooding and other priority risks, such as more staffing, grants, and training.

Goal 3:
Promote leadership, education and empowerment both in government, and community and business organizations to foster the implementation of resiliency strategies



According to the Center for Climate and Energy Solutions, state and local governments struggle to invest in already needed repairs in infrastructure, while an expected increase of natural disasters and environmental stresses on infrastructure bring into focus a rising cost of maintaining climate-resilient facilities and infrastructure. In some cases, more resilient elements (like green infrastructure and efficient energy systems) can lower maintenance and operating costs for local and state governments, but those savings are realized over time. And the long-term benefits of avoiding disaster costs are challenging to quantify. Some resilience initiatives have nonmonetary benefits like reducing risk to the population or protecting culturally valuable elements like historical buildings or recreational spaces, requiring upfront costs that are unlikely to be recouped.¹¹ To implement resiliency projects, local governments must also consider the impacts of current and future climate hazards in their financial management including identifying innovative funding mechanisms for new projects. The Resiliency Coalition’s Memorandum of Understanding also highlighted the need for the RRAP to identify funding strategies for mitigation and adaptation actions to deal with those impacts.

Goal 3:

Objective 3.3:

Local governments, with support from the TBRPC, incorporate adaptation and risk reduction strategies into local financial management practices

CO-BENEFITS

- Cost-savings

KEY PARTNERS

- Local governments

RELATED ACTIONS

Actions 7.2.1, 7.2.2

LINKAGES

Finance/Governance

REGIONAL COLLABORATION ACTIONS

3.3.1 Convene the steering committee and MPC annually to discuss best practices for funding resilience adaptation projects.

LOCAL ACTION MENU

3.3.2 Local governments may begin to assess infrastructure and redevelopment projects and prioritize funding for projects that produce the best net benefits for long term public safety, and long-standing environmental, health, and economic disparities in low-income and minority communities.

3.3.3 Local governments can develop a financial plan to assess the overall cost of adaptation and mitigation and incorporate these costs into their budgetary processes.

3.3.4 Local governments can update the Local Mitigation Strategy project prioritization process to assign higher priority to projects that adapt critical infrastructure in areas that are at risk of future climate impacts.

3.3.5 Local governments, with the support of the TBRPC, may conduct an analysis to identify the feasibility of new funding mechanisms to implement resiliency projects and programs including but not limited to impact fees, Tax Increment Financing (TIF), state grants, and bonds.

Goal 3:
Promote leadership, education and empowerment both in government, and community and business organizations to foster the implementation of resiliency strategies



According to the Pew Charitable Trusts, success in weathering the impacts of disasters depends on a community’s ability to design and lead approaches that best meet its needs. Often neighborhood engagement activities are met with challenges. Staff turnover, funding, and limited resources in marginalized communities have all posed difficulties in maintaining and expanding neighborhood programs. Key factors that have contributed to success include development of strong ties across agencies and sectors to help streamline research and assessment efforts.

Officials also stressed the importance of identifying additional community-based resources. They said the programs work best when there are strong relationships between city agencies and community networks led by residents. The programs also benefit from detailed documentation that can help minimize disruptions caused by frequent government staff transitions, as well as well-designed strong engagement plans that include support services such as language translation, food, and child care, which all can help hard-to-reach populations overcome barriers to participation.¹² This objective will support best practices for community-based resiliency.

Goal 3:

Objective 3.4:

Local governments, with assistance from regional partners, will develop consistency in communication and engagement for residents, businesses, and community organizations on the impacts of current and future climate impacts

CO-BENEFITS

- Equity

KEY PARTNERS

- Local governments
- Southwest Florida Water Management District (SWFWMD)
- Florida Floodplain Managers Association (FFMA)

RELATED ACTIONS

Actions 5.1.2, 6.3.4

LINKAGES

Agriculture/Food Systems, Coastal Habitats, Infrastructure, Transportation, Growth Management

REGIONAL COLLABORATION ACTIONS

3.4.1 Build capacity among neighborhoods and non-profits by developing a Resilient Neighborhoods Initiative with partners and communities to create new programs, resources and increase funding.

3.4.2 Develop communications materials and community engagement strategies to increase residents’ and businesses’ understanding of local risks and impacts from climate change.

LOCAL ACTION MENU

3.4.3 Local governments provide education and information to the public and business community about potential hazards and property protection measures (e.g. events such as Hurricane Expo and general presentation to community groups).

3.4.4 Consider incorporating sea level rise projections, areas of impacts, and types of impacts into routine outreach to improve general public awareness.

Goal 3:
 Promote leadership, education and empowerment both in government, and community and business organizations to foster the implementation of resiliency strategies

Objective 3.5:
 Establish partnerships and support existing community and business groups that enable stronger collaborations between communities and business organizations to better prepare for current and future climate impacts



Neighborhood organizations and community-based groups are essential to resiliency advancement. These groups know the existing challenges that neighborhoods face and how to best reach residents. Local governments can leverage meaningful partnerships with community organizations to build community capacity for resilience and adaptation. Once these partnerships are formed the local governments may continue to reach out to community leaders as resiliency planning continues.

CO-BENEFITS

- Equity

KEY PARTNERS

- Local governments
- Neighborhood Associations
- Neighborhood-based nonprofits
- Area-specific business organizations
- Private sector sponsors
- Title 1 schools

RELATED ACTIONS

N/A

LINKAGES

Community Capacity

REGIONAL COLLABORATION ACTIONS

3.5.1 Increase resiliency coalition engagement with community-based organizations.

LOCAL ACTION MENU

3.5.2 Local governments can identify community-based organizations (i.e. chambers of commerce, urban leagues, neighborhood associations and/or neighborhood-based non-profit organizations) for potential partnerships and collaboration that support the implementation of the objectives within the jurisdiction’s resiliency plan.

3.5.3 To encourage diversity, equity and inclusion, local governments can establish a Citizen Leadership Academy that provides education on resilience strategies that can be implemented at the neighborhood level (i.e. walking audits, pop-ups, home repairs) and supports [Community Rating System \(CRS\)](#) program goals.

3.5.4 Local governments may continue to engage graduates of the Citizens Leadership Academy and solicit feedback from this group for future resilience planning.



CHAPTER 4 Place

GOAL 4:

The region supports a diverse array of multimodal-supporting land uses developed with resilient and energy-efficient construction including sustainable and attainable housing

Many municipalities in the Region are giving more attention to the critical impact that climate and extreme weather impacts will have on the built environment. Using data and knowledge derived from the local vulnerability assessments, local governments can see how chronic shocks and stressors caused by the changing change may influence land-use patterns and require more stringent building and innovative site development.

Growing resiliently requires that we consider how climate vulnerability and resilience are related to both how we build and where we build. New best practices for planning resilient communities includes placemaking efforts that address climate risks and community vulnerability while supporting the local community culture, economy, quality of life and equity goals.

The goals and actions in the Place Chapter acknowledge the interconnected priorities of adding more attainable housing, creating resilient and sustainable transportation and redevelopment to increase community resilience and economic vitality, or reduce negative, unintended impacts.

The Regional Resiliency Action Plan will increase regional collaboration to address these issues by investigating sustainable land use practices, policies, incentives and low impact development strategies that can be implemented locally. When planning for new development and redevelopment in higher-risk areas, local governments will support building and site development standards that are aligned to the level of risks.

Goal 4:

The region supports a diverse array of multimodal-supporting land uses developed with resilient and energy efficient construction including sustainable and attainable housing

Objective 4.1:

Updated regulations, plans, and policies increase the resilience of affordable and attainable housing



Throughout the region many homes are at risk from extreme weather, flooding, storm surge, and future sea level rise. The region also faces a severe shortage of affordable and attainable housing. Expanding existing regulations and policies that encourage affordable housing is key in increasing attainable housing for all. Many of the tools resulting from the [Resilience and Energy Assessment for Communities and Housing](#) (REACH) program can be leveraged by local governments to begin this work. Factoring in the impacts of current and future climate hazards on housing is essential to ensuring housing is affordable and resilient.

CO-BENEFITS

- Affordability
- Equity

KEY PARTNERS

- Local governments
- Housing Authorities
- Nonprofit Housing Developers
- Private Housing Developers
- Florida Housing Coalition (FHC)

RELATED ACTIONS

Actions 2.3.1, 2.3.2, 2.3.3

LINKAGES

Housing

REGIONAL COLLABORATION ACTIONS

4.1.1 Convene a regional resilient housing leadership advisory committee to discuss and build consensus on goals, policies and strategies to improve post-disaster preparedness and new construction for the region’s workforce and low-income families.

LOCAL ACTION MENU

4.1.2 Use affordable housing tools and resources, such as those developed by the REACH program, to assess and update existing planning mechanisms and supporting documents and identify lower risk areas for building.

4.1.3 Develop programs, policies and flexible density options to incentivize development of private affordable housing and publicly-assisted housing in areas with lower risk to current and future climate impacts.

4.1.4 Implement more stringent building standards (such as HUD requirements) for new private affordable housing and publicly assisted housing in areas at high risk to current and future climate impacts.

4.1.5 Amend plans and zoning to encourage accessory dwelling units, “missing middle” housing, and mixed-use buildings in areas with less risk to the impacts of current and future climate conditions.

4.1.6 Adopt policies to permit the use of appropriate properties for disaster recovery operations including temporary housing and/or pre-approved overlay zones.

**Goal 4:**

The region supports a diverse array of multimodal-supporting land uses developed with resilient and energy efficient construction including sustainable and attainable housing



In addition to addressing flood risks and resiliency, affordability and attainability are supported through the energy savings created through green building practices. Objective 4.2 builds on the increased housing stock prioritized in Objective 4.1, through actions to ensure new housing is resilient to current and future climate hazards. Best practices under this objective support advanced standards that local governments can adopt to ensure more sustainable housing construction. The region can increase knowledge sharing and collaboration with key organizations and the private sector, including developers, to increase the adoption of newer housing standards.

Objective 4.2:

Adopt resilient and green building best practices to guide new housing construction

CO-BENEFITS

- Equity
- Traffic Reduction
- Walkable Cities
- Water Quality

KEY PARTNERS

- Local governments
- Housing Authorities
- Nonprofit Housing Developers
- Private Housing Developers
- Florida Housing Coalition (FHC)
- Urban Land Institute (ULI)

RELATED ACTIONS

Actions 6.1.3, 7.1.1, 8.1.1, 8.1.2

LINKAGES

Agriculture/Food Systems, Coastal Habitats, Infrastructure, Transportation, Growth Management

LOCAL ACTION MENU

4.2.1 Update local plans, programs and create incentives for developers to support new multi-family buildings and sites that meet [Florida Green Building Coalition](#) and/or [LEED](#) standards, and higher flood mitigation standards.

4.2.2 Strengthen the housing element of local comprehensive plans to include standards for Low Impact Development, resilience, and equity strategies.

4.2.3 Incentivize developers to build medium to high density housing adjacent to transit.

**Goal 4:**

The region supports a diverse array of multimodal-supporting land uses developed with resilient and energy efficient construction including sustainable and attainable housing



Objectives 4.1 and 4.2 focus on increasing housing stock and making new housing more resilient. However, it is important to remember the need to harden existing housing and support residents in their current homes. This can be done through retrofitting and rehabilitation programs. Similarly, more efforts are needed to reduce the risks to mobile homes and mobile home parks with targeted retrofits for storm preparedness, and develop long-term plans to support resilient and equitable replacement.

Objective 4.3:

Programs and funding for housing mitigation and rehabilitation are increased

CO-BENEFITS

- Equity

KEY PARTNERS

- Local governments
- Florida Housing Coalition (FHC)
- United Way
- Nonprofit partners
- FEMA (grant funding)

RELATED ACTIONS

Actions 2.3.1, 2.3.2, 2.3.3

LINKAGES

Growth Management, Housing, Building Standards, Site Development

REGIONAL COLLABORATION ACTIONS

4.3.1 Implement a workshop series to support strategies for aligning affordable housing flood risk reduction and infrastructure improvements to benefit neighborhoods and communities.

4.3.2 Convene policymakers to advocate for statewide flood insurance improvements.

LOCAL ACTION MENU

4.3.2 Based on housing vulnerability assessments, identify property owners interested in rehabilitation, or selling their homes for voluntary rehabilitation or buyout programs funded by FEMA grant funding.

4.3.3 Identify and allocate reoccurring funding to support housing retrofits and achieve mitigation goals.

4.3.4 Support robust housing retrofit and rehabilitation programs for LMI communities, including rental properties and supported living housing.

4.3.5 Quantify flood risks for mobile homes and mobile home parks and develop targeted plans.

4.3.6 Conduct outreach and engagement with residents and mobile home unit/ park owners to review flood risks, collect information on needs, constraints and programs to support preparedness.

4.3.7 Define potential mitigation and redevelopment strategies to transform mobile and modular home parks into resilient communities, while preventing displacement.

Goal 4:

The region supports a diverse array of multimodal-supporting land uses developed with resilient and energy efficient construction including sustainable and attainable housing

Objective 4.4:

Update land use policies and regulations to account for current and future climate impacts and discourage displacement



According to [Climate.gov](https://www.epa.gov/climatechange/understanding-climate-change), climate vulnerability and resilience are related to both how we build and where we build. Land-use policies and practices can have intended as well as unintended effects, and they require clear communications for communities to grasp the implications of specific development decisions.

For example, inattention to increases in the percentage of impervious surface—such as pavement in roads, sidewalks, driveways, and parking lots—in rapidly growing areas can increase exposure to flood hazards. In coastal areas, homes that can’t withstand the winds of tropical storms can become a source of flying projectiles that damage other structures.

Other planning tools that can promote resilience include subdivision regulations that prescribe how homes are located in relation to flood or other hazard zones. Additionally, new adaptation action zones are being used to address incremental risks, such as sea level rise and droughts. This objective recommends some best practices for using land use as a climate resiliency tool.¹³

REGIONAL COLLABORATION ACTIONS

4.4.1 Create a Regional Resilient Land Use and Design working group which includes diverse stakeholders to define best practices and recommendations for community health, resilience and quality of life.

CO-BENEFITS

- Walkable Cities
- Water Quality

KEY PARTNERS

- Local Governments
- Academic Partners
- Private Developers

RELATED ACTIONS

Action 2.1.6

LINKAGES

Growth Management, Building Standards, Site Development

LOCAL ACTION MENU

4.4.2 Consider delineating [Adaptation Action Areas](#) to identify areas where more stringent development standards will be applied.

4.4.3 Consider best practices for updating coastal setbacks for development and redevelopment that mitigate the potential effects of coastal erosion including the possibility of requirements that are more stringent than the Florida Building Code.

4.4.4 Develop incentives for developers to build outside vulnerable areas (density bonuses, expedited review, etc.).

4.4.5 Prioritize recreation/open space land use amendments as a flood-risk reduction technique with an emphasis on providing amenities for neighborhood residents (play areas, walking paths, etc.)

4.4.6 Continue to monitor flood complaints and flood loss records for the jurisdiction and consider strategic acquisitions of any recurring flood loss properties in the future.

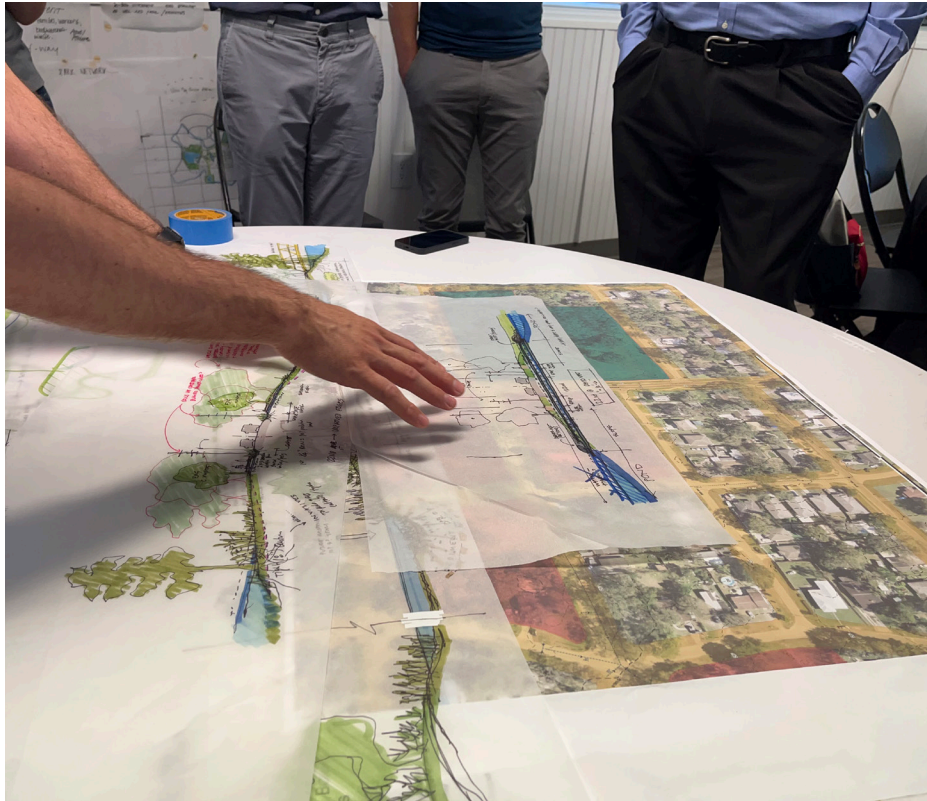
ADAPTATION ACTION AREAS

“Adaptation Action Area” or “Adaptation Area” means a designation in the coastal management element of a local government’s comprehensive plan which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning.

Section 163.3164(1), Florida Statutes

**Goal 4:**

The region supports a diverse array of multimodal-supporting land uses developed with resilient and energy efficient construction including sustainable and attainable housing



According to the [U.S. Green Building Council](#), buildings account for nearly 40% of all greenhouse gas emissions (GHGs), according to Architecture 2030. Add in other infrastructure and activities, such as transportation, that are associated with buildings, and that number jumps.¹⁴

By building green, we can reduce the impact our buildings have on contributing to climate change while also building resilience into our homes and communities. In addition to prioritizing greenhouse gas reductions, there is a need to plan for current and future climate hazards. Setting more forward-thinking building codes, evaluating coastal development and planning infrastructure that can withstand higher seas can all help prepare communities for the future.¹⁵

Objective 4.5:

Update building and site development standards to account for current and future climate impacts

CO-BENEFITS

- Traffic Reduction
- Walkable Cities
- Increased Property Values
- Energy Security
- Greenhouse gas Reduction

KEY PARTNERS

- Local Governments
- Private Developers

RELATED ACTIONS

N/A

LINKAGES

Clean Energy, Growth Management, Transportation, Building Standards, Site Development

LOCAL ACTION MENU

4.5.1 Use healthy building design, Florida Green Building Coalition principles, and/or LEED accreditation benchmarks for new public facilities, within the Land Development Regulations and Energy Code.

4.5.2 Encourage alternatives to single occupancy motor vehicle travel through parking reduction techniques, transit-oriented development incentives, and pedestrian and bike-friendly development and redevelopment policies.

4.5.3 Update existing regulations and policies to require development and redevelopment in high hazard areas to build to more stringent building standards including but not limited to higher freeboard requirements, and/or higher wind mitigation standards.

4.5.4 Implement regulations within Land Development Regulations to buffer structures from the impact of flood hazards (sea level rise, storm surge, flooding) by requiring setbacks from identified flood hazards areas.

4.5.5 Implement regulations within Land Development Regulations that buffer structures from the impact of wind hazards by requiring construction to exceed the requirements of the identified wind zone.

4.5.6 Incentivize parking and pavement reduction strategies for new development and redevelopment as a method of reducing heat island impacts.

4.5.7 Local governments update existing regulations and policies to require development and redevelopment in high hazard areas to build to more stringent site development standards including but not limited to Planned Unit Development (PUD).



GOAL 5:

Resilient adaptation protects, preserves and restores thriving habitats and abundant wildlife

Climate change has and will continue to cause substantial damages, and increasingly irreversible losses in terrestrial, freshwater, and coastal and marine ecosystems.¹⁶ Biodiversity loss and degradation of ecosystems, including their natural adaptive capacity, are already key risks that will continue to escalate with every increment of global warming. The changing climate will bring about rising sea levels that contribute to coastal flooding and erosion, increased frequency of severe weather, increases in ocean temperature and acidification, growing pressure from pests and diseases, and increasing incidences of harmful algal blooms.¹⁷

Rising water levels and increasing salinity in estuarine systems, like Tampa Bay, will displace coastal plant and animal communities inland. A primary concern is that the landward migration of these important ecosystems cannot keep pace with the rapid rate of sea level rise, leading to “coastal squeeze” due to a lack of space for habitat migration because of upland urban development and hardening.¹⁸ In addition, rising temperatures are driving tropicalization of mangroves which will likely dominate the overall proportions of future coastal ecosystems, whereas proportions of salt marshes, salt barrens and coastal freshwater wetlands will decline. These coastal wetlands provide important habitat for recreational and commercially important species of fish, shrimp, crabs, and other shellfish. Endemic species across Florida, such as the diamondback terrapin, face a high risk of extinction due in part to their already limited habitats now under stress and less resilient because of past and existing human-caused alterations and impacts, affecting their ability to withstand and adapt to additional stressors such as climate change.¹⁹

For the region to achieve biologically diverse habitats and abundant wildlife, local governments and regional partners must work together to curb emissions and increase the ability of habitats to adapt, improve water quality, protect biodiversity, and protect and restore coastal natural systems.



Resilient adaptation protects, preserves, and restores thriving habitats and abundant wildlife



The Tampa Bay region and its coastal habitats are particularly vulnerable to climate change stressors such as sea level rise, ocean acidification, warming temperatures and changes in precipitation and storm intensity. To support the adaptability of coastal habitats and ecosystems, the region will explore new land management strategies and leverage existing conservation policies included in the [Tampa Bay Habitat Master Plan](#), the Tampa Bay Estuary Program’s [Comprehensive Conservation and Management Plan](#) (CCMP), and the [Sarasota Bay Estuary Program’s CCMP](#). Local governments can support this objective through innovative land preservation strategies.

Protecting and enhancing fish and wildlife populations requires a combination of management and educational strategies, including habitat protection and restoration, assessment and monitoring, enactment and enforcement of laws that protect vulnerable species, and education of citizens and visitors.²⁰ Regional collaboration will be supported by the [Agency on Bay Management](#) and the [Community Rating System](#) (CRS) user group and involve supporting programs and policies that encourage preservation of fish and wildlife.

Goal 5: Resilient adaptation protects, preserves, and restores thriving habitats and abundant wildlife

Objective 5.1:

Increase the adaptability of coastal habitats and ecosystems to a changing climate, and preserve and restore the diversity and abundance of Tampa Bay’s fish and wildlife

CO-BENEFITS

- Environmental Quality
- Greenhouse Gas Reduction
- Water Quality

KEY PARTNERS

- Local Governments
- Tampa Bay Estuary Program (TBEP)
- SWFWMD
- USFWS
- FDEP
- Academic institutions
- FWC
- NOAA
- The Nature Conservancy
- Restore America’s Estuaries
- Sarasota Bay Estuary Program

RELATED ACTIONS

Actions 6.3.1, 6.4.1

LINKAGES

Growth Management, Coastal Habitats

REGIONAL COLLABORATION ACTIONS

5.1.1 Support the Tampa Bay Habitat Master Plan goals of restoring more than 3,000 acres of wetlands and uplands in the next decade through resources for local policies and land-management strategies.

5.1.2 Enhance/expand the connectivity of wildlife corridors through mapping and collection of best practices.

LOCAL ACTION MENU

5.1.3 Incorporate the actions of the Comprehensive Conservation and Management Plan for Tampa Bay (CCMP) into their Comprehensive Plan using the [CCMP Model Language Guidebook](#) developed by the TBRPC.

5.1.4 Support programs and projects that protect and expand habitats and buffer zones for waterbirds and beach-nesting shorebirds.

5.1.5 Maintain and enhance stopover areas for migratory species.

5.1.6 Prioritize restoration of critical habitats through incentives, development agreements, and nonprofit partnerships.

**Resilient adaptation protects, preserves, and restores thriving habitats and abundant wildlife**

Improving the region’s water quality will become more difficult as climate and non-climate stressors worsen, such as rising temperatures and increasing development. Air quality improvements are important for water quality since the majority of the region’s nitrogen loading comes from atmospheric deposition and nonpoint sources. Sources of atmospheric deposition include power plants and industrial operations, automobiles, airplanes, agricultural emissions, and others. Nonpoint sources contribute at least 60% of nitrogen loading to Tampa Bay, stemming from stormwater runoff. Controlling nitrogen input into the bay to regain vital seagrass beds has been one of TBEP’s most prominent initiatives. Seagrasses were selected as a metric by which efforts to improve the bay are measured because of their overall importance as a bay habitat and nursery, and because they are an important barometer of water quality.²¹ Rising temperatures and increased rainfall will continue to make it more difficult to meet air and water quality goals. Because of this, the region will need to reevaluate these goals. The region can support this objective through initiatives to reduce emissions and stormwater runoff.

**Goal 5:
Resilient adaptation protects, preserves, and restores thriving habitats and abundant wildlife****Objective 5.2:
Improve or maintain air and water quality resulting in fishable, swimmable, and drinkable water****CO-BENEFITS**

- Water Quality
- Public Health
- Greenhouse Gas Reduction
- Environmental Quality

KEY PARTNERS

- Local governments
- Tampa Bay Estuary Program (TBEP)
- Private developers

RELATED ACTIONS

Actions 6.3.1, 6.4.1 (carbon sequestration)

LINKAGES

Clean Energy, Coastal Habitats, Infrastructure

REGIONAL COLLABORATION ACTIONS

5.2.1 Reevaluate assimilative capacity of Tampa Bay given changing rainfall/temperature. Consider further reductions in nutrient loading that may be necessary to maintain water quality conditions (and associated seagrass coverage).

LOCAL ACTION MENU

5.2.2 Implement buffers or transition zones between uplands and aquatic systems to remove pollutants and excess nutrients delivered by urban stormwater.

5.2.3 Implement filtration devices on stormwater outfalls, such as baffle boxes

5.2.4 Assess the impacts of materials such as artificial turf and pavement on stormwater runoff.

5.2.5 Consider [Florida-Friendly Landscaping](#) standards for public projects and/or private development standards.

**Resilient adaptation protects, preserves, and restores thriving habitats and abundant wildlife**

Since 2019, the [Resilient Shorelines and Spaces \(RSS\) working group](#) has been assessing seawall design standards, policies and minimum heights for consideration of future sea level rise and will develop guidance on shoreline protection and adaption strategies to support community resiliency. This was identified as a priority by several members of the TBRPC Resiliency Coalition Steering Committee. The purpose of the workgroup is to define data, information needs, strategies for consideration in the Regional Action Plan, and develop recommendations and guidance documents for the Coalition to help local governments become more resilient to sea level rise, flooding, and erosion, and to reduce losses to wetlands and impacts to water resources. The Workgroup collects input from local governments to develop a list of priorities that address such matters as seawall standards and policy, use of living shorelines, construction, green and open space, drainage, wetlands, environmental restoration, and the policies. The actions in this objective are guided by the priorities identified by the RSS working group.

Goal 5:
Resilient adaptation protects, preserves, and restores thriving habitats and abundant wildlife**Objective 5.3:****Support the protection and restoration of coastal natural systems and the creating of resilient shorelines at the regional scale****CO-BENEFITS**

- Environmental Quality
- Water Quality

KEY PARTNERS

- Agency on Bay Management
- Local Governments
- Tampa Bay Estuary Program
- Florida Department of Environmental Protection
- Academic Institutions

RELATED ACTIONS

Action 4.5.2

LINKAGES

Growth Management,
Coastal Habitats,
Infrastructure, Site
Development

REGIONAL COLLABORATION ACTIONS

5.3.1 Support adoption of the uniform sea wall and bulkhead heights defined in the Shoreline Model Ordinance to provide protection against future sea level rise and high tide flooding through 2070.

5.3.2 Coordinate regionally to develop shoreline design and construction standards and encourage local adoption to support private property owner efforts.

LOCAL ACTION MENU

5.3.3 Conserve existing natural habitat areas through implementation of policies, criteria, standards, methodologies, and procedures.

5.3.4 Provide incentives or update codes, plans, zoning, and regulations to encourage private property owners to install living shorelines and/or hybrid tidal flood barriers where feasible.

5.3.5 Establish policies that protect and preserve natural shorelines, promote living and hybrid shorelines and define appropriate locations and land-use types for implementing seawalls and other hardened infrastructure.

5.3.5 Consider adoption and integration of the Shoreline Model Ordinance.



GOAL 6:

Public infrastructure, services and assets become more resilient through innovative best practices

Climate change risks should be considered when planning new wastewater infrastructure. For example, planners may consider locating new wastewater treatment plants away from future surge and flood-prone areas and consider increasing capacity to accommodate anticipated increases in inflow and infiltration during more intense storms. Community resilience planning is underway in several municipalities in the bay watershed.²²

Local standards and guidelines can help member governments cope with future uncertainties by focusing particularly on the local context. By building the capacity to adapt into initial project design, establishing systems for monitoring impacts, and formalizing the processes for making modifications based on infrastructure performance, communities can improve their ability to adapt promptly and economically in the face of emerging but as yet uncertain future flood hazards.²³

Looking forward, sustainable infrastructure practices, such as, low impact development (LID) and green infrastructure are preliminary solutions to both adapt to and mitigate the impacts of climate change, while also providing environmental and quality of life benefits.

Goal 6:

Public infrastructure, services, and assets become more resilient through innovative best practices

Objective 6.1:

Plan, build, and manage infrastructure to maximize function and longevity under future climate conditions

The region’s infrastructure is already seeing impacts to climate hazards such as erosion, flooding, storm surge, and others. Sea level rise conditions will reduce the capacity of most outfalls and therefore limit their ability to receive and handle stormwater runoff.

The state recognizes the need to assist counties, municipalities, special districts and agencies with addressing these impacts through funding programs including the [Resilient Florida](#) grant program. Flood protection projects serving a regional or watershed-wide area, or that improve water quality, may be eligible for cost-share assistance through the SWFWMD [Cooperative Funding Initiative](#). Local governments can advance this objective by building on vulnerability assessments to prioritize investments in new and hardened infrastructure, updating planning mechanisms to plan for infrastructure investments after disaster, and incorporating heat mitigation into infrastructure planning.

REGIONAL COLLABORATION ACTIONS

6.1.1 Reduce regional flood risk by convening regional stakeholders to identify innovative stormwater management strategies, design, incentives, and pilot projects which also support habitat resilience and water quality.

LOCAL ACTION MENU

6.1.2 Update critical infrastructure policies based on community vulnerability assessments. These updates should consider where to prioritize investment based on current and future climate hazards, health impacts and equity concerns.

6.1.3 Identify post-disaster redevelopment policies for infrastructure in a comprehensive plan and/or post-disaster redevelopment plan (PDRP), including but not limited to relocation/burying of utilities, installation of additional utilities such as broadband, and/or hardening infrastructure after a disaster.

CO-BENEFITS

- Cost-savings
- Equity

KEY PARTNERS

- Local governments
- EPA
- Gulftree.org
- Southwest Florida Water Management District (SWFWMD)
- Florida Department of Transportation

RELATED ACTIONS

Actions 2.14, 2.1.6, 6.5.1-5

LINKAGES

Finance/Governance, Infrastructure

6.1.4 Identify a process or mechanism to determine what infrastructure/areas may not be upgraded or mitigated at a certain time or impact. Reference previous data/information developed on stormwater and cost/benefit analysis in this analysis.

6.1.5 Promote and advocate for the installation of cool roofs, cool pavement, and other cooling techniques, including planting more shade trees, where concrete and other hard surfaces trap and collect heat, creating “heat islands “and near bus stops.

6.1.6 Develop a comprehensive heat island mitigation strategy and implementation plan that addresses cool pavements and roofs, pavement reduction, and neighborhood greening while ensuring equitable distribution.

6.1.7 Incorporate renewable energy development, production, and/or storage into the Post Disaster Redevelopment Plan (PDRP) to promote post-disaster power resiliency.

6.1.8 Consider setting minimum roadway elevation standards for future design and redevelopment. For example, a standard could be set consistent with roadways adjacent to tidal areas to have a minimum elevation consistent with seawall elevations.

6.1.9 Conduct a detailed stormwater outfall inventory. This should include outfall sizes, material, and condition to accurately assess vulnerability on a site-specific basis.

6.1.10 Install tide gates/ backflow preventers on piped outfalls. Consider setting a minimum outfall pipe size, and replace undersized pipes over time as existing outfalls reach their useful life.

6.1.11 Create an inventory of existing seawalls within the jurisdiction which includes seawall ownership, material, condition, and elevation.

6.1.12 Adopt a seawall ordinance that accounts for future SLR conditions and sets consistent standards for the jurisdiction. The TBRPC Shoreline Policy Guide can be used as a guide for this action.

Goal 6:
Public infrastructure, services, and assets become more resilient through innovative best practices

Objective 6.2:
Prioritize green infrastructure projects which mitigate hazards and provide environmental, social, and economic benefits to local communities



Green infrastructure or Low Impact Development (GI/LID) is a cost-effective, resilient approach to managing wet weather impacts that provides many community benefits. While single-purpose gray stormwater infrastructure—conventional piped drainage and water treatment systems—is designed to move urban stormwater away from the built environment, green infrastructure reduces and treats stormwater at its source while delivering environmental, social, and economic benefits. GI/LID projects are eligible for nonpoint source funding.²⁴ Regional collaboration to advance this objective will focus on trainings and workshops to encourage green infrastructure best practices. Local actions can include prioritizing green infrastructure in planning mechanisms and in the stormwater master plan.

CO-BENEFITS

- Environmental Quality
- Water Quality

KEY PARTNERS

- Local governments
- Tampa Bay Estuary Program (TBEP)
- Florida Department of Environmental Protection
- Southwest Florida Water Management District
- Private landowners

RELATED ACTIONS

Actions 2.1.6

LINKAGES

Coastal Habitats, Infrastructure, Site Development

REGIONAL COLLABORATION ACTIONS

6.2.1 Convene coalition members, partners, and experts to discuss green infrastructure best practices and funding mechanisms.

LOCAL ACTION MENU

6.2.2 Develop a list of regional high priority, high potential green infrastructure projects which provide community co-benefits.

6.2.3 Update comprehensive plans and/or land development regulations to include policies or regulations that prioritize green infrastructure and assess nature-based adaptation strategies.

6.2.4 Develop stormwater master plan projects that utilize an interconnected system of green infrastructure and open green space to reduce stormwater impacts.

6.2.2 Utilize the messaging tools provided in the [Be Floridian](#) campaign to educate communities about best management practices (BMP's) for reducing nutrient loads flowing into surface waters via residential landscaping.

**Goal 6:**

Public infrastructure, services, and assets become more resilient through innovative best practices



Future and current climate hazards impact the operation of stormwater, wastewater, and potable water utilities. Sea level rise inundation and saltwater intrusion will likely impact coastal groundwater supplies and unguarded surface water intakes. Viewing water holistically enables the counties to be more flexible and quicker to address threats like storm surge, changing rainfall patterns, and the increased need for resiliency.²⁵ Resources can be made available on the TBRPC website to support best practices. Local governments can advance this objective through One Water principles, protection of sustainable water supplies, and community outreach. Funding assistance for water conservation, water reuse, and regionally developed alternative water supplies is available through the SWFWMD [WISE Program](#) and the [Cooperative Funding Initiative](#).

Objective 6.3:

Advance water management strategies, infrastructure improvements, and water conservation efforts to mitigate the potential adverse impacts of climate change on water supplies, water and wastewater infrastructure, and water management systems

CO-BENEFITS

- Water Quality
- Environmental Quality

KEY PARTNERS

- Local governments
- Tampa Bay Water
- Florida Water and Climate Alliance
- SWFWMD

RELATED ACTIONS

Actions 3.4.1, 3.4.4

LINKAGES

Community Capacity, Infrastructure

REGIONAL COLLABORATION ACTIONS

6.3.1 Increased information sharing between resiliency coalition members and regional officers of SWFWMD, Tampa Bay Water, Army Corps, Port Authority, etc. to increase policy and funding alignment.

LOCAL ACTION MENU

6.3.2 Assess the benefits and limitations of integrated water management practices, such as [One Water](#).

6.3.3 Continue to identify key protection areas to ensure sustainable water supply for consumption. Plan for future water supply by integrating potential future climate conditions and sea level rise scenarios.

6.3.4 Maintain or improve non-pressurized sewer lines to prevent groundwater and/or saltwater infiltration. This will allow reclaimed water to continue meeting irrigation and other non-potable water demands.

6.3.5 Participate in regional water supply development and interconnections, so alternative supplies can be developed with economies of scale and made available to all communities.

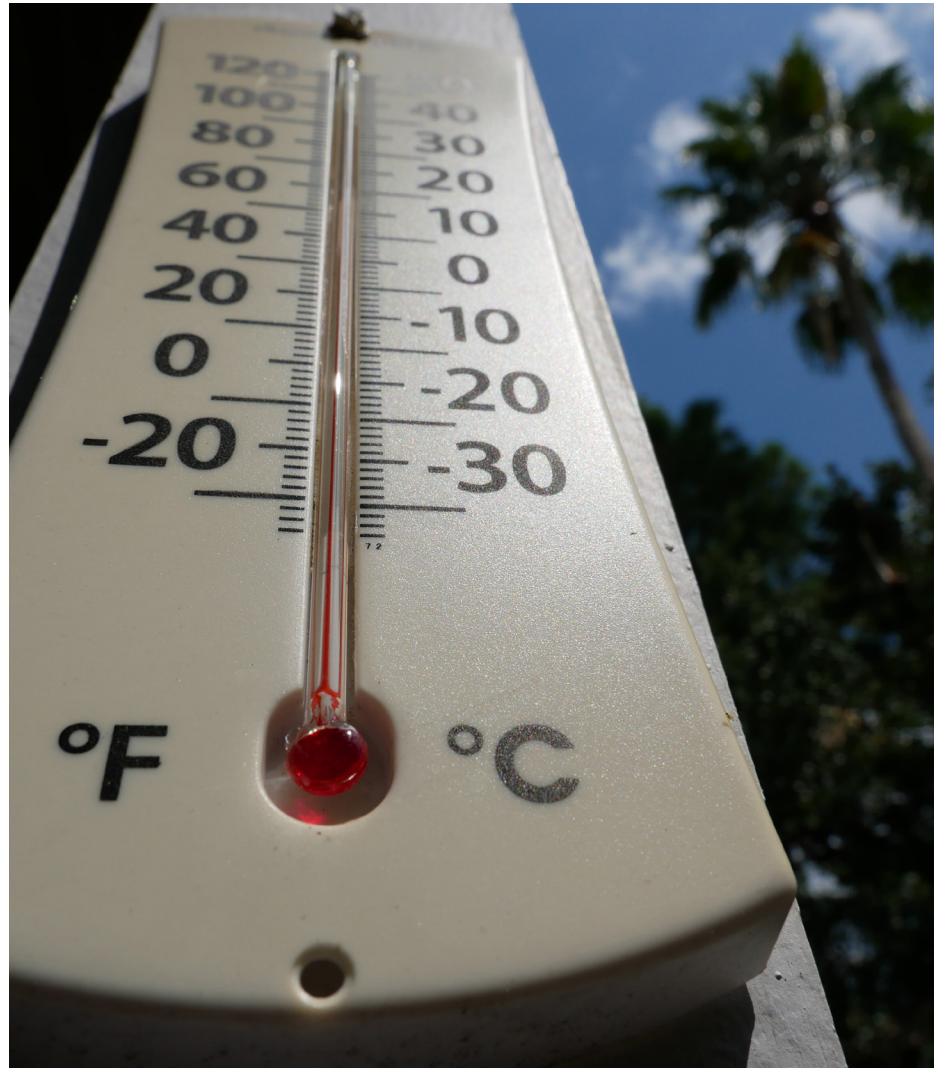


Goal 6:

Public infrastructure, services, and assets become more resilient through innovative best practices

Objective 6.4:

Plan and manage public services in the region for current and future climate impacts



Climate hazards will impact the ability of local governments to offer the same level of services in some areas and prioritize the need for additional services in other areas. This objective considers how future climate conditions will impact how residents deal with high heat days, including the possibility of more prevalent pests.

CO-BENEFITS

- Public Health
- Walkable Cities

KEY PARTNERS

- Local governments
- Nonprofits
- Utility Providers

RELATED ACTIONS

Actions 2.21, 2.2.2, 2.2.3, 2.2.4

LINKAGES

Housing

LOCAL ACTION MENU

6.4.1 Adopt a Forestry Master Plan - which includes an overall tree planting goal and annual target to expand regional forestry and wetland restoration to provide a variety of benefits, including improving air quality carbon sequestration, and heat mitigation.

6.4.2 Assess projected costs of mosquito and pest control to mitigate vector-borne illness including considerations of the northward migration of sub-tropical and tropical species especially those that may be a public health concern.

6.4.3 Provide services to protect public health on extreme heat days that may include but need not be limited to cooling shelters.

6.4.4 Partner with utility providers and nonprofit organizations to provide relief for utility disconnections for extreme heat days.

Goal 6:
Public infrastructure, services, and assets become more resilient through innovative best practices

Objective 6.5:
Increase post-disaster power resilience for long-term and short-term outages



Historically, resilient electric power systems have been powered by diesel generators and other forms of fossil-fueled generation, yet there are risks of relying on diesel as the only backup power option such as the potential for fuel supplies to run out and likelihood of generator failure if not maintained. Generators can fail when expected to support large building loads or operate for extended periods. Long-lasting power outages caused by hurricanes and other disasters have major impacts on communities and local economies. Leading organizations and energy agencies across the country are working to evaluate the role of solar energy and battery storage on specific buildings to improve local community resilience goals.

CO-BENEFITS

- Energy Security
- GHG Reduction

KEY PARTNERS

- Local governments
- Utility Providers
- Florida Department of Emergency Management (FDEM)
- Federal Emergency Management Agency (FEMA)
- Florida Department of Health (FDOH)
- US Department of Homeland Security

RELATED ACTIONS

Action 6.1.6

LINKAGES

Clean Energy, Building Standards

LOCAL ACTION MENU

- 6.5.1** Conduct planning for [Community Lifelines](#) for long-duration, widespread power outages.
- 6.5.2** Conduct energy and power-resilience assessments for operations and emergency systems to understand essential equipment energy needs
- 6.5.3** Incorporate plans for energy hardening upgrades and reduce reliance on diesel generators for backup power into existing emergency management plans.
- 6.5.4** Use [Clear Sky Tampa Bay](#) tools and resources to identify critical systems and facilities which are candidates for solar and battery storage.



GOAL 7:

The region has a connected multimodal transportation network that is resilient to extreme weather, reduces local emissions, and enhances equitable mobility and public safety

Regional resilient transportation priorities include making the existing transportation infrastructure network can sustain the impacts of extreme weather, improving regional transportation options to reduce emissions, and improving health outcomes related to transportation.

In March 2019, the Tri-County TMA (Transportation Management Area) comprised of the Hillsborough, Pinellas, and Pasco MPOs, FDOT, and TBPRC conducted a regional transportation vulnerability analysis with funding from the Federal Highway Administration and the Florida Department of Transportation. The results of the analysis will provide information and recommendations to ensure the region's transportation system meets the near and long term functional, economic, and quality of life goals of Tampa Bay's residents, businesses, and visitors in the face of weather and climate changes.

Other TPOs throughout the region are currently prioritizing vulnerability assessments to begin the work of making their transportation systems more resilient to climate hazards.

Goal 7:

The Region will have a connected multimodal transportation network that is resilient to extreme weather, reduces local emissions, reduces automobile congestion and enhances equitable mobility and public safety



Similarly, to the impacts that are being seen and will be seen to other infrastructure throughout the region caused by climate hazards, roadway infrastructure is vulnerable to flooding, sea level rise, and extreme heat. Local governments can conduct vulnerability assessments to assess the impacts to their existing transportation infrastructure ([see objective 2.1](#)). Building on these assessments, local governments can begin to prioritize roadway mitigation projects. These projects are also an opportunity to integrate low-emission transportation alternatives into the community.

Objective 7.1:

Prioritize transportation infrastructure investments that mitigate the impacts of current climate hazards and adapt to future climate conditions

CO-BENEFITS

- Traffic Reduction
- Walkable Cities

KEY PARTNERS

- Local governments
- Academic institutions

RELATED ACTIONS

Actions 2.2.2

LINKAGES

Transportation

REGIONAL COLLABORATION ACTIONS

7.1.1 Convene transportation infrastructure staff to define best practices for adaptation, coordination of improvements, and incorporation of multimodal transportation options.

LOCAL ACTION MENU

7.1.2 Road and highway flood resilience improvement are coordinated with community planning resilience improvements.

7.1.3 Create minimum roadway elevation standards for future design and redevelopment. For example, a standard could be set consistent with roadways adjacent to tidal areas to have a minimum elevation consistent with seawall elevations.

7.1.4 Prioritize and implement mitigation efforts on multiuse trails within the Adaptation Action Area and other vulnerable areas to provide alternative modes of transportation to single occupancy vehicles and transportation options that are less vulnerable to flooding.

7.1.5 Include bicycle and pedestrian improvements when implementing mitigation and adaptation projects, where appropriate, to encourage alternatives to single-occupancy vehicles as transportation.

Goal 7:

The Region will have a connected multimodal transportation network that is resilient to extreme weather, reduces local emissions, reduces automobile congestion and enhances equitable mobility and public safety

Objective 7.2:

Accelerate the transition to renewable, accessible, resilient, and equitable mobility systems



Improving existing transportation infrastructure, as proposed in Objective 7.1, is critical to maintaining the current level of services throughout the region. However, Resiliency Coalition members and partners, through feedback provided at RRAP development workshops and the 2020 Leadership Summit, have prioritized transportation advancement beyond mitigation. This includes a vision of a multimodal transportation system that offers alternatives to single-occupancy vehicles and encourages lower emission transportation modes. Regional collaboration to advance this objective will include regional workshops focused transportation best practices. The TBRPC will also convene coalition members and partners to consider how to fund innovative transportation solutions.

CO-BENEFITS

- Traffic Reduction
- Walkable Cities
- GHG Reduction

KEY PARTNERS

- TBARTA
- MPOs/TPOs
- FDOH
- Regional Public Health Partners
- USF Center for Urban Transportation (CUTR)

RELATED ACTIONS

Actions 4.4.1 - 4.4.7

LINKAGES

Clean Energy, Site Development, Transportation

REGIONAL COLLABORATION ACTIONS

7.2.1 Support regionally coordinated electric vehicle charging station infrastructure through the development of a regional Electric Vehicle Master Plan (EVMP).

LOCAL ACTION MENU

- 7.2.2** Use local data to define electric charging infrastructure needs for public and private properties within the jurisdiction.
- 7.2.3** Set a goal to increase electric mobility by a defined percentage within a specific time period (i.e. an increase of 25% by 2025).
- 7.2.4** Guide the location and installation of charging infrastructure.
- 7.2.5** Develop and provide guides to encourage electric vehicle charging infrastructure installation on private property.

Goal 7:

The Region will have a connected multimodal transportation network that is resilient to extreme weather, reduces local emissions, reduces automobile congestion and enhances equitable mobility and public safety

Objective 7.3:

Invest in low-emissions transportation infrastructure and air quality improvements to improve health outcomes



Objective 7.3 builds on the priorities that inform Objective 7.2 with a strong focus on improving public health outcomes. Climate conditions and poor air quality can impact the region’s residents, and this objective proposes local actions to mitigate those impacts. Local actions to advance this objective include landscaping, cooling stations and improving walkability and bikeability.

REGIONAL COLLABORATION ACTIONS

7.3.1 Identify federal and state grants and other funding mechanisms to implement electric vehicle infrastructure.

7.3.2 Provide a forum that supports integration of regional priorities into state/local transportation plans through coordination with MPOs, PSTA, HART, TBARTA, TMA, FDOT District Offices, the airports and the ports.

CO-BENEFITS

- Traffic Reduction
- Walkable Cities
- Public Health

KEY PARTNERS

- TBARTA
- MPOs/TPOs
- USF CUTR

RELATED ACTIONS

Actions 4.4.1 - 4.4.7

LINKAGES

Clean Energy, Transportation, Site Development

LOCAL ACTION MENU

7.3.3 Use data from regional emissions study to update regional and local transportation plans and policies to define targets for transportation electrification strategies.

7.3.4 Utilize infrastructural improvements that will improve air quality and protect vulnerable populations from poor air quality, such as landscape buffers, tree scaping, etc.

7.3.5 Prioritize accessory facilities for bus stops, sidewalks and trails (shelters, trees in right of way, cooling stations) to mitigate impacts of heat and extreme rain especially in transit-dependent neighborhoods.

7.3.6 Prioritize alternative modes of transportation other than single-occupancy vehicles (e.g., transit, walking, biking, etc.) through comprehensive plan policies, such as Complete Streets, Vision Zero.

7.3.7 Prioritize low-to-zero emission transportation modes such as electric and natural gas vehicles in policy plans and ordinance development.

7.3.8 Create or expand bikeshare programs to connect more residents in neighborhoods historically disadvantage communities.

7.3.9 Implement outreach and education programs that promote emission reduction techniques and other sustainable practices that improve air quality for all communities.



GOAL 8:

Food systems become more resilient and access to healthy foods is improved

Climate change and extreme weather events are likely to lead to local availability limitations and price increases, interrupted transportation and storage. Climate change can also affect food availability, access, utilization, and the stability of each of these, over time. Constrictions at any point can lead to food insecurity through the activities of the food system, including food production, transportation, and storage.²⁶

Reducing food waste is an important component of mitigating climate change. According to the U.S. Environmental Protection Agency, food waste is the single largest category of material placed in municipal landfills, where it emits methane, a powerful greenhouse gas. Municipal solid waste landfills are the third-largest source of human-related methane emissions in the United States, accounting for approximately 14.1 percent of these emissions in 2017.²⁷



Goal 8: Food systems become more sustainable and resilient, and access to healthy foods is improved



This objective encourages the region and local governments to begin to consider the importance of food systems to recovery after disaster events. To improve the resilience of local food systems this objective proposes working with regional partners to determine the best practices for supporting our regional food systems ability to adapt to a changing climate.

Building on these regional actions, this objective also proposes programs and regulations to support the preservation and expansion of these assets. This objective also focuses on food waste reduction as a means for both preserving food system resiliency and reducing waste and methane emissions. Local actions to advance this objective include incentivizing sustainable food production, outreach for food waste reduction, and composting programs.

Goal 8:

Objective 8.1:

Implement a holistic approach to reduce risks, gaps, and disconnects with the regional food system to improve access and security

CO-BENEFITS

- Public Health
- Equity

KEY PARTNERS

- Neighborhood Associations
- Homeowners Associations
- UF IFAS Extension Services

RELATED ACTIONS

Action 2.1.3

LINKAGES

Agriculture/Food Systems

REGIONAL COLLABORATION ACTIONS

8.1.1 Coordinate with member governments to develop food resiliency and sustainability plans and programs.

8.1.2 The TBRPC will work with local, regional, state and federal agencies, such as, USF, UF Sea grant, NOAA and St. Pete Ocean Team, to define future impacts to regional fisheries and aquaculture businesses and define potential strategies to increase economic resilience to extreme weather and climate change.

LOCAL ACTION MENU

8.1.3 Develop and provide incentives to increase sustainable local food production, including processing and distribution, to support LMI community and economic goals.

8.1.4 Update regulations and policies to support local food production, and remove barriers to food equity.

8.1.5 Implement sustainability outreach and education efforts to reduce food waste.

8.1.6 Convene large commercial producers of food waste to discuss and define onsite reduction and/or energy reuse strategies.

8.1.7 Support collaborations with universities, schools, and hospitals to encourage implementation of programs that support the EPA Food Recovery Hierarchy (waste diversion).

8.1.8 Implement programs to encourage composting among residents.

8.1.9 Explore grants to develop small hyper-local grocery store / neighborhood markets.



CHAPTER 5 Prosperity

GOAL 9:

Businesses prepare and recover quickly from the impacts of extreme weather events and hazards

Members of the business community of the Tampa Bay are important to the region, not just as employers and service providers but also as community lifelines necessary to the recovery of the whole region when disaster strikes. In the event of a disaster, businesses are responsible for their employee's needs, and at the same time must prioritize their financial management including navigating insurance and disaster assistance. Meanwhile members of the community rely on these businesses to restore operations to provide essential services such as food, to prepare businesses and the region to better recover for the next disaster it is imperative that businesses have a disaster plan and are part of the emergency management planning process.

Disaster Planning for small businesses is essential for better disaster recovery. Local governments can leverage existing resources to assist local businesses with disaster continuity planning. Local governments can also facilitate business community recovery through flexible permitting and by encouraging retrofits and hardening post-disaster. Inviting the private sector, at all scales, to participate in the emergency management planning process, will also lead to better response and recovery outcomes.

Goal 9:

Businesses prepare and recover quickly from the impacts of extreme weather events and hazards

Objective 9.1:

Local governments partner with the business community to implement policies and programs that assist businesses in recovering after a disaster



Disaster planning for small businesses is essential for better disaster recovery. Chambers of commerce, emergency management staff, and the regional planning council have been working to provide resources to assist businesses in creating and implementing a business continuity plan. Leveraging these existing resources and partnering to broaden the reach of the delivery of these resources will improve recovery when disaster strikes.

Local governments can facilitate business community recovery after a disaster with accommodations such as flexible permitting requirements and fee waivers for post-disaster repairs. Local governments can also support business recovery by highlighting best practices of well-prepared businesses. Local governments can also build business resiliency through partnerships with business organizations that encourage resilient retrofits.

CO-BENEFITS

- Economic Development
- Energy Security
- Increased Property Values

KEY PARTNERS

- Chambers of Commerce
- Business organizations
- Financial institutions
- [PACE](#)

RELATED ACTIONS

Actions 4.4.1 -4.4.7

LINKAGES

Business Engagement

LOCAL ACTION MENU

9.1.1 Emergency management staff facilitate disaster recovery training exercises for building owners and small businesses using the [Project Phoenix 2.0](#) hurricane scenario and tabletop exercise (TTX) training materials.

9.1.2 Emergency management staff facilitate ongoing relationships with small businesses.

9.1.2 Work with business in high risk areas, identified in the jurisdiction’s community vulnerability assessments, to provide materials and resources for mitigation and preparedness which might include conducting a needs assessment, and/or preparing a [business continuity plan](#) to aid in disaster recovery efforts.

9.1.3 Implement a resiliency awards program for businesses to encourage best practices in businesses preparedness, continuity planning, and business recovery.

9.1.4 Garner feedback from the business community to inform the adoption of policies and regulations that provide relief to small businesses in post-disaster construction such as permit expediting, and/or permit waivers.

9.1.5 Collaborate with chambers of commerce and business associations to support energy efficiency retrofits, hardening of infrastructure/buildings and, and other recovery improvements for businesses.

**Goal 9:
Businesses prepare and recover quickly from the impacts of extreme weather events and hazards**



It is also important for businesses to participate in the Emergency Operations planning process. Many businesses also serve as essential [Community Lifelines](#). According to FEMA, a lifeline enables the continuous operation of critical government and business functions and is essential to human health and safety or economic security. Efforts to protect lifelines, prevent and mitigate potential impacts to them, and building back stronger and smarter during recovery will drive overall resilience of the nation. As such, when the business community participates in the management and development of the Local Mitigation Strategy and are integrated into planning for operations at the Emergency Operations Center these lifelines are better able to get back up and running after a disaster.

Local governments can leverage partnerships with the health sector to ensure smooth operations during a disaster and a speedy recovery after a disaster. Inviting public health professionals and medical facility managers to participate in the emergency management planning process can provide illuminate opportunities for resource and knowledge sharing before a disaster event.

**Objective 9.2:
Local governments involve the private sector in mitigation, disaster preparedness, and disaster recovery planning to improve emergency response and public health outcomes**

CO-BENEFITS

- Energy Security
- Public Health

KEY PARTNERS

- Chambers of Commerce
- Business organizations
- Financial institutions
- [PACE](#)
- Insurance Providers
- Banks
- Florida Department of Emergency Management

RELATED ACTIONS

Actions 6.5.1, 7.3.1, 2.2.5

LINKAGES

Business Engagement, Infrastructure, Building Standards

LOCAL ACTION MENU

9.3.1 Work with business organizations to identify means to improve communication and responsiveness from their community’s emergency management plan from a business perspective.

9.3.2 Emergency management can identify and map business sectors that support [Community Lifelines](#) which are vital for recovery. Local government emergency management will collaborate with the business community to identify private assets with the highest short-term risk for inundation, and identify opportunities to collaborate on adaptation projects.

9.3.3 Engage the business community in the Local Mitigation Strategy working group meetings on an ongoing basis.

9.3.4 Work with privately managed critical facilities to determine resources needed to aid in timely recovery efforts such as generators, mitigation projects, etc.

9.3.5 Partner with business organizations and the local health department to conduct workshops on heat impacts and labor productivity to increase workforce resilience.

9.3.6 Local governments, health care providers and business organizations may support development of community health plans to address chronic illnesses and health impacts to climate hazards.



GOAL 10:

Businesses and key sectors support innovation and workforce development that is resilient to changing climate conditions

As the members of the Tampa Bay Regional Resiliency Coalition continue to track the impacts of a changing climate, it is becoming more important to these local governments to partner with the private sector to make the regional economy more resilient to these impacts. Protecting regional prosperity protects the quality of life for people in the Tampa Bay region.

These actions under Goal 10 provide a blueprint for how to make the regional economy more resilient through workforce planning, prioritizing equity, upgrading telecommunications, and considering the role the agricultural industry plays in a resilient regional economy.

Goal 10:

Businesses and key sectors support innovation and workforce development that is resilient to changing climate conditions



A resilient economy should provide opportunities for all workers, and support urban, suburban and rural communities. Workforce training programs should be updated to encourage jobs in construction, engineering and technology that support the region’s growing need for adaptation projects. The region also needs to identify industries that may carry larger burdens when implementing sustainable practices. This will allow for partnership opportunities to identify best practices for these industries. Finally, agriculture is an industry that will be greatly impacted by changing climate conditions. The TBRPC will begin to engage partners and stakeholders to identify adaptation and mitigation priorities for this sector. This objective will build on the Tampa Bay [Comprehensive Economic Development Strategy](#) (CEDS) process lead by the TBRPC.

Objective 10.1:

Enable economic opportunity and energy efficiency investments.

CO-BENEFITS

- Job Creation
- Economic Development
- Public Health

KEY PARTNERS

- United Way
- Nonprofit builders
- ULI
- Universities
- Tampa Bay Partnership
- Local governments

RELATED ACTIONS

Action 8.1.2

LINKAGES

Agricultural/Food Systems, Business Engagement

REGIONAL COLLABORATION ACTIONS

10.1.1 Develop an industry cluster of resilient infrastructure technologies and firms to support improvements to local government fleet performance, traffic control, safety, and resiliency in times of emergency.

10.1.2 Conduct cost-benefit analyses of energy efficiency investments.

Goal 10:

Businesses and key sectors support innovation and workforce development that is resilient to changing climate conditions

Objective 10.2:

Expand and upgrade telecommunications services to support capacity for remote work/telecommuting in the region.



Annually, natural disasters cause significant burden, including adverse effects on health and economic losses.²⁸ One of the major drivers of increasing losses from natural disasters is economic growth in affected areas.²⁹ The ability for employees to continue work without disruption during natural disasters could reduce some of these economic losses.³⁰

One way to avoid disruption and improve resiliency during natural disasters is to promote teleworking or remote work. The importance of remote work and telecommuting have been highlighted by the COVID-19 pandemic, but several post-disaster continuity plans benefit from the addition of remote work options. After a disaster, businesses can use remote connections to access financial documents, connect with employees, and file insurance claims when the physical business location is inaccessible. As such, it is important to support the expansion of telecommunication infrastructure in the region.

CO-BENEFITS

- Energy Security
- Cost-Savings
- Job Creation
- Economic Development

KEY PARTNERS

- Local governments
- Florida Office of Broadband
- Private sector partners

RELATED ACTIONS

N/A

LINKAGES

Business Engagement, Infrastructure

LOCAL ACTION MENU

10.2.2 Convene a meeting or solicit feedback from business organizations to develop a plan to ensure continued growth of broadband and cellular services.

10.2.2 Comprehensive plan and/or land development regulations include policies or regulations to encourage the installation of high-speed broadband alongside public utility projects and private development.



Terminology & References

Terminology

Adaptation

The process of adjusting to new (climate) conditions in order to reduce risks to valued assets.

Adaptation Action Areas

Adaptation Action Areas are a policy tool that allows local governments to plan for sea level rise, designate vulnerable areas and prioritize adaptation strategies. There is significant flexibility in how a local government can develop Adaptation Action Areas. Local governments are authorized but not required to designate Adaptation Action Areas in their comprehensive plans. An “adaptation action area” or “adaptation area” is an area that experiences coastal flooding due to extreme high tides and storm surge and is vulnerable to the related impacts of rising sea levels for prioritizing funding for infrastructure needs and adaptation planning. Local governments that adopt an Adaptation Action Area may consider policies within the coastal management element to improve resilience to coastal flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff and related impacts of sea level rise. Criteria for the adaptation action area may include, but need not be limited to:

- Areas below, at or near mean higher high water;
- Areas which have a hydrological connection to coastal waters; and
- Areas designated as evacuation zones for storm surge.

Statutory References:

- Section 163.3164(1), Florida Statutes.
- Section 163.3177(6)(g)(10), Florida Statutes³¹

Assets

People, resources, ecosystems, infrastructure, and the services they provide. Assets are the tangible and intangible things people or communities value. The infrastructure of roads, airports, and seaports are assets. The service of supply chain stability (supported by transportation infrastructure) is an asset. A community’s local “charm” is an example of an intangible asset.

Carbon Sequestration

Carbon sequestration is the process of capturing and storing atmospheric carbon dioxide. It is one method of reducing the amount of carbon dioxide in the atmosphere with the goal of reducing global climate change.³²

Climate Drivers

Natural climate drivers include changes in the sun’s energy output, regular changes in Earth’s orbital cycle, and large volcanic eruptions that put light-reflecting particles into the upper atmosphere. Human-caused, or anthropogenic climate drivers include emissions of heat-trapping gases (also known as greenhouse gases) and changes in land use that make land reflect more or less sunlight energy. Since 1750, human-caused climate drivers have been increasing, and their effect dominates all natural climate drivers.³³

Climate Indicators

Are a set of parameters that describe the changing climate without reducing climate change to only temperature.

Climate Stressors

A condition, event, or trend related to climate variability and change that can exacerbate hazards. Increasing frequency and intensity of drought conditions. Can be a climate stressor for forests and crops. Rising sea level is another climate stressor.

Driver Indicators

Factors that change the Earth’s radiative balance. Natural climate drivers include changes in the sun’s energy output, regular changes in Earth’s orbital cycle, and large volcanic eruptions. Human-caused climate drivers include emissions of heat-trapping gases (GHGs) and changes in land use.

Hazard

An event or condition that may cause injury, illness, or death to people or damage to assets. Extended periods of excessive heat are likely to be an increasingly common hazard in the coming decades.

Impact Indicators

The effect/result of interaction between climate phenomena, related hazards, vulnerability, and exposure. Increased heat, drought and insect outbreaks, all linked to climate change, have increased wildfires. Health impacts in cities due to heat, rainfall, and mosquito-borne illness; or coastal flooding and erosion are other examples.

Impacts

Effects on natural and human systems that result from hazards. Evaluating potential impacts is a critical step in assessing vulnerability. In the West, the destruction of homes by wildfires is among the impacts of hotter and drier conditions and earlier snowmelt.

Mitigation

Processes that can reduce the amount and speed of future climate change by reducing emissions of heat-trapping gases or removing them from the atmosphere.³⁴

Non-climate Stressors

A change or trend unrelated to climate that can exacerbate hazards. Altering drainage patterns and replacing open land with roads and buildings are non-climate stressors for flooding hazards. Population growth along exposed coasts is another non-climate stressor.³⁵

Renewable Energy

Renewable energy, often referred to as clean energy, comes from natural sources or processes that are constantly replenished. For example, sunlight or wind keep shining and blowing, even if their availability depends on time and weather.³⁶

Resilience

The capacity of a community, business, or natural environment to prevent, withstand, respond to, and recover from a disruption.

Sustainability

Sustainability is based on a simple principle: Everything that we need for our survival and well-being depends, either directly or indirectly, on our natural environment. To pursue sustainability is to create and maintain the conditions under which humans and nature can exist in productive harmony to support present and future generations.³⁷

Vulnerability

The propensity or predisposition of assets to be adversely affected by hazards. Vulnerability encompasses exposure, sensitivity, potential impacts, and adaptive capacity.³⁸

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Project Team

Cara Woods Serra, Comprehensive Resiliency Planner, Editor

CJ Reynolds, Director of Resiliency and Engagement, Stakeholder Engagement

Maria Robles, Communications Planner, Document Design

Simone Chapman, NAS Fellow 2020-2021, Equity and Housing Editor

Courtney Wright, Sustainability Intern

Mary-Elizabeth Estrada, Sustainability Intern

TBRPC Staff

Sean Sullivan, Executive Director

Wren Krahl, Deputy Executive Director

Randy Deshazo, Chief of Staff

Sarah Vitale, Urban Designer/Senior Planner

Alana Todd, Environmental Planner

Brian Ellis, Disaster Recovery Coordinator

Ashley Mott, GIS Manager

Harry Walsh, Economic Development Planner

Jamie Neville, Statewide Economic Analyst

Sue Geer, Accountant

Matt Varkony, NAS Fellow 2021 -2022

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Cities

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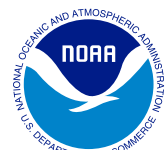
University of South Florida

Barnali Dixon, Rebecca Johns, Brooke Hansen, Gary Mitchum, Taryn Sabia, and Rebecca Zarger.

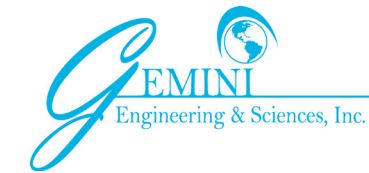
Other Collaborators

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Appendix I

United Nations Sustainable Development Goals (SDGs)

The United Nations was founded on October 24, 1945, with the assembly of 193 member states. In September of 2015, during a UN summit by the General Assembly, there was the development of the UN SDGs with all 193 member states contributing to it. These 17 goals are an important piece of the puzzle for sustainability. As more countries are adopting them it is important to have an understanding of what each of them is and how they will interact with us even at a local level. The RRAP will indicate how each of its goals lines up with the SDGs for better synergy with adaptation for municipalities and counties.



Appendices

Chapter 1: Risks & Future Conditions

Goal 1 Community Resiliency is at the top of the Public Agenda and sustained with science and data

SDGs SDG 11: Sustainable Cities & Communities
SDG 13: Climate Action



Chapter 2: Community Vulnerability

Goal 2 Adaptation and resilience planning strategies are based on rigorous, consistent, scientifically defined vulnerability assessments

SDGs SDG 3: Good Health and Well-Being
SDG 11: Sustainable Cities & Communities
SDG 13: Climate Action
The Sendai Framework for Risk Reduction



Chapter 3: People

Goal 3 Promote leadership, education, and empowerment both in government, and community and business organizations to foster the implementation of resiliency strategies

SDGs SDG 4: Quality Education
SDG 13: Climate Action
SDG 17: Partnership for the Goals



Chapter 4: Place

Goal 4 The region supports a diverse array of multimodal-supporting land uses developed with resilient and energy-efficient construction including sustainable and attainable housing

SDGs SDG 3: Good Health & Well Being
SDG 7: Affordable & Clean Energy
SDG 11: Sustainable Cities & Communities
SDG 13 Climate Action



Goal 5 Resilient adaptation protects, preserves, and restores thriving habitats and abundant wildlife

SDGs SDG 14: Life Below Water
SDG 15: Life on Land



Goal 6 Public infrastructure, services, and assets become more resilient through innovative best practices

SDGs SDG 11: Sustainable Cities and Communities



Goal 7 The Region has a connected multimodal transportation network that is resilient to extreme weather, reduces local emissions, and enhances equitable mobility and public safety

SDGs SDG 11: Sustainable Cities and Communities
SDG 13: Climate Action



Goal 8 Food systems become more resilient and access to healthy foods is improved

SDGs SDG 2: Zero Hunger
SDG 3: Good Health and Well Being
SDG 12: Reasonable Consumption and Production



Chapter 5: Prosperity

Goal 9 Businesses prepare and recover quickly from the impacts of extreme weather events and hazards

SDGs SDG 8: Decent Growth and Economic Growth
SDG 11: Sustainable Cities and Communities
SDG 13: Climate Action



Goal 10 Businesses and key sectors support innovation and workforce development that is resilient to changing climate conditions

SDGs SDG 8: Decent Growth and Economic Growth
SDG 9: Industry, Innovation, and Infrastructure
SDG 13: Climate Action



Appendix II



LEED for Cities and Communities

The framework of LEED for Cities and Communities is comprehensive, addressing topics as diverse as access to green spaces, energy efficiency, and civil and human rights. The system is aligned with the UN Sustainable Development Goals and is rooted in the triple bottom line. Issues like social equity, resilience, and climate change weave throughout the content areas.

Some notes to indicate on LEED is that ALL prerequisites are required, and credits are optional.

You must meet all prerequisite requirements and obtain 40 points to receive your certification.

This will document will be going step by step through the RRAP of where each of these prerequisites and credits aligns with the RRAP and indicate how you will be able to gather information needed for them as well.

LEED for Cities and Communities: Existing Project Checklist				Project Name: _____						
Cities				Communities						
Y	?	N		Y	?	N				
0	0	0	INTEGRATIVE PROCESS POSSIBLE: 5 POSSIBLE: 5	0	0	0	MATERIALS AND RESOURCES POSSIBLE: 10 POSSIBLE: 10			
			Credit Integrative Planning and Leadership 1 1				Prereq Solid Waste Management REQUIRED REQUIRED			
			Credit Green Building Policy and Incentives 4 4				Prereq Waste Performance 4 5			
0	0	0	NATURAL SYSTEMS AND ECOLOGY POSSIBLE: 9 POSSIBLE: 9	0	0	0	QUALITY OF LIFE POSSIBLE: 20 POSSIBLE: 20			
			Prereq Ecosystem Assessment REQUIRED REQUIRED				Prereq Demographic Assessment REQUIRED REQUIRED			
			Credit Green Spaces 2 2				Prereq Quality of Life Performance 6 6			
			Credit Natural Resources Conservation and Restoration 2 2				Credit Trend Improvements 4 4			
			Credit Light Pollution Reduction 1 1				Credit Distributional Equity 4 4			
			Credit Resilience Planning 4 4				Credit Environmental Justice 1 1			
0	0	0	TRANSPORTATION AND LAND USE POSSIBLE: 15 POSSIBLE: 15	0	0	0	INNOVATION POSSIBLE: 6 POSSIBLE: 6			
			Prereq Transportation Performance 6 6				Credit Innovation 6 6			
			Credit Compact, Mixed Use and Transit Oriented Development 2 2				0	0	0	REGIONAL PRIORITY POSSIBLE: 4 POSSIBLE: 4
			Credit Access to Quality Transit 1 1							Credit Regional Priority 4 4
			Credit Alternative Fuel Vehicles 2 2							TOTAL 110 110
			Credit Smart Mobility and Transportation Policy 2 2							40-49 CERTIFIED
			Credit High-Priority Site 2 2							50-59 SILVER
0	0	0	WATER EFFICIENCY POSSIBLE: 11 POSSIBLE: 11							60-79 GOLD
			Prereq Water Access and Quality REQUIRED REQUIRED							80+ Points PLATINUM
			Prereq Water Performance 6 6							
			Credit Integrated Water Management 1 1							
			Credit Stormwater Management 2 2							
			Credit Smart Water Systems 2 2							
0	0	0	ENERGY AND GREENHOUSE GAS EMISSIONS POSSIBLE: 30 POSSIBLE: 30							
			Prereq Power Access, Reliability and Resiliency REQUIRED REQUIRED							
			Prereq Energy and Greenhouse Gas Emissions Performance 14 18							
			Credit Energy Efficiency 4 4							
			Credit Renewable Energy 6 6							
			Credit Low Carbon Economy 4 -							
			Credit Grid Harmonization 2 2							

Envision



Institute for Sustainable Infrastructure’s Envision® is a holistic sustainability framework and rating system that enables a thorough examination of the sustainability and resiliency of all types of civil infrastructure. The framework can assist government agencies and their consultants and contractors in delivering infrastructure that tackles climate change, addresses public health needs, cultivates environmental justice, creates jobs, and spurs economic recovery.

Envisions plans to set the standard of what constitutes sustainable infrastructure, incentivizes higher performance goals beyond minimum requirements, gives recognition to projects that make significant contributions to sustainability, and provides a common language for collaboration and clear communication both internally and externally.

To obtain the certification, then you must earn a minimum percentage of the total applicable Envision points:

- Verified: 20%
- Silver 30%
- Gold 40%
- Platinum 50%

Envision includes 64 sustainability and resilience indicators, called ‘credits’, organized around five categories:



Quality of Life - addresses a project’s impact on host and affected communities, from the health and wellbeing of individuals to the wellbeing of larger social fabric as a whole.

Leadership - Successful sustainable projects require a new way of thinking about how projects are developed and delivered.

Resource Allocation - Resources are the assets that are needed to build infrastructure and keep it running. It concerns itself with the quantity, source, and characteristics of these resources and their impacts on the overall sustainability of the project.

Natural World - Infrastructure projects have an impact on the natural world around them, including habitats, species, and nonliving natural systems.

Climate and Resilience - The scope of Climate and Resilience is two-fold: minimizing emissions that may contribute to climate change and other short-and-long-term risks, and ensuring that infrastructure projects are resilient. To be resilient, infrastructure must be informed, resourceful, robust, redundant flexible, integrated, and inclusive.

Chapter 1: Risks & Future Conditions

Goal 1

Community Resiliency is at the top of the Public Agenda and sustained with science and data

Objective 1.1

Improve the collection and monitoring of climate indicator data to be used in local implementation through collaboration with local and national scientists

LEED		Envision	
Category	Credit	Category	Credit
Energy and Greenhouse Gas Emissions	Energy and Greenhouse Gas Emissions Process	N/A	N/A

Chapter 2: Community Vulnerability

Goal 2

Adaptation and resilience planning strategies are based on rigorous, consistent, scientifically defined vulnerability assessments

Objective 2.1

Conduct a vulnerability assessment of critical infrastructure, services publicly owned assets, and food systems

LEED		Envision	
Category	Credit	Category	Credit
Natural Systems and Ecology	Resilience Planning	Climate and Resilience	CR 2.2 Assess Climate Change Vulnerability
		Climate and Resilience	CR 2.4: Establish Resilience Goals and Strategies

Objective 2.2

Integrate health and equity metrics into hazard analysis and resilience planning and support targeted vulnerability assessments for highly vulnerable populations

LEED		Envision	
Category	Credit	Category	Credit
Energy and Greenhouse Gas Emissions	Energy and Greenhouse Gas Emission Performance	Quality of Life	QL 2.2: Encourage Sustainable Transportation
		Quality of Life	QL 3.1: Advance Equity and Social Justice
		Climate and Resilience	CR 1.2: Reduce Greenhouse Gas Emissions
		Climate and Resilience	CR 2.3: Evaluate Risk and Resilience

Chapter 3: People

Goal 3

Promote leadership, education, and empowerment both in government, and community and business organizations to foster the implementation of resiliency strategies

Objective 3.1

Local governments develop a local resiliency plan or update existing resiliency plans to include considerations of the impacts of current and future climate hazards on food systems and public health

LEED		Envision	
Category	Credit	Category	Credit
Natural Systems and Ecology	Resilience Planning	Quality of Life	QL1.2: Enhance Public Health and Safety
Energy & Greenhouse Gas Emissions	Renewable Energy	Climate and Resilience	LD 1.2: Foster Collaboration and Teamwork
		Leadership	RA 2.3: Use Renewable Energy

Objective 3.2

Local governments maximize their ability to adapt to climate change through expanded internal capacity and cross-departmental coordination

LEED		Envision	
Category	Credit	Category	Credit
N/A	N/A	Leadership	LD 2.1: Establish a Sustainability Management Plan
		Leadership	LD 2.2: Plan for Sustainable Communities
		Natural World	NW 3.3: Maintain Floodplain Functions

Objective 3.3

Local governments, with support of the TBRPC incorporate adaption and risk reduction strategies into local financial management practices

LEED		Envision	
Category	Credit	Category	Credit
N/A	N/A	Quality of Life	QL 2.3: Improve Access and Wayfinding
		Leadership	LD 1.1: Provide Effective Leadership and Commitment
		Leadership	LD 3.2: Develop Local Skills and Capabilities
		Natural World	NW 1.1: Preserve Sites of High Ecological Value

Objective 3.4

Local governments with assistance from regional partners will develop consistency in communication and engagement for residents, businesses, and community organizations on the impact of current and future climate impacts

Objective 3.5

Establish partnerships and support existing community and business groups that enable stronger collaborations between communities and business organizations to better prepare for current and future climate change impacts

LEED

Category	Credit
N/A	N/A

Envision

Category	Credit
Leadership	LD 1.3: Provide for Stakeholder Involvement

LEED

Category	Credit
N/A	N/A

Envision

Category	Credit
Quality of Life	1.1: Improve Community Quality of Life
Quality of Life	QL 3.1: Advance Equity and Social Justice

Chapter 4: Place

Goal 4

The region supports a diverse array of multimodal-supporting land uses developed with resilient and energy-efficient construction including sustainable and attainable housing

Objective 4.1

Updated regulations, plans, and policies increase the resilience of affordable and attainable

LEED

Category	Credit
N/A	N/A

Envision

Category	Credit
Quality of Life	QL 3.1: Advance Equity and Social Justice
Leadership	LD 2.2: Plan for Sustainable Communities

Objective 4.2

Adopt resilient and green building best practices to guide new housing construction

LEED

Category	Credit
Integrative Process	Green Building Policy and Incentives
Quality of Life	Housing and Transportation Affordability

Envision

Category	Credit
Quality of Life	QL 3.1: Advance Equity and Social Justice

Objective 4.3

Programs and funding for housing mitigation and rehabilitation are increased

Objective 4.4

Update building and site development standards to account for current and future impacts

Objective 4.5

Update land use policies and regulations to account for current and future climate impacts and discourage displacement

LEED

Category	Credit
N/A	N/A

Envision

Category	Credit
N/A	N/A

LEED

Category	Credit
N/A	N/A

Envision

Category	Credit
Natural World	NW 1.2: Provide Wetland and Surface Water Buffers

LEED

Category	Credit
N/A	N/A

Envision

Category	Credit
Quality of Life	1.1: Improve Community Quality of Life

Goal 5

Resilient adaptation protects, preserves, and restores thriving habitats and abundant wildlife

Objective 5.1

Increase the adaptability of coastal habitats and ecosystems to a changing climate

LEED

Category	Credit
Natural Systems and Ecology	Ecosystem Assessment

Envision

Category	Credit
Natural World	NW 3.2: Enhance Wetland and Surface Water Functions

Objective 5.2

Improve or maintain air and water quality resulting in fishable, swimmable, and drinkable water

LEED

Category	Credit
N/A	N/A

Envision

Category	Credit
Resource Allocation	RA 3.1: Preserve Water Resources

Objective 5.3

Preserve and restore the diversity and abundance of Tampa Bay's fish and wildlife

LEED

Category	Credit
N/A	N/A

Envision

Category	Credit
N/A	N/A

Objective 5.4

Support the protection and restoration of coastal natural systems and the creation of resilient shorelines at the regional scale

LEED		Envision	
Category	Credit	Category	Credit
Natural Systems and Ecology	Natural Resources Conservation and Restoration	Natural World	NW 3.1: Enhance Functional Habitats

Goal 6

Objective 6.1

Plan, build, and manage infrastructure to maximize function and longevity under future climate conditions

Public infrastructure, services, and assets become more resilient through innovative best practices

LEED		Envision	
Category	Credit	Category	Credit
Water Efficiency	Water Access & Quality	Quality of Life	NW 3.2: Enhance Wetland and Surface Water Functions
		Natural World	NW 2.2: Manage Stormwater
		Climate and Resilience	CR 2.6: Improve Infrastructure Integration

Objective 6.2

Prioritize green infrastructure projects which mitigate hazards and provide environmental, social and economic benefits to local communities

LEED		Envision	
Category	Credit	Category	Credit
Natural Systems & Ecology	Green Spaces	N/A	N/A

Objective 6.3

Advance water management strategies, infrastructure improvements, and water conservation efforts to mitigate the potential adverse impacts of climate change on water supplies, water and wastewater infrastructure, and water management systems

LEED		Envision	
Category	Credit	Category	Credit
Water Efficiency	Water Performance	Natural World	NW 2.4: Protect Surface and Groundwater Quality
Water Efficiency	Integrative Water Management		

Objective 6.4

Plan and manage public serviced in the region for current and future climate impacts

LEED		Envision	
Category	Credit	Category	Credit
N/A	N/A	Natural World	NW 2.3: Reduce Pesticide and Fertilizer Impact

Objective 6.5

Increase post-disaster power resilience for long-term and short-term outages

LEED		Envision	
Category	Credit	Category	Credit
Energy and Greenhouse Gas Emissions	Power Access, Reliability, and Resiliency	N/A	N/A

Goal 7

Objective 7.1

Prioritize transportation infrastructure investments that mitigate the impacts of current climate hazards and adapt to future climate conditions

The Region has a connected multimodal transportation network that is resilient to extreme weather, reduces local emissions and enhances equitable mobility and public safety

LEED		Envision	
Category	Credit	Category	Credit
Transportation and Land Use	Compact Mixed Use and Transit	Quality of Life	QL 2.1: Improve Community Mobility and Access

Objective 7.2

Accelerate the transition to renewable, accessible, resilient, and equitable mobility systems

LEED		Envision	
Category	Credit	Category	Credit
Transportation and Land Use	Alternative Fuel Vehicles	Quality of Life	QL 2.2: Encourage Sustainable Transportation

Objective 7.3

Invest in low-emissions transportation infrastructure and air quality improvements to improve health outcomes

LEED		Envision	
Category	Credit	Category	Credit
N/A	N/A	Quality of Life	QL 2.2: Encourage Sustainable Transportation
		Climate and Resilience	CR 1.3: Reduce Air Pollutant Emissions

Goal 8

Objective 8.1

Implement a holistic approach to reduce risks, gaps, and disconnects with regional food system to improve access and security

Objective 8.2

Update policies, codes, and incentives to support farms and local fresh food processing, distribution, and food waste reduction

Food systems become more resilient and access to healthy foods is improved

LEED		Envision	
Category	Credit	Category	Credit
N/A	N/A	N/A	N/A

LEED		Envision	
Category	Credit	Category	Credit
N/A	N/A	Leadership	LD 1.4: Pursue Byproduct Synergies

Chapter 5: Prosperity

Goal 9

Objective 9.1

Provide resources for business disaster planning through partnerships with business organizations and local governments

Objective 9.2

Local governments partner with the business community to implement policies and programs that assist businesses in recovering after a disaster

Objective 9.3

Local governments involve the private sector in mitigation, disaster preparedness, and disaster recovery planning to improve emergency response and public health outcomes

Businesses prepare and recover quickly from the impacts of extreme weather events and hazards

LEED		Envision	
Category	Credit	Category	Credit
N/A	N/A	N/A	N/A

LEED		Envision	
Category	Credit	Category	Credit
N/A	N/A	N/A	N/A

LEED		Envision	
Category	Credit	Category	Credit
N/A	N/A	N/A	N/A

Goal 10

Objective 10.1

Spur economic opportunity and support agriculture

Objective 10.2

Expand and update telecommunications services the region to support capacity for remote world/telecommunicating

Businesses and key sectors support innovation and workforce development that is resilient to changing climate conditions

LEED		Envision	
Category	Credit	Category	Credit
N/A	N/A	N/A	N/A

LEED		Envision	
Category	Credit	Category	Credit
Energy & Greenhouse Gas Emissions	Low Carbon Economy	N/A	N/A

Notes

The prerequisites for LEED are the MOST important part of obtaining the certification. If those are not in the plan or just being discussed within the plan, then there is not alignment.

LEED Notes:

Categories NOT Covered:

- Integrative Planning and Leadership
- Light Pollution Reduction
- Transportation Performance (PREREQUISITE)
- Oriented Development
- Access to Quality Transit
- Smart Water Systems
- Energy Efficiency
- Low Carbon
- Grid Harmonization
- Material and Resources (Entire Category)
- Nothing much only waste management, but it is covered under food and water so I need to research more information on the requirements for this category
- Quality of Life Performance (PREREQUISITE)
- Possibly need a better equitable approach to the actions
- May help if the metrics were laid out better
- Trend Improvements
- Distributional Equity
- Environmental Justice
- Civic and Community Engagement
- Civil and Human Rights

Envision Notes:

Sessions NOT Covered

- QL 1.3: Improve Construction Safety
- QL 1.4: Minimize Noise and Vibration
- QL 1.5: Minimize Light Pollution
- QL 1.6: Minimize Construction Impacts
- QL 3.2: Preserve Historic and Cultural Resources
- QL 3.3: Enhance Views and Local Character
- QL 3.4: Enhance Public Space and Amenities
- LD 1.4: Pursue Byproduct Synergies
 - We talk about waste water and food waste, but there is more to it
- LD 2.3: Plan for Long-Term Monitoring and Maintenance
 - We can probably include this if we do metrics in the plan
 - Ex. Update sustainability plan every 5-10 years when a new census comes out, or something like that.
- LD 2.4: Plan for End-of-Life
 - Can be a similar situation per city, but does not fit overall plan
- LD 3.1: Stimulate Economic Prosperity and Development
- LD 3.3: Conduct a Life-Cycle Economic Evaluation
- RA 1.1: Support Sustainable Procurement Practices
- RA 1.2: Use Recycled Materials
- RA 1.3: REduce Operational Waste
- RA 1.4: Reduce Construction Waste
- RA 1.5: Balance Earthwork On Site
- RA 2.1: Reduce Operational Energy Consumption
- RA 2.2: Reduce Construction Energy Consumption
- RA 2.4: Commission and Monitor Energy Systems
- RA 3.2: Reduce Operational Water Consumption
- RA 3.3: Reduce Construction Water Consumption
- RA 3.4: Monitor Water Systems
- NW 1.3: Preserve Prime Farmland
- NW 1.4: Preserve Undeveloped Land
- NW 2.1: Reclaim Brownfields
- NW 2.3: Reduce Pesticide and Fertilizer Impacts
 - Nothing about fertilizer
- NW 3.1: Enhance Functional Habitats
- NW 3.4: Control Invasive Species
- NW 3.5: Protect Soil Health
- CR 1.1: Reduce Net Embodied Carbon
- CR 2.1: Avoid Unsuitable Development

Appendix III

Community Rating System (CRS) Matrix

CRS	Activity Description	Complimentary RRAP Objectives
211	<p>Have you had a Community Assistance Visit that concluded you are in full compliance with the NFIP?</p> <p>How many repetitive loss properties are there in your community?</p> <p>What is your repetitive loss category? (A = no rep losses, B = 1 - 49, C = 50 or more)</p> <p>Have you maintained flood insurance policies on all buildings owned by your community that have been required to have one?</p>	<p>Objective 2.1: Conduct vulnerability assessments of critical infrastructure, services publicly owned assets</p>
213	<p>How many buildings are in your community's Special Flood Hazard Area?</p> <p>How large is your community's Special Flood Hazard Area (in acres)?</p>	
320	<p>Are you willing to publicize that you will read FIRMs for inquirers and keep a record of what you told them?</p> <p>Do you provide inquirers with other non-insurance related information that is shown on your FIRM?</p> <p>Do you provide information about flood problems other than those shown on the FIRM?</p> <p>Do you provide information about flood depths?</p> <p>Do you provide information about special flood-related hazards, such as erosion, subsidence, or tsunamis?</p> <p>Do you provide information about past flooding at or near the site in question?</p> <p>Do you provide information about areas that should be protected because of their natural floodplain functions?</p>	<p>Objective 2.1: Conduct vulnerability assessments of critical infrastructure, services publicly owned assets</p>
330	<p>Does your community provide flood-related informational brochures, flyers, or other documents for the public to pick up?</p> <p>Does your community prepare a flood-related newsletter, presentation, or other outreach project that is implemented every year?</p>	<p>Objective 1.1: Improve the collection and monitoring of climate indicator data to be used in local implementation through collaborations with local and national scientists.</p> <p>Objective 3.4: Local governments with assistance from regional partners will develop consistency in communication and engagement for residents, businesses, and community organizations on the impacts of current and future climate impacts.</p>
340	<p>Do real estate agents actively advise house hunters if a property is located in a Special Flood Hazard Area?</p> <p>Are there state or local requirements that sellers must disclose whether a property has been flooded?</p> <p>Do real estate agents give house hunters a brochure or handout advising them to check out the flood hazard before they buy?</p>	

Complimentary RRAP Objectives

CRS	Activity Description	Complimentary RRAP Objectives
350	<p>Do you have any flood-related references in your public library?</p> <p>Do you have flood-related information or links on your community's website?</p>	
360	<p>Do you visit homes and help people determine how they could reduce their flooding or drainage problem?</p> <p>Do you talk to people about sources of financial assistance for flood or drainage protection measures?</p>	
370	<p>Have you reviewed all your community's flood insurance policies and analyzed where coverage should be improved?</p>	<p>Objective 2.1: Conduct vulnerability assessments of critical infrastructure, services publicly owned assets</p>
410	<p>Have you conducted your own flood studies and do you use the data when regulating new development?</p> <p>Do you provide (or require the developer to provide) base flood elevations in approximate A Zones?</p> <p>Did your community contribute to the cost of a Flood Insurance Study (e.g., provided cash or a base map with better topography)?</p>	
420	<p>Is a portion of your Special Flood Hazard Area kept as park or other publicly preserved open space?</p> <p>Are some of those parks or other publicly preserved open spaces preserved in or restored to their original natural state?</p> <p>Does your community have density transfers or other regulations to encourage developers to keep the SFHA as open space?</p> <p>Is a portion of your SFHA is zoned for minimum lot sizes of 5 acres or larger?</p>	<p>Objective 4.2: Adopt resilient and green building best practices to guide new housing construction</p>
430	<p>Does your community prohibit filling or require compensatory storage in all or parts of the SFHA?</p> <p>Does your community prohibit certain types of buildings from all or parts of the SFHA?</p> <p>Does your community prohibit or limit the storage of hazardous materials from all or parts of the SFHA?</p> <p>Does your community have a freeboard requirement?</p> <p>Do you have compaction and erosion protection requirements for fill that is used to support buildings?</p> <p>Do you track building improvements and repairs cumulatively and add the values up to reach the 50% threshold?</p> <p>Do you define substantial damage to include two floods in 10 years with average damage at 25% of the building's value?</p> <p>Do you require critical facilities to be protected to the 500-year flood level?</p> <p>Do you require a non-conversion agreement signed by the permit applicant for an elevated building?</p> <p>Does your community enforce the International Building and Residential Codes (IBC and IRC)?</p> <p>Does your community have a BCEGS rating?</p>	
		<p>Objective 4.4: Update building and site development standards to account for current and future climate impacts</p> <p>Objective 4.5: Update land use policies and regulations to account for current and future climate impacts and discourage displacement</p>

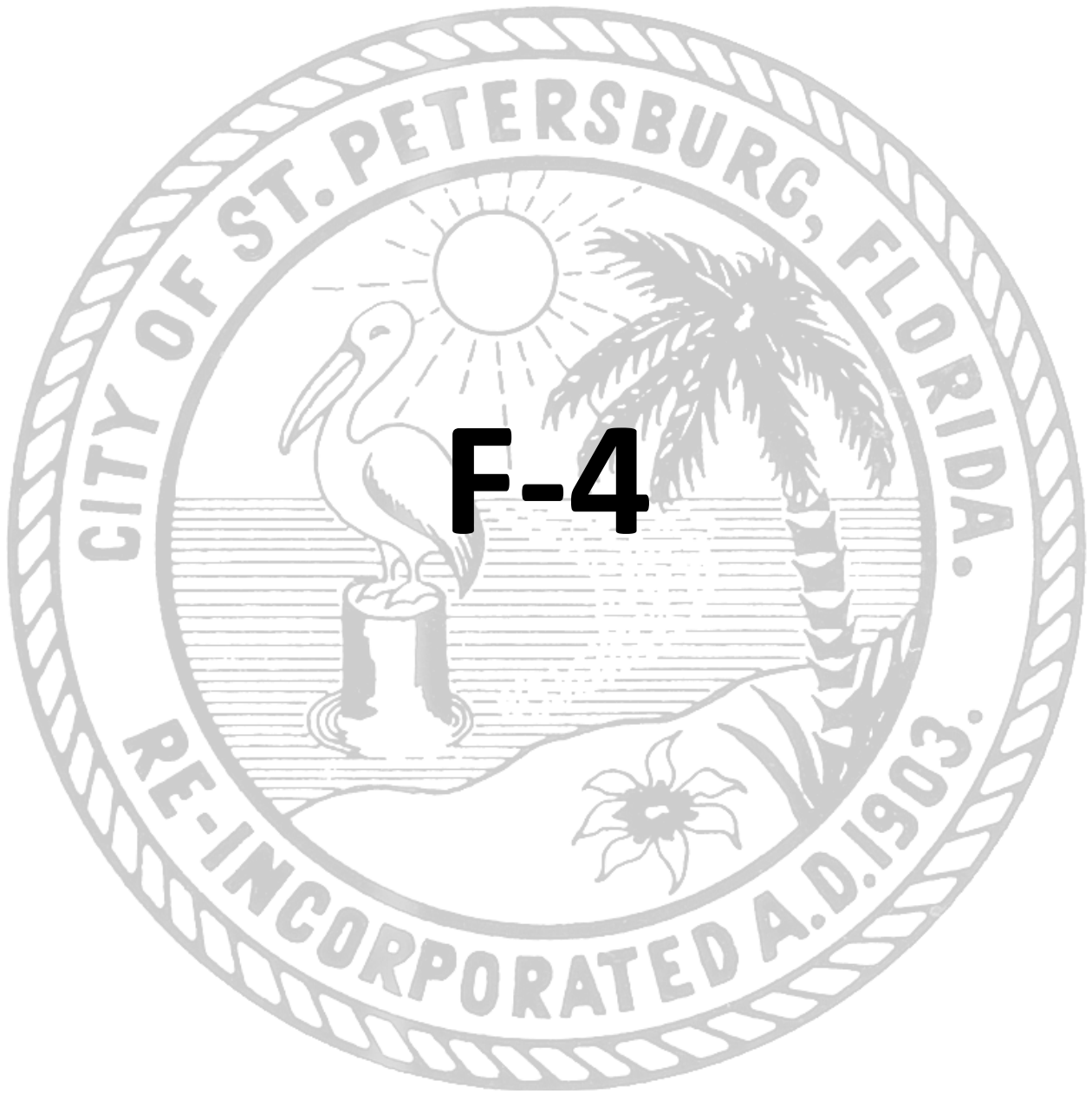
CRS	Activity Description	Complimentary RRAP Objectives
440	<p>Do you have regulations that ensure that every new building will be built to be protected from local drainage flooding?</p> <p>Are community staff members CFMs or graduates of an EMI NFIP course?</p> <p>Do you keep paper records at a secure offsite storage site or scan them and back up the files?</p> <p>Is your FIRM on a local geographic information system (GIS) layer and does the GIS also show streets and parcels?</p> <p>Have you kept copies of all your old FIRMs?</p> <p>Does your community have qualifying benchmarks in the NSRS that are maintained or at least three CORS?</p>	<p>Objective 3.2: Local governments maximize their ability to adapt to climate change through expanded internal capacity and cross-departmental coordination</p>
450	<p>Do you require new developments to build storm-water retention or detention basins?</p> <p>Do you have permit records that show that you require new developments to control erosion from construction projects?</p> <p>Do you have permit records that show that you require new storm-water facilities to include water quality provisions?</p>	
510	<p>Have you adopted a floodplain management or hazard mitigation plan that has been approved by FEMA?</p>	
520	<p>Have you adopted a plan to protect aquatic or riparian species or other natural floodplain functions?</p> <p>Have buildings in the floodplain been acquired and the properties are now open space?</p>	<p>Objective 5.1: Increase the adaptability of coastal habitats and ecosystems to a changing climate</p>
530	<p>Have pre-FIRM buildings been elevated voluntarily or otherwise floodproofed?</p>	
540	<p>Do you have a program to regularly inspect streams, ditches, and other channels and to remove debris when found?</p> <p>Do you have a capital improvements program for drainage improvements?</p> <p>Do you have an ordinance that prohibits dumping debris, junk, grass, etc., in drainageways?</p> <p>If you have credit for 450.a, do you have a program to regularly inspect storage basins and to remove debris when found?</p>	
610	<p>Do you have a system for getting notification when flooding is expected (more than listening to the radio)?</p> <p>Do you have a flood response plan (or flood annex to the emergency plan) that specifies what to do after a flood notification?</p> <p>Do you have a master list of critical facilities in the floodplain and arrangements for special warnings to them?</p> <p>Are you a Storm-Ready or Tsunami-Ready community? (see www.weather.gov/stormready/)</p>	

CRS	Activity Description	Complimentary RRAP Objectives
620	<p>Do you have a levee, a levee maintenance program, and a levee failure warning and response plan (similar to 610 a-d)? Is there an annual outreach project sent to properties in the area that would flood if the levee were overtopped?</p>	
630	<p>Is your community threatened by a failure of an upstream dam?</p> <p>Do you have a dam failure warning and response plan (similar to 610 a-d)? Is there an annual outreach project sent to properties in the area that would be flooded if the dam failed.</p>	



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 committees, for a discussion on proposed changes to the Vehicles for Hire Ordinance. (Vice-Chair Figgs-Sanders-Staff Request)

Please scroll down to view the backup material.



F-4

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: March 16, 2023

COUNCIL DATE: March 23, 2023

RE: Referral to the Public Services and Infrastructure Committee, or other relevant committees, for a discussion on proposed changes to the Vehicles for Hire Ordinance.

ACTION DESIRED:

Respectfully requesting a referral to the Public Services and Infrastructure Committee, or other relevant committees, for a discussion on proposed changes to the Vehicles for Hire Ordinance.

The Vehicles for Hire Ordinance was originally written when taxi cabs, limos, and shuttle services were the dominant providers of vehicle for hire services. With the growing popularity of ride-share services as well as technology changes that have occurred, Chapter 28 of City Code requires consideration of modifications.

This referral is a staff request, and I am formally submitting this new business item as a method of informing City Council.

Vice-Chair Deborah Figgs-Sanders
District 5

The following page(s) contain the backup material for Agenda Item: March 9, 2023 Budget, Finance, and Taxation Committee- Action Item
Please scroll down to view the backup material.



G-1

COUNCIL COMMITTEE REPORT ACTION ITEM

TO: Members of City Council

DATE: March 9, 2023

COUNCIL DATE: March 23, 2023

RE: March 9, 2023 Budget, Finance, & Taxation Action Item – Property Insurance Coverage for the Period of April 1, 2023 – March 31, 2024.

ACTION DESIRED:

Respectfully requesting approval of a resolution authorizing the Mayor or his designee to accept the proposals submitted by Brown & Brown of Florida, Inc. to provide property insurance coverage effective April 1, 2023.

ATTACHMENTS:

Proposed Resolution

Council Member Copley Gerdes
Chair, Budget, Finance, & Taxation

Resolution No. 2023-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT THE PROPOSALS SUBMITTED BY BROWN & BROWN OF FLORIDA, INC. TO PROVIDE PROPERTY INSURANCE COVERAGE EFFECTIVE APRIL 1 2023, AT A TOTAL ESTIMATED COST OF \$9,239,774, WHICH COST INCLUDES THE BROKER FEE TO BE PAID TO BROWN & BROWN OF FLORIDA, INC.; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$1,351,329 FROM THE UNAPPROPRIATED BALANCE OF THE COMMERCIAL INSURANCE FUND (5127) TO THE HUMAN RESOURCES DEPARTMENT, COMMERCIAL INSURANCE DIVISION (090-1925) AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City’s current property insurance coverage expires on March 31, 2023; and

WHEREAS, due to the limited number of markets for coverage of this nature and the specialized nature of property insurance programs of this scope, it was determined that it would be most advantageous for the City to utilize the firm of Brown & Brown of Florida, Inc. (“Brown & Brown”) as its designated broker for the purpose of securing proposals for coverage for the policy period April 1, 2023 to March 31, 2024 at a fixed fee of \$82,800 (in lieu of 10% commission); and

WHEREAS, Brown & Brown has secured a proposal to provide property insurance for properties assigned to the Water Resources Department for a Named Windstorm coverage limit of \$100,000,000 with a \$150,000,000 All Other Perils coverage limit and Flood annual aggregate (\$50,000,000 for all zones and \$20,000,000 for zones V & A) with a 5% Named Windstorm and Flood deductible for an annual cost, including National Flood Insurance Policies, Terrorism Coverage, and Loss Engineering fee, of \$2,397,171 (including taxes and assessments); and

WHEREAS, Brown & Brown has secured a proposal to provide property insurance for the General Property Program including Tropicana Field for a total insured value of \$1,109,402,526 and a coverage limit of \$430,000,000 (fire and non named wind) with a combined coverage limit of \$100,000,000 for Named Wind Storm per occurrence and Flood annual aggregate with a 5% Named Windstorm and Flood deductible with the City self-insuring 10% of the first layer of \$50,000,000 coverage for an annual cost of \$6,202,168 (including taxes and assessments); and

WHEREAS, Brown & Brown has secured proposals for Boiler & Machinery coverage, Fine Arts coverage, Crime coverage, Cyber Liability coverage, National Flood Insurance Policies, and

Terrorism Coverage on Tropicana Field, Police Department Property, St. Pete Pier™, City Hall, Albert Whitted Airport, and Al Lang Field for an annual cost of \$204,652 (including taxes and assessments); and

WHEREAS, Brown & Brown. has secured a proposal for the Highly Protected Risk program which includes Police Headquarters for an insured value and limit of \$78,980,400, with a Flood Annual Aggregate of \$5,000,000, a 5% Named Windstorm deductible, a \$500,000 per Flood deductible, and a \$100,000 All Other Perils deductible including, Boiler and Machinery coverage, and Terrorism for an annual cost of \$352,983 (including taxes and assessments); and

WHEREAS, the coverages identified above will be for a one-year period commencing on April 1, 2023; and

WHEREAS, Section 2-202 (1) of the St. Petersburg City Code requires that the purchase of property insurance must be approved by City Council; 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 accept the proposals submitted by Brown & Brown of Florida, Inc. to provide property insurance coverage effective April 1, 2023, at a total estimated cost of \$9,239,774, which cost includes the broker fee to be paid to Brown & Brown of Florida, Inc.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate these transactions.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the Commercial Insurance Fund (5127), the following supplemental appropriation for Fiscal Year 2023:

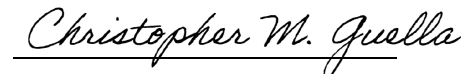
<u>Commercial Insurance Fund (5127)</u>	
Human Resources Department,	
Commercial Insurance Division (090-1925)	\$1,351,329

This Resolution shall become effective immediately upon its adoption.


LEGAL:


00668087

DEPARTMENT:



BUDGET:



The following page(s) contain the backup material for Agenda Item: A resolution approving settlement of the lawsuit of David Baker V. Andrew Viehmann, in his individual capacity; and as an agent of the City Of St. Petersburg; And The City Of St. Petersburg, Florida, A Municipal Corporation, United States District Court For The Middle District Of Florida, Case No. 8:21-CV-02851-SCB-SPF, and providing an effective date.
Please scroll down to view the backup material.



H-1

RESOLUTION NO. _____

A RESOLUTION APPROVING SETTLEMENT OF THE LAWSUIT OF DAVID BAKER V. ANDREW VIEHMANN, IN HIS INDIVIDUAL CAPACITY; AND AS AN AGENT OF THE CITY OF ST. PETERSBURG; AND THE CITY OF ST. PETERSBURG, FLORIDA, A MUNICIPAL CORPORATION, UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF FLORIDA, CASE NO. 8:21-CV-02851-SCB-SPF, AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED, By the City Council of the City of St. Petersburg, Florida, that the settlement by and between the Andrew Viehmann, in his individual capacity; and as an agent of the City of St. Petersburg; and the City of St. Petersburg and Plaintiff, David Baker, in the case of David Baker v. Andrew Viehmann, in his individual capacity; and as an agent of the City of St. Petersburg; and the City of St. Petersburg, Florida, a municipal corporation, Case No. 8:21-cv-02851-SCB-SPF, United States District Court for the Middle District of Florida, in the amount of \$79,999.99 is approved.

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

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

Approved as to Form and Content:

/S/: Joseph P. Patner
City Attorney (designee)

The following page(s) contain the backup material for Agenda Item: A resolution approving the settlement of the lawsuit of Zachary Cissell, Employee/Claimant v. City of St. Petersburg, Employer and Commercial Risk Management, Carrier/Servicing Agent, OJCC Case No. 23-002971RLY and Claim Number C3730509; and providing an effective date
Please scroll down to view the backup material.



H-2

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SETTLEMENT OF THE LAWSUIT OF ZACHARY CISSELL, EMPLOYEE/CLAIMANT V. CITY OF ST. PETERSBURG, EMPLOYER AND COMMERCIAL RISK MANAGEMENT, CARRIER/SERVICING AGENT, OJCC CASE NO. 23-002971RLY AND CLAIM NUMBER C3730509; 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 Zachary Cissell, Employee/Claimant v. City of St. Petersburg, Employer and Commercial Risk Management, Carrier/Servicing Agent, OJCC Case No. 23-002971RLY and Claim Number C3730509, in the amount of \$95,000.00 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)

00668314

The following page(s) contain the backup material for Agenda Item: A resolution approving the settlement of the lawsuit of Dustin Wolsey v. City Of St. Petersburg, Case Number 22-000975-CI and Claim Number 20 K 00401 01; and providing an effective date
Please scroll down to view the backup material.



H-3

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SETTLEMENT OF THE LAWSUIT OF DUSTIN WOLSEY V. CITY OF ST. PETERSBURG, CASE NUMBER 22-000975-CI AND CLAIM NUMBER 20 K 00401 01; 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 Dustin Wolsey v. City of St. Petersburg, Case No. 22-000975-CI and Claim Number 20 K 00401 01, in the amount of \$175,000.00 is approved.

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

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

Approved as to Form and Content:


City Attorney (designee)
00668339

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Lot Clearing Number(s) LCA 1644
Please scroll down to view the backup material.





CITY OF ST. PETERSBURG
MEMORANDUM

TO: Chan Srinivasa, City Clerk, City Clerk's Office
FROM: David Dickerson, Collection Manager, Billing & Collections 
SUBJECT: Public Hearing - City Council Meeting on MARCH 23, 2023
DATE: March 8, 2023

Attached is the backup information regarding the Special Assessments listed below that are scheduled for confirmation at the council meeting referenced above:

<u>ASSESSMENT TYPE</u>	<u>ASSESSMENT NUMBER</u>
LOT CLEARING	1644
DEMOLITION	498

ST. PETERSBURG CITY COUNCIL

MEETING OF: MARCH 23, 2023

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Securing Number LCA 1644

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:	<u>1644</u>
NUMBER OF STRUCTURES	<u>20</u>
ASSESSABLE AMOUNT:	<u>\$4,048.41</u>

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

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of \$4,048.41 will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR: _____

COUNCIL ACTION: _____

FOLLOW-UP: _____

AGENDA NO. _____

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
3-23-2023

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1644 80832	STRUZIK, HENRY J STRUZIK, DONNA L 4954 2ND AVE N	21 31 16 00450 002 0080 ALLEN PARK SEC A BLK 2, LOT 8	4954 2ND AVE N	184.38
LCA 1644 80833	***** PO BOX 35295	27 31 16 01746 000 0050 AUSTIN'S SUB LOT 5	3819 15TH AVE S	224.47
LCA 1644 80834	SAINT PETERSBURG FL 337050505 STARKE, CHRISTOPHER 1326 60TH ST S	19 30 17 03348 002 0230 BAYBRIDGE HEIGHTS BLK 2, LOTS 23 AND 24	419 92ND AVE N	184.38
LCA 1644 80835	SAINT PETERSBURG FL 337073209 MCGRATH, MELINDA MCGRATH, MARK ALLEN 4321 23RD AVE N	31 31 17 08802 003 0270 BIG BAYOU SUB, FLORENCE GOLDIERS REV BLK 3, LOT 27	836 35TH AVE S	224.47
LCA 1644 80836	SAINT PETERSBURG FL 33705 GOLDEN KEY GROUP LLC 422 INTERLAKE DR	06 31 17 26316 001 0040 EUCLID MANOR BLK 1, LOT 4	830 43RD AVE N	224.47
LCA 1644 80837	TAMPA FL 33624 GOLDEN KEY GROUP LLC 422 INTERLAKE DR	06 31 17 26316 001 0050 EUCLID MANOR BLK 1, LOT 5	832 43RD AVE N	224.47
LCA 1644 80838	TAMPA FL 33624 GT INVESTMENTS OF FLORIDA LLC 242 S WASHINGTON BLVD STE 340	25 31 16 28908 000 0190 FOREST HILL LOT 19	1217 19TH ST S	224.47
	SARASOTA FL 342366943			

3/07/23 14:45:14:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
3-23-2023

Page 2

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1644 80839	N & J DREAMS LLC 2655 6TH AVE S	31 31 17 36684 000 1080 HARBORDALE SUB LOT 108	625 25TH AVE S	184.38
LCA 1644 80840	SAINT PETERSBURG FL 337121653 NICOLETTI, ANTHONY J NICOLETTI, NICOLETTE 4613 HARBORPOINTE DR	22 31 16 43108 017 0030 INTER BAY BLK 17, LOT 3	4447 CENTRAL AVE	184.38
LCA 1644 80841	PORT RICHEY FL 346686176 RAD DIVERSIFIED REIT INC 10808 FOOTHILL BLVD STE 160-347	19 30 17 45612 000 1200 JOHN ALEX KELLY SCARBROUGH SUB LOT 120	795 89TH AVE N	184.38
LCA 1644 80842	RANCHO CUCAMONGA CA 917303889 AYRES, RICHARD A 3200 60TH ST N	21 31 16 54972 008 0030 MAPES REPLAT BLK 8, LOT 3	5620 3RD AVE N	184.38
LCA 1644 80843	SAINT PETERSBURG FL 337101726 KEY, ROBIN L 530 74TH AVE N	30 30 17 58194 003 0040 MIRA BELLA NO. 1 BLK C, LOT 4	530 74TH AVE N	224.47
LCA 1644 80844	SAINT PETERSBURG FL 337025314 PCRH FUND LLLP 6830 CENTRAL AVE STE C	31 31 17 62460 000 0170 OAK HARBOR LOT 17	643 27TH AVE S	224.47
LCA 1644 80845	SAINT PETERSBURG FL 337071208 MCKNIGHT, TARRA MARY CHRISTEENA 4636 5TH AVE N	21 31 16 63090 013 0060 OAK RIDGE BLK M, LOT 6	4636 5TH AVE N	184.38
	SAINT PETERSBURG FL 337137214			

SAS805R

3/07/23 14:45:14:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
3-23-2023

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1644 80846	L S F 8 MASTER PARTICIPATION TRUST U S BANK TRUST TRP 3701 REGENT BLVD STE 200	16 31 16 63432 000 0040 OAK RIDGE ESTATES REPLAT OF BLK 4 W 31FT OF LOT 4 & E 34FT	5534 10TH AVE N	184.38
LCA 1644 80847	IRVING TX 750632296 COOPS REAL ESTATE & INVESTMENT LLC 1107 GRANT ST	OF LOT 5 27 31 16 75402 000 1270 RIDGEMOOD TERRACE LOT 127	3490 16TH AVE S	184.38
LCA 1644 80848	CLEARWATER FL 337552628 LAWRENCE, HENRY 2110 2ND AVE E	27 31 16 75402 000 1310 RIDGEMOOD TERRACE LOT 131	3526 16TH AVE S	224.47
LCA 1644 80849	PALMETTO FL 342213310 MASSINGILL, FRANKLIN LEE JR 4116 HAINES RD N	01 31 16 77166 002 0110 ROUSE MANOR BLK B, LOT 11	4116 HAINES RD N	224.47
LCA 1644 80850	SAINT PETERSBURG FL 337035632 WILLIAMS, ANTORRIO 1727 7TH ST S	30 31 17 85119 004 0050 STAHL'S SUB BLK D, LOT 5	1727 7TH ST S	184.38
LCA 1644 80851	SAINT PETERSBURG FL 337015709 HARRIS, CARRIE EST 3142 20TH AVE S	26 31 16 89712 006 0070 TANGERINE TERRACE NO. 2 BLK F, LOT 7	3142 20TH AVE S	184.38
	SAINT PETERSBURG FL 337122907			

TOTAL NUMBER OF ASSESSMENTS: 20

TOTAL ASSESSMENT AMOUNT: 4,048.41

SAS805R

LOT CLEARING NUMBER 1643
COST / FUNDING / ASSESSMENT INFORMATION

CATEGORY ASSESSED

AMOUNT TO BE ASSESSED

LOT CLEARING COST

\$ 2,748.41

ADMINISTRATIVE FEE

\$ 1,300.00

TOTAL:

\$ 4,048.41

A RESOLUTION CONFIRMING AND APPROVING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1644 ("LCA 1644") 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.1644 ("LCA 1644") 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.1644 ("LCA 1644") 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:



00667347

Department:


The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Building Demolition Number DMO 498
Please scroll down to view the backup material.





CITY OF ST. PETERSBURG
MEMORANDUM

TO: Chan Srinivasa, City Clerk, City Clerk's Office

FROM: David Dickerson, Collection Manager, Billing & Collections 

SUBJECT: Public Hearing - City Council Meeting on **MARCH 23, 2023**

DATE: March 8, 2023

Attached is the backup information regarding the Special Assessments listed below that are scheduled for confirmation at the council meeting referenced above:

<u>ASSESSMENT TYPE</u>	<u>ASSESSMENT NUMBER</u>
LOT CLEARING	1644
DEMOLITION	498

ST. PETERSBURG CITY COUNCIL

MEETING OF: MARCH 23, 2023

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Demolition Number **DMO 498**

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

DMO:	<u>498</u>
NUMBER OF STRUCTURES:	<u>1</u>
ASSESSABLE AMOUNT:	<u>\$15,065.77</u>

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

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of **\$15,065.77** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR: _____

COUNCIL ACTION: _____

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

3/07/23 14:44:46:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
3-23-2023

Page 1

ASSESSMENT NUMBER	OWNER NAME /MAILING ADDRESS	PARCEL ID /LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
DMO 0498 03380	STODDARD, GERALD EST 3474 16TH AVE S	27 31 16 75402 000 1250 RIDGEWOOD TERRACE LOT 125	3474 16TH AVE S	15,065.77

SAINT PETERSBURG FL 337112811

TOTAL NUMBER OF ASSESSMENTS: 1

TOTAL ASSESSMENT AMOUNT: 15,065.77

BUILDING DEMOLITION NUMBER DMO 498
COST/FUNDING/ASSESSMENT INFORMATION

<u>CATEGORY</u>	<u>AMOUNT TO BE ASSESSED</u>
Demolition Cost	\$11,043.10
Asbestos Cost	\$ 3,371.00
Legal Ad	\$ 426.67
Engineer's Charge	\$ 0.00
Administrative Fee	<u>\$ 225.00</u>
TOTAL:	\$ 15,065.77

A RESOLUTION ASSESSING THE COSTS OF DEMOLITION LISTED ON BUILDING DEMOLITION NO. 498 ("DMO NO. 498") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY ON WHICH THE COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR AN INTEREST RATE ON UNPAID BALANCES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AND RECORD NOTICE(S) OF LIEN(S) IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the structures so demolished are listed on Building Demolition No. 498 ("DMO No. 498"); and

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

WHEREAS, the City Council has held a public hearing on March 23, 2023, to hear all persons who wished to be heard concerning this matter.


NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of the demolition listed on Building Demolition No. 498 ("DMO No. 498") as liens against the respective real property on which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes.

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

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

This resolution shall become effective immediately upon its adoption.

Legal:


00667346

Department:

The following page(s) contain the backup material for Agenda Item: Ordinance 1151-V approving a vacation of multiple street corner easements generally located at 750 5th Ave S. (City File No.: DRC 22-33000023)

Please scroll down to view the backup material.



I-3



SAINT PETERSBURG CITY COUNCIL

Meeting of March 23, 2023

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

SUBJECT: Ordinance 1151-V approving a vacation of multiple street corner easements generally located at 750 5th Ave S. (City File No.: DRC 22-33000023)

RECOMMENDATION: The Administration and the Development Review Commission recommend **APPROVAL**.

RECOMMENDED CITY COUNCIL ACTION:

- 1) Conduct the second reading and public hearing; and
- 2) Approve the attached proposed ordinance.

Request: The request is to vacate three (3) street corner easements generally located at 750 5th Ave S. The applicant's goal is to vacate the right-of-way easements in order to consolidate the property for redevelopment.

Discussion: As set forth in the attached report provided to the Development Review Commission (DRC), Staff finds that vacating the subject right-of-way easements would be consistent with the criteria in the City Code, the Comprehensive Plan, and the applicable special area plan.

Agency Review: The request was routed to City Departments and Private Utility Providers for review and comments. All City Departments including Transportation, Engineering and Water Resources had no objections to the request. The only letter of objection received from Private Utilities was from Duke Energy. A condition of approval is included in the ordinance requiring the applicant to obtain a letter of no objection from Duke Energy prior to the recording of the vacation ordinance.

DRC Action/Public Comments: On February 1, 2023, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the request. After the public hearing, the DRC voted 6-0 to recommend approval of the proposed vacation. In advance of this report, no additional comments or concerns were expressed to the author.

RECOMMENDATION:

The Administration recommends **APPROVAL** of the vacation of right-of-way easements, subject to the following conditions:

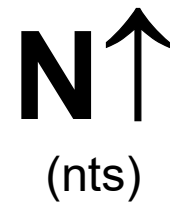
1. Prior to recording the vacation ordinance, the applicant shall obtain a letter of no objection from Duke Energy.
2. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Attachments: Project Location Map, Ordinance including Exhibit A, Transportation Memorandum dated January 18, 2023, Engineering Memorandum dated January 12, 2023, Water Resources' Memorandum dated January 5, 2023, DRC Case 22-33000023 Staff Report



PROJECT LOCATION MAP
Case No.: 22-3300023
Addresses: 750 5th Avenue South

City of St. Petersburg, Florida
Planning & Development Services Department



ORDINANCE NO. 1151-V

AN ORDINANCE APPROVING A VACATION OF MULTIPLE STREET CORNER EASEMENTS GENERALLY LOCATED AT 750 5TH AVE S; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following street corner easements are hereby vacated as recommended by the Administration and the Development Review Commission on February 1, 2023 (City File No. 22-3300023):

Legal Description: See attached Exhibit A incorporated as if fully stated herein.

Section 2. The above-mentioned street corner easements are not needed for public use or travel.

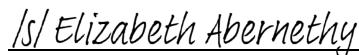
Section 3. The vacation is subject to and conditional upon the following:

1. Prior to recording the vacation ordinance, the applicant shall obtain a letter of no objection from Duke Energy.
2. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Section 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:

PLANNING & DEVELOPMENT
SERVICES DEPARTMENT:



SKETCH AND DESCRIPTION: NOT A SURVEY
NOT COMPLETE WITHOUT THE ATTACHED SKETCH

EXHIBIT A

25' RADIUS STREET EASEMENT NW CORNER

DESCRIPTION:

THAT CERTAIN PART OF BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION AS RECORDED IN PLAT BOOK 111, PAGE 101 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, AFORESAID BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF 5TH AVENUE SOUTH, N89°26'11"E, 25.00 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00' FEET, A CENTRAL ANGLE OF 89°58'07", A CHORD BEARING S44°25'14"W FOR 35.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 39.26 FEET TO THE EAST RIGHT-OF-WAY OF 8TH STREET SOUTH; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°35'42"W, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 134 SQUARE FEET, OR 0.003 ACRES MORE OR LESS.


DATA SOURCES:

1. BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY OF 5TH AVENUE SOUTH, BEING N89°26'11"E. (ASSUMED PER DATA SOURCE #2)
2. PLAT OF BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION, RECORDED PLAT BOOK 111, PAGE 101, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
3. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

NOTES:

1. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
2. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.

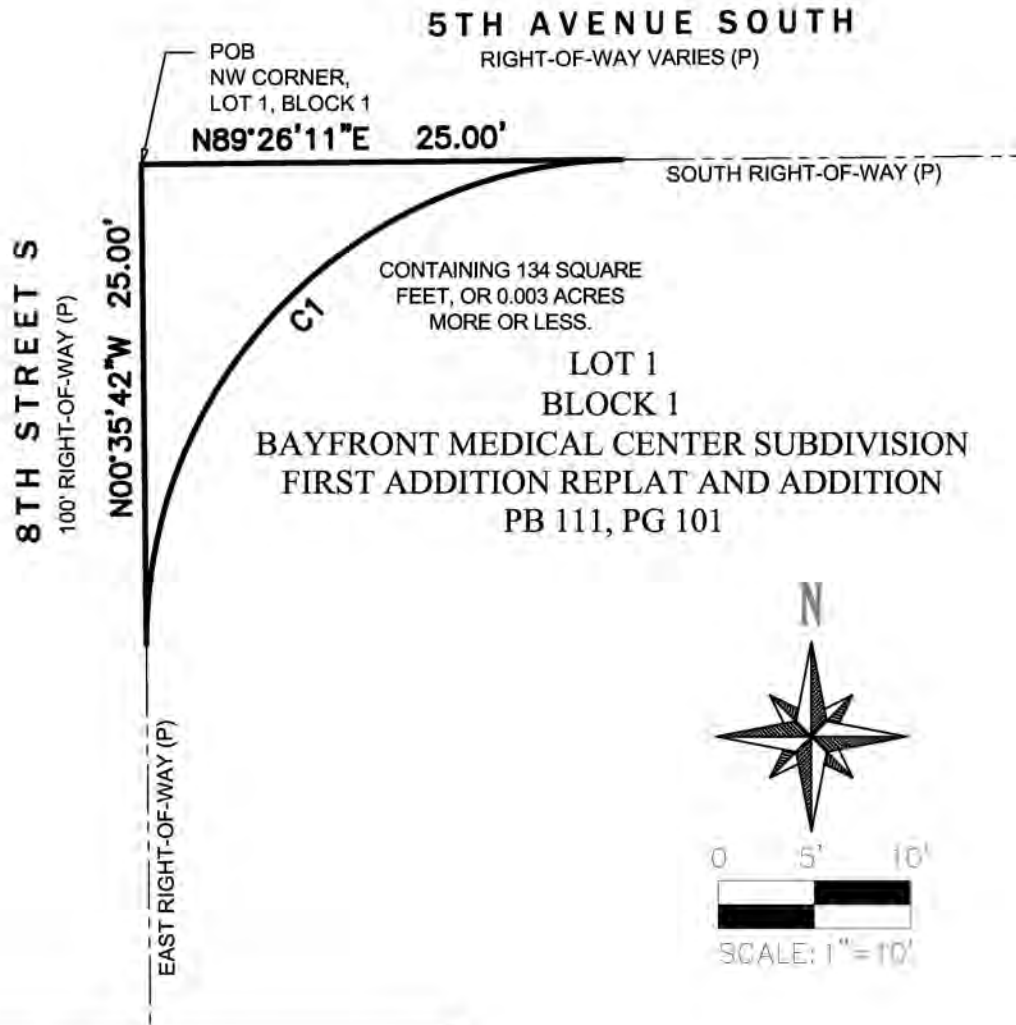
REVISIONS		
#	DATE	DETAILS
1	12/2/2022	CHANGED POB DESCRIPTION LEGAL TEXT

BULLSEYE SURVEYING, INC.	LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088	SHEET NUMBER 1 OF 2
		
GEORGE R. MARTIN PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER LS 6019 STATE OF FLORIDA		SCALE: N/A SKETCH DATE: 10/7/2022 FILE NAME: 22-058.DWG

SKETCH:

SKETCH AND DESCRIPTION: NOT A SURVEY
NOT COMPLETE WITHOUT THE ATTACHED DESCRIPTION

25' RADIUS STREET EASEMENT NW CORNER



Curve Table					
Line #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.26'	25.00'	89°58'07"	S44°25'14"W	35.35'

REVISIONS		
#	DATE	DETAILS
1	12/2/2022	CHANGED POB DESCRIPTION LEGAL TEXT

BULLSEYE SURVEYING, INC.
 LB 7818
 2198 NE
 COACHMAN
 ROAD, UNIT F
 CLEARWATER,
 FL 33765
 PHONE:
 727-475-8088

ABBREVIATIONS

DENOTES

- BNDY= BOUNDARY
- LB= LICENSED BUSINESS
- LS= LICENSED SURVEYOR
- OR= OFFICIAL RECORDS BOOK
- (P)= PLAT
- PG= PAGE
- PB= PLAT BOOK
- POB= POINT OF BEGINNING
- POC= POINT OF COMMENCEMENT

SCALE: 1" = 10'
 SHEET NUMBER: 2 OF 2
 SKETCH DATE: 10/7/2022
 FILE NAME: 22-058.DWG

SURVEYOR'S REPORT

**SEC. 19, TWP. 31 S., RNG. 17 E.
PINELLAS COUNTY, FLORIDA**

SKETCH AND DESCRIPTION: NOT A SURVEY
NOT COMPLETE WITHOUT THE ATTACHED SKETCH

25' RADIUS STREET EASEMENT NE CORNER

DESCRIPTION:

THAT CERTAIN PART OF BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION AS RECORDED IN PLAT BOOK 111, PAGE 101 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, AFORESAID BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION; THENCE ALONG THE WEST RIGHT-OF-WAY OF 7TH STREET SOUTH, S00°35'42"E 25.00 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°01'53", A CHORD BEARING N45°34'46"W FOR 35.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 39.28 FEET TO THE SOUTH RIGHT-OF-WAY OF 5TH AVENUE SOUTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°26'11"E, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 134 SQUARE FEET, OR 0.003 ACRES MORE OR LESS.

DATA SOURCES:

1. BASIS OF BEARING IS THE SOUTH RIGHT-OF-WAY OF 5TH AVENUE SOUTH, BEING N89°26'11"E. (ASSUMED PER DATA SOURCE #2)
2. PLAT OF BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION, RECORDED PLAT BOOK 111, PAGE 101, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
3. LEGAL DESCRIPTION PREPARED BY BULLSEYE SURVEYING, INC.

NOTES:

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2. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.

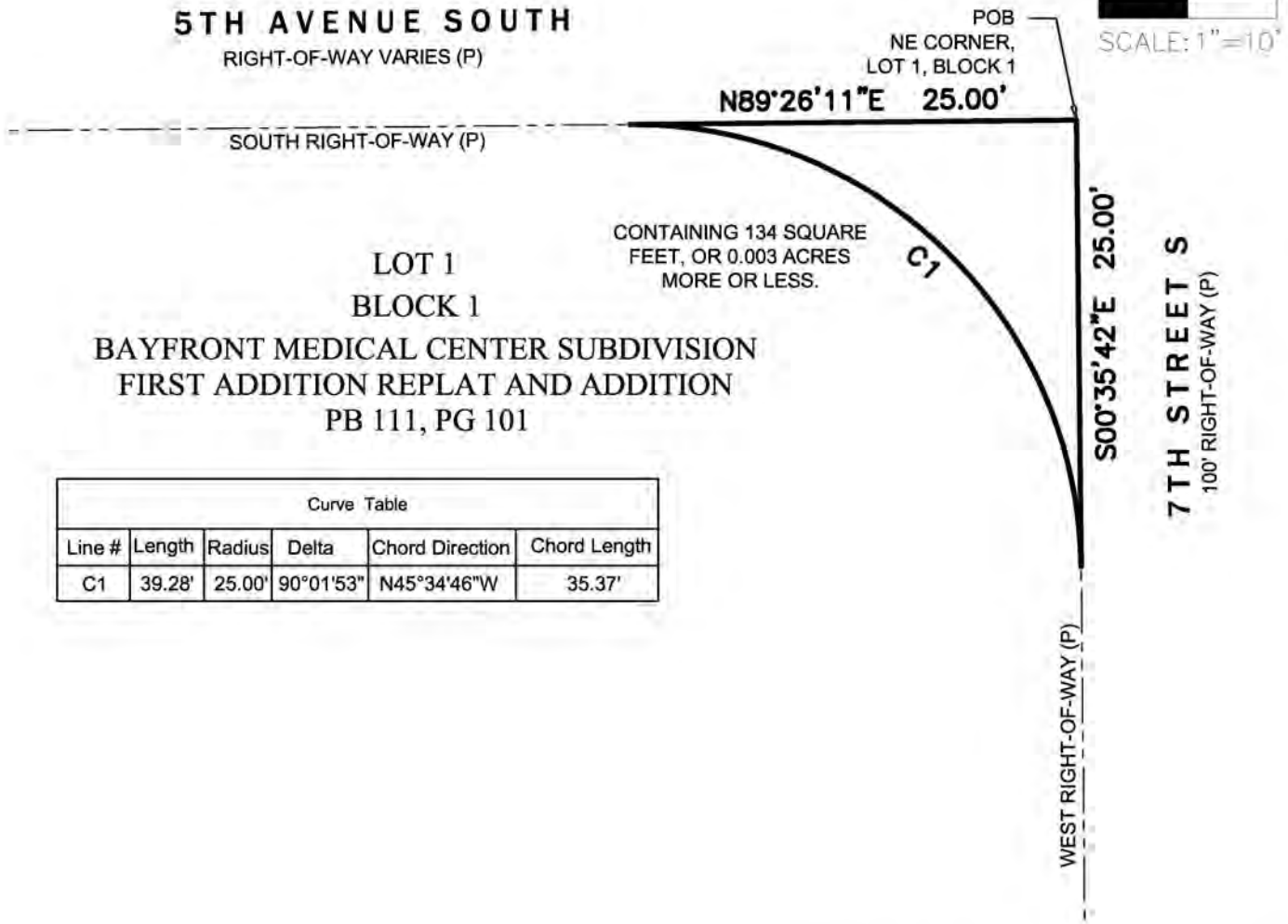
REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.	LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088	SHEET NUMBER 1 OF 2
		
GEORGE R. MARTIN PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER LS 6019 STATE OF FLORIDA		SCALE: N/A SKETCH DATE: 10/7/2022 FILE NAME: 22-058.DWG

SKETCH:

SKETCH AND DESCRIPTION: NOT A SURVEY
NOT COMPLETE WITHOUT THE ATTACHED DESCRIPTION

25' RADIUS STREET EASEMENT NE CORNER



LOT 1
BLOCK 1
BAYFRONT MEDICAL CENTER SUBDIVISION
FIRST ADDITION REPLAT AND ADDITION
PB 111, PG 101

Curve Table					
Line #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.28'	25.00'	90°01'53"	N45°34'46"W	35.37'

REVISIONS		
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BULLSEYE SURVEYING, INC.

LB 7818
2198 NE
COACHMAN
ROAD, UNIT F
CLEARWATER,
FL 33765
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ABBREVIATIONS

DENOTES

- BNDY= BOUNDARY
- LB= LICENSED BUSINESS
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SCALE: 1" = 10'
SHEET NUMBER: 2 OF 2
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25' RADIUS STREET EASEMENT SE CORNER

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BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, AFORESAID BAYFRONT MEDICAL CENTER SUBDIVISION FIRST ADDITION REPLAT AND ADDITION; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF 6TH AVENUE SOUTH, S89°26'11"W, 25.00 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF 89°58'07" AND A CHORD BEARING N44°25'14"E, 35.35 FEET; THENCE ALONG THE ARC OF SAID CURVE, 39.26 FEET TO THE WEST RIGHT-OF-WAY OF 7TH STREET SOUTH; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°35'42"E, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 134 SQUARE FEET, OR 0.003 ACRES MORE OR LESS.

DATA SOURCES:

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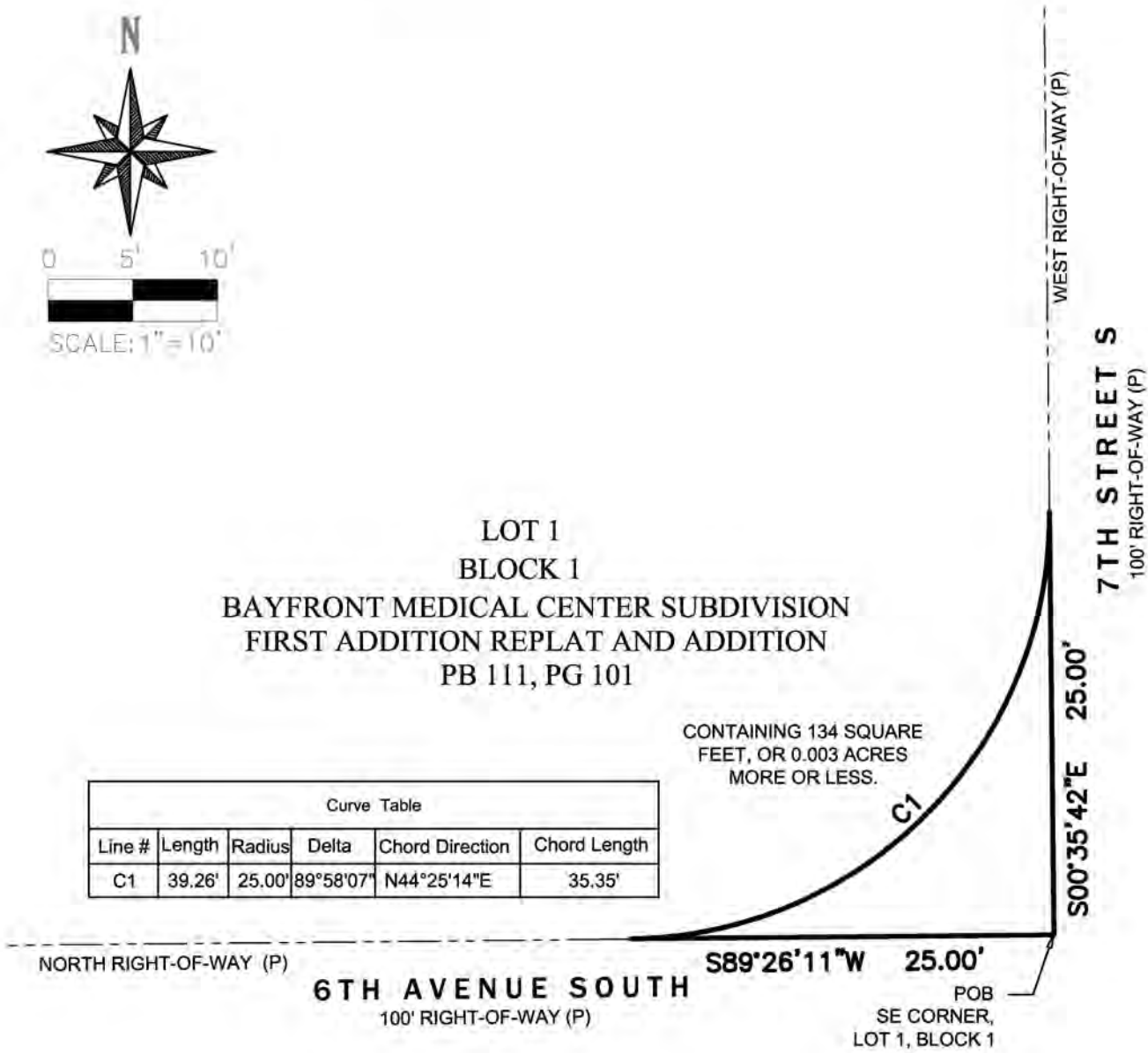
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SHEET NUMBER
2 OF 2

SKETCH DATE
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FILE NAME
22-058.DWG

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

TO: Scot Bolyard, Deputy Zoning Official
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: January 12, 2023
SUBJECT: Vacate Corner Easement
FILE: 22-33000023

LOCATION AND PIN: 750 5th Avenue South; 19-31-17-03481-001-0010

ATLAS: F-3 **Zoning:** EC-2

REQUEST: Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed corner easement vacations.

NED/mk

ec: Sean McWhite – WRD
Kayla Eger – Development Review Services

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Corey Malyszka, Zoning Official

FROM: Thomas Whitman, Designer I, Water Resources

DATE: January 5, 2023

SUBJECT: Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

PLAT: F-3

CASE: 22-33000023

LOCATION: 750 5th Avenue S.;19-31-17-03481-001-0010

REMARKS: Water Resources has no objection to the above referenced subject.

Project file



**CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHTS-OF-WAY
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **February 1, 2023, at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida.

CASE NO.: 22-33000023 PLAT SHEET: F-3

REQUEST: Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

OWNER: Orlando Health, Inc.
1414 Kuhl Avenue MP71
Orlando, FL 32806

APPLICANT: Timothy Rankin, George F. Young
299 Dr. MLK Jr. St. N.
St. Petersburg, FL 33701

ADDRESSES: 750 5th Avenue S.
St. Petersburg, FL 33701

PARCEL ID NO.: 19-31-17-03481-001-0010

LEGAL DESCRIPTION: On File

ZONING: Employment Center (EC-2)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate three (3) street corner easements generally located at 750 5th Ave S. The applicant's goal is to vacate the rights-of-way in order to consolidate the property for redevelopment. The area of the rights-of-way proposed for vacation are depicted on the Location Map (Attachment A) and Sketch and Legal Description (Attachment B).

Analysis. Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant (Attachment C) **does** provide background or analysis supporting a conclusion that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

A. Land Development Regulations

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.*

The application was routed to City Departments and Private Utility Providers for review and comments. Engineering's Memorandum dated January 12, 2023 (see Attachment D) and Water Resources' Memorandum dated January 5, 2023 (see Attachment E) both state that they have no objections. Staff has received letters of no objection from Frontier Communications and Lumen Technologies. At time of Staff Report publication staff has not received letters from TECO or Duke Energy. A condition of approval has been included requiring letters of no objection from TECO and Duke Energy prior to recording of the vacation ordinance.

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

Approval of the vacation will not deny access to any lot of record.

3. *The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

The requested vacation will not result in adverse impacts to the existing roadway network. Allowing these obsolete rights-of-way easements to be vacated will facilitate redevelopment of the block with a new project that is consistent with the overall goals of the EC zoning district.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

The subject street corner easements were dedicated to accommodate future intersection widening projects which are no longer planned. The subject rights-of-way easements are no longer necessary.

5. *The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.*

No other factors have been raised for consideration.

B. Comprehensive Plan

Transportation Element Policy T2.4 states, *"The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use."*

The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection (see Attachment F). The proposed vacation of the alley will foster redevelopment which is a goal of the Comprehensive Plan.

C. Adopted Neighborhood or Special Area Plans

The subject rights-of-way are within the boundaries of the Downtown Residents Civic Association and the Innovation Business Association. The Downtown Residents Civic Association does not have any special area plans which affect vacation of right-of-way in this area of the City. The Innovation Business Association does have a St. Pete Innovation District Streetscape and Connectivity Concept Plan; however, the street corner easements requested to be vacated are located entirely on private property and will have no impact on the planned streetscape improvements identified in the Plan.

Comments from Agencies and the Public. The request was routed to City Departments and Private Utility Providers for review and comments. Engineering and Water Resources both stated that they have no objections. Staff has received letters of no objection from Frontier Communications and Lumen Technologies. At time of Staff Report publication staff has not received letters from TECO or Duke Energy. Letters of no objection from TECO and Duke Energy are required to be obtained prior to recording of the vacation ordinance.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed vacation of multiple street corner easements. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording the vacation ordinance, the applicant shall obtain letters of no objection from TECO and Duke Energy.
2. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of

time is granted by the Development Review Commission or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

REPORT PREPARED BY:*/s/ Scot Bolyard*

01/18/2023

Scot Bolyard, AICP, Deputy Zoning Official
Development Review Services Division
Planning & Development Services Department

Date

REPORT APPROVED BY:*/s/ Corey Malyszka*

01-18-2023

Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

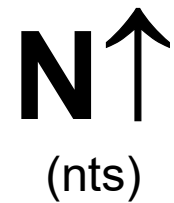
Date

Attachments: A – Location Map, B – Sketch and Legal Description, C – Applicant's Narrative, D – Engineering Memorandum dated January 12, 2023, E – Water Resources' Memorandum dated January 5, 2023, F – Transportation Memorandum dated January 18, 2023



PROJECT LOCATION MAP
Case No.: 22-3300023
Addresses: 750 5th Avenue South

City of St. Petersburg, Florida
Planning & Development Services Department



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25' RADIUS STREET EASEMENT NW CORNER

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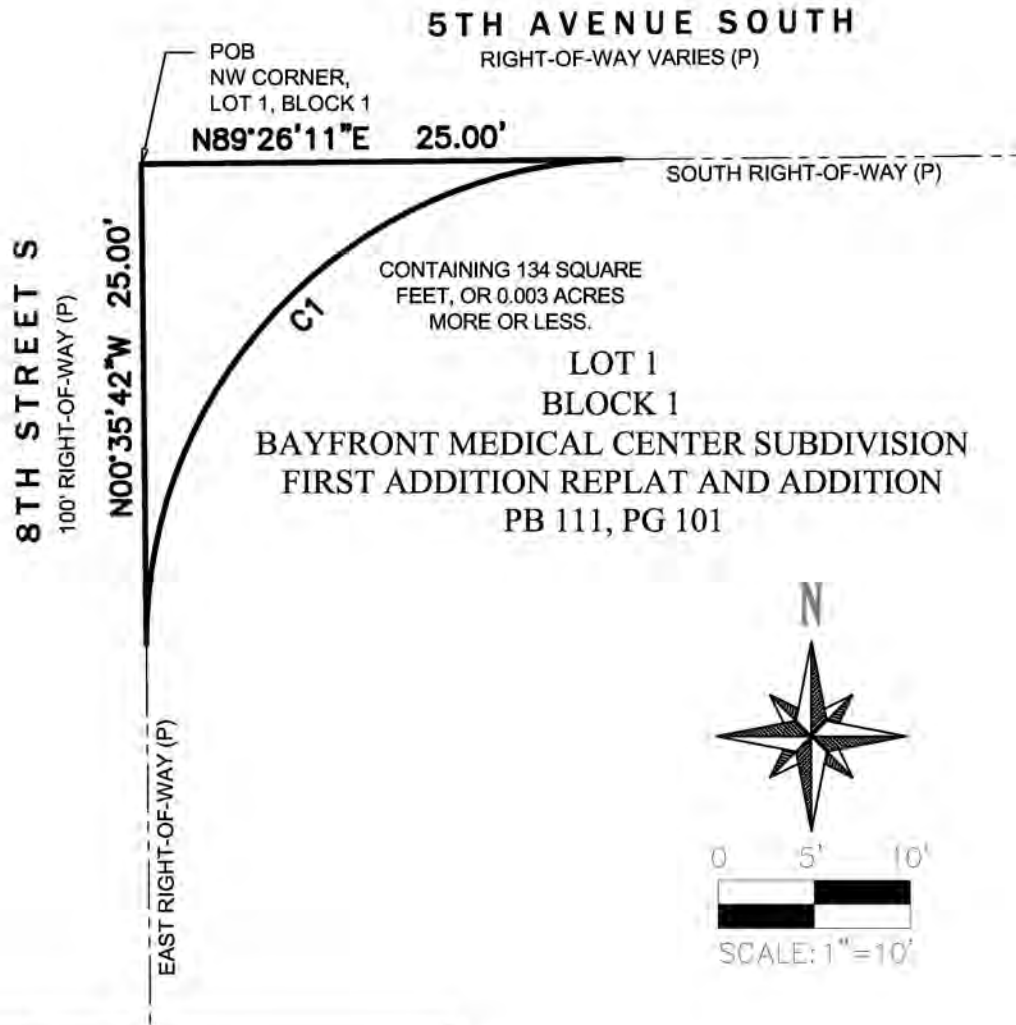
REVISIONS		
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1	12/2/2022	CHANGED POB DESCRIPTION LEGAL TEXT

BULLSEYE SURVEYING, INC.	LB 7818 2198 NE COACHMAN ROAD, UNIT F CLEARWATER, FL 33765 PHONE: 727-475-8088	SHEET NUMBER 1 OF 2
		
GEORGE R. MARTIN PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER LS 6019 STATE OF FLORIDA		SCALE: N/A SKETCH DATE: 10/7/2022 FILE NAME: 22-058.DWG

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25' RADIUS STREET EASEMENT NW CORNER



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2 OF 2

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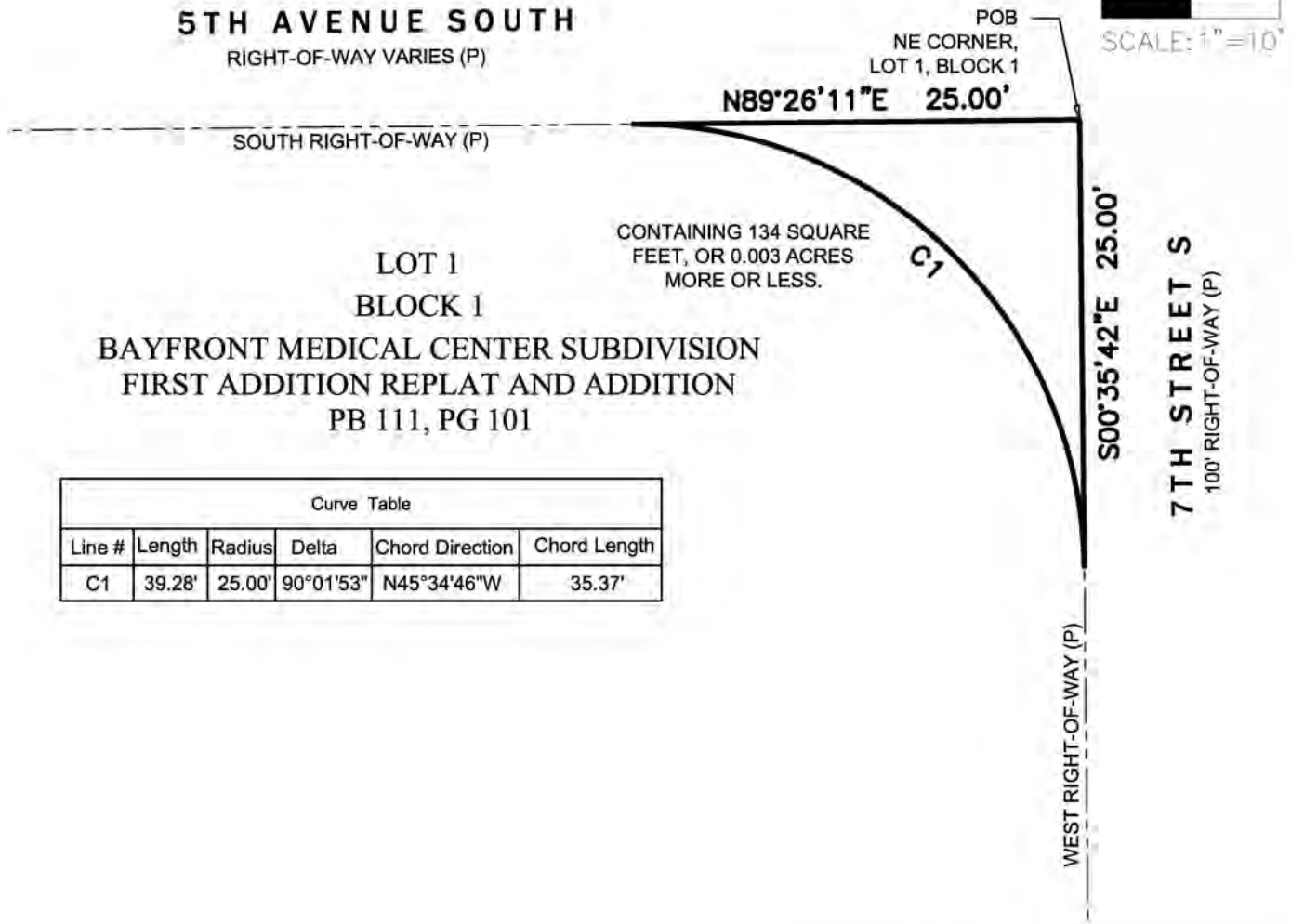
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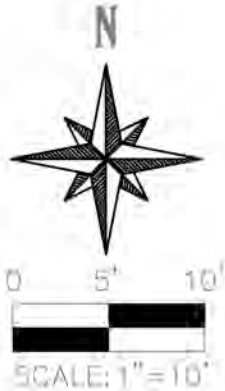
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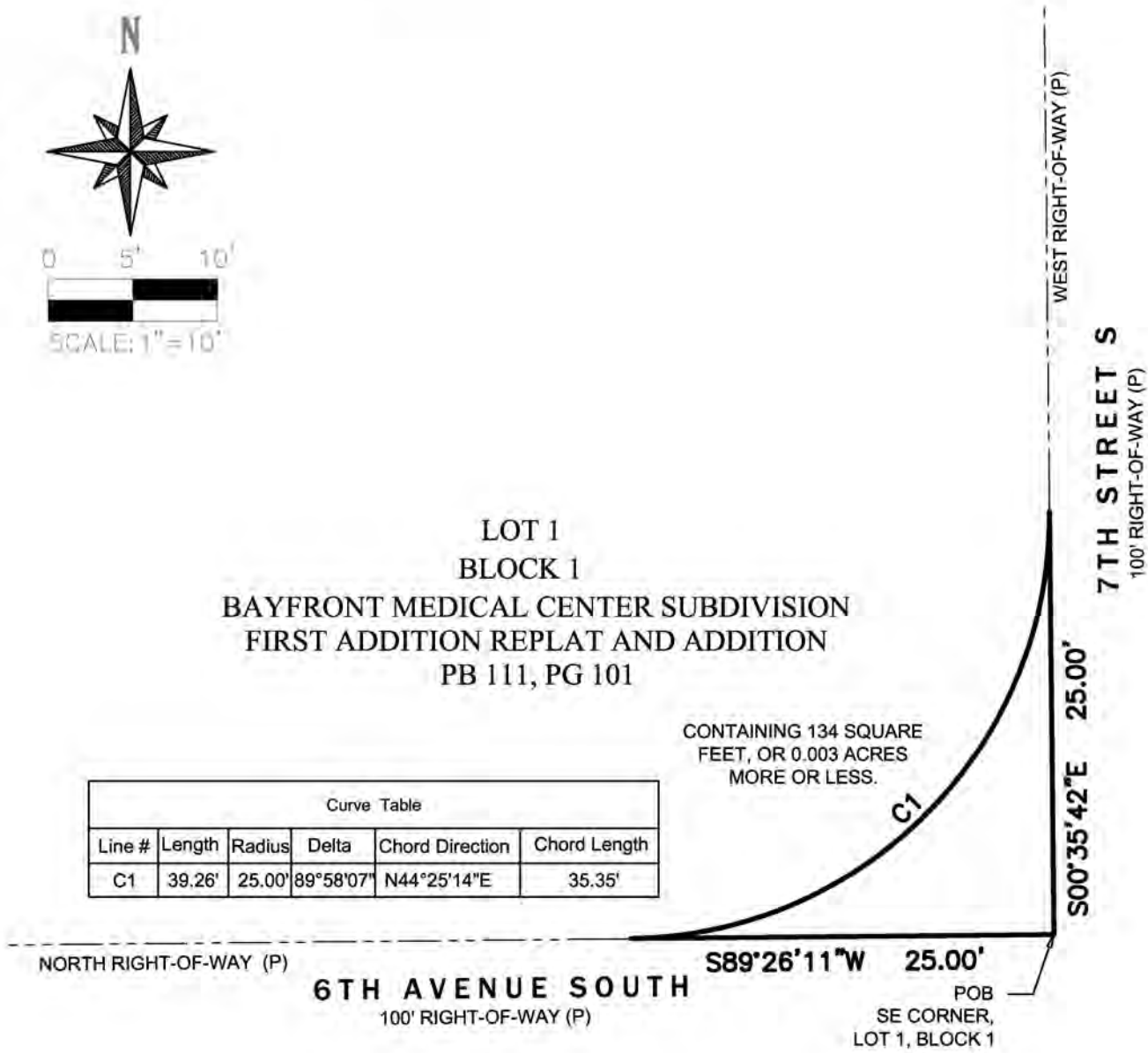
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SUBDIVISION DECISION Application

Application No. _____

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

- Application Type:**
- Per: 16.40.140 & 16.70.050
- Lot Line Adjustment
 - Lot Split
 - Lot Refacing
 - Street Name Change
 - Street Closing
 - Vacating – Street Right-of-Way
 - Vacating – Alley Right-of-Way
 - Vacating – Walkway Right-of-Way
 - Vacating – Easement
 - Vacating – Air Rights

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Orlando Health, Inc.	
Street Address: 1414 Kuhl Avenue MP71	
City, State, Zip: Orlando, FL 32806	
Telephone No: 321-843-9511	Email Address: Tyler.Johnson2@orlandohealth.com
NAME of AGENT or REPRESENTATIVE: Timothy Rankin, George F. Young, Inc.	
Street Address: 299 Dr. MLK Jr. St. N	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 727-822-4317	Email Address: trankin@georgeyoung.com
PROPERTY INFORMATION:	
Street Address or General Location: 750 5TH AVENUE SOUTH	
Parcel ID#(s): 19-31-17-03481-001-0010	
DESCRIPTION OF REQUEST: Vacating 3 Right of Way 25' Radius Corner Easement	
PRE-APPLICATION DATE: 10/05/2022	
PLANNER: SKB	

FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner/Agent: Matthew S. Taylor Date: 11/17/2022

*Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: Matthew S. Taylor, Senior Vice President, Asset Strategy

750 5TH AVENUE SOUTH SITE – STREET CORNER EASEMENT VACATION NARRATIVE

The site is located at 750 5th Avenue South, St. Petersburg FL 33701 and is zoned EC-2 with parcel ID of 19/31/17/03481/001/0010. The project site is approximately 3.34 +/- acres and bordered by 5th avenue South to the North, 6th avenue South to the South, 8th street South to the West and 7th street South to the East in the City of St. Petersburg, FL. The site contains 5 public utility easements and 3 street corner radius easements throughout the site.

This request is to vacate three (3) Public 25-ft radius street corner easements. Under separate applications five (5) Utility Easement will also be submitted for vacation. The Easement locations, easement dimensional/directional details, and the Legal Descriptions are attached herein for reference. A survey depicting 7 of the 8 easements has been provided with the application. One additional utility easement exists on site but was not shown on the survey. The city was able to produce documentation of the easement.

The property owner would like to clear the site of all easements and public utilities to have a clean site for future development. The property owner and their representatives will work with the public and private utility providers to relocate the existing facilities prior to the vacations being recorded in public record. It is understood the corner easements are considered public right of way and therefore will require DRC and City council approvals.

MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

TO: Scot Bolyard, Deputy Zoning Official
FROM: Nancy Davis, Engineering Plan Review Supervisor
DATE: January 12, 2023
SUBJECT: Vacate Corner Easement
FILE: 22-33000023

LOCATION AND PIN: 750 5th Avenue South; 19-31-17-03481-001-0010

ATLAS: F-3 **Zoning:** EC-2

REQUEST: Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed corner easement vacations.

NED/mk

ec: Sean McWhite – WRD
Kayla Eger – Development Review Services

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Corey Malyszka, Zoning Official

FROM: Thomas Whitman, Designer I, Water Resources

DATE: January 5, 2023

SUBJECT: Approval of a vacation of multiple street corner easements generally located at 750 5th Ave S.

PLAT: F-3

CASE: 22-33000023

LOCATION: 750 5th Avenue S.;19-31-17-03481-001-0010

REMARKS: Water Resources has no objection to the above referenced subject.

Project file



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Scot Bolyard, Deputy Zoning Official, Planning and Development Services Department

FROM: Tom Whalen, Planner III, Transportation and Parking Management Department

DATE: January 18, 2023

SUBJECT: Approval of a vacation of multiple street corner easements generally located at 750 5th Avenue South.

CASE: 22-33000023

The Transportation and Parking Management (“Transportation”) Department has reviewed the proposed vacation of multiple street corner easements generally located at 750 5th Avenue South. The Transportation Department has no objections or comments on the proposed vacation. Please let me know if you have any questions about the Transportation Department’s review.

The following page(s) contain the backup material for Agenda Item: City-initiated text amendments to the Land Development Regulations pertaining to Missing Middle Housing and a City-initiated map amendment to the Official Zoning Map of the City of St. Petersburg containing approximately 451.94 acres, which consists of 2,895 individual parcels city-wide. (City File LDR 2023-01/ZM-15) (Legislative)

Please scroll down to view the backup material.



I-4



St. PETERSBURG CITY COUNCIL
Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair, and Members of City Council

SUBJECT: City-initiated text amendments to the Land Development Regulations pertaining to Missing Middle Housing and a City-initiated map amendment to the Official Zoning Map of the City of St. Petersburg containing approximately 451.94 acres, which consists of 2,895 individual parcels city-wide. (City File LDR 2023-01/ZM-15) (Legislative)

Ordinance 540-H of the City of St. Petersburg, Florida amending its Land Development Regulations; amending the Use Matrix in Section 16.10.020.1. of the City Code adding parking requirements in Neighborhood Traditional Mixed Residential (NTM) zoning districts and amending the definition of Dwelling, Multi-family; amending Section 16.20.010.5. to allow Accessory Dwelling Units in the Neighborhood Traditional-3 (NT-3) zoning district; amending Section 16.20.015. regulating the NTM-1 zoning district, including provisions related to applicability, minimum lot standards and coverage, maximum density and intensity, setbacks, entrances, building and site design, landscaping, and parking; amending Section 16.20.030. providing for a Missing Middle housing density bonus in the Neighborhood Suburban Multi-family (NSM) zoning districts; amending Section 16.20.060. providing for Corridor Residential Traditional (CRT) zoning districts; amending Section 16.20.080. providing for a Missing Middle density bonus in the Corridor Commercial Traditional (CCT) zoning districts; amending Section 16.20.090. providing for a Missing Middle housing density bonus in the Corridor Commercial Suburban (CCS) zoning districts; amending Section 16.90.020.3. creating a definition for Missing Middle Housing; providing for severability; and providing an effective date.

Ordinance 785-Z amending the Official Zoning Map of the City of St. Petersburg, Florida; changing the zoning designations of qualifying parcels of the city (identified in the attached "Exhibit A") that are located 175-feet from the centerline of a designated Future Major Street and have direct connectivity to such streets, adjacent to a public alley, and compliant with relevant Coastal High Hazard Area limitations, from Neighborhood Traditional-1 (NT-1) and Neighborhood Traditional-2 (NT-2) to Neighborhood Traditional Mixed-Residential-1 (NTM-1); providing for repeal of conflicting ordinances and provisions thereof; providing for conditions; providing for severability; and providing an effective date.

RECOMMENDATION:

Administration: City staff recommend **APPROVAL**.

Development Review Commission (“DRC”): On February 1, 2023, the DRC held a public hearing regarding the text amendments and voted 6-0 making a finding of consistency with the City of St. Petersburg’s Comprehensive Plan and recommending **APPROVAL** of the text amendments. DRC comments were supportive of the parking changes made in response to public comments prior to the DRC workshop and the design standards provided in the NTM-1 district standards.

Community Planning and Preservation Commission (“CPPC”): On February 14, 2023, the CPPC held a public hearing regarding City File ZM-15, the NTM-1 Map Amendment, and voted on three (3) separate motions. The CPPC voted 7 - 0 on the first motion to recommend removing qualified parcels located within the National Register and local historic districts. The CPPC voted 4 - 3 on the second motion to recommend that the map amendments be limited to Future Major Streets with 4-lanes or more. The CPPC voted 6 - 1 on the third motion, making a finding of consistency with the City of St. Petersburg’s Comprehensive Plan and recommending **APPROVAL** of the map amendments. The CPPC staff report and minutes from the CPPC hearing are attached.

City Council First Reading and First Public Hearing: On March 2, 2023, City Council held the First Reading and First Public Hearing. Staff made a presentation, noting a correction to the CPPC staff report on page 11 in the Stormwater Management/Drainage section, the reference to “units” should be “lots” as follows: “Prior to development of the properties with three (3) or more ~~units~~ lots, site plan approval will be required”. Staff presented three additional text amendments to address comments and concerns related to parking, alley paving and solid waste service. The text has been amended in the proposed ordinance as follows (see attached amended Ord 540-H):

For non-residential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure. For residential uses with 3 or more units, a 3-foot by 3-foot paved pad shall be provided adjacent to the alley for placement of a solid waste container.

All parking shall be accessed from a public alley. For residential uses with 3 or more units, the alley shall be paved. If an existing alley is unpaved, the applicant shall be responsible for paving the alley behind the property to the nearest street.

Required parking shall comply with 16.10.020.1, but in no case shall there be less than one parking space per unit.

Council discussed the two recommendations from the CPPC and the three additional text amendments provided by staff. The first motion addressing the CPPC recommendation to remove qualified parcels located within the local and national registry historic districts failed by a vote of 3 - 5. There was no motion made to approve the second CPPC recommendation that the map amendments be limited to Future Major Streets with 4-lanes or more. The second motion to set the second reading and second public hearing for both Ordinances on March 23, 2023 passed by a vote of 8 - 0.

Public Input: City Staff has actively engaged several public workshops and neighborhood associations to present the proposed text and map amendments. The Planning and Development Services Department staff continue to respond to individual inquiries and neighborhood association invitations and maintain a dedicated webpage for tracking these applications. The webpage is regularly updated with new information, including links to staff reports, presentations, archived videos, and related resources, such as the Comprehensive Plan, Land Development Regulations, and an extensive map collection. Public comments are provided in the staff reports, the City Council First Reading and Public Hearing Memorandums, and continue to be forwarded to City Council.

Recommended City Council Action:

- 1) CONDUCT the second reading and second public hearing of the attached proposed Ordinances 540-H as amended and 785-Z; AND
- 2) APPROVE the proposed ordinances 540-H as amended and 785-Z.

Attachments: Ordinances 540-H (Amended), Ordinance 785-Z, City Council Memos from March 2, 2023 public hearing with attachments.

Ord. No. 540-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING ITS LAND DEVELOPMENT REGULATIONS; AMENDING THE USE MATRIX IN SECTION 16.10.020.1. OF THE CITY CODE ADDING PARKING REQUIREMENTS IN NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL (NTM) ZONING DISTRICTS AND AMENDING THE DEFINITION OF DWELLING, MULTIFAMILY; AMENDING SECTION 16.20.010.5. TO ALLOW ACCESSORY DWELLING UNITS IN THE NEIGHBORHOOD TRADITIONAL-3 (NT-3) ZONING DISTRICT; AMENDING SECTION 16.20.015. REGULATING THE NTM-1 ZONING DISTRICT, INCLUDING PROVISIONS RELATED TO APPLICABILITY, MINIMUM LOT STANDARDS AND COVERAGE, MAXIMUM DENSITY AND INTENSITY, SETBACKS, ENTRANCES, BUILDING AND SITE DESIGN, LANDSCAPING, AND PARKING; AMENDING SECTION 16.20.020.6. TO ALLOW ACCESSORY DWELLING UNITS IN THE NEIGHBORHOOD SUBURBAN-1 AND 2 (NS-1 AND NS-2) ZONING DISTRICTS; AMENDING SECTION 16.20.030. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE NEIGHBORHOOD SUBURBAN MULTIFAMILY (NSM) ZONING DISTRICTS; AMENDING SECTION 16.20.060. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR RESIDENTIAL TRADITIONAL (CRT) ZONING DISTRICTS; AMENDING SECTION 16.20.080. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR COMMERCIAL TRADITIONAL (CCT) ZONING DISTRICTS; AMENDING SECTION 16.20.090. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR COMMERCIAL SUBURBAN (CCS) ZONING DISTRICTS; AMENDING SECTION 16.90.020.3. CREATING A DEFINITION FOR MISSING MIDDLE

HOUSING; PROVIDING FOR SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section One. Section 16.10.020.1. of the St. Petersburg City Code, excerpted in pertinent part, is hereby amended to read as follows:

16.10.020.1. - Matrix: Use permissions and parking requirements matrix and zoning matrix.

Use	Minimum Parking Spaces, Traditional Tier (NT, NTM, CRT, CCT-1, IT)	Definitions
Dwelling, Multifamily	More than 750 square feet: 0.75 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; Equal to or less than 750 square feet: 0.50 per unit; Loading area required for more than 5 units	A building <u>or lot</u> designed for or occupied by two or more families (on the basis of monthly, or longer occupancies, or ownership of individual units) with separate cooking, bathroom and sleeping facilities for each unit. Motels, hotels, and other transient accommodation uses are not multiple-family dwellings. Accessory uses include clubhouses, recreational and laundry facilities

Section Two. Section 16.20.010.5. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.5. Maximum development potential.

Development potential is different within each district in order to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	NT-2	NT-3	NT-4
Minimum Lot Width	Residential	45 ft.	50 ft.	60 ft.	45 ft.
	Nonresidential	180 ft.	200 ft.	240 ft.	180 ft.
Minimum Lot Area (square feet)	Residential	4,500	5,800	7,620	5,800
	Nonresidential	22,860	25,400	30,480	22,860
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	7 (1 principal unit; <u>and 1 accessory unit per lot</u>) ⁽¹⁾ not permitted)	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾
Maximum Residential Intensity (floor area ratio) ⁽²⁾⁽³⁾		0.50	0.40	0.40	0.50
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40	0.85
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55	0.55
Maximum Impervious Surface (site area ratio)	Residential	0.65	0.65	0.65	0.65
	Nonresidential	0.55	0.55	0.55	0.55

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

Section Three. Section 16.20.015. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.015. NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL DISTRICT (NTM-1)

* * *

16.20.015.2. Applicability.

Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

- A. Applicable to locations that transition from a mixed-use corridor, center or Future Major Street to a single-family neighborhood. The most effective application of this district is in a linear configuration when located within 175-feet of the centerline of a designated *Future Major Street* or ~~*High-Frequency Transit Route*~~ with service head-way times equal to, or less than, ~~35-~~ minutes.
 - 1. Qualified properties shall be adjacent to a public alley.
 - 2. Applicable to ~~traditional~~ neighborhoods, where the subject property:

- a. Retains direct connectivity to one or more adjoining *Future Major Streets* or *High-Frequency Transit Routes*; and
- b. A minimum of 75% of the property is outside of the designated Coastal High Hazard Area ("CHHA"), and in no case shall the density in the CHHA be increased.

~~3. Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, new dwelling units above the existing number of dwelling units shall only be allowed when adaptively established within the existing principal structure additions and accessory buildings may include new dwelling units when designed subordinate to the principal structure and in accordance with the applicable review procedures.~~

* * *

TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage

Lot Standards	
Lot Area, Minimum: Residential	1,452 2,000 square feet per unit
Lot Area, Minimum: Non-Residential	22,860 square feet
Lot Width, Minimum: Residential	20 feet
Lot Width, Minimum: Non-Residential	150 feet
Lot Coverage	
Impervious Surface, Maximum: Residential	0.75 or 75%
Impervious Surface, Maximum: Non-Residential	0.65 or 65%
Building Coverage, Maximum ¹ : Residential	0.60 or 60%
¹ Includes all enclosed structures	

* * *

TABLE 16.20.015.4.b: Maximum Density and Maximum Intensity

Density	
Density, Maximum ¹ : Residential	30 units per acre
¹ Includes accessory dwelling unit(s)	
Intensity ^{1,2,3}	
Intensity, Maximum: Residential ⁴	0.50 FAR
Intensity, Maximum: Non-Residential	0.50 FAR
¹ Maximum intensity does not include FAR bonuses, which are calculated separately.	
² Includes any enclosed space <i>above</i> the required design flood elevation line; excludes that portion of the enclosed space that is <i>below</i> the required design flood elevation line.	
³ Does not include the first 200 square feet of enclosed garage per unit.	
⁴ <u>Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places – 0.40 FAR</u>	
FAR Bonuses	

Bonus, Maximum: Residential	0.20 FAR
<i>The following options may be incorporated in any combination, not to exceed the maximum bonus allowed - 0.20 FAR:</i>	
a. One story covered front porch with a separate roof structure with a minimum width of 90 percent of the front façade. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08
b. Additional second story front setbacks: .01 bonus for every 1-foot of additional front setback of the entire façade, and .005 bonus for every 1-foot of additional front setback of at least one-third of the façade but which is less than the entire façade, no bonus is allowed unless the setback is at least 6-feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	Variable, 0.10 max
c. Additional second story side setbacks: .01 bonus for every 1-foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	Variable, 0.05 max per side
d. Total residential floor area of the second story does not exceed 75 percent of the first story (excludes garage SF).	0.05
e. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20 percent of the width of the front façade: 0.04 bonus.	Variable, 0.04 max
f. Side façade articulation: side façades that feature offsets of at least 2-feet in depth that are at least 12-feet in length that divide the building design and are in the front two thirds of the side façade: 0.02 bonus per side, maximum 0.04.	Variable, 0.04 max
g. Front façade articulation: front façades (excluding the porch) which feature offsets of at least 6-feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10.	Variable, 0.10 max
h. Certified LEED or Florida Green Building	0.05
i. Solar ready	0.02
Additional Notes:	
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, non-residential floor area and impervious surface.	
For mixed use developments, refer to additional regulations within the use specific development standards in the Mixed Uses Section.	

* * *

TABLE 16.20.015.5.b: Minimum Building Setbacks

Building Setbacks^{1,2,3}	
Front: Steps Extending from Porch or Stoop ⁴	8-feet or M
Front: Porch or Stoop ⁴	12-feet or M
Front: Building ⁴	18-feet or M
Side, Interior ⁴	3-feet or M
Side, Street ⁴	8-feet or M
Rear, Alley	22-feet, including width of alley

Special Exception	
All yards	25-feet
¹ M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided: (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet; (b) No portion of the encroachment shall exceed 24 feet in height.	
² Refer to technical standards regarding measurement of building setbacks and setback encroachments.	
³ The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.	
⁴ <u>Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places – Front: Building 25-feet; Front: Porch or Stoop 18-feet; Side, Street: 12-feet; Side, Interior: 5-feet.</u>	

* * *

TABLE 16.20.015.7: Entrances

Accessory Dwelling Unit ("ADU")	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Bungalow Court	Each main entrance shall face the shared court, <u>except</u> cottages abutting the primary street shall have their main entrance facing the primary street.
¹ Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.	

16.20.015.8. Building and site design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians.

Local and national historic districts.

1. Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places, the addition of dwelling units

shall be allowed when adaptively established within the existing principal structure or within an addition or accessory building that is designed subordinate to the principal structure.

Building layout and orientation.

1. For non-residential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure. For residential uses with 3 or more units, a 3-foot by 3-foot paved pad shall be provided adjacent to the alley for placement of a solid waste container.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible or consistent with the architecture of the principal structure.
3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

Landscaping. For up to 4 units on a property, refer to landscaping regulations for the development and redevelopment of new one- and two-unit residential properties (currently section 16.40.060.2.1.1).

Vehicle connections and parking.

1. All parking shall be accessed from ~~a~~ public alley. For residential uses with 3 or more units, the alley shall be paved. If an existing alley is unpaved, the applicant shall be responsible for paving the alley behind the property to the nearest street.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.
4. Required parking shall comply with 16.10.020.1, but in no case shall there be less than one parking space per unit.
5. Notwithstanding the foregoing, non-conforming front or side street driveways and parking may remain when additional units are added to a building or if existing buildings are retained on site, provided that all parking and driveways meet the design standards of 16.40.090, parking spaces be separated from the sidewalk and screened with a fence and a minimum 3-foot landscape buffer, and any additional parking be accessed from a public alley. Further, where an existing driveway is providing access to a single-family garage, the driveway may remain regardless of the number of units added to the site, provided any parking for the additional units is accessed from the alley.

Section Four. Section 16.20.020.6. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.020.6. Maximum development potential.

Development potential is slightly different within each district to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home

incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NS-1	NS-2	NS-E
Minimum lot width	Residential	75 ft.	100 ft.	200 ft.
	Nonresidential	150 ft.	200 ft.	200 ft.
Minimum lot area	Residential	5,800 sq. ft.	8,700 sq. ft.	1.0 acre
	Nonresidential	1.0 acre	1.0 acre	2.0 acres
Maximum residential density (units per acre)		7.5 1-principal unit <u>and 1</u> (accessory unit per lot (see note 1) not permitted)	5 1-principal unit <u>and 1</u> (accessory unit per lot (see note 1) not permitted)	2 1 principal unit and 1 accessory unit per lot (see note 1)
Maximum Residential Intensity (floor area ratio) ⁽²⁾		N/A	N/A	N/A
Maximum nonresidential intensity (floor area ratio)		0.35	0.30	0.20
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55
Maximum impervious surface (site area ratio)		0.60	0.60	0.40

- (1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.
- (2) Floor Area Ratio limits for residential uses are not applicable in any Neighborhood Suburban (NS) single-family zoning districts.
- (3) Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.
- (4) For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

Section Five. Section 16.20.030. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.030. NEIGHBORHOOD SUBURBAN MULTIFAMILY DISTRICTS (NSM)

* * *

16.20.030.4. Introduction to NSM districts.

The NSM districts are the NSM-1 and the NSM-2 districts.

16.20.030.4.1. Neighborhood Suburban Multifamily-1 (NSM-1).

This district allows multifamily structures. Additional density is possible when workforce housing or Missing Middle housing is provided. Building heights typically range between one and three stories.

* * *

16.20.030.5. Maximum development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Area, Maximum Density and Maximum Intensity

		NSM-1	NSM-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	24
	<u>Missing Middle housing density bonus</u>	<u>15</u>	<u>N/A</u>
	Workforce housing density bonus	6	6
Maximum nonresidential intensity (floor area ratio)		0.50	0.60
Maximum impervious intensity (site area ratio)		0.65	0.75
Workforce housing bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program. <u>A Missing Middle housing density bonus is allowed for multi-family uses at a maximum density of 30 dwelling units/acre and following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle housing density bonus is not allowed in addition to the Workforce housing density bonus.</u> Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface. For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).			

* * *

Section Six. Section 16.20.060. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.060. CORRIDOR RESIDENTIAL TRADITIONAL DISTRICTS (CRT)

* * *

16.20.060.4. Introduction to CRT districts.

The CRT districts are the CRT-1 and the CRT-2 districts.

16.20.060.4.1. Corridor Residential Tradition-1 (CRT-1).

This district allows multifamily structures. Additional density is possible when workforce housing or Missing Middle housing is provided. Building heights typically range between one and three stories.

* * *

16.20.060.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CRT-1	CRT-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	60	60
	Workforce housing density bonus	8	6
	<u>Missing Middle housing density bonus</u>	<u>6</u>	<u>N/A</u>
	<u>Missing Middle housing density bonus within activity center</u>	<u>N/A</u>	<u>N/A</u>
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1	1.5
	Nonresidential intensity within activity center	2.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.75	0.95
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the workforce housing bonus.</u></p> <p>Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p> <p>A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.</p>			

* * *

Section Seven. Section 16.20.080. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.080. CORRIDOR COMMERCIAL TRADITIONAL DISTRICTS (CCT)

* * *

16.20.080.4. Introduction to CCT districts.

The CCT districts are the CCT-1 and the CCT-2 districts.

16.20.080.4.1. Corridor Commercial Traditional-1 (CCT-1).

This district generally allows one-story to three-story development containing mixed uses with multifamily structures. Additional density is possible when affordable workforce housing or Missing Middle housing is provided.

* * *

16.20.080.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CCT-1	CCT-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	36	60
	<u>Missing Middle Housing density bonus</u>	<u>6</u>	<u>N/A</u>
	<u>Missing Middle Housing density bonus within activity center</u>	<u>N/A</u>	<u>N/A</u>
	Workforce housing density bonus	8	6
	Hotel density (rooms per acre)	45	45
	Hotel density (rooms per acre) within activity center	80	80
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1.0	1.5
	Nonresidential intensity within activity center	1.5	2.5

	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.95	0.95
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.</u></p> <p>Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p>			

Section Eight. Section 16.20.090. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.090. CORRIDOR COMMERCIAL SUBURBAN DISTRICTS (CCS)

* * *

16.20.090.4. Introduction to CCS districts.

The CCS districts are the CCS-1 and CCS-2.

16.20.090.4.1. Corridor Commercial Suburban-1 (CCS-1).

It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of local interest in conjunction with residential, multifamily units or structures. Additional building height and density is possible within primary and secondary activity centers. Additional density is possible when workforce housing or Missing Middle housing is provided.

* * *

16.20.090.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CCS-1	CCS-2
Minimum lot width	Small lot (less than 1.0 acre)	100 ft.	100 ft.
	Medium lot (between 1.0 - 2.0 acres)	200 ft.	200 ft.

	Large lot (greater than 2.0 acres)	300 ft.	300 ft.
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	40
	Residential density within activity center	60	60
	<u>Missing Middle Housing density bonus</u>	<u>15</u>	<u>N/A</u>
	<u>Missing Middle Housing density bonus within activity center</u>	<u>N/A</u>	<u>N/A</u>
	Workforce housing density bonus	8	10
	Workforce housing density bonus within activity center	10	15
	Hotel density (rooms per acre)	45	55
	TDR density bonus	9	0
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	0.55	0.75
	Nonresidential intensity within activity center	2.5	1.12
	Workforce housing intensity bonus	0.2	0.2
	Workforce housing intensity bonus within activity center	0.2	0.5
	TDR intensity bonus	0.2	0
Maximum impervious surface (site area ratio)		0.85	0.9
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of Workforce Housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.</u></p> <p>Hotel density: Additional hotel density may be allowed pursuant to the cg (commercial general) Comprehensive Plan future land use category and section 4.2.7.6 of the countywide plan rules. In order to preserve existing commercial floor area on redevelopment sites within CCS-1 equal to or greater than 5 acres, the residential component shall not exceed 40 percent of the total FAR. Where the residential component exceeds 40 percent of the total FAR, special exception approval is required. Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p> <p>A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.</p>			

Section Nine. Section 16.90.020.3. of the St. Petersburg City Code is hereby amended by adding a new definition for ‘Missing Middle housing,’ in the appropriate alphabetical order, to read as follows:

16.90.020.3. – Definitions

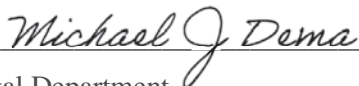
Missing Middle housing encompasses a range of smaller, multi-unit or clustered housing types (such as shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work units), which are compatible in scale and design with single-family homes, and are designed to encourage walking, biking, and transit use.

Section Ten. Coding. As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections (including definitions) are generally not underlined.

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

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

APPROVED AS TO FORM AND CONTENT:



Legal Department
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ORDINANCE NO. 785-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; CHANGING THE ZONING DESIGNATIONS OF QUALIFYING PARCELS OF THE CITY (IDENTIFIED IN THE ATTACHED “EXHIBIT A”) THAT ARE LOCATED 175-FEET FROM THE CENTERLINE OF A DESIGNATED FUTURE MAJOR STREET AND HAVE DIRECT CONNECTIVITY TO SUCH STREETS, ADJACENT TO A PUBLIC ALLEY, AND COMPLIANT WITH RELEVANT COASTAL HIGH HAZARD AREA LIMITATIONS, FROM NEIGHBORHOOD TRADITIONAL-1 (NT-1) AND NEIGHBORHOOD TRADITIONAL-2 (NT-2) TO NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL-1 (NTM-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in the Fall of 2017, City Development Administration led by Planning and Development Services Department staff and Neighborhood Affairs Administration led by Housing and Development Department staff initiated a comprehensive review of the City’s existing housing programs and land use and zoning strategies;

WHEREAS, on March 22, 2018, and again on April 19, 2018, the City Council convened as the Committee of the Whole (“COW”) and received detailed presentations from the City’s Planning and Development Services and Housing and Community Development Departments. The purpose of the first meeting was to review existing programs, land use and zoning policies. The second meeting reviewed key considerations and possible next steps;

WHEREAS, a series of public engagement meetings were hosted at the St. Petersburg Main Library throughout the Summer of 2018 and included four (4) key focus areas:

- Density, building typologies, and the potential creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types including single-family houses, accessory dwelling units, duplexes, small multiplexes, bungalow courts (“tiny” houses), courtyard buildings, detached row houses (“skinny”), townhouses, and large multiplexes;
- Transportation initiatives, parking regulations (minimum requirements based on land-use type), existing parking reductions, and proposed parking reductions based on land use type (e.g. affordable and workforce housing) or geographic proximity to major streets, multi-modal transit options, activity centers, and community redevelopment areas;

- Affordability initiatives, including different funding mechanisms, housing assistance programs, affordable housing initiatives in the South St. Petersburg Community Redevelopment Area, and Penny for Pinellas affordable housing funding; and
- Affordable and workforce housing density bonuses, recalibrating development bonuses within the Downtown Center to prioritize affordable and workforce housing units and establishing additional activity centers throughout the City;

WHEREAS, a series of stakeholder meetings were simultaneously conducted with the Pinellas Realtors Organization, St. Petersburg Area Chamber of Commerce, Council of Neighborhood Associations, Forward Pinellas (countywide land planning agency), City's Housing Land Use and Transportation Committee, and the City's Community Housing Policy Group;

WHEREAS, the input received during these extensive discussions led to the creation of a new zoning category: NTM (Neighborhood Traditional Mixed Residential), which allows for a variety of single- and multi-family housing typologies that reinforce the walkability of the neighborhoods, provide attainable housing choices, establish transition zones from mixed use corridors to single family housing, support neighborhood-serving retail and service uses, and support public transportation and other multi-modal alternatives;

WHEREAS, the new NTM zoning category was enacted when City Council adopted Ordinance 405-H on December 12, 2019;

WHEREAS, due to the COVID pandemic the planned City-initiated NTM-1 zoning map amendment was placed on hold;

WHEREAS, after completion of the "StPete2050: A Vision Plan for St. Petersburg" in May 2021, City Council held five meetings with staff and deliberated on expanding the NTM-1 district locational criteria to extend NTM-1 into the neighborhoods from August 2021 through August 2022;

WHEREAS, at the August 25, 2022 COW, City Council agreed to move forward with the NTM-1 map amendment following the locational criteria previously adopted;

WHEREAS, the City Administration has initiated amendments to the Official Zoning Map pertaining to housing initiatives and as such seeks to implement the NTM-1 zone in certain limited and appropriate areas of the City;

WHEREAS, since August 2022, the City's Planning and Development Services Department staff has conducted extensive citizen and neighborhood outreach, including several public workshops and neighborhood association meetings;

WHEREAS, in response to this significant community input, text amendments to the City's Land Development Regulations are concurrently being considered by the City Council in

Ordinance 540-H, which, *inter alia*, addresses locational and applicability criteria for deployment of the NTM zone;

WHEREAS, qualifying parcels (“Qualifying Parcels”) to be rezoned to NTM were determined to have to meet the following locational criteria:

- Located within 175-feet from the centerline of a designated Future Major Street (as that term is defined in the City’s Comprehensive Plan);
- Retain direct connectivity to one or more adjoining Future Major Streets;
- Adjacent to a public alley; and
- Contain a minimum of 75% of the parcel outside of the Coastal High Hazard Area (“CHHA”) without increasing the density in the CHHA;

WHEREAS, the Community Planning & Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency, made findings related to locational criteria (set forth more particularly in the Staff Report accompanying this Ordinance) and a finding of consistency with the Comprehensive Plan, and recommended approval of the proposed amendments to the Official Zoning Map; and

WHEREAS, the City Council, after taking into consideration the recommendations of the CPPC, the City Administration, and the public comments received, finds that the proposed amendments to the Official Zoning Map are appropriate; now, therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

The parcel identification numbers and addresses are provided in Exhibit “A.”

District

From: NT-1 (Neighborhood Traditional -1) and NT-2 (Neighborhood Traditional -2)

To: NTM-1 (Neighborhood Traditional -1)

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

SECTION 3. Qualifying Parcels. Parcels to be rezoned shall be located within 175-feet from the centerline of a designated Future Major Street (as that term is defined in the City’s

Comprehensive Plan), retain direct connectivity to one or more adjoining Future Major Streets, and be adjacent to a public alley.

SECTION 4. Condition. Parcels to be rezoned shall contain a minimum of 75% of the parcel outside of the Coastal High Hazard Area (“CHHA”) and shall not increase the density in the CHHA, subject to the adoption of Ordinance 540-H and the text amendments to the City of St. Petersburg’s Land Development Regulations set forth therein.

SECTION 5. Condition. Where a parcel currently has multiple zoning designations or for which only portions of the parcel qualify under Section 3 above, only that portion of the parcel which qualifies to be rezoned shall be rezoned as described in Exhibit A.

SECTION 6. Severability. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is deemed unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provision of this ordinance.

SECTION 7. This ordinance shall become effective upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:

CITY FILE: ZM-15
(Zoning)

/s/ Elizabeth Abernethy

2/16/23

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DATE

/s/ Michael J. Dema

2/16/23

ASSISTANT CITY ATTORNEY

DATE

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EXHIBIT A

PARCELS FROM NT-1

PARCEL	ADDRESS	PARCEL	ADDRESS
023116163440080110	2647 38TH AVE N	123116416160020010	1636 38TH AVE N
143116603180000430	2301 13TH AVE N	273116017460000110	3719 15TH AVE S
353116681300020270	2435 26TH AVE S	283116750060000430	4641 15TH AVE S
153116255060120220	4405 13TH AVE N	163116189900010060	5243 5TH AVE N
143116018180000050	2561 13TH AVE N	163116593100020060	4720 13TH AVE N
123116987480000200	1701 22ND AVE N	273116154080050080	3680 19TH AVE S
153116861300000110	4143 9TH AVE N	363016607140060030	5621 16TH ST N
263116975600000330	2722 14TH AVE S	333116967140010170	4682 22ND AVE S
123116987300000120	1625 22ND AVE N	163116189900010030	5221 5TH AVE N
013116586800020030	4420 DR ML K JR ST N	283116020520000050	4810 18TH AVE S
143116681840040050	1600 28TH ST N	033116577080030140	3711 38TH AVE N
163116593640200170	1915 49TH ST N	213116375660020040	5324 5TH AVE N
023116163440070100	2555 38TH AVE N	363116504180000920	0 26TH AVE S
103116115740020050	4056 38TH AVE N	253116193500010080	960 18TH AVE S
273116784080000070	4065 18TH AVE S	283116513000000210	4709 15TH AVE S
063117013680010040	4925 DR ML K JR ST N	113116725580020060	2844 38TH AVE N
333116488880020040	2300 49TH ST S	213116855180080120	5337 1ST AVE N
213116855180080150	5301 1ST AVE N	013116765000000020	4610 16TH ST N
273116803850010010	0 18TH AVE S	153116254880040220	4566 13TH AVE N
093116484380080100	4619 22ND AVE N	283116750240000090	4668 15TH AVE S
163116988560020230	5000 13TH AVE N	013116735840000120	4746 DR ML K JR ST N
163116988560020130	1225 52ND ST N	023116533880030240	2419 38TH AVE N
253116296640080060	1619 22ND AVE S	273116336420000110	3529 15TH AVE S
163116593640160050	4618 22ND AVE N	273116659160000020	4535 18TH AVE S
163116635220050060	5642 9TH AVE N	273116754020001770	3526 15TH AVE S
033116577080040220	3927 38TH AVE N	033116126540020160	4027 38TH AVE N
123116691020020020	1710 30TH AVE N	113116725580030180	3646 28TH ST N
273116803850020020	4510 18TH AVE S	263116728460000020	0 28TH ST S
143116018180000060	2553 13TH AVE N	253116296640060050	1601 20TH AVE S
163116593460110100	1700 49TH ST N	263116728460000090	1405 28TH ST S
273116521640000030	3867 18TH AVE S	273116803850060010	4419 22ND AVE S
153116255060120240	4421 13TH AVE N	013116765000000010	4600 16TH ST N
153116254880040230	4576 13TH AVE N	163116593640150080	4700 22ND AVE N
013116589680000020	4400 HAINES RD N	063117013860020020	5319 DR ML K JR ST N
043116309780010140	5235 38TH AVE N	143116018180000070	2545 13TH AVE N
363016606960100140	1119 54TH AVE N	213116855180080140	5317 1ST AVE N
203116676260040160	649 58TH ST S	013116735840000100	4730 DR ML K JR ST N
253116489600000050	1104 18TH AVE S	163116593100020010	1231 48TH ST N
363016607140110160	1425 54TH AVE N	103116115740010020	4236 38TH AVE N
253116296640010060	1818 16TH ST S	273116843660000170	4167 15TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
263116991440000010	1700 28TH ST S	163116626220040060	1057 49TH ST N
113116725580010010	3050 38TH AVE N	033116126540020190	4051 38TH AVE N
133116125640002090	2112 22ND AVE N	163116593100010020	1215 49TH ST N
023116163440070060	2593 38TH AVE N	163116593640250160	1735 49TH ST N
213116004500020070	4955 1ST AVE N	123116691020050020	2110 30TH AVE N
273116754020001740	1513 35TH ST S	203116676260040190	625 58TH ST S
163116593100130010	1601 49TH ST N	013116370800020070	4750 HAINES RD N
013116513180000030	2029 38TH AVE N	103116103320000070	3744 38TH AVE N
363016606960110140	1011 54TH AVE N	033116126540020230	4083 38TH AVE N
353116681300020230	2401 26TH AVE S	043116159120080170	5027 38TH AVE N
013116159840010050	1741 38TH AVE N	273116418140000270	0 37TH ST S
153116254880040180	4540 13TH AVE N	103116616860000880	3820 38TH AVE N
333116967140010070	4640 22ND AVE S	273116695520000030	3707 18TH AVE S
333116967140010190	4698 22ND AVE S	113116178920010110	2618 38TH AVE N
153116861480040100	4337 9TH AVE N	263116896400020040	2668 18TH AVE S
163116593640150040	4736 22ND AVE N	273116154080100010	3800 18TH AVE S
163116635220010200	5539 5TH AVE N	163116593460010060	5110 22ND AVE N
213116855180030130	5525 1ST AVE N	153116182880150010	1250 39TH ST N
273116695520000100	3835 18TH AVE S	123116279720000030	2023 30TH AVE N
273116803850020060	4540 18TH AVE S	043116309780010160	5221 38TH AVE N
273116746460000490	4200 15TH AVE S	013116338760000130	4824 16TH ST N
103116103320000090	3724 38TH AVE N	013116598500000220	4520 HAINES RD N
013116735840000160	4824 DR ML K JR ST N	033116126540020150	4021 38TH AVE N
273116886500000010	4425 18TH AVE S	353116681300020160	2595 23RD ST S
263116896400040050	1817 28TH ST S	163116189900030040	5425 5TH AVE N
163116593640140050	4800 22ND AVE N	163116626220020130	4735 9TH AVE N
353116689220010230	2216 28TH ST S	013116598500000080	4519 HAINES RD N
013116586800020060	4446 DR ML K JR ST N	353116689220010020	2716 22ND AVE S
123116416160030010	1700 38TH AVE N	123116691020020080	1758 30TH AVE N
163116593100050160	1301 48TH ST N	063117013680030050	4811 DR ML K JR ST N
153116182880210090	3971 9TH AVE N	153116293220080230	4011 9TH AVE N
363016607140110130	1405 54TH AVE N	343116844200060010	4500 22ND AVE S
163116635220010220	5529 5TH AVE N	213116855180030150	5501 1ST AVE N
273116803850050180	4501 22ND AVE S	013116735840000230	4934 DR ML K JR ST N
013116338580030020	4829 16TH ST N	043116820980000120	5301 38TH AVE N
153116255060050030	4575 13TH AVE N	113116725580010030	3036 38TH AVE N
133116541080000070	1800 13TH AVE N	253116296820120100	1755 22ND AVE S
363116504180000890	1111 26TH AVE S	063117013680010020	4939 DR ML K JR ST N
123116691020040050	2032 30TH AVE N	273116754020000100	3511 18TH AVE S
353116681300020250	2427 26TH AVE S	133116541080000090	1826 13TH AVE N
353116480600020050	2301 22ND ST S	363116637920030130	2001 26TH AVE S
093116484380100110	4801 22ND AVE N	143116018000000480	1415 28TH ST N
213116174240180070	5554 5TH AVE N	163116593640200130	1811 49TH ST N
363016607140100100	1213 54TH AVE N	273116569700000110	4017 15TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
113116725580020050	2850 38TH AVE N	283116750090010010	0 15TH AVE S
353116681300020190	0 26TH AVE S	273116803850050120	4551 22ND AVE S
113116178920090030	2482 38TH AVE N	283116750060000410	0 15TH AVE S
113116725580020110	2814 38TH AVE N	113116725580030220	3610 28TH ST N
043116159120080240	5135 38TH AVE N	063117263160080160	4501 DR ML K JR ST N
103116115740010060	4204 38TH AVE N	213116635040040030	4936 5TH AVE N
263116728460000120	1439 28TH ST S	163116635220050050	5634 9TH AVE N
153116255060050050	4565 13TH AVE N	273116154080070070	3748 18TH AVE S
163116988560020190	5040 13TH AVE N	363016607140110090	5400 13TH ST N
163116593100120020	1511 49TH ST N	273116124740002090	4409 22ND AVE S
013116598500000170	4448 HAINES RD N	043116159120080200	5101 38TH AVE N
163116593100120010	1501 49TH ST N	043116309780010180	5201 38TH AVE N
263116896940020010	1330 31ST ST S	163116635220040020	5508 9TH AVE N
253116623880000040	1223 22ND AVE S	353116524880000020	2610 22ND AVE S
263116896940020280	3099 14TH AVE S	153116182880210230	3913 9TH AVE N
283116223380010050	4634 18TH AVE S	263116728460000010	1301 28TH ST S
263116327600100100	1421 31ST ST S	143116018180000010	2595 13TH AVE N
273116124740000250	4326 22ND AVE S	273116746460001420	4030 15TH AVE S
013116338760000170	4908 16TH ST N	163116593640160030	4632 22ND AVE N
283116223380010020	4610 18TH AVE S	273116695520000860	3820 15TH AVE S
263116897120060140	2035 31ST ST S	213116635040080080	462 50TH ST N
063117013680070050	4601 DR ML K JR ST N	103116103320000110	3714 38TH AVE N
013116598500000200	4500 HAINES RD N	133116125280000310	1822 22ND AVE N
013116586800010080	4302 DR ML K JR ST N	363016606960100110	1145 54TH AVE N
283116020520000100	4720 18TH AVE S	273116197640030040	4545 15TH AVE S
113116617040010030	3526 28TH ST N	163116593100010110	4800 13TH AVE N
153116293220080090	4073 9TH AVE N	023116163440070140	2519 38TH AVE N
213116004500020060	4947 1ST AVE N	213116635040120030	5152 5TH AVE N
113116178920050070	2548 38TH AVE N	093116484380080110	4627 22ND AVE N
253116489600000040	1112 18TH AVE S	253116262980000300	1327 22ND AVE S
123116691020010080	1660 30TH AVE N	013116735840000170	4834 DR ML K JR ST N
283116750060000380	4685 15TH AVE S	163116593640200110	4851 18TH AVE N
283116020520000040	4816 18TH AVE S	163116593640160060	4610 22ND AVE N
363016607140100160	1257 54TH AVE N	253116193500020060	1050 18TH AVE S
103116115740020110	4012 38TH AVE N	123116279720000060	1935 30TH AVE N
153116182880210190	3929 9TH AVE N	253116296640080100	1651 22ND AVE S
163116988560020160	5120 13TH AVE N	153116293220010070	4052 13TH AVE N
143116018000000070	2649 13TH AVE N	123116416160020030	1652 38TH AVE N
273116498780060030	1325 37TH ST S	273116754020001780	3534 15TH AVE S
283116750060000370	4695 15TH AVE S	273116659160000270	1502 SCRANTON ST S
213116855180020130	5625 1ST AVE N	163116189900020050	5335 5TH AVE N
103116115740020090	4026 38TH AVE N	263116378720000020	2715 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
273116336420000050	0 15TH AVE S	013116586800010060	4310 DR ML K JR ST N
273116746460000950	4150 15TH AVE S	063117263160040150	4301 DR ML K JR ST N
353116378540010030	2916 22ND AVE S	263116004320040170	3057 22ND AVE S
273116197640020060	4425 15TH AVE S	153116293220070120	4101 9TH AVE N
363116637920010030	1930 22ND AVE S	213116635040120040	5138 5TH AVE N
273116843660000190	4211 15TH AVE S	273116871560010010	4118 18TH AVE S
273116843660000200	4221 15TH AVE S	353116524880000010	2620 22ND AVE S
143116681840010110	2859 13TH AVE N	213116144900180130	5001 1ST AVE N
023116903240030130	4926 HAINES RD N	163116593640160070	4600 22ND AVE N
333116967140010050	4630 22ND AVE S	123116691020010090	1666 30TH AVE N
013116513180000010	2047 38TH AVE N	123116279720000010	2039 30TH AVE N
163116593640140040	4808 22ND AVE N	013116589140040230	5120 16TH ST N
273116695520000810	3736 15TH AVE S	283116512820000290	4800 15TH AVE S
273116695520000120	1759 37TH ST S	263116896940050240	1660 31ST ST S
253116296640020060	1920 16TH ST S	143116018000000050	2707 13TH AVE N
273116746460000970	4100 15TH AVE S	093116484380100100	4811 22ND AVE N
333116113940150120	2512 49TH ST S	153116182880110090	3863 13TH AVE N
163116189900020030	5319 5TH AVE N	063117013860030030	5219 DR ML K JR ST N
033116126540020210	4075 38TH AVE N	143116681840020040	1400 28TH ST N
123116806040010030	2016 38TH AVE N	113116725580020070	2838 38TH AVE N
123116691020030010	1800 30TH AVE N	213116375660030010	460 54TH ST N
043116309780100180	5401 38TH AVE N	153116182880150050	3934 13TH AVE N
153116861300000050	4225 9TH AVE N	213116635040080060	5020 5TH AVE N
153116293220020020	4112 13TH AVE N	163116854640010030	1224 49TH ST N
213116635040080070	5014 5TH AVE N	213116144900180090	5041 1ST AVE N
123116691020020070	1750 30TH AVE N	113116178920090070	2454 38TH AVE N
333116488880020080	2316 49TH ST S	163116189900120160	5220 9TH AVE N
143116392400000190	2201 13TH AVE N	113116178920130020	2340 38TH AVE N
143116779760000200	2483 13TH AVE N	153116182880110110	3843 13TH AVE N
213116375660010080	5262 5TH AVE N	273116569700000030	4119 15TH AVE S
273116569700000090	4033 15TH AVE S	353116378180020190	2941 26TH AVE S
153116255060120200	4327 13TH AVE N	023116903240030120	4934 HAINES RD N
363116491760000860	1301 26TH AVE S	153116182880100100	3953 13TH AVE N
273116843660000140	4145 15TH AVE S	273116336420000090	3551 15TH AVE S
023116533880030220	2435 38TH AVE N	163116854640010020	1212 49TH ST N
123116416160030030	1722 38TH AVE N	123116987300000190	1687 22ND AVE N
213116855180020120	5633 1ST AVE N	153116861480040110	4327 9TH AVE N
273116754020000920	3646 17TH AVE S	213116635040120010	475 52ND ST N
013116338760000040	4630 16TH ST N	063117013680010060	895 49TH AVE N
013116589140040260	1600 52ND AVE N	263116680040010100	1525 28TH ST S
213116855180100120	5237 1ST AVE N	363116637920010010	1940 22ND AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
263116730260000141	1770 31ST ST S	143116603180000470	2341 13TH AVE N
263116680040040090	1625 28TH ST S	013116735840000110	4736 DR ML K JR ST N
153116861300000870	4162 13TH AVE N	343116844200120010	4420 22ND AVE S
163116593100060050	1339 49TH ST N	113116178920010090	2630 38TH AVE N
123116806040010060	2046 38TH AVE N	273116095760040120	4301 22ND AVE S
213116174240180060	5546 5TH AVE N	123116691020020040	1730 30TH AVE N
163116189900120120	5250 9TH AVE N	123116279720000090	1911 30TH AVE N
283116750060000420	4645 15TH AVE S	263116004320040210	3025 22ND AVE S
113116178920010120	2610 38TH AVE N	353116480600030010	2201 25TH AVE S
103116115740010100	4120 38TH AVE N	153116861300000860	4144 13TH AVE N
203116676260040120	681 58TH ST S	033116577080040170	3835 38TH AVE N
063117013860030010	5233 DR ML K JR ST N	113116725580020140	3722 28TH ST N
163116593460040090	2010 49TH ST N	273116154080090160	0 22ND AVE S
273116695520000060	3801 18TH AVE S	153116254880010020	4585 9TH AVE N
153116254880010050	4563 9TH AVE N	213116855180030140	5521 1ST AVE N
133116125280000200	1676 22ND AVE N	163116593460020030	5042 22ND AVE N
163116593100010040	1229 49TH ST N	263116327600100060	1345 31ST ST S
363016607140120160	1515 54TH AVE N	263116896940030010	1400 31ST ST S
273116095760030010	0 42ND ST S	013116598500000300	1810 46TH AVE N
253116296640070020	2019 16TH ST S	273116154080060100	0 22ND AVE S
263116896760020030	1533 31ST ST S	113116617040010040	3518 28TH ST N
363116491760000070	1130 22ND AVE S	133116513900000510	1700 13TH AVE N
123116989100010150	2135 22ND AVE N	033116577080030220	3775 38TH AVE N
033116577080040240	3947 38TH AVE N	283116020520000090	4726 18TH AVE S
123116806040020030	1926 38TH AVE N	283116223380010040	4620 18TH AVE S
023116533880030230	2427 38TH AVE N	263116897120060130	2019 31ST ST S
213116855180010130	5725 1ST AVE N	253116489600000010	1800 12TH ST S
163116635220050090	5710 9TH AVE N	213116375660010030	5222 5TH AVE N
113116681660020510	3327 28TH ST N	263116897120020250	1819 31ST ST S
143116018000000090	2625 13TH AVE N	253116489600000240	1135 22ND AVE S
113116725580020040	2856 38TH AVE N	153116182880120160	3701 13TH AVE N
163116189900120140	5234 9TH AVE N	163116593460010070	5100 22ND AVE N
363016607140100140	1243 54TH AVE N	263116768420000010	2941 22ND AVE S
013116338580040040	4915 16TH ST N	043116820980000080	5345 38TH AVE N
263116378720000030	2709 18TH AVE S	253116623880000020	1235 22ND AVE S
353116480600030040	2411 22ND ST S	143116603180000450	2319 13TH AVE N
353116689220010200	2302 28TH ST S	063117013860040030	5119 DR ML K JR ST N
163116593640150070	4710 22ND AVE N	163116189900100130	5442 9TH AVE N
273116154080100020	3810 18TH AVE S	133116125280000350	1854 22ND AVE N
343116844200060130	4558 22ND AVE S	163116988560020210	5030 13TH AVE N
273116288900000970	4510 15TH AVE S	163116189900030050	5435 5TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
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253116489600000900	0 11TH ST S	163116593640160040	4626 22ND AVE N
013116338580040030	4925 16TH ST N	133116125280000260	1722 22ND AVE N
163116189900030090	5467 5TH AVE N	033116126540020130	4001 38TH AVE N
123116416160050030	1830 38TH AVE N	273116843660000220	4233 15TH AVE S
063117263160040110	4347 DR ML K JR ST N	013116338760000100	4738 16TH ST N
163116593100060120	4801 13TH AVE N	273116154080060130	3605 22ND AVE S
283116513000000190	4725 15TH AVE S	153116255060120160	4301 13TH AVE N
213116375660020020	5314 5TH AVE N	273116803850020090	4568 18TH AVE S
013116735840000090	4718 DR ML K JR ST N	103116103320000020	3784 38TH AVE N
263116975600000010	1428 28TH ST S	153116254880010080	4535 9TH AVE N
013116586800010030	4346 DR ML K JR ST N	363116637920060120	2550 21ST ST S
123116806040010010	2000 38TH AVE N	233116241380150080	0 FAIRFIELD AVE S
063117013680050020	4735 DR ML K JR ST N	353116480600040190	2501 22ND ST S
213116855180010150	5701 1ST AVE N	273116288900001030	4412 15TH AVE S
203116676260040140	667 58TH ST S	273116754020001820	3626 15TH AVE S
013116163080020110	3800 21ST ST N	163116593640200150	1901 49TH ST N
113116178920130090	2234 38TH AVE N	163116593100050120	4731 13TH AVE N
043116820980000100	5311 38TH AVE N	273116154080090120	3725 22ND AVE S
353116689220020020	2658 22ND AVE S	063117013860050020	5025 DR ML K JR ST N
163116635220040040	5520 9TH AVE N	103116616860000850	3788 39TH ST N
253116489600000030	1116 18TH AVE S	153116293220080140	4045 9TH AVE N
353116681300020180	2311 26TH AVE S	123116989100010170	2151 22ND AVE N
213116375660020080	5356 5TH AVE N	273116871560020010	4056 18TH AVE S
353116480600010170	2239 22ND ST S	363016606960100120	1137 54TH AVE N
113116725580010120	2910 38TH AVE N	333116967140010010	4616 22ND AVE S
113116178920050120	2500 38TH AVE N	263116728460000080	1403 28TH ST S
123116989100010190	2169 22ND AVE N	113116178920090080	2444 38TH AVE N
113116904140000310	2445 30TH AVE N	093116484380090100	4711 22ND AVE N
363016607140070030	5529 16TH ST N	263116991440000020	1710 28TH ST S
013116370800020050	4736 HAINES RD N	363116662760000200	1528 24TH AVE S
113116178920090130	2400 38TH AVE N	143116603180000460	2327 13TH AVE N
113116178920090120	2410 38TH AVE N	143116018180000100	2525 13TH AVE N
253116296640040050	2110 16TH ST S	013116598500000260	4550 HAINES RD N
263116896940040010	3090 15TH AVE S	113116725580010090	2936 38TH AVE N
103116103320000010	3790 38TH AVE N	103116115740010070	4146 38TH AVE N
213116375660010070	5254 5TH AVE N	213116855180060090	5757 2ND AVE N
123116987480000230	1727 22ND AVE N	273116154080090150	3753 22ND AVE S
273116803850020080	4558 18TH AVE S	163116635220060130	5744 8TH AVE N
213116375660030030	5420 5TH AVE N	043116159120080190	5045 38TH AVE N
153116293220020040	4128 13TH AVE N	333116113940140100	2436 49TH ST S
203116676260040130	673 58TH ST S	273116784080000090	4105 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
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113116903960000020	2501 30TH AVE N	013116589140040250	5136 16TH ST N
343116154620000040	2301 37TH ST S	163116635220040090	5550 9TH AVE N
213116174240180080	5562 5TH AVE N	153116254880010040	4565 9TH AVE N
273116124740001120	4350 18TH AVE S	063117263160050130	4425 DR ML K JR ST N
133116541080000050	1766 13TH AVE N	113116178920090110	2416 38TH AVE N
163116854640010120	4960 13TH AVE N	273116154080090130	3737 22ND AVE S
123116691020050040	2126 30TH AVE N	363016607140070010	1556 56TH AVE N
363116504180000840	1016 22ND AVE S	113116725580030230	3600 28TH ST N
163116854640010130	4972 13TH AVE N	283116513000000180	4739 15TH AVE S
363016607140010040	5725 16TH ST N	273116336420000140	3515 15TH AVE S
273116754020000090	3521 18TH AVE S	273116803850050100	4565 22ND AVE S
353116524880000030	2201 26TH ST S	273116154080100040	3828 18TH AVE S
153116182880100140	3921 13TH AVE N	033116126540020170	4035 38TH AVE N
263116896760060040	1727 31ST ST S	253116296640080070	1627 22ND AVE S
093116484380100090	4819 22ND AVE N	143116779760000240	2445 13TH AVE N
133116541080000040	1758 13TH AVE N	153116293220020030	4120 13TH AVE N
123116691020110110	1605 27TH AVE N	163116593100060160	4837 13TH AVE N
013116370800030030	4820 HAINES RD N	093116484380090130	4735 22ND AVE N
023116533880030160	2485 38TH AVE N	153116861480040090	4347 9TH AVE N
263116378720000040	2701 18TH AVE S	273116095760050220	2135 42ND ST S
153116182880110160	3801 13TH AVE N	013116598500000100	4505 HAINES RD N
023116163440070080	2567 38TH AVE N	063117013680010010	894 50TH AVE N
113116904140000320	2437 30TH AVE N	163116593640250110	1711 49TH ST N
343116844200060060	4520 22ND AVE S	333116113940130120	2424 49TH ST S
273116871560020060	4030 18TH AVE S	013116370800020080	4756 HAINES RD N
263116991440000030	1720 28TH ST S	353116378180020150	2911 26TH AVE S
363016607140110120	1325 54TH AVE N	103116103320000050	3760 38TH AVE N
043116309780010120	5251 38TH AVE N	163116593100130050	1647 49TH ST N
163116189900100160	5418 9TH AVE N	273116154080070030	3720 18TH AVE S
013116338580040050	4901 16TH ST N	063117013860040020	5127 DR ML K JR ST N
153116293220080250	900 40TH ST N	063117013860030020	5227 DR ML K JR ST N
273116754020000930	1616 37TH ST S	273116197640010050	4327 15TH AVE S
213116004500020040	4931 1ST AVE N	353116689220020010	2670 22ND AVE S
203116676260040200	5800 FAIRFIELD AVE S	013116586800020070	4454 DR ML K JR ST N
123116987300000150	1651 22ND AVE N	123116416160030040	1730 38TH AVE N
363016606960110110	1021 54TH AVE N	143116392400000230	2235 13TH AVE N
213116174060170010	5600 5TH AVE N	353116689220010190	2312 28TH ST S
213116174060170080	5660 5TH AVE N	353116689220010010	2728 22ND AVE S
033116577080040150	3819 38TH AVE N	273116124740001370	4338 22ND AVE S
283116750060000440	4629 15TH AVE S	213116375660030020	5408 5TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
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113116178920030250	2755 35TH AVE N	063117013680010050	4915 DR ML K JR ST N
143116681840010010	1338 28TH ST N	163116593460110080	1724 49TH ST N
023116533880030180	2475 38TH AVE N	103116616860000830	3916 38TH AVE N
123116987300000160	1661 22ND AVE N	063117013680030030	4831 DR ML K JR ST N
113116684720010060	2948 30TH ST N	123116416160030020	1710 38TH AVE N
063117013860020010	5333 DR ML K JR ST N	063117013680050030	4727 DR ML K JR ST N
273116336420000060	3617 15TH AVE S	213116174060170030	5618 5TH AVE N
113116725580020090	2826 38TH AVE N	263116896940050010	1600 31ST ST S
253116569880000550	0 21ST AVE S	273116569700000080	4043 15TH AVE S
113116681660010080	2637 30TH AVE N	253116569880000200	2011 22ND ST S
253116296820120060	1717 22ND AVE S	273116754020001790	3606 15TH AVE S
273116659160000030	4545 18TH AVE S	023116163440080120	2635 38TH AVE N
113116684720010010	3046 30TH AVE N	013116370800020090	4762 HAINES RD N
263116327600100080	1401 31ST ST S 3101 FREEMONT TER S	363116504180000850	1010 22ND AVE S
233116765900180140		213116855180070140	5417 1ST AVE N
113116617040010010	2800 36TH AVE N	213116855180080130	5329 1ST AVE N
063117263160010120	4237 DR ML K JR ST N	123116279720000070	1927 30TH AVE N
283116223380010030	4618 18TH AVE S	213116635040040050	4920 5TH AVE N
013116736020000010	4600 DR ML K JR ST N	143116779760000230	2459 13TH AVE N
283116223380010090	4662 18TH AVE S	123116987480000301	2201 19TH ST N
263116728460000030	1311 28TH ST S	163116626220040030	1015 49TH ST N
253116623880000030	1225 22ND AVE S	043116159120080140	3810 50TH ST N
363016606960110100	1051 54TH AVE N	033116577080030160	3727 38TH AVE N
263116897120070130	2121 31ST ST S	143116681840030020	1526 28TH ST N
013116598500000290	4570 HAINES RD N	363016606960100090	1163 54TH AVE N
283116223380010060	4642 18TH AVE S	143116681840010100	2855 13TH AVE N
013116589140040160	5020 16TH ST N	153116255060120180	4319 13TH AVE N
353116480600010180	2227 22ND ST S	033116577080030230	3783 38TH AVE N
113116617040030040	3420 28TH ST N	353116480600030030	2423 22ND ST S
013116598500000040	4551 HAINES RD N	273116886500000050	0 18TH AVE S
103116115740020040	4068 38TH AVE N	273116695520000850	3818 15TH AVE S
263116327600100090	1411 31ST ST S	143116018180000090	2531 13TH AVE N
263116327600100110	1431 31ST ST S	133116125280000170	1650 22ND AVE N
123116987300000020	2328 16TH ST N	153116182880210210	3925 9TH AVE N
263116896400030240	1820 28TH ST S	163116635220040130	5574 9TH AVE N
163116593100030010	4654 13TH AVE N	163116593640150050	4726 22ND AVE N
123116987480000260	1751 22ND AVE N	213116144900180100	5035 1ST AVE N
233116147780410040	544 31ST ST S	063117263160040140	4323 DR ML K JR ST N
143116779760000190	2495 13TH AVE N	163116635220050020	5610 9TH AVE N
163116854640010010	1200 49TH ST N	163116635220010170	5557 5TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
213116635040120080	5100 5TH AVE N	263116004320040180	3049 22ND AVE S
013116598500000230	4528 HAINES RD N	063117013680070010	4647 DR ML K JR ST N
153116182880100160	3901 13TH AVE N	033116126540020200	4059 38TH AVE N
033116577080030170	3733 38TH AVE N	333116488880030060	2408 49TH ST S
263116896400020030	2674 18TH AVE S	123116416160020040	1664 38TH AVE N
213116174240180050	5538 5TH AVE N	153116182880100120	3929 13TH AVE N
253116296640080090	1643 22ND AVE S	133116125640002130	2140 22ND AVE N
213116855180060080	245 58TH ST N	203116676260040150	657 58TH ST S
113116725580020020	2868 38TH AVE N	093116484380090160	2201 48TH ST N
013116338760000110	4800 16TH ST N	033116577080040140	3811 38TH AVE N
163116189900120150	5226 9TH AVE N	253116296640080010	2105 16TH ST S
273116154080090010	2131 37TH ST S	283116020880040110	4839 18TH AVE S
163116635220060140	0 7TH AVE N	103116115740020030	4076 38TH AVE N
363016607140100130	1239 54TH AVE N	143116681840010120	2865 13TH AVE N
043116309780010110	5261 38TH AVE N	273116784080000040	0 18TH AVE S
093116484380100160	4834 23RD AVE N	113116903960000040	2471 30TH AVE N
213116855180070100	5441 1ST AVE N	213116855180020140	5617 1ST AVE N
363016607140120140	1525 54TH AVE N	273116288900001000	4434 15TH AVE S
163116593640140020	4828 22ND AVE N	353116480600040110	2243 26TH AVE S
153116182880110140	3819 13TH AVE N	253116296640040040	2100 16TH ST S
123116989100010160	2141 22ND AVE N	063117013860050040	5001 DR ML K JR ST N
163116593100030020	4646 13TH AVE N	353116681300020280	2443 26TH AVE S
273116803850050170	4515 22ND AVE S	103116115740020080	4034 38TH AVE N
153116254880010010	4595 9TH AVE N	123116691020020090	1766 30TH AVE N
063117263160040120	4345 DR ML K JR ST N	113116381240020030	2820 28TH ST N
073117169290430010	3320 1ST ST N	163116593460100080	1900 49TH ST N
123116691020030090	1934 30TH AVE N	263116664560000040	2921 18TH AVE S
163116593640140030	4818 22ND AVE N	353116681300020300	2550 25TH ST S
113116381240010040	2844 30TH AVE N	013116370800020010	4700 HAINES RD N
113116725580020030	2862 38TH AVE N	023116163440050060	3901 28TH ST N
273116154080060140	3615 22ND AVE S	273116754020000050	3611 18TH AVE S
143116681840010070	2827 13TH AVE N	023116533880030260	2401 38TH AVE N
143116681840010030	1310 28TH ST N	363116637920050030	2040 22ND AVE S
353116480600040170	2519 22ND ST S	153116255060050070	4545 13TH AVE N
113116681660010050	2713 30TH AVE N	273116336420000100	3543 15TH AVE S
043116159120080160	5019 38TH AVE N	123116691020020030	1720 30TH AVE N
253116296640010070	1828 16TH ST S	353116480600040140	2219 26TH AVE S
153116861480040080	4401 9TH AVE N	063117013680050040	4719 DR ML K JR ST N
213116174060170020	5610 5TH AVE N	213116635040010080	244 49TH ST N
273116124740000010	1800 QUINCY ST S	163116189900010090	5271 5TH AVE N
163116593100060060	1347 49TH ST N	273116768060000010	1019 37TH ST S
103116616860000810	3789 40TH ST N		

PARCEL	ADDRESS	PARCEL	ADDRESS
253116193500020020	0 18TH AVE S	063217480960010020	3810 DR ML K JR ST S
273116784080000050	4053 18TH AVE S	143116018180000020	2585 13TH AVE N
253116193500020030	1020 18TH AVE S	363016607140060050	5601 16TH ST N
283116750060000460	4621 15TH AVE S	123116987480000290	1821 22ND AVE N
063117013680030010	4847 DR ML K JR ST N	163116593100020020	4752 13TH AVE N
153116254880040210	4558 13TH AVE N	163116635220050010	5600 9TH AVE N
153116293220070050	4133 9TH AVE N	163116635220040010	5500 9TH AVE N
163116593460020060	5018 22ND AVE N	273116124740002080	0 44TH ST S
033116577080030240	3791 38TH AVE N	363116637920040030	2022 22ND AVE S
263116896760050010	1617 31ST ST S	113116381240010060	2860 30TH AVE N
363116491760000890	1211 26TH AVE S	163116189900120130	5242 9TH AVE N
213116004500020050	4939 1ST AVE N	273116695520000070	3811 18TH AVE S
163116593100060010	1301 49TH ST N	213116855180020090	5655 1ST AVE N
273116418140000010	819 37TH ST S	163116635220010180	5551 5TH AVE N
213116635040040040	4928 5TH AVE N	153116254880010110	4503 9TH AVE N
163116593460110060	1740 49TH ST N	113116725580030200	3620 28TH ST N
163116635220010150	5569 5TH AVE N	123116691020030070	1860 30TH AVE N
253116193500020050	1034 18TH AVE S	013116159840010030	1769 38TH AVE N
113116903960000060	2451 30TH AVE N	103116115740010110	4112 38TH AVE N
153116254880040160	4520 13TH AVE N	273116336420000010	3663 15TH AVE S
153116293220080110	4057 9TH AVE N	123116279720000020	2027 30TH AVE N
163116189900010050	5235 5TH AVE N	353116689220050130	2659 26TH AVE S
133116125280000300	1810 22ND AVE N	033116577080040180	3843 38TH AVE N
163116189900020040	5327 5TH AVE N	213116004500020130	130 49TH ST N
153116182880110150	3811 13TH AVE N	163116189900030080	5461 5TH AVE N
093116484380080130	4643 22ND AVE N	123116691020040060	2044 30TH AVE N
153116861300000120	4139 9TH AVE N	023116903240030150	4918 HAINES RD N
013116370800030020	4810 HAINES RD N	023116163440050040	3919 28TH ST N
113116725580010110	2918 38TH AVE N	043116159120080150	5011 38TH AVE N
213116375660020060	5350 5TH AVE N	113116684720010030	3028 30TH AVE N
033116577080040230	3935 38TH AVE N	043116820980000070	5363 38TH AVE N
153116182880210110	3953 9TH AVE N	153116182880100110	3939 13TH AVE N
133116125280000290	1752 22ND AVE N	353116480600020020	2327 22ND ST S
113116178920090020	2490 38TH AVE N	283116513000000220	0 15TH AVE S
013116586800010010	900 44TH AVE N	283116513000000150	4811 15TH AVE S
253116193500010050	944 18TH AVE S	163116189900010070	5257 5TH AVE N
143116681840030050	1500 28TH ST N	063117013680050050	4701 DR ML K JR ST N
273116017460000100	3727 15TH AVE S	153116182880210170	3941 9TH AVE N
263116896400020010	2694 18TH AVE S	163116593460020080	5000 22ND AVE N
273116154080090110	3723 22ND AVE S	273116288900001010	4424 15TH AVE S
273116521640000020	3859 18TH AVE S	283116020520000070	4746 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
113116617040010020	3534 28TH ST N	123116691020010060	1644 30TH AVE N
113116617040030010	3446 28TH ST N	063117263160080150	4513 DR ML K JR ST N
263116327600100120	1439 31ST ST S	363016607140070060	1557 55TH AVE N
253116623880000010	1247 22ND AVE S	363016607140110140	1415 54TH AVE N
263116327600100130	3101 15TH AVE S	153116254880040250	1225 46TH ST N
143116018000000460	1401 28TH ST N	033116577080040200	3911 38TH AVE N
063117263160010140	4221 DR ML K JR ST N	273116695520000110	3843 18TH AVE S
263116004320020130	1940 31ST ST S	283116513000000170	4747 15TH AVE S
263116897120030130	1925 31ST ST S	033116577080030190	3751 38TH AVE N
113116617040030020	3434 28TH ST N	123116806040010020	2008 38TH AVE N
013116598500000190	4421 18TH ST N	153116254880040150	1232 45TH ST N
153116182880110100	3853 13TH AVE N	263116728460000060	1351 28TH ST S
093116484380080120	4635 22ND AVE N	253116296640080130	1675 22ND AVE S
283116223380010080	4656 18TH AVE S	063117013680070030	4633 DR ML K JR ST N
013116338580020040	4701 16TH ST N	263116004320040200	3035 22ND AVE S
013116589140040180	0 16TH ST N	273116288900001040	4400 15TH AVE S
023116533880030190	2467 38TH AVE N	273116288900000960	4520 15TH AVE S
103116115740020070	4042 38TH AVE N	163116189900030010	5401 5TH AVE N
123116989100010200	2179 22ND AVE N	163116593460100060	1918 49TH ST N
163116593460020010	5062 22ND AVE N	113116178920130070	2300 38TH AVE N
113116178920130040	2326 38TH AVE N	213116855180010080	5762 2ND AVE N
093116484380100080	4827 22ND AVE N	163116189900020060	5343 5TH AVE N
133116541080000080	1810 13TH AVE N	013116338760000140	4832 16TH ST N
113116681660010060	2701 30TH AVE N	253116296640030070	0 16TH ST S
103116616860000900	3800 38TH AVE N	273116197640010040	4343 15TH AVE S
103116616860000890	3812 38TH AVE N	013116338760000090	4726 16TH ST N
273116569700000020	4125 15TH AVE S	163116593460010030	5130 22ND AVE N
123116987300000010	2350 16TH ST N	163116593100060030	1331 49TH ST N
123116691020030030	1808 30TH AVE N	213116635040080010	5062 5TH AVE N
113116684720020020	2928 30TH AVE N	163116189900030060	5445 5TH AVE N
123116691020040070	2046 30TH AVE N	273116521640000010	3851 18TH AVE S
143116018180000110	2515 13TH AVE N	273116886500000040	1787 45TH ST S
113116178920010080	2700 38TH AVE N	163116593100050140	4749 13TH AVE N
273116288900001020	4418 15TH AVE S	363016606960110090	1063 54TH AVE N
213116855180030110	5541 1ST AVE N	153116293220010060	4044 13TH AVE N
063117263160050140	4421 DR ML K JR ST N	263116896760090010	3100 QUEENSBORO AVE
163116854640010100	4950 13TH AVE N	123116691020020100	1778 30TH AVE N
113116684720010040	3018 30TH AVE N	213116635040120020	5162 5TH AVE N
163116189900100150	5426 9TH AVE N	353116681300020220	2351 26TH AVE S
353116480600040180	2511 22ND ST S	123116987480000240	1743 22ND AVE N
273116886500000030	4445 18TH AVE S	113116820800000140	3012 YALE ST N

PARCEL	ADDRESS	PARCEL	ADDRESS
123116987300000030	2320 16TH ST N	123116691020040010	2000 30TH AVE N
253116296640060010	1600 19TH AVE S	263116768420000040	2901 22ND AVE S
133116125280000270	1734 22ND AVE N	273116695520000450	1665 37TH ST S
353116480600020010	2333 22ND ST S	163116189900120170	5200 9TH AVE N
163116593100130030	1625 49TH ST N	123116806040020020	1934 38TH AVE N
273116017460000140	1433 37TH ST S	123116806040020060	3744 19TH ST N
143116681840010130	2875 13TH AVE N	273116754020001800	3610 15TH AVE S
253116296640080080	1633 22ND AVE S	343116154620000050	2311 37TH ST S
213116174060100110	301 58TH ST N	263116896400020020	2686 18TH AVE S
213116855180100140	5221 1ST AVE N	013116598500000270	4560 HAINES RD N
263116680040010010	2800 15TH AVE S	213116635040080030	5044 5TH AVE N
143116681840010040	1308 28TH ST N	123116279720000040	2015 30TH AVE N
363016607140010060	5701 16TH ST N	213116635040080050	5030 5TH AVE N
163116988560020180	5106 13TH AVE N	213116855180030120	5529 1ST AVE N
163116593100020070	4710 13TH AVE N	143116681840030030	1518 28TH ST N
153116861300000090	901 42ND ST N	203116676260040110	5801 7TH AVE S
123116691020010100	1678 30TH AVE N	163116593100030030	4638 13TH AVE N
363116637920020131	1921 26TH AVE S	013116736020000050	4636 DR ML K JR ST N
023116163440080130	2627 38TH AVE N	123116691020040020	2010 30TH AVE N
153116255060120170	4311 13TH AVE N	123116691020010070	1650 30TH AVE N
273116197640030070	4519 15TH AVE S	273116095760020010	4216 18TH AVE S
363016607140120170	1501 54TH AVE N	273116197640020050	4435 15TH AVE S
163116593460020070	5010 22ND AVE N	273116569700000140	1443 40TH ST S
263116728460000100	1411 28TH ST S	103116115740010040	4220 38TH AVE N
363116637920040010	2000 22ND AVE S	163116635220010230	5521 5TH AVE N
363116637920040020	2010 22ND AVE S	233116241380030090	530 31ST ST S
163116626220030080	4601 9TH AVE N	133116125280000150	1636 22ND AVE N
133116541080000100	1830 13TH AVE N	273116803850020040	4534 18TH AVE S
263116896760020020	1525 31ST ST S	263116896760060050	1735 31ST ST S
013116159840010040	1751 38TH AVE N	123116416160020020	1644 38TH AVE N
123116987480000300	1829 22ND AVE N	273116695520000230	3701 QUEENSBORO AVE S
163116854640010050	1246 49TH ST N	023116163440070090	2559 38TH AVE N
063117263160080130	4529 DR ML K JR ST N	163116635220050040	5626 9TH AVE N
263116004320040160	3065 22ND AVE S	273116695520000341	1709 37TH ST S
113116178920050050	2566 38TH AVE N	043116309780100150	5431 38TH AVE N
163116626220040010	4855 10TH AVE N	013116338580040010	4969 16TH ST N
163116593100120040	1527 49TH ST N	213116855180030090	101 56TH ST N
273116886500000060	4519 18TH AVE S	363016606960110130	1029 54TH AVE N
163116988560020140	5136 13TH AVE N	253116296820120080	1739 22ND AVE S
063117263160050120	4433 DR ML K JR ST N	213116174060070100	5780 3RD AVE N
113116178920010250	3709 28TH ST N	273116017460000090	3735 15TH AVE S
113116178920090090	2436 38TH AVE N		

PARCEL	ADDRESS	PARCEL	ADDRESS
213116855180070120	5433 1ST AVE N	113116681660010070	2647 30TH AVE N
213116174060100100	375 58TH ST N	133116125280000250	1716 22ND AVE N
013116586800010040	4326 DR ML K JR ST N	113116381240010070	2868 30TH AVE N
273116334260010010	1326 37TH ST S	133116125280000330	1840 22ND AVE N
023116533880030200	2451 38TH AVE N	113116178920010060	2710 38TH AVE N
063117013860040010	5139 DR ML K JR ST N	273116154080060110	0 22ND AVE S
263116664560000020	0 18TH AVE S	263116327600100070	0 31ST ST S
263116991440000070	1752 28TH ST S	023116163440080150	3800 26TH ST N
253116296640040090	1521 22ND AVE S	273116154080060090	0 22ND AVE S
113116903960000010	0 30TH AVE N	253116623880000060	2115 12TH ST S
123116806040010040	2024 38TH AVE N	283116020520000060	4800 18TH AVE S
273116754020001390	3643 16TH AVE S	263116897120020270	1829 31ST ST S
063117013680030040	4821 DR ML K JR ST N	283116223380010130	1800 47TH ST S
273116154080090140	3745 22ND AVE S	113116178920040010	2750 35TH AVE N
013116735840000210	4920 DR ML K JR ST N	163116593460040080	2024 49TH ST N
273116871560020070	4018 18TH AVE S	153116293220010020	4012 13TH AVE N
253116569880000570	2201 21ST AVE S	153116861480040070	4413 9TH AVE N
213116635040040010	459 50TH ST N	153116293220080190	4021 9TH AVE N
033116577080040190	3901 38TH AVE N	113116820620000080	2525 30TH AVE N
273116695520000040	3727 18TH AVE S	273116569700000070	4053 15TH AVE S
163116626220030120	4639 9TH AVE N	213116375660030070	5454 5TH AVE N
273116695520000780	1521 37TH ST S	273116695520000050	3735 18TH AVE S
163116988560020220	5020 13TH AVE N	123116987480000270	1805 22ND AVE N
163116593100030040	4616 13TH AVE N	153116861300000060	4217 9TH AVE N
213116375660020050	5330 5TH AVE N	143116681840020010	1434 28TH ST N
273116843660000180	4201 15TH AVE S	143116779760000220	2467 13TH AVE N
363016607140100110	1219 54TH AVE N	163116189900020020	5311 5TH AVE N
133116125640002110	0 22ND AVE N	133116125640002150	2150 22ND AVE N
043116309780100160	5421 38TH AVE N	213116174060130110	401 58TH ST N
143116392400000240	2243 13TH AVE N	123116691020050050	2136 30TH AVE N
043116309780100170	5411 38TH AVE N	273116154080100030	3820 18TH AVE S
123116691020030050	1838 30TH AVE N	213116004500030140	220 49TH ST N
043116309780010130	5241 38TH AVE N	123116987300000040	2310 16TH ST N
273116095760010010	4300 18TH AVE S	013116736020000040	4628 DR ML K JR ST N
353116480600030050	2401 22ND ST S	133116125280000280	1742 22ND AVE N
143116681840010050	1300 28TH ST N	163116593640160010	2121 47TH ST N
063117013680010030	4931 DR ML K JR ST N	013116589140040140	1601 50TH AVE N
213116855180070090	5471 1ST AVE N	363016606960100150	1113 54TH AVE N
163116189900120110	5258 9TH AVE N	113116178920130080	2242 38TH AVE N
143116000001400300	2427 13TH AVE N	023116163440080140	2619 38TH AVE N
263116896760060020	1711 31ST ST S	153116861300000100	4153 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
253116296640060040	1929 16TH ST S	333116113940150140	2520 49TH ST S
063217480960010010	3800 DR ML K JR ST S	153116293220010050	4036 13TH AVE N
283116512820000250	4726 15TH AVE S	213116855180020150	5611 1ST AVE N
103116115740020020	4082 38TH AVE N	273116336420000020	3655 15TH AVE S
273116124740001130	4386 18TH AVE S	023116163440050050	3911 28TH ST N
273116784080000100	0 18TH AVE S	263116728460000050	1339 28TH ST S
153116255060120210	4347 13TH AVE N	163116593100020030	4742 13TH AVE N
023116163440050030	3927 28TH ST N	273116754020000070	0 18TH AVE S
013116450360000080	2015 38TH AVE N	153116861300000850	4136 13TH AVE N
013116589680000010	4418 HAINES RD N	273116803850050160	4525 22ND AVE S
263116004320040220	3021 22ND AVE S	273116871560020080	4010 18TH AVE S
013116598500000090	4513 HAINES RD N	263116728460000040	1331 28TH ST S
133116541080000110	1834 13TH AVE N	153116293220020010	4100 13TH AVE N
023116163440070110	2543 38TH AVE N	163116189900020090	5367 5TH AVE N
043116309780100120	5451 38TH AVE N	113116724860010140	2321 30TH AVE N
063117013860030040	5211 DR ML K JR ST N	123116691020040080	2058 30TH AVE N
153116861300000010	4263 9TH AVE N	163116189900100140	5434 9TH AVE N
273116569700000010	4133 15TH AVE S	153116861480040130	4313 9TH AVE N
213116174060070110	265 58TH ST N	043116309780100100	5471 38TH AVE N
163116593460030010	4954 22ND AVE N	123116987300000110	1621 22ND AVE N
013116735840000220	4926 DR ML K JR ST N	103116115740010120	3722 41ST ST N
163116593100050090	4701 13TH AVE N	253116193500020090	1060 18TH AVE S
163116626220020140	4745 9TH AVE N	133116125280000220	1688 22ND AVE N
263116004320040190	3045 22ND AVE S	363016607140010020	5737 16TH ST N
163116626220030100	4621 9TH AVE N	273116154080070081	0 18TH AVE S
153116182880100150	3911 13TH AVE N	013116589140040240	5128 16TH ST N
123116691020030040	1830 30TH AVE N	153116293220010010	1250 40TH ST N
253116296640070030	2021 16TH ST S	163116593460010050	5122 22ND AVE N
143116681840030010	1534 28TH ST N	273116336420000040	3635 15TH AVE S
093116484380090110	4719 22ND AVE N	273116080460000010	3940 18TH AVE S
033116577080030130	3701 38TH AVE N	273116336420000130	3517 15TH AVE S
163116635220050100	5718 9TH AVE N	253116296640030080	2038 16TH ST S
253116296640070040	2027 16TH ST S	093116484380100070	0 22ND AVE N
123116279720000080	0 30TH AVE N	163116854640010150	4994 13TH AVE N
163116593640190110	2001 49TH ST N	113116178920130030	2334 38TH AVE N
213116375660010060	5240 5TH AVE N	123116691020030020	1804 30TH AVE N
283116750240000120	4690 15TH AVE S	263116991440000080	1760 28TH ST S
273116896220010030	0 37TH ST S	013116598500000120	4461 HAINES RD N
353116689220010180	2318 28TH ST S	123116691020040100	2981 21ST ST N
163116593640150060	4716 22ND AVE N	283116512820000300	0 15TH AVE S
263116896760020010	3100 OAKLEY AVE S	273116695520000010	3701 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
363016606960110120	1037 54TH AVE N	163116635220040110	5562 9TH AVE N
353116524700000030	2567 26TH AVE S	163116593100010090	4820 13TH AVE N
163116854640010080	4930 13TH AVE N	273116871560020040	4042 18TH AVE S
163116593100010060	4840 13TH AVE N	253116489600000610	1001 22ND AVE S
153116861300000880	4168 13TH AVE N	013116370800030050	4834 HAINES RD N
023116533880030250	2411 38TH AVE N	133116125280000140	1626 22ND AVE N
143116681840010140	2883 13TH AVE N	043116309780010170	5211 38TH AVE N
213116004500020030	4921 1ST AVE N	123116806040020010	1946 38TH AVE N
253116193500020040	0 18TH AVE S	153116293220070090	4115 9TH AVE N
353116480600040130	2231 26TH AVE S	153116182880150040	3926 13TH AVE N
063117013860050010	5039 DR ML K JR ST N	123116806040010050	2036 38TH AVE N
063117013860050030	5019 DR ML K JR ST N	013116598500000210	4512 HAINES RD N
253116296640030050	2010 16TH ST S	143116018180000080	2537 13TH AVE N
273116754020000060	3601 18TH AVE S	273116695520000560	1601 37TH ST S
273116695520000670	1555 37TH ST S	253116296640020070	1926 16TH ST S
153116293220010030	4020 13TH AVE N	123116279720000100	1903 30TH AVE N
263116571860020080	1619 28TH ST S	033116126540020240	3801 41ST ST N
363016606960100160	1101 54TH AVE N	213116174060160110	463 58TH ST N
333116488880030040	2400 49TH ST S	263116728460000070	1355 28TH ST S
013116338760000160	4900 16TH ST N	253116296640020040	1900 16TH ST S
043116309780010150	5231 38TH AVE N	063117013680050010	4799 DR ML K JR ST N
213116855180100150	5201 1ST AVE N	113116381240020010	2800 29TH AVE N
213116174060130100	447 58TH ST N	363116491760000060	2201 12TH ST S
273116154100010030	2133 37TH ST S	123116691020040090	2066 30TH AVE N
013116735840000190	4902 DR ML K JR ST N	153116182880100090	3963 13TH AVE N
103116616860000860	3838 38TH AVE N	013116338580030010	4839 16TH ST N
143116018180000030	2577 13TH AVE N	163116593640150010	4762 22ND AVE N
153116293220080170	4035 9TH AVE N	043116159120080210	5121 38TH AVE N
113116178920130060	2310 38TH AVE N	093116484380080140	4651 22ND AVE N
213116144900180080	5051 1ST AVE N	113116381240010050	2852 30TH AVE N
363016607140100150	1249 54TH AVE N	143116681840040020	1626 28TH ST N
363016606960100130	1129 54TH AVE N	213116375660030060	5440 5TH AVE N
153116861300000030	4235 9TH AVE N	273116197640030060	4527 15TH AVE S
163116626220020150	4755 9TH AVE N	363016607140100120	1229 54TH AVE N
013116338580030050	4805 16TH ST N	113116903960000050	2461 30TH AVE N
273116754020001830	3632 15TH AVE S	143116018000000060	2701 13TH AVE N
143116018000000040	2713 13TH AVE N	023116533880030210	2443 38TH AVE N
143116603180000490	1300 24TH ST N	113116684720020040	2918 30TH AVE N
153116255060120230	4415 13TH AVE N	163116189900010040	5229 5TH AVE N
143116681840010150	2891 13TH AVE N	213116635040120060	5124 5TH AVE N
353116689220010220	2234 28TH ST S	143116681840010060	2821 13TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
013116338760000060	4700 16TH ST N	213116855180020110	5641 1ST AVE N
123116915660000570	2115 30TH AVE N	103116103320000060	3752 38TH AVE N
333116113940140160	2460 49TH ST S	213116855180030100	5551 1ST AVE N
043116309780010100	3801 53RD ST N	253116296640060030	1919 16TH ST S
153116182880150080	1279 40TH ST N	213116855180100130	5229 1ST AVE N
273116154080070080	3762 18TH AVE S	263116728460000110	1421 28TH ST S
133116513900001000	1728 13TH AVE N	013116735840000070	4700 DR ML K JR ST N
113116725580010070	2940 38TH AVE N	143116681840010080	2835 13TH AVE N
353116378180020170	2931 26TH AVE S	343116154620000060	2317 37TH ST S
363116491760000920	1121 26TH AVE S	273116695520000840	3808 15TH AVE S
023116163440050010	3947 28TH ST N	123116691020040040	2026 30TH AVE N
273116784080000080	4075 18TH AVE S	363116637920050020	2032 22ND AVE S
143116681840040040	1610 28TH ST N	163116593100030070	4600 13TH AVE N
163116593100010050	1233 49TH ST N	103116115740010050	4214 38TH AVE N
273116154080060120	3529 22ND AVE S	113116178920050090	2532 38TH AVE N
153116254880010070	4545 9TH AVE N	343116844200060030	4510 22ND AVE S
013116589140040190	5054 16TH ST N	213116375660010050	5232 5TH AVE N
263116004320030120	0 20TH AVE S	093116484380090120	4727 22ND AVE N
273116017460000080	3743 15TH AVE S	353116480600020030	2315 22ND ST S
363016607140120120	1541 54TH AVE N	273116754020000460	1760 37TH ST S
113116381240020040	2801 28TH AVE N	273116154080050160	2026 37TH ST S
063117263160010110	4247 DR ML K JR ST N	013116370800030040	4826 HAINES RD N
283116020520000080	4734 18TH AVE S	123116691020050010	2100 30TH AVE N
263116896940030280	0 15TH AVE S	013116598500000240	4532 HAINES RD N
263116004320040120	2110 31ST ST S	273116843660000210	4225 15TH AVE S
283116223380010070	4650 18TH AVE S	013116338580040020	4931 16TH ST N
263116897120070110	3100 21ST AVE S	153116293220070070	4125 9TH AVE N
263116004320020120	1914 31ST ST S	023116163440080100	2701 38TH AVE N
113116617040010060	3500 28TH ST N	363016606960110160	5400 10TH ST N
283116223380010010	4600 18TH AVE S	013116338760000050	4650 16TH ST N
283116223380010120	4686 18TH AVE S	333116967140010150	4670 22ND AVE S
263116991440000060	1744 28TH ST S	273116803850020070	4548 18TH AVE S
033116577080030180	3743 38TH AVE N	283116513000000200	4719 15TH AVE S
113116725580010040	3026 38TH AVE N	123116987300000130	1635 22ND AVE N
283116750060000480	4601 15TH AVE S	013116586800010050	4316 DR ML K JR ST N
123116691020020010	1700 30TH AVE N	273116197640020070	4419 15TH AVE S
273116754020000470	0 QUEENSBORO AVE S	143116018000000020	2725 13TH AVE N
273116336420000080	3605 15TH AVE S	273116843660000240	4255 15TH AVE S
133116541080000020	1740 13TH AVE N	363016607140110100	1315 54TH AVE N
283116750240000110	4682 15TH AVE S	363016607140100090	1201 54TH AVE N
283116750060000470	4611 15TH AVE S	253116296640080030	2115 16TH ST S

PARCEL	ADDRESS	PARCEL	ADDRESS
143116018000000080	2635 13TH AVE N	143116018000000120	2601 13TH AVE N
273116124740001350	2134 44TH ST S	023116163440070150	2509 38TH AVE N
263116378720000060	1768 28TH ST S	143116681840020030	1418 28TH ST N
143116681840030040	1510 28TH ST N	213116635040080040	5036 5TH AVE N
213116855180100100	5253 1ST AVE N	273116124740000880	2205 QUINCY ST S
113116725580010100	2934 38TH AVE N	143116681840040030	1618 28TH ST N
213116855180080090	5363 1ST AVE N	353116689220010040	2700 22ND AVE S
273116154080070021	1825 37TH ST S	253116296640040060	2120 16TH ST S
163116593640150030	4740 22ND AVE N	153116182880150060	3950 13TH AVE N
163116593640140010	4838 22ND AVE N	163116189900010010	5201 5TH AVE N
253116296640010080	1836 16TH ST S	263116896400020050	2660 18TH AVE S
213116174240180040	5530 5TH AVE N	273116659160000010	4525 18TH AVE S
133116541080000120	1854 13TH AVE N	253116262980000290	1335 22ND AVE S
233116147780410050	0 31ST ST S	263116896760060010	1701 31ST ST S
253116296640070010	2001 16TH ST S	273116843660000160	4157 15TH AVE S
163116593100010070	4832 13TH AVE N	113116725580020010	2874 38TH AVE N
333116113940150100	2500 49TH ST S	123116691020020050	1734 30TH AVE N
163116189900020010	5301 5TH AVE N	123116987300000170	1665 22ND AVE N
363016607140060010	5637 16TH ST N	253116193500020010	1002 18TH AVE S
163116593460040070	2034 49TH ST N	363016607140010010	5747 16TH ST N
113116178920130050	2318 38TH AVE N	233116147780910040	610 31ST ST S
033116126540020140	4011 38TH AVE N	013116598500000250	4540 HAINES RD N
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063117263160080140	4521 DR ML K JR ST N	033116577080030210	3767 38TH AVE N
113116178920040260	3401 28TH ST N	163116635220010260	5501 5TH AVE N
353116689220010150	2346 28TH ST S	123116691020040030	2020 30TH AVE N
153116293220010040	4028 13TH AVE N	033116577080030150	3719 38TH AVE N
213116375660020090	493 54TH ST N	363116491760000050	1212 22ND AVE S
273116803850020010	4500 18TH AVE S	273116124740000890	4347 22ND AVE S
273116754020000080	3527 18TH AVE S	273116754020001810	3618 15TH AVE S
153116255060120250	4431 13TH AVE N	273116336420000030	0 15TH AVE S
123116806040020050	1910 38TH AVE N	213116375660020010	5300 5TH AVE N
263116896400020060	2650 18TH AVE S	213116855180010120	5737 1ST AVE N
213116635040020100	302 49TH ST N	273116695520000080	3819 18TH AVE S
123116691020160010	2626 16TH ST N	273116197640020010	4463 15TH AVE S
103116103320000080	3734 38TH AVE N	143116018000000010	2731 13TH AVE N
163116593100050110	4721 13TH AVE N	273116095760050110	4233 22ND AVE S
013116735840000130	4800 DR ML K JR ST N	163116593460010010	5138 22ND AVE N
103116103320000120	3700 38TH AVE N	153116255060050010	4595 13TH AVE N
133116125280000320	1830 22ND AVE N	063117013860020050	5301 DR ML K JR ST N
013116736020000060	4646 DR ML K JR ST N	163116635220040050	5526 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
213116635040020090	320 49TH ST N	013116586800020050	4438 DR ML K JR ST N
153116255060050110	1300 45TH ST N	113116178920050010	2596 38TH AVE N
273116746460000470	4216 15TH AVE S	013116598500000060	4539 HAINES RD N
113116684720020050	2900 30TH AVE N	153116254880040200	4550 13TH AVE N
213116375660010010	5200 5TH AVE N	123116989100010180	2159 22ND AVE N
253116296640030060	2022 16TH ST S	273116336420000070	3611 15TH AVE S
253116296640080020	2109 16TH ST S	153116861480040060	4423 9TH AVE N
043116159120080230	5131 38TH AVE N	153116293220010080	1235 41ST ST N
153116255060050090	4525 13TH AVE N	133116125640002120	0 22ND AVE N
273116569700000040	4109 15TH AVE S	113116725580010130	2900 38TH AVE N
363116491760000040	1220 22ND AVE S	013116598500000070	4527 HAINES RD N
013116731340000130	4639 16TH ST N	353116689220010170	2326 28TH ST S
353116480600010190	2219 22ND ST S	143116681840020020	1424 28TH ST N
123116987300000050	1605 23RD AVE N	163116626220020110	4727 9TH AVE N
213116855180100110	5245 1ST AVE N	143116018000000430	1321 28TH ST N
273116746460001200	1500 41ST ST S	113116381240010080	2876 30TH AVE N
363016607140070020	5537 16TH ST N	153116861300000080	4201 9TH AVE N
103116616860000820	3928 38TH AVE N	163116189900100170	5410 9TH AVE N
123116987300000180	1675 22ND AVE N	093116484380090090	4701 22ND AVE N
253116489600000580	1039 22ND AVE S	153116254880010100	4505 9TH AVE N
023116163440070120	2535 38TH AVE N	093116484380090150	4751 22ND AVE N
163116635220050080	5700 9TH AVE N	143116603180000500	2411 13TH AVE N
113116178920130010	2350 38TH AVE N	013116598500000110	4465 HAINES RD N
273116969660000120	1027 37TH ST S	023116903240030160	4900 HAINES RD N
063117263160050160	4401 DR ML K JR ST N	213116174240180030	5520 5TH AVE N
363016606960110150	1013 54TH AVE N	103116115740010090	4128 38TH AVE N
273116569700000050	4101 15TH AVE S	013116370800030010	4800 HAINES RD N
163116593460040060	2046 49TH ST N	113116178920090050	2470 38TH AVE N
153116255060050080	4535 13TH AVE N	163116189900030070	5453 5TH AVE N
153116861300000020	4255 9TH AVE N	043116309780100130	5441 38TH AVE N
063117263160080120	4537 DR ML K JR ST N	353116378540010010	2946 22ND AVE S
213116635040010060	262 49TH ST N	143116603180000440	2311 13TH AVE N
363116491760000900	2531 12TH ST S	113116178920050110	2526 38TH AVE N
133116125280000210	1680 22ND AVE N	363116489420000010	1900 22ND AVE S
363116491760000870	1217 26TH AVE S	113116178920020010	2750 37TH AVE N
343116844200060080	4532 22ND AVE S	113116724860010130	2327 30TH AVE N
273116154080070090	1859 37TH ST S	313117328320001460	3720 DR ML K JR ST S
013116159840010010	1787 38TH AVE N	163116635220040060	5532 9TH AVE N
043116820980000090	0 38TH AVE N	273116871560020050	4034 18TH AVE S
123116987300000140	1643 22ND AVE N	363116491760000030	1230 22ND AVE S
103116115740010010	4246 38TH AVE N	113116725580020100	2820 38TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
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013116735840000140	4814 DR ML K JR ST N	163116593460030040	4924 22ND AVE N
273116154080070040	3726 18TH AVE S	273116498780070010	1419 37TH ST S
273116197640030050	4535 15TH AVE S	263116896760060030	1719 31ST ST S
133116125640002160	2160 22ND AVE N	163116593640150020	4748 22ND AVE N
153116861300000070	4211 9TH AVE N	253116296640080120	1669 22ND AVE S
123116416160040040	1764 38TH AVE N	013116586800020040	4430 DR ML K JR ST N
313117328320001030	3724 DR ML K JR ST S	253116296820120070	1729 22ND AVE S
163116593460040110	2000 49TH ST N	253116296640040100	1511 22ND AVE S
363116253080000010	2430 16TH ST S	213116855180020160	100 56TH ST N
363116504180000930	1015 26TH AVE S	273116569700000060	4061 15TH AVE S
013116597420000150	4428 HAINES RD N	163116189900030030	5415 5TH AVE N
063117263160010150	4213 DR ML K JR ST N	023116163440070070	2579 38TH AVE N
283116223380010110	4678 18TH AVE S	043116159120080260	3805 52ND ST N
063117263160010130	4229 DR ML K JR ST N	163116854640010070	4920 13TH AVE N
363016607140120130	1533 54TH AVE N	013116338580030030	4825 16TH ST N
113116617040010050	3510 28TH ST N	063117013680030020	4839 DR ML K JR ST N
283116020520000120	4700 18TH AVE S	023116163440050020	3935 28TH ST N
273116803850020030	4518 18TH AVE S	343116844200060110	4544 22ND AVE S
253116623880000050	1211 22ND AVE S	233116147780910050	618 31ST ST S
283116223380010100	4670 18TH AVE S	213116174060170050	5634 5TH AVE N
233116765900180010	3112 6TH AVE S	353116378180020140	2901 26TH AVE S
263116004320030130	3089 21ST AVE S	273116843660000150	4155 15TH AVE S
163116593100120030	1521 49TH ST N	353116378180020160	2921 26TH AVE S
263116004320010130	3095 19TH AVE S	113116178920130120	0 38TH AVE N
113116617040030030	3426 28TH ST N	273116695520000830	1501 38TH ST S
013116597420000160	4430 HAINES RD N	123116987480000280	1811 22ND AVE N
013116589140040210	5100 16TH ST N	363116504180000010	1100 22ND AVE S
063117263160080110	4547 DR ML K JR ST N	113116904140000340	3001 XENIA ST N
263116896400030030	2710 18TH AVE S	273116754020001750	3510 15TH AVE S
263116897120030140	1939 31ST ST S	273116336420000120	3521 15TH AVE S
163116626220020160	4757 9TH AVE N	013116338580020010	4739 16TH ST N
063117013680070040	4621 DR ML K JR ST N	253116193500010070	950 18TH AVE S
063117263160040130	4329 DR ML K JR ST N	113116681660010030	2725 30TH AVE N
103116103320000030	3770 38TH AVE N	133116125280000230	1700 22ND AVE N
273116754020001760	3518 15TH AVE S	143116000001400200	2435 13TH AVE N
253116489600000590	1025 22ND AVE S	103116115740020111	4000 38TH AVE N
353116524700000010	2551 26TH AVE S	103116115740020060	4052 38TH AVE N
153116182880210150	3949 9TH AVE N	273116768060000120	823 37TH ST S
063117013680030060	4801 DR ML K JR ST N	273116288900000980	4502 15TH AVE S
123116806040020040	1918 38TH AVE N	013116338760000180	4926 16TH ST N

PARCEL	ADDRESS	PARCEL	ADDRESS
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163116635220040070	5538 9TH AVE N	143116392400000220	2227 13TH AVE N
273116746460001210	1501 NEWARK ST S	113116724860010160	2301 30TH AVE N
213116144900180110	5027 1ST AVE N	113116381240020020	2832 28TH ST N
063117263160050110	4441 DR ML K JR ST N	143116779760000210	2475 13TH AVE N
353116480600040100	2251 26TH AVE S	333116113940130100	2416 49TH ST S
163116189900100110	5450 9TH AVE N	333116967140010120	4660 22ND AVE S
213116144900180120	5019 1ST AVE N	253116296820120090	1743 22ND AVE S
273116754020001380	3646 16TH AVE S	163116189900120100	5266 9TH AVE N
253116296640080110	0 22ND AVE S	213116635040040020	4944 5TH AVE N
113116178920130100	2226 38TH AVE N	163116988560020150	5128 13TH AVE N
213116855180070110	5437 1ST AVE N	163116635220010160	5563 5TH AVE N
163116593100030060	4612 13TH AVE N	333116488880020100	2330 49TH ST S
253116296640030040	2000 16TH ST S	273116569700000100	4027 15TH AVE S
113116725580010060	3010 38TH AVE N	163116635220040100	5556 9TH AVE N
013116731340000120	4627 16TH ST N	273116792000000010	1450 37TH ST S
123116691020030080	1918 30TH AVE N	113116724860010150	2309 30TH AVE N
113116904140000330	3010 XENIA ST N	113116724860010120	3005 24TH ST N
163116189900020070	5355 5TH AVE N	133116541080000010	1230 QUEEN ST N
263116896760020050	1551 31ST ST S	113116178920050060	2558 38TH AVE N
113116178920020260	2751 36TH AVE N	273116210240000010	4010 15TH AVE S
143116018000000030	2719 13TH AVE N	213116375660030040	5430 5TH AVE N
273116871560020090	1801 40TH ST S	113116178920090060	2462 38TH AVE N
353116681300020290	2449 26TH AVE S	153116182880150030	3918 13TH AVE N
113116381240010020	2836 30TH AVE N	013116338760000200	4938 16TH ST N
203116676260040170	641 58TH ST S	273116695520000800	0 15TH AVE S
203116676260040180	633 58TH ST S	153116255060120010	4465 13TH AVE N
113116178920090010	2496 38TH AVE N	043116159120080250	5143 38TH AVE N
163116626220020090	4701 9TH AVE N	163116626220040040	1029 49TH ST N
253116296640040110	1501 22ND AVE S	063117013860030050	5201 DR ML K JR ST N
143116392400000210	2221 13TH AVE N	163116593100060150	4825 13TH AVE N
153116182880110130	3827 13TH AVE N	153116861480040040	4495 9TH AVE N
103116616860000870	3828 38TH AVE N	133116125460001050	1900 22ND AVE N
163116626220030110	4629 9TH AVE N	013116735840000240	900 50TH AVE N
273116154080070060	3763 18TH AVE S	163116189900100180	5400 9TH AVE N
213116635040020060	340 49TH ST N	273116843660000230	4247 15TH AVE S
133116125640002170	2170 22ND AVE N	123116691020160110	1601 26TH AVE N
273116017460000070	3801 15TH AVE S	013116598500000180	4458 HAINES RD N
013116338760000080	4718 16TH ST N	013116513180000020	2037 38TH AVE N
013116159840010020	1775 38TH AVE N	103116115740010030	4226 38TH AVE N
143116681840010020	1326 28TH ST N	143116018000000110	2609 13TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
113116684720020010	2946 30TH AVE N	043116309780100110	5461 38TH AVE N
273116754020001840	1514 37TH ST S	353116689220010030	2710 22ND AVE S
263116896940040240	1590 31ST ST S	273116803850050140	4533 22ND AVE S
163116593100120060	1545 49TH ST N	123116416160050010	1800 38TH AVE N
333116113940140140	2450 49TH ST S	143116603180000510	2419 13TH AVE N
123116416160040020	1742 38TH AVE N	113116904140000360	2401 30TH AVE N
023116163440070130	2527 38TH AVE N	263116768420000030	2925 22ND AVE S
163116635220010140	5575 5TH AVE N	163116593460020040	5036 22ND AVE N
123116416160040010	1734 38TH AVE N	273116695520000090	3827 18TH AVE S
363016607140070050	5513 16TH ST N	133116125280000190	1670 22ND AVE N
033116577080040130	3801 38TH AVE N	163116626220030140	4655 9TH AVE N
143116681840040010	1634 28TH ST N	103116115740020010	4094 38TH AVE N
163116593460010040	5128 22ND AVE N	013116586800020010	4400 DR ML K JR ST N
163116593100010010	4849 12TH AVE N	263116991440000050	1736 28TH ST S
353116681300020200	2345 26TH AVE S	333116113940150160	2530 49TH ST S
273116197640020040	4445 15TH AVE S	133116541080000060	1780 13TH AVE N
253116296640020080	1938 16TH ST S	133116125280000240	1712 22ND AVE N
283116750240000070	4652 15TH AVE S	363116489420000230	1901 26TH AVE S
283116750060000390	4665 15TH AVE S	123116691020030060	1900 30TH AVE N
163116635220010190	5545 5TH AVE N	013116598500000130	4453 HAINES RD N
363016606960100100	1153 54TH AVE N	273116124740000240	4331 22ND AVE S
023116533880030140	2499 38TH AVE N	033116577080030200	3759 38TH AVE N
353116689220050140	2667 26TH AVE S	013116586800020020	4410 DR ML K JR ST N
143116681840010090	2843 13TH AVE N	143116018180000040	2575 13TH AVE N
153116182880210250	3901 9TH AVE N	273116784080000060	4059 18TH AVE S
113116178920050020	2590 38TH AVE N	213116635040080020	5052 5TH AVE N
063117013860040040	5101 DR ML K JR ST N	273116154080070050	0 18TH AVE S
113116178920050030	2580 38TH AVE N	273116124740002320	0 44TH ST S
333116967140010100	4650 22ND AVE S	263116004320040230	3001 22ND AVE S
273116288900000990	4444 15TH AVE S	123116915660000540	2117 30TH AVE N
273116695520000020	3705 18TH AVE S	033116577080040160	3827 38TH AVE N
263116664560000050	2901 18TH AVE S	163116593100060140	4817 13TH AVE N
273116559620000010	1221 37TH ST S	263116664560000010	2945 18TH AVE S
213116004500030010	210 49TH ST N	123116416160040030	1750 38TH AVE N
253116296640070050	2035 16TH ST S	213116174240180010	5500 5TH AVE N
063117013860020040	5313 DR ML K JR ST N	273116648180000110	4419 18TH AVE S
273116886500000020	4435 18TH AVE S	153116182880110120	3835 13TH AVE N
253116262980000310	1325 22ND AVE S	213116855180070150	5401 1ST AVE N
363116491760000850	1313 26TH AVE S	113116178920030010	2740 36TH AVE N
063117013680070020	4639 DR ML K JR ST N	013116736020000030	4620 DR ML K JR ST N
163116593100020050	4728 13TH AVE N	113116178920090040	2474 38TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
093116484380090140	4743 22ND AVE N		
263116897120030110	0 31ST ST S		
263116897120060110	3100 20TH AVE S		
263116896400030040	2700 18TH AVE S		
283116020520000110	4710 18TH AVE S		
013116598500000050	4541 HAINES RD N		
063117263160010160	4201 DR ML KING JR ST N		
263116897120030120	1911 31ST ST S		
113116617040030050	3400 28TH ST N		
013116338580020030	0 16TH ST N		
233116765900130180	3101 6TH AVE S		
163116189900100100	5466 9TH AVE N		

PARCELS FROM NT-2

PARCEL	ADDRESS	PARCEL	ADDRESS
213116352440310010	0 1ST AVE S	213116352440270070	4552 1ST AVE S
183117468360030011	808 9TH AVE N	213116352440220040	4424 1ST AVE S
123116950220020030	1520 30TH AVE N	133116100620001660	1510 9TH AVE N
213116352440070040	4130 1ST AVE S	223116961740150070	3662 5TH AVE S
183117187920010090	2121 5TH ST N	243116118080110080	2000 3RD AVE N
123116417960040230	1121 30TH AVE N	223116961740210080	3654 6TH AVE S
133116078300000190	1100 22ND AVE N	213116145620060070	4645 1ST AVE N
183117366980004040	700 BEACH DR NE	153116458280080080	4544 9TH AVE N
073117308880000080	474 30TH AVE N	073117848880002060	846 22ND AVE N
013116771660020090	4104 HAINES RD N	143116463500190030	620 31ST ST N
013116771660020110	4116 HAINES RD N	073117005220030030	3647 DR ML K JR ST N
133116100620001640	1500 9TH AVE N	183117253060000210	525 9TH AVE N
223116144180050140	3821 1ST AVE N	213116352440020070	4062 1ST AVE S
213116630900040030	325 49TH ST N	223116144180010151	214 37TH ST N
213116145620060090	4627 1ST AVE N	183117778140030011	520 9TH AVE N
073117189360010050	2201 7TH ST N	123116718020000290	1073 22ND AVE N
223116727560150080	225 37TH ST N	233116174420110090	2663 5TH AVE S
213116352440340120	4635 5TH AVE S	233116174420040080	212 28TH ST S
123116511020000030	1416 30TH AVE N	213116352440220080	4460 1ST AVE S
073117005220060100	700 38TH AVE N	183117778140040010	838 6TH ST N
213116352440220020	4410 1ST AVE S	203116146700030230	6281 1ST AVE N
213116352440120020	4210 1ST AVE S	213116630900130100	4600 5TH AVE N
153116456480010090	3526 9TH AVE N	183117386700020160	833 HIGHLAND ST N
223116431080250070	4511 1ST AVE N	223116431080300160	4598 5TH AVE N
133116078300000130	1060 22ND AVE N	223116961740110160	3501 5TH AVE S
203116146700030170	6241 1ST AVE N	203116482220360100	6133 1ST AVE N
213116352440250090	4457 5TH AVE S	223116144180040150	3911 1ST AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
153116458280040040	4332 9TH AVE N	223116727560150091	215 37TH ST N
073117005220070060	3501 HAINES RD N	303117312840030240	788 18TH AVE S
143116662570000090	2417 9TH AVE N	183117386700020040	719 HIGHLAND ST N
223116431080050010	4163 1ST AVE N	153116456480010120	3500 9TH AVE N
183117386700020190	845 HIGHLAND ST N	153116458280080120	4570 9TH AVE N
143116572400000480	1121 28TH ST N	143116572580010050	900 YALE ST N
143116124920000050	2258 9TH AVE N	063117548460010230	525 38TH AVE N
213116352440050120	4035 5TH AVE S	233116174420100080	2758 4TH AVE S
143116124920000120	830 22ND ST N	223116961740090090	330 37TH ST S
183117142020000040	431 9TH AVE N	213116940320020020	4706 5TH AVE S
123116695700030132	2951 11TH ST N	213116352440340100	4651 5TH AVE S
153116456480010080	3536 9TH AVE N	073117283320000230	766 30TH AVE N
223116727560040080	3662 DARTMOUTH AVE N	073117005220070040	3479 HAINES RD N
073117308880000100	2931 5TH ST N	133116262260030210	1416 22ND AVE N
133116100620001670	1512 9TH AVE N	143116572580010020	2585 9TH AVE N
233116658620070090	2957 5TH AVE S	213116352440300090	4565 5TH AVE S
233116350820090171	2763 3RD AVE N	303117313200000050	870 18TH AVE S
073117848880001980	772 22ND AVE N	153116456480010050	3610 9TH AVE N
183117386700020130	819 HIGHLAND ST N	123116950220020010	1500 30TH AVE N
123116742860000170	2924 13TH ST N	153116456480010110	3508 9TH AVE N
133116078300000210	1118 22ND AVE N	213116145620040140	4825 1ST AVE N
213116145620060080	4637 1ST AVE N	223116431080160160	465 44TH ST N
223116990900020010	4400 5TH AVE S	143116124920000080	2232 9TH AVE N
153116458280040010	4300 9TH AVE N	013116771660020040	4030 HAINES RD N
213116352440420140	4819 5TH AVE S	063117005400110010	4001 DR ML K JR ST N
123116718020000390	1119 22ND AVE N	143116572400000320	2610 13TH AVE N
153116458280080050	4530 9TH AVE N	223116144180060110	3745 1ST AVE N
073117005220070030	3443 HAINES RD N	233116658620070110	2945 5TH AVE S
133116078300000120	1050 22ND AVE N	213116352440100110	4141 5TH AVE S
153116458280080110	4560 9TH AVE N	223116431080110010	4357 1ST AVE N
123116718020000270	1065 22ND AVE N	153116585180020050	4136 9TH AVE N
123116695700030120	1020 30TH AVE N	143116662570000070	2433 9TH AVE N
073117157140000030	620 30TH AVE N	063117005400120040	4131 DR ML K JR ST N
073117157140000010	604 30TH AVE N	063117005400120010	895 41ST AVE N
213116145620040130	4827 1ST AVE N	223116961740110140	3519 5TH AVE S
213116940320010050	4838 5TH AVE S	073117027360020180	601 30TH AVE N
013116771660010130	3944 HAINES RD N	063117005400090010	885 39TH AVE N
213116352440020060	4040 1ST AVE S	073117788760000260	819 30TH AVE N
233116350820150171	2761 2ND AVE N	153116456480040240	3645 7TH AVE N
233116351180130151	2800 BURLINGTON AVE N	123116695700030100	1000 30TH AVE N
143116463320030050	3036 9TH AVE N	073117113760080020	508 38TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
133116401940000040	1071 9TH AVE N	143116572400000540	1011 28TH ST N
153116456480010040	3620 9TH AVE N	183117905040000011	609 9TH AVE N
063117201600020100	445 38TH AVE N	173117048420060020	740 BEACH DR NE
193116677340030060	6900 5TH AVE N	213116630900010050	271 49TH ST N
153116458280080030	4514 9TH AVE N	143116124920000010	2330 9TH AVE N
143116790020020230	711 28TH ST N	143116572580020020	2537 9TH AVE N
213116940320020060	4742 5TH AVE S	153116456480020060	3452 9TH AVE N
073117113760080100	630 38TH AVE N	213116352440200120	4339 5TH AVE S
133116078300000110	1044 22ND AVE N	223116431080050020	4149 1ST AVE N
143116463320020070	2954 9TH AVE N	153116456480010070	3546 9TH AVE N
213116352440200110	4347 5TH AVE S	073117027360020150	675 30TH AVE N
233116174420120120	2535 5TH AVE S	143116124920000090	2226 9TH AVE N
233116350820040181	2760 DARTMOUTH AVE N	223116431080050030	4141 1ST AVE N
133116028980020070	1011 9TH AVE N	143116572400000060	2635 9TH AVE N
073117848880002050	834 22ND AVE N	143116572580020010	2547 9TH AVE N
223116990900010060	4540 5TH AVE S	223116775800030060	4244 5TH AVE N
233116351180060150	2800 DARTMOUTH AVE N	143116572400000310	1280 26TH ST N
063117548460010240	523 38TH AVE N	163116826920000060	4841 5TH AVE N
143116463320030070	3054 9TH AVE N	143116395460000010	2410 9TH AVE N
153116456480020040	3468 9TH AVE N	073117848880001940	742 22ND AVE N
203116146700030160	6231 1ST AVE N	123116695700030110	1010 30TH AVE N
063117201600020140	475 38TH AVE N	063117005400120020	4111 DR ML K JR ST N
123116415980020030	1416 38TH AVE N	153116456480010010	3646 9TH AVE N
163116826920000120	4765 5TH AVE N	143116463320090080	3055 6TH AVE N
143116463320070030	620 28TH ST N	143116463500130100	3160 9TH AVE N
143116463500180040	710 31ST ST N	133116262260030260	1512 22ND AVE N
223116144180050110	3845 1ST AVE N	213116940320030020	4614 5TH AVE S
063117548460010170	625 38TH AVE N	153116585000010010	4268 9TH AVE N
213116145620030090	4853 2ND AVE N	143116124920000020	2322 9TH AVE N
183117778140040090	608 9TH AVE N	223116990900010050	4530 5TH AVE S
213116352440100150	4111 5TH AVE S	303117770220000091	720 S DR ML K JR ST
153116458280010190	4401 5TH AVE N	213116145620050160	4701 1ST AVE N
233116174420120110	2545 5TH AVE S	143116572400000070	2625 9TH AVE N
073117005220030020	3637 DR ML K JR ST N	223116431080250020	4555 1ST AVE N
203116669780030120	6401 2ND AVE S	123116415980020020	1428 38TH AVE N
183117778140020010	486 9TH AVE N	123116718020000410	1127 22ND AVE N
143116463320070040	608 28TH ST N	153116458280050170	4557 5TH AVE N
213116352440050090	4063 5TH AVE S	143116463500140050	3234 9TH AVE N
253116870840000180	0 18TH AVE S	223116144180060160	3701 1ST AVE N
223116961740110090	3559 5TH AVE S	213116352260350030	4720 1ST AVE S
203116482220360090	6121 1ST AVE N	073117005220070400	3410 DR ML K JR ST N

PARCEL	ADDRESS	PARCEL	ADDRESS
163116635400020110	4641 5TH AVE N	143116463320060040	2801 7TH AVE N
223116431080080050	4233 1ST AVE N	073117113760080120	646 38TH AVE N
223116431080180010	4457 1ST AVE N	223116431080020080	4001 1ST AVE N
073117113760080070	600 38TH AVE N	233116658620080110	2845 5TH AVE S
223116961740110100	3549 5TH AVE S	163116945540000040	4666 9TH AVE N
233116174420120140	2511 5TH AVE S	133116100620000460	1314 9TH AVE N
223116727560100070	255 37TH ST N	143116856080000010	738 28TH ST N
223116144180050100	3855 1ST AVE N	203116146700030130	6201 1ST AVE N
183117142020000060	451 9TH AVE N	143116572400000460	1137 28TH ST N
123116695700070100	0 30TH AVE N	073117283320000170	818 30TH AVE N
013116771660030030	1323 38TH AVE N	073117027360010180	455 30TH AVE N
133116078300000030	902 22ND AVE N	073117848880001890	2130 CRESCENT LAKE DR N
153116458280040080	4400 9TH AVE N	153116585180010040	4030 9TH AVE N
133116100620001120	513 15TH ST N	153116458280080130	825 46TH ST N
133116100620000900	1410 9TH AVE N	143116124920000030	2310 9TH AVE N
163116635400040060	4733 5TH AVE N	183117386700020100	807 HIGHLAND ST N
063117548460010210	541 38TH AVE N	123116415980020040	1410 38TH AVE N
013116771660020060	4044 HAINES RD N	073117005220070010	3433 HAINES RD N
203116146700030200	6259 1ST AVE N	073117005220070090	3529 HAINES RD N
143116662570000050	2449 9TH AVE N	213116352440270050	4540 1ST AVE S
213116352440200130	4325 5TH AVE S	143116463500140010	830 32ND ST N
123116417960040020	1111 30TH AVE N	013116771660010080	3900 HAINES RD N
143116395460000030	2430 9TH AVE N	143116463500130080	3136 9TH AVE N
213116352440250130	4427 5TH AVE S	223116431080180030	4447 1ST AVE N
133116078300000040	910 22ND AVE N	303117313200000070	850 18TH AVE S
153116585180100120	4235 5TH AVE N	153116585180010010	4000 9TH AVE N
213116352440170080	4358 1ST AVE S	213116940320010010	4800 5TH AVE S
143116790020020020	721 28TH ST N	233116174420030090	116 28TH ST S
123116718020000150	1021 22ND AVE N	153116458280040020	4310 9TH AVE N
233116658620070100	2953 5TH AVE S	223116961740090070	310 37TH ST S
073117283320000260	746 30TH AVE N	063117548460010190	609 38TH AVE N
223116961740140080	3556 5TH AVE S	143116463320010060	2820 9TH AVE N
073117788760000480	801 30TH AVE N	123116695700020130	924 30TH AVE N
073117368640000040	727 30TH AVE N	073117283320000300	714 30TH AVE N
073117027360020170	611 30TH AVE N	223116961740150060	3640 5TH AVE S
223116144180040160	3901 1ST AVE N	203116146700030240	6289 1ST AVE N
223116727560100090	3663 BURLINGTON AVE N	143116463320020040	2930 9TH AVE N
223116431080050070	4111 1ST AVE N	223116961740100130	3627 5TH AVE S
063117005400110040	888 41ST AVE N	133116078300000060	2120 10TH ST N
013116771660010070	3880 HAINES RD N	223116990900010030	4520 5TH AVE S
143116463320060030	720 28TH ST N	133116252540000240	1215 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
223116144180040100	3951 1ST AVE N	223116691740120010	250 37TH ST N
183117778140020101	494 9TH AVE N	153116585180010030	4016 9TH AVE N
223116727560090080	3660 4TH AVE N	223116990900020020	4408 5TH AVE S
153116456480020070	3444 9TH AVE N	123116415980020050	1400 38TH AVE N
233116174420110140	2601 5TH AVE S	223116691740010160	432 37TH ST N
233116351180070152	330 28TH ST N	173117048420070170	600 BEACH DR NE
133116100620000910	1418 9TH AVE N	193116677340030020	6946 5TH AVE N
073117005220070150	3615 HAINES RD N	063117005400120030	4119 DR ML K JR ST N
183117386700020110	811 HIGHLAND ST N	133116252540000250	1225 9TH AVE N
203116482220360080	110 61ST ST N	143116463500140060	3244 9TH AVE N
123116511020000250	1332 30TH AVE N	223116962280020010	3500 1ST AVE S
123116415980020010	1438 38TH AVE N	223116962280020020	3510 1ST AVE S
013116771660010060	3850 HAINES RD N	213116352440170050	4334 1ST AVE S
153116585180020030	4124 9TH AVE N	013116771660030040	1315 38TH AVE N
153116585180030020	4210 9TH AVE N	143116790020010090	2626 9TH AVE N
123116417960030230	1055 30TH AVE N	213116630900010040	261 49TH ST N
153116585180010020	4010 9TH AVE N	233116658620050011	305 28TH ST S
073117283320000240	760 30TH AVE N	213116352440270010	101 45TH ST S
223116431080020050	4025 1ST AVE N	143116572400000380	0 13TH AVE N
183117018720000010	605 9TH AVE N	233116320400000030	0 28TH ST S
213116352440220010	0 1ST AVE S	223116961740100110	3645 5TH AVE S
243116118080080080	2000 4TH AVE N	213116145620060120	4601 1ST AVE N
073117283320000130	850 30TH AVE N	013116771660010020	0 HAINES RD N
233116174420040090	216 28TH ST S	223116961740110150	0 5TH AVE S
193116677340050030	6830 5TH AVE N	203116669780110130	375 64TH ST S
143116463500130060	3124 9TH AVE N	223116144180060100	3751 1ST AVE N
223116431080300110	4520 5TH AVE N	163116945540000060	4650 9TH AVE N
223116431080020070	4009 1ST AVE N	223116431080110040	4331 1ST AVE N
153116585180020070	4152 9TH AVE N	183117468360010010	838 7TH ST N
143116206820000140	2342 9TH AVE N	143116662570000080	2425 9TH AVE N
073117308880000040	442 30TH AVE N	223116431080020030	4045 1ST AVE N
233116351180010140	2817 DARTMOUTH AVE N	073117848880002020	810 22ND AVE N
013116771660020010	4000 HAINES RD N	063117201600020080	427 38TH AVE N
223116691740070160	3701 3RD AVE N	233116174420120130	2529 5TH AVE S
143116572580010030	2577 9TH AVE N	213116630900130080	4616 5TH AVE N
013116771660010010	0 HAINES RD N	073117005220030040	860 37TH AVE N
133116078300000090	1024 22ND AVE N	153116585180100100	4251 5TH AVE N
223116990900030010	505 43RD ST S	183117386700020170	837 HIGHLAND ST N
203116482220360140	6183 1ST AVE N	013116771660020080	4102 HAINES RD N
203116146700030190	6251 1ST AVE N	213116352440170040	4330 1ST AVE S
143116790020010080	2636 9TH AVE N	163116826920000080	4865 5TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
063117005400090040	3925 DR ML KING JR ST N	153116585000010030	4244 9TH AVE N
193116677340030010	6948 5TH AVE N	133116100620001650	1504 9TH AVE N
183117386700020120	815 HIGHLAND ST N	143116790020010060	2708 9TH AVE N
073117848880001970	768 22ND AVE N	143116463500140070	3250 9TH AVE N
183117142020000050	435 9TH AVE N	013116771660030050	1305 38TH AVE N
183117187920010070	442 22ND AVE N	213116352440020010	105 40TH ST S
143116572400000520	1029 28TH ST N	223116727560030090	3663 DARTMOUTH AVE N
073117788760000500	783 30TH AVE N	213116352440100120	4135 5TH AVE S
073117189360010080	605 22ND AVE N	223116961740150010	3600 5TH AVE S
213116145620050090	4769 1ST AVE N	223116144180050090	3861 1ST AVE N
213116352440070030	4126 1ST AVE S	213116940320020010	4700 5TH AVE S
223116962280030040	3626 1ST AVE S	073117368640000030	719 30TH AVE N
193116677340050050	6820 5TH AVE N	223116431080160130	4334 5TH AVE N
223116961740140050	0 5TH AVE S	143116572580020060	2501 9TH AVE N
223116990900010010	501 45TH ST S	073117848880002080	860 22ND AVE N
223116431080250080	4501 1ST AVE N	223116144180060120	3737 1ST AVE N
223116144180040090	3963 1ST AVE N	123116950220010060	2975 15TH ST N
133116078300000220	1126 22ND AVE N	123116950220010030	1440 30TH AVE N
073117579780010040	540 30TH AVE N	133116100620001140	1409 5TH AVE N
213116352440270030	4520 1ST AVE S	313117844560001100	2608 4TH ST S
143116790020010100	2620 9TH AVE N	073117027360020240	515 30TH AVE N
213116145620050110	4761 1ST AVE N	153116585180020010	4100 9TH AVE N
213116352440300140	4519 5TH AVE S	213116630900010020	245 49TH ST N
133116078300000230	1136 22ND AVE N	013116771660010090	3910 HAINES RD N
123116742860000160	1312 30TH AVE N	143116572400000360	2700 13TH AVE N
133116252540000850	1315 9TH AVE N	213116352440150140	4221 5TH AVE S
063117005400080160	701 38TH AVE N	133116100620000500	1302 9TH AVE N
063117548460010260	501 38TH AVE N	153116456480010100	3520 9TH AVE N
223116144180050130	3829 1ST AVE N	153116585180010080	4062 9TH AVE N
213116352440380160	451 47TH ST S	143116463500130010	3110 9TH AVE N
233116658620040160	2805 3RD AVE S	143116463320030080	3049 8TH AVE N
073117113760080110	638 38TH AVE N	223116990900030040	4328 5TH AVE S
223116431080020010	4063 1ST AVE N	223116691740060010	3700 DARTMOUTH AVE N
013116771660020100	4108 HAINES RD N	213116352440220030	0 1ST AVE S
073117848880001750	803 22ND AVE N	143116572400000600	921 28TH ST N
143116463320070050	600 28TH ST N	133116262080010270	1320 22ND AVE N
233116350820100181	2754 3RD AVE N	153116458280040090	4410 9TH AVE N
213116352440070050	4134 1ST AVE S	243116118080110090	2003 BURLINGTON AVE N
213116352440340090	450 47TH ST S	223116727560040090	3663 4TH AVE N
233116658620040010	2800 2ND AVE S	143116463320010070	2826 9TH AVE N
073117005220070200	1020 38TH AVE N	223116990900020040	4424 5TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
233116350820090181	2754 4TH AVE N	213116352440380110	4735 5TH AVE S
073117005220060090	716 38TH AVE N	143116572580010010	2595 9TH AVE N
213116352440420150	4811 5TH AVE S	173117048420100020	532 BEACH DR NE
143116463320040080	3049 7TH AVE N	223116961740150090	3655 EMERSON AVE S
073117848880002000	2125 8TH ST N	073117848880001720	841 22ND AVE N
123116415980010020	1512 38TH AVE N	013116771660030060	1241 38TH AVE N
123116718020000070	927 22ND AVE N	073117848880001710	843 22ND AVE N
213116940320010030	4820 5TH AVE S	153116458280010250	4311 5TH AVE N
223116431080020060	4017 1ST AVE N	073117005220070370	3528 FOSTER HILL DR N
073117368460000040	777 30TH AVE N	183117142020000080	471 9TH AVE N
213116352440420120	4831 5TH AVE S	143116790020010070	2700 9TH AVE N
143116463500180030	720 31ST ST N	213116630900130060	4636 5TH AVE N
143116662570000030	2465 9TH AVE N	143116572400000340	2630 13TH AVE N
213116352260350050	4740 1ST AVE S	223116431080300090	4500 5TH AVE N
153116585000010040	4232 9TH AVE N	143116572400000440	1201 28TH ST N
133116078300000100	1032 22ND AVE N	073117027360010130	495 30TH AVE N
243116118080020090	2001 DARTMOUTH AVE N	123116718020000090	935 22ND AVE N
143116572580010040	2565 9TH AVE N	063117005400070030	3831 DR ML K JR ST N
153116456480080010	3646 6TH AVE N	223116962280020060	0 1ST AVE S
073117283320000140	842 30TH AVE N	063117005400090030	3919 DR ML K JR ST N
173117048420070021	640 BEACH DR NE	223116431080050040	4131 1ST AVE N
153116458280010240	4321 5TH AVE N	153116458280010200	4351 5TH AVE N
063117201600020150	483 38TH AVE N	073117848880001820	755 22ND AVE N
153116458280040050	4340 9TH AVE N	213116352260350080	4760 1ST AVE S
143116206820000130	2336 9TH AVE N	213116352440250150	4411 5TH AVE S
133116100620000920	1424 9TH AVE N	233116350820150181	2762 BURLINGTON AVE N
223116990900030030	4320 5TH AVE S	223116431080050080	4103 1ST AVE N
123116417960010230	917 30TH AVE N	073117788760000230	841 30TH AVE N
183117386700020060	727 HIGHLAND ST N	223116962280030050	3634 1ST AVE S
143116124920000100	2220 9TH AVE N	203116669780100240	374 64TH ST S
223116691740120160	3701 BURLINGTON AVE N	063117201600020110	449 38TH AVE N
133116078300000080	1016 22ND AVE N	013116771660010140	3950 HAINES RD N
213116352440200150	4315 5TH AVE S	073117848880001910	718 22ND AVE N
013116771660030020	1327 38TH AVE N	183117142020000030	427 9TH AVE N
073117005220070100	3537 HAINES RD N	073117027360020190	545 30TH AVE N
073117579780010010	524 30TH AVE N	143116463500180010	736 31ST ST N
153116458280080010	4500 9TH AVE N	153116456480010020	3636 9TH AVE N
123116718020000450	1147 22ND AVE N	123116718020000370	1113 22ND AVE N
233116351180060140	2811 4TH AVE N	073117005220070170	3627 HAINES RD N
073117848880002010	2110 8TH ST N	153116458280010230	4329 5TH AVE N
133116262260030270	1520 22ND AVE N	163116635400040070	4727 5TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
213116940320020030	4720 5TH AVE S	153116456480010060	3604 9TH AVE N
123116718020000350	1101 22ND AVE N	213116352440170070	4350 1ST AVE S
213116352440120030	4216 1ST AVE S	213116352440300110	4545 5TH AVE S
073117848880001790	767 22ND AVE N	223116775800030040	4226 5TH AVE N
243116118080050080	430 20TH ST N	233116658620080100	2851 5TH AVE S
153116585000010050	4220 9TH AVE N	153116585180100140	4219 5TH AVE N
153116585180100110	4245 5TH AVE N	223116962280020050	3540 1ST AVE S
223116431080020020	4055 1ST AVE N	143116662570000020	2473 9TH AVE N
213116352440100130	4127 5TH AVE S	123116417960020010	1001 30TH AVE N
153116456480010240	3647 8TH AVE N	233116658620050150	321 28TH ST S
013116771660010030	3828 HAINES RD N	073117005220030010	861 JENNINGS AVE N
143116572400000450	1141 28TH ST N	073117005220070070	3513 HAINES RD N
213116352440220060	4442 1ST AVE S	223116431080250010	4563 1ST AVE N
223116775800030080	4258 5TH AVE N	213116352440100160	431 41ST ST S
143116206820000160	2400 9TH AVE N	233116174420110120	2633 5TH AVE S
073117189360010100	535 22ND AVE N	133116128340000030	1127 9TH AVE N
303117851190020020	767 18TH AVE S	223116431080300130	4536 5TH AVE N
133116262260030240	1500 22ND AVE N	213116145620050100	4767 1ST AVE N
303117312840020180	834 18TH AVE S	153116458280040100	4420 9TH AVE N
143116463320010030	820 28TH ST N	013116771660030070	1233 38TH AVE N
013116771660010100	3920 HAINES RD N	153116538200030010	3701 6TH AVE N
073117189360010140	507 22ND AVE N	213116630900010010	237 49TH ST N
133116262080010190	1200 22ND AVE N	153116458280040130	4446 9TH AVE N
213116940320010020	4810 5TH AVE S	213116352440200160	4301 5TH AVE S
143116572400000040	2715 9TH AVE N	063117005400110030	4017 DR ML K JR ST N
223116727560160080	3660 2ND AVE N	073117005220070080	3517 HAINES RD N
213116352440170030	4318 1ST AVE S	223116962280020080	3560 1ST AVE S
223116431080250030	4545 1ST AVE N	223116727560090090	3663 3RD AVE N
213116145620050140	4721 1ST AVE N	153116456480050010	3646 7TH AVE N
143116463320010100	2850 9TH AVE N	153116456480040010	3646 8TH AVE N
133116078300000140	1066 22ND AVE N	073117283320000290	718 30TH AVE N
233116658620070130	2929 5TH AVE S	213116352440340160	4601 5TH AVE S
133116401940000030	1061 9TH AVE N	143116463320030010	3000 9TH AVE N
223116961740160080	3652 EMERSON AVE S	233116350820100171	2761 BURLINGTON AVE N
153116585000010020	4256 9TH AVE N	143116463320020010	2900 9TH AVE N
143116206820000150	2348 9TH AVE N	183117468360020200	790 9TH AVE N
203116669780070240	290 64TH ST S	073117848880001800	763 22ND AVE N
143116463500130090	3140 9TH AVE N	123116718020000210	1045 22ND AVE N
253116870840000170	0 18TH AVE S	133116262080010230	1234 22ND AVE N
213116352440200100	4355 5TH AVE S	133116100620000480	1312 9TH AVE N
153116456480020020	3484 9TH AVE N	213116352440150100	4251 5TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
213116940320020080	4760 5TH AVE S	133116128340000010	1145 9TH AVE N
123116950220020020	1510 30TH AVE N	143116572400000330	2620 13TH AVE N
073117113760080090	620 38TH AVE N	183117187920010080	454 22ND AVE N
223116962280020040	3526 1ST AVE S	303117313200000080	840 18TH AVE S
213116352440020030	4020 1ST AVE S	193116677340030040	6930 5TH AVE N
133116262080010240	1240 22ND AVE N	143116395460000040	2434 9TH AVE N
193116677340030050	6920 5TH AVE N	143116463320020060	2944 9TH AVE N
223116775800030020	4210 5TH AVE N	213116145620050150	4711 1ST AVE N
163116826920000090	4815 5TH AVE N	223116431080160150	4348 5TH AVE N
153116585180100090	4263 5TH AVE N	233116351180130141	2801 2ND AVE N
223116431080300140	4546 5TH AVE N	073117848880001770	781 22ND AVE N
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163116945540000090	4630 9TH AVE N	143116395460000020	2420 9TH AVE N
063117005400070170	851 38TH AVE N	223116962280030080	3662 1ST AVE S
013116771660010040	3838 HAINES RD N	153116456480020010	3494 9TH AVE N
223116961740100080	400 37TH ST S	233116351180120142	2801 BURLINGTON AVE N
163116945540000110	4600 9TH AVE N	073117113760080010	500 38TH AVE N
223116431080050060	4119 1ST AVE N	243116118080050090	400 20TH ST N
143116463320120010	538 28TH ST N	133116078300000160	1080 22ND AVE N
183117386700020150	829 HIGHLAND ST N	143116124920000060	2250 9TH AVE N
153116458280040030	4320 9TH AVE N	213116940320030070	4650 5TH AVE S
213116630900130070	4628 5TH AVE N	143116463500140040	3226 9TH AVE N
233116351180120152	2800 3RD AVE N	233116174420110130	2627 5TH AVE S
233116174420120090	0 26TH ST S	073117283320000150	836 30TH AVE N
223116144180060130	3725 1ST AVE N	143116572400000370	2710 13TH AVE N
013116771660020020	4010 HAINES RD N	223116431080110070	4311 1ST AVE N
153116458280050180	4545 5TH AVE N	133116078300000070	1008 22ND AVE N
183117386700020070	731 HIGHLAND ST N	303117312840020150	810 18TH AVE S
223116961740210090	616 37TH ST S	073117005220070110	3545 HAINES RD N
213116352440310020	4640 1ST AVE S	203116146700030220	6275 1ST AVE N
073117848880001780	777 22ND AVE N	213116630900120070	4726 5TH AVE N
143116463500130030	820 31ST ST N	163116635400020130	4627 5TH AVE N
213116352440020020	4010 1ST AVE S	223116144180050160	3801 1ST AVE N
203116146700030140	6211 1ST AVE N	213116940320030010	4600 5TH AVE S
133116252540000230	1207 9TH AVE N	233116658620080130	2825 5TH AVE S
073117113760080050	530 38TH AVE N	213116352440050150	4001 5TH AVE S
213116352440220050	4434 1ST AVE S	223116431080080060	4221 1ST AVE N
133116262080010280	1330 22ND AVE N	073117027360010150	479 30TH AVE N
213116145620040160	110 48TH ST N	223116431080110060	4321 1ST AVE N
183117386700010030	839 7TH AVE N	133116262080010260	1312 22ND AVE N
233116351180180161	2800 2ND AVE N	133116262260030230	1436 22ND AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
133116078300000050	936 22ND AVE N	153116456480020050	3460 9TH AVE N
073117848880001810	761 22ND AVE N	303117312840020140	800 18TH AVE S
123116950220010020	1436 30TH AVE N	153116585180020060	4144 9TH AVE N
223116144180050150	3815 1ST AVE N	223116990900020050	4436 5TH AVE S
163116826920000140	4747 5TH AVE N	213116352440070080	4162 1ST AVE S
213116352440120060	4250 1ST AVE S	223116962280040090	230 37TH ST S
223116431080110080	4301 1ST AVE N	223116431080020040	4035 1ST AVE N
143116662570000010	2481 9TH AVE N	203116482220360120	6157 1ST AVE N
213116145620050120	4735 1ST AVE N	223116431080160100	4316 5TH AVE N
253116870840000070	0 18TH AVE S	183117142020000070	467 9TH AVE N
143116395460000050	2454 9TH AVE N	143116124920000040	2300 9TH AVE N
153116458280080090	4550 9TH AVE N	213116630900120090	4714 5TH AVE N
213116352440120010	4200 1ST AVE S	143116463320030020	3020 9TH AVE N
223116990900030070	4350 5TH AVE S	073117283320000310	700 30TH AVE N
153116458280050250	4505 5TH AVE N	213116634860000050	4646 5TH AVE N
143116463320010090	2840 9TH AVE N	153116458280050220	4525 5TH AVE N
223116961740100120	3635 5TH AVE S	223116144180040120	3939 1ST AVE N
143116572400000500	1101 28TH ST N	143116790020010040	2724 9TH AVE N
153116458280050140	4577 5TH AVE N	163116635400020090	4657 5TH AVE N
153116458280080040	4520 9TH AVE N	213116352440250160	4401 5TH AVE S
073117189360050030	475 22ND AVE N	143116463320070010	2800 7TH AVE N
213116630900040050	4860 4TH AVE N	123116950220070050	1532 27TH AVE N
223116962280020030	3516 1ST AVE S	223116431080080030	4245 1ST AVE N
213116352260350010	4700 1ST AVE S	203116669780020220	130 64TH ST S
213116352440250100	4453 5TH AVE S	193116677340050010	6850 5TH AVE N
223116990900010070	4560 5TH AVE S	183117018720000260	555 9TH AVE N
143116572400000560	955 28TH ST N	073117848880001840	731 22ND AVE N
223116431080160140	4342 5TH AVE N	073117848880001960	760 22ND AVE N
233116174420110100	2651 5TH AVE S	143116572400000530	1021 28TH ST N
073117283320000110	0 30TH AVE N	303117312840020170	830 18TH AVE S
183117778140030092	532 9TH AVE N	143116662570000040	2457 9TH AVE N
203116146700030180	6245 1ST AVE N	143116572400000470	1125 28TH ST N
143116572580020030	2529 9TH AVE N	123116695700060090	1100 30TH AVE N
213116352440300130	4525 5TH AVE S	223116962280040080	200 37TH ST S
203116482220360110	6145 1ST AVE N	223116431080110030	4341 1ST AVE N
073117308880000090	480 30TH AVE N	013116771660030010	1337 38TH AVE N
223116990900020060	4444 5TH AVE S	123116950220010050	1466 30TH AVE N
213116352440050130	4031 5TH AVE S	143116463320010080	2836 9TH AVE N
213116352440070070	4150 1ST AVE S	073117005220070380	3520 DR ML K JR ST N
223116144180040110	3945 1ST AVE N	073117005220070120	3553 HAINES RD N
213116940320020040	4728 5TH AVE S	163116945540000030	4676 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
223116431080180050	4431 1ST AVE N	153116458280080070	4538 9TH AVE N
183117386700020010	707 HIGHLAND ST N	203116146700030150	6221 1ST AVE N
143116662570000100	2411 9TH AVE N	213116352440380130	4719 5TH AVE S
073117283320000280	726 30TH AVE N	223116962280030020	3614 1ST AVE S
153116585180100160	4201 5TH AVE N	203116146700030210	6267 1ST AVE N
183117386700020090	803 HIGHLAND ST N	213116352440220070	4450 1ST AVE S
223116144180050120	3835 1ST AVE N	213116352440420160	4801 5TH AVE S
123116718020000250	1057 22ND AVE N	133116262080010250	1302 22ND AVE N
133116128340000020	1135 9TH AVE N	213116352440300150	4501 5TH AVE S
183117386700020180	841 HIGHLAND ST N	143116572400000590	925 28TH ST N
073117308880000070	466 30TH AVE N	213116352440070010	4100 1ST AVE S
123116718020000230	1055 22ND AVE N	143116572580020040	2521 9TH AVE N
073117848880001700	857 22ND AVE N	063117548460010180	617 38TH AVE N
133116078300000170	2137 11TH ST N	223116431080250060	4525 1ST AVE N
213116940320020070	4752 5TH AVE S	243116118080070160	1961 3RD AVE N
223116691740060160	400 37TH ST N	143116856080000020	730 28TH ST N
063117548460010200	601 38TH AVE N	073117848880002030	820 22ND AVE N
073117005220070220	3742 FOSTER HILL DR N	233116658620080120	2837 5TH AVE S
233116174420110110	2643 5TH AVE S	063117005400070010	3801 DR ML K JR ST N
073117189360010120	525 22ND AVE N	143116572400000570	945 28TH ST N
143116572400000400	2738 13TH AVE N	123116950220010040	1452 30TH AVE N
073117005220070020	3435 HAINES RD N	183117313380000080	624 HIGHLAND ST N
073117005220070390	3510 DR ML K JR ST N	223116144180060150	3709 1ST AVE N
063117201600020090	435 38TH AVE N	073117027380000010	529 30TH AVE N
213116940320020050	4736 5TH AVE S	073117027360010170	461 30TH AVE N
153116458280010260	4301 5TH AVE N	173117169200000010	800 BEACH DR NE
213116352440170020	4310 1ST AVE S	233116350820040171	2755 4TH AVE N
183117386700020080	735 HIGHLAND ST N	203116669780150010	6394 4TH AVE S
133116401940000010	1045 9TH AVE N	133116078300000200	1112 22ND AVE N
213116352440250110	4443 5TH AVE S	233116658620070120	2935 5TH AVE S
143116463320010050	800 28TH ST N	223116144180040130	3929 1ST AVE N
153116456480010030	3626 9TH AVE N	133116262080010010	1340 22ND AVE N
143116790020010050	2720 9TH AVE N	073117848880001950	750 22ND AVE N
223116990900020030	4420 5TH AVE S	123116950220010010	1430 30TH AVE N
213116145620050130	4725 1ST AVE N	143116463500180020	730 31ST ST N
153116538200040010	550 37TH ST N	223116961740110120	3539 5TH AVE S
183117386700020050	723 HIGHLAND ST N	073117848880002070	850 22ND AVE N
073117308880000060	460 30TH AVE N	223116431080080070	4215 1ST AVE N
153116456480020030	3476 9TH AVE N	153116458280040110	4430 9TH AVE N
203116669780110110	6400 3RD AVE S	223116961740140070	3548 5TH AVE S
143116662570000060	2441 9TH AVE N	063117548460010220	533 38TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
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073117848880001870	2200 7TH ST N	223116431080300150	4554 5TH AVE N
143116662570000110	2401 9TH AVE N	173117048420070160	624 BEACH DR NE
223116144180010010	3700 BURLINGTON AVE N	073117157140000020	610 30TH AVE N
233116658620070140	2901 5TH AVE S	183117386700020140	825 HIGHLAND ST N
243116118080070010	1960 4TH AVE N	143116572400000410	1225 28TH ST N
013116771660010110	3928 HAINES RD N	143116790020010230	811 28TH ST N
143116463320010040	810 28TH ST N	183117386700020030	715 HIGHLAND ST N
133116262080010210	1220 22ND AVE N	123116742860000150	1320 30TH AVE N
073117283320000120	858 30TH AVE N	153116458280050200	4539 5TH AVE N
223116144180040140	3919 1ST AVE N	213116352440150130	4227 5TH AVE S
213116145620040120	4835 1ST AVE N	073117027360010210	425 30TH AVE N
143116572400000580	935 28TH ST N	123116718020000110	1001 22ND AVE N
193116677340050070	6800 5TH AVE N	213116352440050100	4051 5TH AVE S
213116145620030080	4862 BURLINGTON AVE N	223116990900030080	500 44TH ST S
133116252540000831	0 9TH AVE N	213116352440150150	4211 5TH AVE S
213116352440170010	4300 1ST AVE S	123116718020000330	1095 22ND AVE N
163116826920000110	4801 5TH AVE N	123116718020000190	1035 22ND AVE N
123116695700060100	1108 30TH AVE N	123116718020000430	1135 22ND AVE N
123116415980010030	1518 38TH AVE N	073117113760080060	532 38TH AVE N
223116144180060090	3763 1ST AVE N	223116961740150050	3630 5TH AVE S
223116961740100090	430 37TH ST S	213116352260350040	4728 1ST AVE S
123116415980010010	1500 38TH AVE N	123116417960020230	1021 30TH AVE N
063117548460010160	633 38TH AVE N	073117027360010190	441 30TH AVE N
073117848880002090	866 22ND AVE N	223116691740070010	3700 4TH AVE N
223116962280030090	150 37TH ST S	233116658620010160	2801 2ND AVE S
013116771660010050	3844 HAINES RD N	213116352440340150	4611 5TH AVE S
143116572400000350	2638 13TH AVE N	073117368460000020	741 30TH AVE N
073117189360010060	621 22ND AVE N	163116945540000050	4660 9TH AVE N
213116352440340140	4619 5TH AVE S	123116718020000170	1027 22ND AVE N
143116124920000070	2242 9TH AVE N	223116775800030070	4250 5TH AVE N
153116585180030010	880 42ND ST N	143116572400000090	2611 9TH AVE N
133116128340000060	1101 9TH AVE N	153116585180010060	4040 9TH AVE N
183117468360020010	832 GROVE ST N	073117848880001850	727 22ND AVE N
143116572400000390	2720 13TH AVE N	143116463500190010	630 31ST ST N
213116352440100090	4159 5TH AVE S	203116669780070010	6394 2ND AVE S
073117848880001740	821 22ND AVE N	163116635400040080	4705 5TH AVE N
143116463500240010	532 31ST ST N	223116775800030010	4200 5TH AVE N
073117113760080030	520 38TH AVE N	213116352260350070	4750 1ST AVE S
213116940320030080	4660 5TH AVE S	213116352440050110	4043 5TH AVE S
213116352440200140	4321 5TH AVE S	213116352440150120	4235 5TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
123116695700060110	1116 30TH AVE N	133116262080010220	1228 22ND AVE N
223116144180060010	3700 2ND AVE N	073117848880001920	726 22ND AVE N
143116463500140030	3220 9TH AVE N	073117283320000200	794 30TH AVE N
223116990900020070	4452 5TH AVE S	223116961740150020	3614 5TH AVE S
213116940320010040	4828 5TH AVE S	153116585180020080	4158 9TH AVE N
133116262260030190	1400 22ND AVE N	073117848880002040	828 22ND AVE N
063117548460010250	509 38TH AVE N	213116352440170060	4344 1ST AVE S
223116990900020080	500 45TH ST S	073117005220070180	3635 HAINES RD N
163116945540000010	4686 9TH AVE N	213116352440120080	4260 1ST AVE S
303117312840020160	820 18TH AVE S	143116463320100070	0 6TH AVE N
073117189360010070	615 22ND AVE N	073117113760080130	3731 7TH ST N
143116572400000100	2601 9TH AVE N	063117201600020130	469 38TH AVE N
153116456480050240	601 37TH ST N	153116458280010210	4339 5TH AVE N
143116572400000080	2621 9TH AVE N	073117283320000220	772 30TH AVE N
143116572400000420	1219 28TH ST N	223116962280030070	3648 1ST AVE S
143116463320040070	3054 8TH AVE N	223116961740100160	3601 5TH AVE S
213116352440100100	4151 5TH AVE S	063117201600020120	463 38TH AVE N
213116352440120040	4230 1ST AVE S	203116669780060120	201 64TH ST S
073117027360010140	487 30TH AVE N	013116771660030080	1225 38TH AVE N
153116458280010140	4445 5TH AVE N	233116658620080090	416 29TH ST S
073117368460000010	735 30TH AVE N	223116431080180080	100 44TH ST N
133116078300000150	1074 22ND AVE N	073117005220070140	3601 HAINES RD N
223116961740150030	3622 5TH AVE S	303117313200000060	860 18TH AVE S
213116940320030060	4642 5TH AVE S	143116463500190050	600 31ST ST N
223116431080080010	4255 1ST AVE N	013116771660020070	4100 HAINES RD N
073117027360010200	433 30TH AVE N	063117201600020160	495 38TH AVE N
073117157140000040	628 30TH AVE N	183117386700020020	711 HIGHLAND ST N
203116482220360130	6169 1ST AVE N	243116304200000040	2011 2ND AVE N
063117005400110020	4011 DR ML K JR ST N	213116145620040150	4809 1ST AVE N
073117848880001930	732 22ND AVE N	143116463320030040	3028 9TH AVE N
153116585180010070	4062 9TH AVE N	213116352440150110	4245 5TH AVE S
123116718020000130	1013 22ND AVE N	213116352440200090	4363 5TH AVE S
223116431080160120	4320 5TH AVE N	213116352440250120	4437 5TH AVE S
063117548460010140	3815 7TH ST N	223116431080160090	4300 5TH AVE N
153116458280010170	4419 5TH AVE N	203116669780100010	310 64TH ST S
133116078300000240	1140 22ND AVE N	223116431080080080	4205 1ST AVE N
213116352440150090	4263 5TH AVE S	123116417960030020	1045 30TH AVE N
223116962280020070	3550 1ST AVE S	073117189360010090	545 22ND AVE N
213116352440270020	4510 1ST AVE S	073117283320000270	736 30TH AVE N
143116463320090060	3052 7TH AVE N	143116463320030060	3044 9TH AVE N
153116458280050210	4535 5TH AVE N	143116124920000110	2210 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
213116352440310170	4660 1ST AVE S	153116458280040070	4348 9TH AVE N
213116352440250140	4421 5TH AVE S	013116771660010120	3936 HAINES RD N
073117579780010030	534 30TH AVE N	073117283320000160	824 30TH AVE N
223116961740160090	3653 6TH AVE S	063117005400080170	721 38TH AVE N
223116962280030010	3600 1ST AVE S	073117027360020130	685 30TH AVE N
153116585180100130	4227 5TH AVE N	213116145620060110	4611 1ST AVE N
143116463320020050	2936 9TH AVE N	213116352440270080	100 46TH ST S
223116990900030050	4340 5TH AVE S	213116145620040070	125 49TH ST N
143116463500180050	700 31ST ST N	213116352440070060	4142 1ST AVE S
153116458280040120	4434 9TH AVE N	213116352440100140	4119 5TH AVE S
143116790020010110	2600 9TH AVE N	153116458280010180	4415 5TH AVE N
123116742860000200	1226 30TH AVE N	223116961740100140	3621 5TH AVE S
073117005220070190	3651 HAINES RD N	133116252540000820	0 9TH AVE N
213116352440150160	4201 5TH AVE S	223116431080180060	4411 1ST AVE N
213116940320030040	4626 5TH AVE S	213116352440050140	4019 5TH AVE S
133116100620000490	1310 9TH AVE N	153116458280010150	4435 5TH AVE N
173117048420010020	840 BEACH DR NE	013116771660020050	4034 HAINES RD N
243116118080080090	312 20TH ST N	013116021420020150	4035 HAINES RD N
013116000004400100	0 HAINES RD N	013116021600000040	3960 12TH ST N
153116585180100150	4211 5TH AVE N	013116021600000030	3871 HAINES RD N
163116945540000100	4620 9TH AVE N	013116021600000020	3901 HAINES RD N
143116572400000510	1035 28TH ST N	013116021600000010	3911 HAINES RD N
143116572400000550	1001 28TH ST N	013116021420030100	3931 HAINES RD N
233116351180070142	2801 3RD AVE N	013116021420030070	3953 HAINES RD N
073117848880001990	784 22ND AVE N	013116021420030090	3933 HAINES RD N
073117283320000180	800 30TH AVE N	013116021420030080	3943 HAINES RD N
153116585180010050	4034 9TH AVE N	013116021420030110	3923 HAINES RD N
203116669780060130	6401 3RD AVE S	013116021420020180	4009 HAINES RD N
133116128340000050	1113 9TH AVE N	013116021420020190	0 HAINES RD N
223116144180060140	3717 1ST AVE N	013116021420020170	4023 HAINES RD N
213116352440120050	4234 1ST AVE S	013116021420020140	4043 HAINES RD N
183117778140010092	432 9TH AVE N	013116021420020130	4051 HAINES RD N
223116775800030050	4234 5TH AVE N	013116021420020110	4111 HAINES RD N
073117848880001730	835 22ND AVE N	123116695700060120	1126 30TH AVE N
123116718020000050	921 22ND AVE N		
183117778140020100	875 5TH ST N		
013116771660020030	4020 HAINES RD N		
213116352440340110	4643 5TH AVE S		
123116718020000310	1085 22ND AVE N		
143116572400000490	1117 28TH ST N		
223116431080250040	4535 1ST AVE N		

PARCELS WITH LESS THAN 75% WITHIN THE CHHA

PARCEL	ADDRESS	PARCEL	ADDRESS
363116653760000050	2435 DR ML K JR ST S	343116261540020040	3756 22ND AVE S
343116154620000010	3700 22ND AVE S	303117851190020030	757 18TH AVE S
073117169290300120	3400 1ST ST N	343116261540020010	2201 KINGSTON ST S
073117444420300090	3430 1ST ST N	303117312840030230	784 18TH AVE S
313117724680000000	3600 DR ML K JR ST S	073117170640430070	3310 1ST ST N
073117171180630130	155 30TH AVE N	063217480960010030	3818 DR ML K JR ST S
363116653760000040	2425 DR ML K JR ST S	363116653760000010	2401 DR ML K JR ST S
343116261540020030	3748 22ND AVE S	363116653760000030	2417 DR ML K JR ST S
363116504180000960	981 26TH AVE S	343116261540020050	3762 22ND AVE S
073117171180630150	135 30TH AVE N	073117169330480010	3220 1ST ST N
073117169330480111	3210 1ST ST N	063217480960010040	3826 DR ML K JR ST S
273116154080060150	3631 22ND AVE S	343116261540020020	3740 22ND AVE S
343116261540020060	2200 38TH ST S		
303117312840030220	776 18TH AVE S		
303117851190030020	737 18TH AVE S		

**PARCELS WITH MULTIPLE ZONING DISTRICTS
OR FOR WHICH ONLY PART OF THE PARCEL QUALIFIES FOR REZONING
(LEGAL DESCRIPTION REPRESENTS THAT PORTION OF THE PARCEL TO BE REZONED)**

PARCEL	ADDRESS	LEGAL DESCRIPTION TO BE REZONED
023116163440080070	2727 38TH AVE N	CLEAR VISTA BLK 8, LOT 7 LESS S 7 1/2FT FOR RD R/W
063117201600020030	3800 4TH ST N	CURN'S, W. J. SUB BLK 2, LOT 7
073117292690010010	2290 4TH ST N	FOURTH STREET CENTER BLK 1, Western 154.58 -feet of LOT 1
113116178920010010	2750 38TH AVE N	COOLIDGE PARK BLK 1, LOTS 5 & W 9FT OF LOT 6 LESS RD R/W ON N
133116125280000010	2140 16TH ST N	BRUNSON'S NO. 4 LOT 13 LESS N 3 FT
143116463500240030	0 31ST ST N	KENWOOD SUB ADD BLK 24, LOT 2 LESS N 1/2
233116350820030010	2750 5TH AVE N	HALL'S CENTRAL AVE NO. 1 BLK 3 W 50.95FT OF VILLA SITE X LESS THAT PART FOR R/W DESC BEG SW COR OF SD SITE X TH N'LY 127FT TH E'LY 3FT ALG N BNDRY OF SITE X TH S'LY 120FT TH S29D45'E 8.06FT TH W'LY 7FT TO POB
153116182880120090	3719 13TH AVE N	CORSON'S SUB BLK 12, LOTS 13, 14 & W 25FT OF LOT 15
273116154080060060	2110 37TH ST S	CHILDS PARK BLK 6, LOTS 7 AND 8
273116754020000010	3647 18TH AVE S	RIDGEWOOD TERRACE LOTS 1 THRU 4 AND 20FT VAC ST ON S
223116431080230010	4444 5TH AVE N	INTER BAY BLK 23, LOTS 9 THRU 16 LESS ST
133116100620000680	1401 5TH AVE N	BON AIR LOTS 68 THRU 70



St. PETERSBURG CITY COUNCIL
Meeting of March 2, 2023

TO: The Honorable Brandi Gabbard, Chair, and Members of City Council

SUBJECT: **City File LDR 2023-01:** A city-initiated application requesting a text amendment to the Land Development Regulations pertaining to Missing Middle Housing providing for parking standards, amending the definition of multi-family dwelling, amending the NTM-1 zoning district regulations, amending the Corridor and Neighborhood Suburban Multifamily zoning districts to allow a density bonus on qualified parcels, adding a definition and correcting omissions from the Accessory Dwelling Unit ordinance adopted in July 2022.

Ordinance 540-H of the City of St. Petersburg, Florida amending its Land Development Regulations; amending the Use Matrix in Section 16.10.020.1. of the City Code adding parking requirements in Neighborhood Traditional Mixed Residential (NTM) zoning districts and amending the definition of Dwelling, Multi-family; amending Section 16.20.010.5. to allow Accessory Dwelling Units in the Neighborhood Traditional-3 (NT-3) zoning district; amending Section 16.20.015. regulating the NTM-1 zoning district, including provisions related to applicability, minimum lot standards and coverage, maximum density and intensity, setbacks, entrances, building and site design, landscaping, and parking; amending Section 16.20.030. providing for a Missing Middle housing density bonus in the Neighborhood Suburban Multi-family (NSM) zoning districts; amending Section 16.20.060. providing for Corridor Residential Traditional (CRT) zoning districts; amending Section 16.20.080. providing for a Missing Middle density bonus in the Corridor Commercial Traditional (CCT) zoning districts; amending Section 16.20.090. providing for a Missing Middle housing density bonus in the Corridor Commercial Suburban (CCS) zoning districts; amending Section 16.90.020.3. creating a definition for Missing Middle Housing; providing for severability; and providing an effective date. (City File: LDR 2023-01) (Legislative)

RECOMMENDATION:

Administration: City staff recommends **APPROVAL**.

Development Review Commission ("DRC"): On February 1, 2023, the DRC held a public hearing regarding these text amendments and voted 6-to-0 making a finding of consistency with the City of St. Petersburg's Comprehensive Plan and recommending **APPROVAL** of the text amendments. Seven (7) members of the public gave comments, six (6) supported the amendments and one (1) opposed. DRC comments were supportive of the parking changes made in response to public

comments prior to the DRC workshop and the design standards provided in the NTM-1 district standards. The DRC public hearing was preceded by a public workshop on January 12, 2023.

The City Council package and draft ordinance includes one (1) text amendment that was not included with the DRC materials. Specifically, City Code Section 16.20.015.2 refers to *High Frequency Transit Routes*; however, the Comprehensive Plan does not have enabling language and refers only to *Future Major Streets*. Any reference to *High Frequency Transit Routes* must be removed from this Section until the Comprehensive Plan can be updated by separate application.

Public Input:

City Staff has actively engaged several public workshops and neighborhood associations to present the proposed Missing Middle text amendments with the NTM-1 Map Amendment. Starting in August 2022, the Planning and Development Services Department staff responded to individual inquiries and neighborhood association invitations and hosted six (6) workshops pertaining specifically to this LDR 2023-01 application including:

11/14/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Childs Park Recreation Center
11/15/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Roberts Recreation Center
11/16/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Virtual Workshop
12/13/2022	CPPC ZM-15/LDR 2023-01 NTM-1 Map & Text Amendments Workshop
01/11/2023	Crescent Lake Neighborhood Association Meeting
01/12/2023	DRC ZM-15/LDR 2023-01 Text Amendment Workshop
02/01/2023	DRC LDR 2023-01 Text Amendment Public Hearing
02/02/2023	Euclid St. Paul Neighborhood Association Meeting
02/07/2023	CPPC ZM-15/LDR 2023-01 NTM-1 Map & Text Amendments Workshop
02/07/2023	Woodlawn Oaks Neighborhood Association
03/01/2023	Historic Kenwood Neighborhood Association

Within the last six (6) months, City Staff has met with four (4) neighborhood associations. Written public comments have been received from the Palmetto Park Neighborhood Association in support of the text amendment.

City staff is maintaining a dedicated webpage for tracking this application. The webpage is regularly updated with new information, including links to staff reports, presentations, archived videos, and related resources, such as the Comprehensive Plan, Land Development Regulations, and an extensive map collection. Public comments are provided in the Staff report.

Recommended City Council Action:

- 1) CONDUCT the first reading and first public hearing of the proposed ordinance; AND
- 2) SET the second reading and adoption public hearing for March 23, 2023.

Attachments: Ordinance, DRC Staff Report, and draft DRC Minutes.

Ord. No. 540-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING ITS LAND DEVELOPMENT REGULATIONS; AMENDING THE USE MATRIX IN SECTION 16.10.020.1. OF THE CITY CODE ADDING PARKING REQUIREMENTS IN NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL (NTM) ZONING DISTRICTS AND AMENDING THE DEFINITION OF DWELLING, MULTIFAMILY; AMENDING SECTION 16.20.010.5. TO ALLOW ACCESSORY DWELLING UNITS IN THE NEIGHBORHOOD TRADITIONAL-3 (NT-3) ZONING DISTRICT; AMENDING SECTION 16.20.015. REGULATING THE NTM-1 ZONING DISTRICT, INCLUDING PROVISIONS RELATED TO APPLICABILITY, MINIMUM LOT STANDARDS AND COVERAGE, MAXIMUM DENSITY AND INTENSITY, SETBACKS, ENTRANCES, BUILDING AND SITE DESIGN, LANDSCAPING, AND PARKING; AMENDING SECTION 16.20.020.6. TO ALLOW ACCESSORY DWELLING UNITS IN THE NEIGHBORHOOD SUBURBAN-1 AND 2 (NS-1 AND NS-2) ZONING DISTRICTS; AMENDING SECTION 16.20.030. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE NEIGHBORHOOD SUBURBAN MULTIFAMILY (NSM) ZONING DISTRICTS; AMENDING SECTION 16.20.060. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR RESIDENTIAL TRADITIONAL (CRT) ZONING DISTRICTS; AMENDING SECTION 16.20.080. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR COMMERCIAL TRADITIONAL (CCT) ZONING DISTRICTS; AMENDING SECTION 16.20.090. PROVIDING FOR A MISSING MIDDLE HOUSING DENSITY BONUS IN THE CORRIDOR COMMERCIAL SUBURBAN (CCS) ZONING DISTRICTS; AMENDING SECTION 16.90.020.3. CREATING A DEFINITION FOR MISSING MIDDLE

HOUSING; PROVIDING FOR SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section One. Section 16.10.020.1. of the St. Petersburg City Code, excerpted in pertinent part, is hereby amended to read as follows:

16.10.020.1. - Matrix: Use permissions and parking requirements matrix and zoning matrix.

Use	Minimum Parking Spaces, Traditional Tier (NT, NTM, CRT, CCT-1, IT)	Definitions
Dwelling, Multifamily	More than 750 square feet: 0.75 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; Equal to or less than 750 square feet: 0.50 per unit; Loading area required for more than 5 units	A building <u>or lot</u> designed for or occupied by two or more families (on the basis of monthly, or longer occupancies, or ownership of individual units) with separate cooking, bathroom and sleeping facilities for each unit. Motels, hotels, and other transient accommodation uses are not multiple-family dwellings. Accessory uses include clubhouses, recreational and laundry facilities

Section Two. Section 16.20.010.5. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.010.5. Maximum development potential.

Development potential is different within each district in order to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	NT-2	NT-3	NT-4
Minimum Lot Width	Residential	45 ft.	50 ft.	60 ft.	45 ft.
	Nonresidential	180 ft.	200 ft.	240 ft.	180 ft.
Minimum Lot Area (square feet)	Residential	4,500	5,800	7,620	5,800
	Nonresidential	22,860	25,400	30,480	22,860
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	7 (1 principal unit; <u>and 1 accessory unit per lot</u>) ⁽¹⁾ not permitted)	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾
Maximum Residential Intensity (floor area ratio) ⁽²⁾⁽³⁾		0.50	0.40	0.40	0.50
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40	0.85
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55	0.55
Maximum Impervious Surface (site area ratio)	Residential	0.65	0.65	0.65	0.65
	Nonresidential	0.55	0.55	0.55	0.55

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

Section Three. Section 16.20.015. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.015. NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL DISTRICT (NTM-1)

* * *

16.20.015.2. Applicability.

Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

- A. Applicable to locations that transition from a mixed-use corridor, center or Future Major Street to a single-family neighborhood. The most effective application of this district is in a linear configuration when located within 175-feet of the centerline of a designated *Future Major Street* or ~~*High Frequency Transit Route*~~ with service head way times equal to, or less than, ~~35-~~ minutes.
 - 1. Qualified properties shall be adjacent to a public alley.
 - 2. Applicable to ~~traditional~~ neighborhoods, where the subject property:

- a. Retains direct connectivity to one or more adjoining *Future Major Streets* or *High-Frequency Transit Routes*; and
- b. A minimum of 75% of the property is outside of the designated Coastal High Hazard Area ("CHHA"), and in no case shall the density in the CHHA be increased.

~~3. Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, new dwelling units above the existing number of dwelling units shall only be allowed when adaptively established within the existing principal structure, additions and accessory buildings may include new dwelling units when designed subordinate to the principal structure and in accordance with the applicable review procedures.~~

* * *

TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage

Lot Standards	
Lot Area, Minimum: Residential	1,452 2,000 square feet per unit
Lot Area, Minimum: Non-Residential	22,860 square feet
Lot Width, Minimum: Residential	20 feet
Lot Width, Minimum: Non-Residential	150 feet
Lot Coverage	
Impervious Surface, Maximum: Residential	0.75 or 75%
Impervious Surface, Maximum: Non-Residential	0.65 or 65%
Building Coverage, Maximum ¹ : Residential	0.60 or 60%
¹ Includes all enclosed structures	

* * *

TABLE 16.20.015.4.b: Maximum Density and Maximum Intensity

Density	
Density, Maximum ¹ : Residential	30 units per acre
¹ Includes accessory dwelling unit(s)	
Intensity ^{1,2,3}	
Intensity, Maximum: Residential ⁴	0.50 FAR
Intensity, Maximum: Non-Residential	0.50 FAR
¹ Maximum intensity does not include FAR bonuses, which are calculated separately.	
² Includes any enclosed space <i>above</i> the required design flood elevation line; excludes that portion of the enclosed space that is <i>below</i> the required design flood elevation line.	
³ Does not include the first 200 square feet of enclosed garage per unit.	
⁴ <u>Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places – 0.40 FAR</u>	
FAR Bonuses	

Bonus, Maximum: Residential	0.20 FAR
<i>The following options may be incorporated in any combination, not to exceed the maximum bonus allowed - 0.20 FAR:</i>	
a. One story covered front porch with a separate roof structure with a minimum width of 90 percent of the front façade. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08
b. Additional second story front setbacks: .01 bonus for every 1-foot of additional front setback of the entire façade, and .005 bonus for every 1-foot of additional front setback of at least one-third of the façade but which is less than the entire façade, no bonus is allowed unless the setback is at least 6-feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	Variable, 0.10 max
c. Additional second story side setbacks: .01 bonus for every 1-foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	Variable, 0.05 max per side
d. Total residential floor area of the second story does not exceed 75 percent of the first story (excludes garage SF).	0.05
e. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20 percent of the width of the front façade: 0.04 bonus.	Variable, 0.04 max
f. Side façade articulation: side façades that feature offsets of at least 2-feet in depth that are at least 12-feet in length that divide the building design and are in the front two thirds of the side façade: 0.02 bonus per side, maximum 0.04.	Variable, 0.04 max
g. Front façade articulation: front façades (excluding the porch) which feature offsets of at least 6-feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10.	Variable, 0.10 max
h. Certified LEED or Florida Green Building	0.05
i. Solar ready	0.02
Additional Notes:	
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, non-residential floor area and impervious surface.	
For mixed use developments, refer to additional regulations within the use specific development standards in the Mixed Uses Section.	

* * *

TABLE 16.20.015.5.b: Minimum Building Setbacks

Building Setbacks^{1,2,3}	
Front: Steps Extending from Porch or Stoop ⁴	8-feet or M
Front: Porch or Stoop ⁴	12-feet or M
Front: Building ⁴	18-feet or M
Side, Interior ⁴	3-feet or M
Side, Street ⁴	8-feet or M
Rear, Alley	22-feet, including width of alley

Special Exception	
All yards	25-feet
¹ M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided: (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet; (b) No portion of the encroachment shall exceed 24 feet in height.	
² Refer to technical standards regarding measurement of building setbacks and setback encroachments.	
³ The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.	
⁴ <u>Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places – Front: Building 25-feet; Front: Porch or Stoop 18-feet; Side, Street: 12-feet; Side, Interior: 5-feet.</u>	

* * *

TABLE 16.20.015.7: Entrances

Accessory Dwelling Unit ("ADU")	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Bungalow Court	Each main entrance shall face the shared court, <u>except</u> cottages abutting the primary street shall have their main entrance facing the primary street.
¹ Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.	

16.20.015.8. Building and site design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians.

Local and national historic districts.

1. Where a property is individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places, the addition of dwelling units

shall be allowed when adaptively established within the existing principal structure or within an addition or accessory building that is designed subordinate to the principal structure.

Building layout and orientation.

1. For non-residential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible or consistent with the architecture of the principal structure.
3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

Landscaping. For up to 4 units on a property, refer to landscaping regulations for the development and redevelopment of new one- and two-unit residential properties (currently section 16.40.060.2.1.1).

Vehicle connections and parking.

1. All parking shall be accessed from a public alley.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.
4. Notwithstanding the foregoing, non-conforming front or side street driveways and parking may remain when additional units are added to a building or if existing buildings are retained on site, provided that all parking and driveways meet the design standards of 16.40.090, parking spaces be separated from the sidewalk and screened with a fence and a minimum 3-foot landscape buffer, and any additional parking be accessed from a public alley. Further, where an existing driveway is providing access to a single-family garage, the driveway may remain regardless of the number of units added to the site, provided any parking for the additional units is accessed from the alley.

Section Four. Section 16.20.020.6. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.020.6. Maximum development potential.

Development potential is slightly different within each district to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

	NS-1	NS-2	NS-E
Residential	75 ft.	100 ft.	200 ft.

Minimum lot width	Nonresidential	150 ft.	200 ft.	200 ft.
Minimum lot area	Residential	5,800 sq. ft.	8,700 sq. ft.	1.0 acre
	Nonresidential	1.0 acre	1.0 acre	2.0 acres
Maximum residential density (units per acre)		7.5 1-principal unit <u>and 1</u> (accessory unit per lot (see note 1) not permitted)	5 1-principal unit <u>and 1</u> (accessory unit per lot (see note 1) not permitted)	2 1 principal unit and 1 accessory unit per lot (see note 1)
Maximum Residential Intensity (floor area ratio) ⁽²⁾		N/A	N/A	N/A
Maximum nonresidential intensity (floor area ratio)		0.35	0.30	0.20
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55
Maximum impervious surface (site area ratio)		0.60	0.60	0.40

- (1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.
- (2) Floor Area Ratio limits for residential uses are not applicable in any Neighborhood Suburban (NS) single-family zoning districts.
- (3) Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.
- (4) For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

Section Five. Section 16.20.030. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.030. NEIGHBORHOOD SUBURBAN MULTIFAMILY DISTRICTS (NSM)

* * *

16.20.030.4. Introduction to NSM districts.

The NSM districts are the NSM-1 and the NSM-2 districts.

16.20.030.4.1. Neighborhood Suburban Multifamily-1 (NSM-1).

This district allows multifamily structures. Additional density is possible when workforce housing or Missing Middle housing is provided. Building heights typically range between one and three stories.

* * *

16.20.030.5. Maximum development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Area, Maximum Density and Maximum Intensity

		NSM-1	NSM-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	24
	<u>Missing Middle housing density bonus</u>	<u>15</u>	<u>N/A</u>
	Workforce housing density bonus	6	6
Maximum nonresidential intensity (floor area ratio)		0.50	0.60
Maximum impervious intensity (site area ratio)		0.65	0.75
<p>Workforce housing bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family uses at a maximum density of 30 dwelling units/acre and following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle housing density bonus is not allowed in addition to the Workforce housing density bonus.</u></p> <p>Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p>			

* * *

Section Six. Section 16.20.060. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.060. CORRIDOR RESIDENTIAL TRADITIONAL DISTRICTS (CRT)

* * *

16.20.060.4. Introduction to CRT districts.

The CRT districts are the CRT-1 and the CRT-2 districts.

16.20.060.4.1. Corridor Residential Tradition-1 (CRT-1).

This district allows multifamily structures. Additional density is possible when workforce housing or Missing Middle housing is provided. Building heights typically range between one and three stories.

* * *

16.20.060.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CRT-1	CRT-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	60	60
	Workforce housing density bonus	8	6
	<u>Missing Middle housing density bonus</u>	<u>6</u>	<u>N/A</u>
	<u>Missing Middle housing density bonus within activity center</u>	<u>N/A</u>	<u>N/A</u>
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1	1.5
	Nonresidential intensity within activity center	2.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.75	0.95
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the workforce housing bonus.</u></p> <p>Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p> <p>A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.</p>			

* * *

Section Seven. Section 16.20.080. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.080. CORRIDOR COMMERCIAL TRADITIONAL DISTRICTS (CCT)

* * *

16.20.080.4. Introduction to CCT districts.

The CCT districts are the CCT-1 and the CCT-2 districts.

16.20.080.4.1. Corridor Commercial Traditional-1 (CCT-1).

This district generally allows one-story to three-story development containing mixed uses with multifamily structures. Additional density is possible when affordable workforce housing or Missing Middle housing is provided.

* * *

16.20.080.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CCT-1	CCT-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	36	60
	<u>Missing Middle Housing density bonus</u>	<u>6</u>	<u>N/A</u>
	<u>Missing Middle Housing density bonus within activity center</u>	<u>N/A</u>	<u>N/A</u>
	Workforce housing density bonus	8	6
	Hotel density (rooms per acre)	45	45
	Hotel density (rooms per acre) within activity center	80	80
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1.0	1.5
	Nonresidential intensity within activity center	1.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.95	0.95

Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.

A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

Section Eight. Section 16.20.090. of the St. Petersburg City Code is hereby amended to read as follows:

16.20.090. CORRIDOR COMMERCIAL SUBURBAN DISTRICTS (CCS)

* * *

16.20.090.4. Introduction to CCS districts.

The CCS districts are the CCS-1 and CCS-2.

16.20.090.4.1. Corridor Commercial Suburban-1 (CCS-1).

It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of local interest in conjunction with residential, multifamily units or structures. Additional building height and density is possible within primary and secondary activity centers. Additional density is possible when workforce housing or Missing Middle housing is provided.

* * *

16.20.090.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CCS-1	CCS-2
Minimum lot width	Small lot (less than 1.0 acre)	100 ft.	100 ft.
	Medium lot (between 1.0 - 2.0 acres)	200 ft.	200 ft.
	Large lot (greater than 2.0 acres)	300 ft.	300 ft.
Minimum lot area (square ft.)		4,500	4,500
Residential density		15	40

Maximum residential density (units per acre)	Residential density within activity center	60	60
	<u>Missing Middle Housing density bonus</u>	15	N/A
	<u>Missing Middle Housing density bonus within activity center</u>	N/A	N/A
	Workforce housing density bonus	8	10
	Workforce housing density bonus within activity center	10	15
	Hotel density (rooms per acre)	45	55
	TDR density bonus	9	0
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	0.55	0.75
	Nonresidential intensity within activity center	2.5	1.12
	Workforce housing intensity bonus	0.2	0.2
	Workforce housing intensity bonus within activity center	0.2	0.5
	TDR intensity bonus	0.2	0
Maximum impervious surface (site area ratio)	0.85	0.9	
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of Workforce Housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p><u>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.</u></p> <p>Hotel density: Additional hotel density may be allowed pursuant to the cg (commercial general) Comprehensive Plan future land use category and section 4.2.7.6 of the countywide plan rules. In order to preserve existing commercial floor area on redevelopment sites within CCS-1 equal to or greater than 5 acres, the residential component shall not exceed 40 percent of the total FAR. Where the residential component exceeds 40 percent of the total FAR, special exception approval is required. Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p> <p>A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.</p>			

Section Nine. Section 16.90.020.3. of the St. Petersburg City Code is hereby amended by adding a new definition for ‘Missing Middle housing,’ in the appropriate alphabetical order, to read as follows:

16.90.020.3. – Definitions

Missing Middle housing encompasses a range of smaller, multi-unit or clustered housing types (such as shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work units), which are compatible in scale and design with single-family homes, and are designed to encourage walking, biking, and transit use.

Section Ten. Coding. As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections (including definitions) are generally not underlined.

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

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

APPROVED AS TO FORM AND CONTENT:

Legal Department
00664463.docx



Staff Report to the St. Petersburg Development Review Commission (DRC)

Prepared by the Planning & Development Services Department
Urban Planning and Historic Preservation Division

For Public Hearing on Wednesday, February 1, 2023
at 1:00 p.m. in the City Council Chambers, City Hall
175 Fifth Street North, St. Petersburg, Florida.

City File: LDR 2023-01

Missing Middle Housing Text Amendments

This is a City-initiated application requesting that the Development Review Commission (“DRC”), in its capacity as the Land Development Regulation Commission (“LDRC”), make a finding of consistency with the Comprehensive Plan and recommend to City Council APPROVAL the following text amendment to the City Code, Chapter 16, Land Development Regulations (“LDRs”).

APPLICANT INFORMATION

APPLICANT: City of St. Petersburg
175 5th Street North
St. Petersburg, Florida 33712

CONTACT: Ann Vickstrom, Planner
Urban Planning and Historic Preservation Division
Planning and Development Services Department
Ann.Vickstrom@stpete.org
(727) 892-5807

Derek Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning and Development Services Department
Derek.Kilborn@stpete.org
(727) 893-7872

BACKGROUND

This application is a text amendment to the LDRs. A companion application rezoning qualified parcels to the NTM-1 zoning designation is being separately processed through the City’s Community Planning and Preservation Commission (“CPPC”) as an amendment to the Official Zoning Map. The zoning map amendment is identified as Application No. ZM-15 and is scheduled for public hearing before the CPPC on Tuesday, February 14, 2023, starting at 2:00 PM. Both the rezoning application and this text amendment application will be presented to the City Council on March 2 and March 23, 2023.

In November 2019, as part of a four-part initiative to amend City land development regulations to address affordable housing, City Council approved the Neighborhood Traditional Mixed Residential (NTM-1) district regulations allowing up to four (4) units on a typical sized single-family lot (calculated at 30 units per acre). Following that approval, due to the COVID pandemic and subsequent changes to operational procedures in 2020, the proposed NTM-1 zoning map amendment was placed on hold. After completion of the StPete2050 Plan in May 2021, staff met with City Council on five occasions from August 2021 through August 2022 to get direction on next steps. The amendment addressing Accessory Dwelling Units was approved in July 2022 and these companion amendments address the application of Missing Middle housing on qualifying properties.

REQUEST

During the evaluation of the NTM rezoning initiative, staff identified an opportunity to allow Missing Middle housing in four additional zoning districts and determined that several changes to the previously approved NTM regulations were needed to provide better clarify the district standards. The amendments can be summarized as follows:

- Text amendments to allow a Missing Middle density bonus on qualified parcels in the corridor zoning categories and the Neighborhood Suburban multi-family district, following all dimensional and design requirements of the Neighborhood Traditional Mixed Residential (NTM) district.
- NTM-1 district amendments clarifying applicability requirements, setbacks, landscaping, parking and providing a definition.
- Correcting omissions from the ADU ordinance adopted in July 2022 (LDR 2022-01)

The amendments are more particularly described below in numerical order, and a Strike-through/Underline version of the code amendments is attached.

1. Amend the definition of Multi-family and add NTM in the Traditional Tier parking category on the Use Permissions and Parking Matrix:

Section 16.10.020.1. - Matrix: Use permissions and parking requirements matrix and zoning matrix. This change expands the multi-family definition to include a “lot” as a multi-family use of two (2) or more units. The current definition only refers to a “structure” and thereby limits the option of having multiple single-family buildings on one property, for example, a cottage court. This change allows the type of design flexibility contemplated within the NTM-1 zoning category. The 2019 amendment did not specify the parking tier for the NTM district and inclusion in the *Traditional Tier* identifies parking requirements for NTM.

2. Amend the Maximum development potential tables in the NT-3, NS-1 and NS-2 Districts

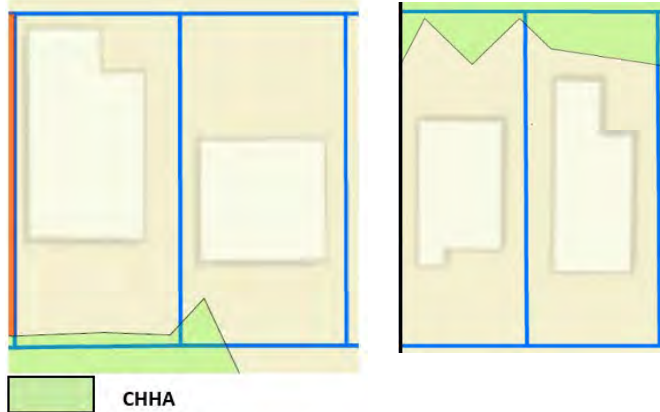
Sections 16.20.010.5 and 16.20.020.6 Maximum development potential. This change to the tables was erroneously excluded in the July 2022 application (LDR 2022-1), when the ADUs were expanded into the NT-3, NS-1, and NS-2 districts.

3. Amend the NTM applicability standards

Section 16.20.015.2. – Applicability. This proposed change eliminates the requirement for a property to be located within a traditional neighborhood, clarifies when a parcel is partially located in the Coastal High Hazard Area (CHHA), and relocates standards related to the National Register and Local Historic Districts to the design standard section.

During research for this application and its companion zoning map amendment, it was determined that clarification is needed for parcels that are partially located within the CHHA. This text amendment is proposing to allow parcels to qualify provided at least 75% or more of the property is located outside the CHHA, and there is no increase in density allowed on the parcel for any portion of the parcel located in the CHHA. Two example are shown in Figure 1 below:

Figure 1. Properties partially in CHHA: more than 75% of land is outside CHHA



4. Amend the minimum lot size standards for the NTM-1 District.

Table 16.20.015.4.a: Minimum Lot Standards and Lot Coverage. This proposed change is to clarify the minimum lot size. The lot size of 1,452 square feet (SF) per unit was based on 30 units/acre. However, this lot size is not consistent with any current neighborhood pattern. A minimum lot size for of 2,000 square feet and width of 20 feet will provide flexibility to design a narrow single-family home and maintain consistency with existing patterns of development.

5. Amend the NTM-1 Minimum Building Setback table to include setbacks for National or Local Historic District properties that are consistent with the existing zoning standards and patterns of development.

This proposed text amendment will address concerns raised by residents in historic districts, requiring that setbacks remain consistent with the existing NT zoning categories. Modifications can be made through section 16.20.015.6, if consistent with the established neighborhood pattern. Although this text amendment applies to both the National Register and Local Historic Districts, new construction within Local Historic Districts is subject to public hearing review and approval of a Certificate of Appropriateness (“COA”).

6. Clarify entrance requirement for bungalow courts.

Table 16.20.015.7: Entrances. This amendment clarifies that the entrance to the unit that abuts the primary street must face the street.

7. Amend the *Building and Site Design* standards.

Section 16.20.015.8. – *Building and Site Design* is proposed to be amended as follows:

- For properties located with National Register and Local Historic Districts, design standards are relocated from the Applicability section, requiring that the addition of dwelling units be within the existing principal structure or as part of an addition or within an accessory building, when designed subordinate to the principal structure.
- Clarifies landscape requirements for up to four units on a parcel, allowing the use of the one- and two-unit residential standards instead of commercial parking lot standards.

- Provide clarification for non-conforming front and street side driveways and parking. This amendment specifically allows existing front or street side driveways and parking to remain when additional units are added or if existing buildings are retained on site, provided that all parking and driveways meet the dimensional design standards for parking and adds a requirement that any front parking be separated from the sidewalk and screened with a fence and a minimum 3-foot landscape buffer, to prevent cars from blocking the sidewalk and provide a visual buffer.
8. Allow a density bonus in the Neighborhood Suburban Multi-family NSM-1 District, Corridor Residential Traditional CRT-1 District, Corridor Commercial Traditional CCT-1 District, and Corridor Commercial Traditional CCS-1 District to qualified parcels when Missing Middle housing is provided.

This text amendment allows for a density bonus when Missing Middle housing is proposed within existing mixed-use corridors and the neighborhood suburban multi-family district subject to the applicability, design and parking requirements of the NTM category. A property owner may develop under the existing zoning category or opt to use the Missing Middle housing density bonus of up to 30 units per acre provided the development meets all NTM-1 regulations. This density bonus is not allowed in addition to the Workforce Housing density bonus. Staff estimates that this change will apply to approximately 1,700 parcels citywide on the major streets.

9. Provide a definition for Missing Middle Housing

Section 16.90.020.3. – Definitions. Add a definition to the LDRs, consistent with existing definitions in the City’s Comprehensive Plan and Countywide Rules.

CONSISTENCY TO THE COMPREHENSIVE PLAN

The following objectives and policies from the City’s Comprehensive Plan are applicable to the **Compliance of the proposed use with the goals, objectives, policies, and guidelines of the Comprehensive Plan.**

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

The NTM-1 development standards are intended to maintain neighborhood compatibility in building placement, scale, and design. A number of the text amendments proposed here will strengthen these protections first adopted in 2019 by adding clarifications and eliminating potential loopholes. When applied to the Official Zoning Map, the qualified properties are located along Future Major Streets. These streets have more intensive traffic than the internal neighborhood streets. In addition, many of these streets also include the City’s transit routes, which support higher densities by providing multi-modal options and other transportation alternatives.

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

The NSM-1, CRT-1, CCT-1 and CCS-1 districts are located along Future Major Streets and transit lines. The option to develop under the NTM-1 regulations is consistent to this policy.

- LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

The proposed text amendments provide the allowance of missing middle housing which refers to houses that are on the building spectrum between single-family and multi-unit buildings as an optional development in NSM-1, CRT-1, CCT-1 and CCS-1 districts. Buildings such as duplexes and townhouses contribute to the diversity of housing options both in form and affordability. Developing Missing Middle housing increases the housing stock while catering to a variety of demographics including multigenerational households that are looking for smaller homes in walkable neighborhoods.

- LU4 The following future land use needs are identified by this Future Land Use Element: 1. Residential – the City shall provide opportunities for additional residential development where appropriate.

The proposed text amendments strengthen an existing ordinance allowing a diversity of housing typologies that are compatible with existing residential neighborhoods in the traditional context.

- LU22.1 The City shall continue to pursue strategies which reduce GHG emissions and vehicle miles traveled.

Providing NTM-1 zoning along transit routes, corridors and Future Major Streets will potentially reduce Greenhouse Gas Emissions (“GHG”) emissions as it provides alternative transportation to the residents of the neighborhood and allows for walkability along major corridors to retail and services rather than driving.

- LU23.3 The City’s LDRs shall continue to support greater development intensity within the Corridor and Center zoning districts, particularly where located along fixed transit lines and around transit stops and stations.

The proposed map and text amendments are proposed along the Future Major Streets and corridors where transit lines and stops are provided.

- LU23.3 The City’s LDRs shall continue to support greater development intensity within the Corridor and Center zoning districts, particularly where located along fixed transit lines and around transit stops and stations.

The proposed map and text amendments are proposed along the Future Major Streets and corridors where transit lines and stops are provided.

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

These text amendments propose to include parcels where 75% or more of the property is located outside of the CHHA. This is proposed where the CHHA has a minimal effect on the property. This allowance clarifies existing language regarding partially included parcels. Given that no increase in density will be allowed for that portion of the property

in the CHHA, the text amendment is not considered a concentration of population within the CHHA.

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

The proposed amendment includes areas adjacent to Activity Centers, in redevelopment areas and supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling, and walking as provided in the Complete Streets program.

PUBLIC OUTREACH

Starting in August 2022, the Planning and Development Services Department staff responded to individual inquiries and neighborhood association invitations and hosted five (5) workshops pertaining specifically to this LDR 2023-01 application including:

- 11/14/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Childs Park
- 11/15/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Roberts Recreation Center
- 11/16/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Virtual Workshop
- 01/11/2023 Crescent Lake Neighborhood Association Meeting
- 01/12/2023 **DRC LDR 2023-01 Text Amendment Workshop**

Public feedback included a diversity of subjects, comments, and concerns that are reflected in the evolution of drafts previously presented and the final set of recommendations proposed herein. A public comment report is attached. Specifically, discussion focused on the front loaded driveways and parking spaces. Correspondence provided regarding the text amendments is attached.

PUBLIC HEARING PROCESS

The LDR text amendment requires one public hearing before the Development Review Commission (DRC) text amendment require two City Council public hearings.

RECOMMENDATIONS

Staff recommends that the Development Review Commission, in its capacity as the Land Development Regulation Commission, make a finding of consistency with the City's Comprehensive Plan and recommend to City Council APPROVAL of the City Code, Chapter 16 LDR 2023-01 Missing Middle text amendments as described herein.

HOUSING AFFORDABILITY IMPACT STATEMENT

**City of St. Petersburg
Housing Affordability Impact Statement**

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

I. Initiating Department: Planning & Development Services Development

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

See attached amendment to Chapter 16, City Code of Ordinances (City File LDR 2022-01).

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 (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 (No further explanation required)

Yes Explanation:

IV: Certification

X: 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:

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

/s/ Elizabeth Abernethy

Director, Planning & Development Services (signature)

01-25-2023

Date

Copies to: City Clerk; Joshua A. Johnson, Director, Housing and Community Development

Proposed Text Amendments

**LDR 2023-01 Missing Middle Text Amendments
Proposed LDR Amendments**

Section 16.10.020.1. of the St. Petersburg City Code, excerpted in pertinent part, is hereby amended to read as follows:

16.10.020.1. - Matrix: Use permissions and parking requirements matrix and zoning matrix.

Use	Minimum Parking Spaces, Traditional Tier (NT, NTM, CRT, CCT-1, IT)	Definitions
Dwelling, Multifamily	More than 750 square feet: 0.75 per unit up to 2 bedrooms, plus 0.5 for each additional bedroom; Equal to or less than 750 square feet: 0.50 per unit; Loading area required for more than 5 units	A building or lot designed for or occupied by two or more families (on the basis of monthly, or longer occupancies, or ownership of individual units) with separate cooking, bathroom and sleeping facilities for each unit. Motels, hotels, and other transient accommodation uses are not multiple-family dwellings. Accessory uses include clubhouses, recreational and laundry facilities

16.20.010. NEIGHBORHOOD TRADITIONAL SINGLE-FAMILY DISTRICTS (NT)

16.20.010.5. Maximum development potential.

Development potential is different within each district in order to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NT-1	NT-2	NT-3	NT-4
Minimum Lot Width	Residential	45 ft.	50 ft.	60 ft.	45 ft.
	Nonresidential	180 ft.	200 ft.	240 ft.	180 ft.
Minimum Lot Area (square feet)	Residential	4,500	5,800	7,620	5,800
	Nonresidential	22,860	25,400	30,480	22,860
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	7 (1 principal unit; and 1 accessory unit per lot) ⁽¹⁾ not permitted	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾
Maximum Residential Intensity (floor area ratio) ⁽²⁾⁽³⁾		0.50	0.40	0.40	0.50
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40	0.85
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55	0.55
Maximum Impervious Surface (site area ratio)	Residential	0.65	0.65	0.65	0.65
	Nonresidential	0.55	0.55	0.55	0.55

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

16.20.015. NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL DISTRICT (NTM-1)

16.20.015.2. Applicability.

Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

A. Applicable to locations that transition from a mixed-use corridor, center or Future Major Street to a single-family neighborhood. The most effective application of this district is in a linear configuration when located within 175-feet of the centerline of a designated *Future Major Street* or *High Frequency Transit Route* with service head-way times equal to, or less than, 35-minutes.

1. Qualified properties shall be adjacent to a public alley.
2. Applicable to traditional neighborhoods, where the subject property:
 - a. Retains direct connectivity to one or more adjoining *Future Major Streets* or *High-Frequency Transit Routes*; and
 - b. A minimum of 75% of the property is outside of the designated Coastal High Hazard Area ("CHHA"), and in no case shall the density in the CHHA be increased.

~~3. Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, new dwelling units above the existing number of dwelling units shall only be allowed when adaptively established within the existing principal structure additions and accessory buildings may include new dwelling units when designed subordinate to the principal structure and in accordance with the applicable review procedures.~~

TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage

Lot Standards	
Lot Area, Minimum: Residential	1,452 2,000 square feet per unit
Lot Area, Minimum: Non-Residential	22,860 square feet
Lot Width, Minimum: Residential	20 feet
Lot Width, Minimum: Non-Residential	150 feet
Lot Coverage	
Impervious Surface, Maximum: Residential	0.75 or 75%
Impervious Surface, Maximum: Non-Residential	0.65 or 65%
Building Coverage, Maximum ¹ : Residential	0.60 or 60%
¹ Includes all enclosed structures	

TABLE 16.20.015.5.b: Minimum Building Setbacks

Building Setbacks ^{1,2,3}	
Front: Steps Extending from Porch or Stoop ⁴	8-feet or M
Front: Porch or Stoop ⁴	12-feet or M
Front: Building ⁴	18-feet or M
Side, Interior ⁴	3-feet or M
Side, Street ⁴	8-feet or M
Rear, Alley	22-feet, including width of alley
Special Exception	
All yards	25-feet
¹ M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided:	

(a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet;
(b) No portion of the encroachment shall exceed 24 feet in height.
² Refer to technical standards regarding measurement of building setbacks and setback encroachments.
³ The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.
⁴ When located within a National or Local Historic District – Front: Building 25-feet; Front: Porch or Stoop 18-feet; Side: street 12-feet; Side: Interior 5-feet.

TABLE 16.20.015.7: Entrances

Accessory Dwelling Unit ("ADU")	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Bungalow Court	Each main entrance shall face the shared court, <u>except</u> cottages abutting the primary street shall have their main entrance facing the primary street.
¹ Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.	

16.20.015.8. Building and site design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians.

Local and National Historic Districts

1. Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, the addition of dwelling units shall only be allowed when adaptively established within the existing principal structure or within an addition or accessory building when designed subordinate to the principal structure.
2. *Building layout and orientation.*
 1. For non-residential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure.
 2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible or consistent with the architecture of the principal structure.
 3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

Landscaping. For up to 4-units on a property, landscaping shall meet the requirements of Section 16.40.060.2.1.1 Development and redevelopment of new one- and two-unit residential properties.

Vehicle connections and parking.

1. All parking shall be accessed from a public alley.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.
4. Notwithstanding the foregoing, non-conforming front or side street driveways and parking may remain when additional units are added to a building or if existing buildings are retained on site, provided that all parking and driveways meet the design standards of 16.40.090, parking spaces be separated from the sidewalk and screened with a fence and a minimum 3-foot landscape buffer, and any additional parking be accessed from a public alley. Further, where an existing driveway is providing access to a single-family garage, the driveway may remain regardless of the number of units added to the site, provided any parking for the additional units is accessed from the alley.

16.20.020. NEIGHBORHOOD SUBURBAN SINGLE-FAMILY DISTRICTS (NS)

16.20.020.6. Maximum development potential.

Development potential is slightly different within each district to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

To maintain community character and provide for desirable redevelopment and infill housing, homes shall be built using FARs as set forth herein. Various design standards may be used to increase the FAR and maintain the compatibility of new and modified homes with the existing neighborhood character. Therefore a maximum FAR is established and FAR bonuses may be permitted if the home incorporates design elements as set forth herein which are intended to be beneficial to the character of the neighborhood and reduce the appearance of mass and bulk from the public view.

Minimum Lot Size, Maximum Density and Maximum Intensity

		NS-1	NS-2	NS-E
Minimum lot width	Residential	75 ft.	100 ft.	200 ft.
	Nonresidential	150 ft.	200 ft.	200 ft.
Minimum lot area	Residential	5,800 sq. ft.	8,700 sq. ft.	1.0 acre
	Nonresidential	1.0 acre	1.0 acre	2.0 acres
Maximum residential density (units per acre)		7.5 1-principal unit and 1 accessory unit per lot (see note 1) not permitted	5 1-principal unit and 1 accessory unit per lot (see note 1) not permitted	2 1 principal unit and 1 accessory unit per lot (see note 1)
Maximum Residential Intensity (floor area ratio) ⁽²⁾		N/A	N/A	N/A
Maximum nonresidential intensity (floor area ratio)		0.35	0.30	0.20
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55
Maximum impervious surface (site area ratio)		0.60	0.60	0.40

(1) Refer to use specific development standards for regulations regarding development of accessory dwelling and accessory living space.

16.20.030. NEIGHBORHOOD SUBURBAN MULTIFAMILY DISTRICTS (NSM)

16.20.030.4. Introduction to NSM districts.

The NSM districts are the NSM-1 and the NSM-2 districts.

16.20.030.4.1. Neighborhood Suburban Multifamily-1 (NSM-1).

This district allows multifamily structures. Additional density is possible when workforce housing **or Missing Middle housing** is provided. Building heights typically range between one and three stories.

16.20.030.5. Maximum development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Area, Maximum Density and Maximum Intensity

		NSM-1	NSM-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	24
	Missing Middle housing density bonus	15	N/A
	Workforce housing density bonus	6	6
Maximum nonresidential intensity (floor area ratio)		0.50	0.60
Maximum impervious intensity (site area ratio)		0.65	0.75

Workforce housing bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.

A Missing Middle housing density bonus is allowed for multi-family uses at a maximum density of 30 dwelling units/acre and following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle housing density bonus is not allowed in addition to the Workforce housing density bonus.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

16.20.060. CORRIDOR RESIDENTIAL TRADITIONAL DISTRICTS (CRT)

16.20.060.4. Introduction to CRT districts.

The CRT districts are the CRT-1 and the CRT-2 districts.

16.20.060.4.1. Corridor Residential Tradition-1 (CRT-1).

This district allows multifamily structures. Additional density is possible when workforce housing **or Missing Middle housing** is provided. Building heights typically range between one and three stories.

16.20.060.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CRT-1	CRT-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	60	60
	Workforce housing density bonus	8	6
	Missing Middle housing density bonus	6	N/A
	Missing Middle housing density bonus within activity center	N/A	N/A
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1	1.5
	Nonresidential intensity within activity center	2.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.75	0.95

Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.

A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the workforce housing bonus.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.

16.20.080. CORRIDOR COMMERCIAL TRADITIONAL DISTRICTS (CCT)

16.20.080.4. Introduction to CCT districts.

The CCT districts are the CCT-1 and the CCT-2 districts.

16.20.080.4.1. Corridor Commercial Traditional-1 (CCT-1).

This district generally allows one-story to three-story development containing mixed uses with multifamily structures. Additional density is possible when affordable workforce housing or Missing Middle housing is provided.

16.20.080.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CCT-1	CCT-2
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	24	40
	Residential density within activity center	36	60
	Missing Middle Housing density bonus	6	N/A
	Missing Middle Housing density bonus within activity center	N/A	N/A
	Workforce housing density bonus	8	6
	Hotel density (rooms per acre)	45	45
	Hotel density (rooms per acre) within activity center	80	80
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	1.0	1.5
	Nonresidential intensity within activity center	1.5	2.5
	Workforce housing intensity bonus	0.2	0.2
Maximum impervious surface (site area ratio)		0.95	0.95

Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of workforce housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.

A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.

Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area and impervious surface.

For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).

16.20.090. CORRIDOR COMMERCIAL SUBURBAN DISTRICTS (CCS)

16.20.090.4. Introduction to CCS districts.

The CCS districts are the CCS-1 and CCS-2.

16.20.090.4.1. Corridor Commercial Suburban-1 (CCS-1).

It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of local interest in conjunction with residential, multifamily units or structures. Additional building height and density is possible within primary and secondary activity centers. Additional density is possible when workforce housing **or Missing Middle housing** is provided.

16.20.090.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CCS-1	CCS-2
Minimum lot width	Small lot (less than 1.0 acre)	100 ft.	100 ft.
	Medium lot (between 1.0 - 2.0 acres)	200 ft.	200 ft.
	Large lot (greater than 2.0 acres)	300 ft.	300 ft.
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	40
	Residential density within activity center	60	60
	Missing Middle Housing density bonus	15	N/A
	Missing Middle Housing density bonus within activity center	N/A	N/A
	Workforce housing density bonus	8	10
	Workforce housing density bonus within activity center	10	15
	Hotel density (rooms per acre)	45	55
	TDR density bonus	9	0
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	0.55	0.75
	Nonresidential intensity within activity center	2.5	1.12
	Workforce housing intensity bonus	0.2	0.2

	Workforce housing intensity bonus within activity center	0.2	0.5
	TDR intensity bonus	0.2	0
Maximum impervious surface (site area ratio)		0.85	0.9
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of Workforce Housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p>A Missing Middle housing density bonus is allowed for multi-family use at a maximum density of 30 dwelling units/acre following all dimensional and design requirements in Section 16.20.015 Neighborhood Traditional Mixed Residential-1 (NTM-1) and NTM parking requirements. The Missing Middle bonus is not allowed in addition to the Workforce housing density bonus.</p> <p>Hotel density: Additional hotel density may be allowed pursuant to the cg (commercial general) Comprehensive Plan future land use category and section 4.2.7.6 of the countywide plan rules. In order to preserve existing commercial floor area on redevelopment sites within CCS-1 equal to or greater than 5 acres, the residential component shall not exceed 40 percent of the total FAR. Where the residential component exceeds 40 percent of the total FAR, special exception approval is required. Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface. For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200). A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.</p>			


SECTION 16.90.020. - RULES OF INTERPRETATION AND DEFINITIONS

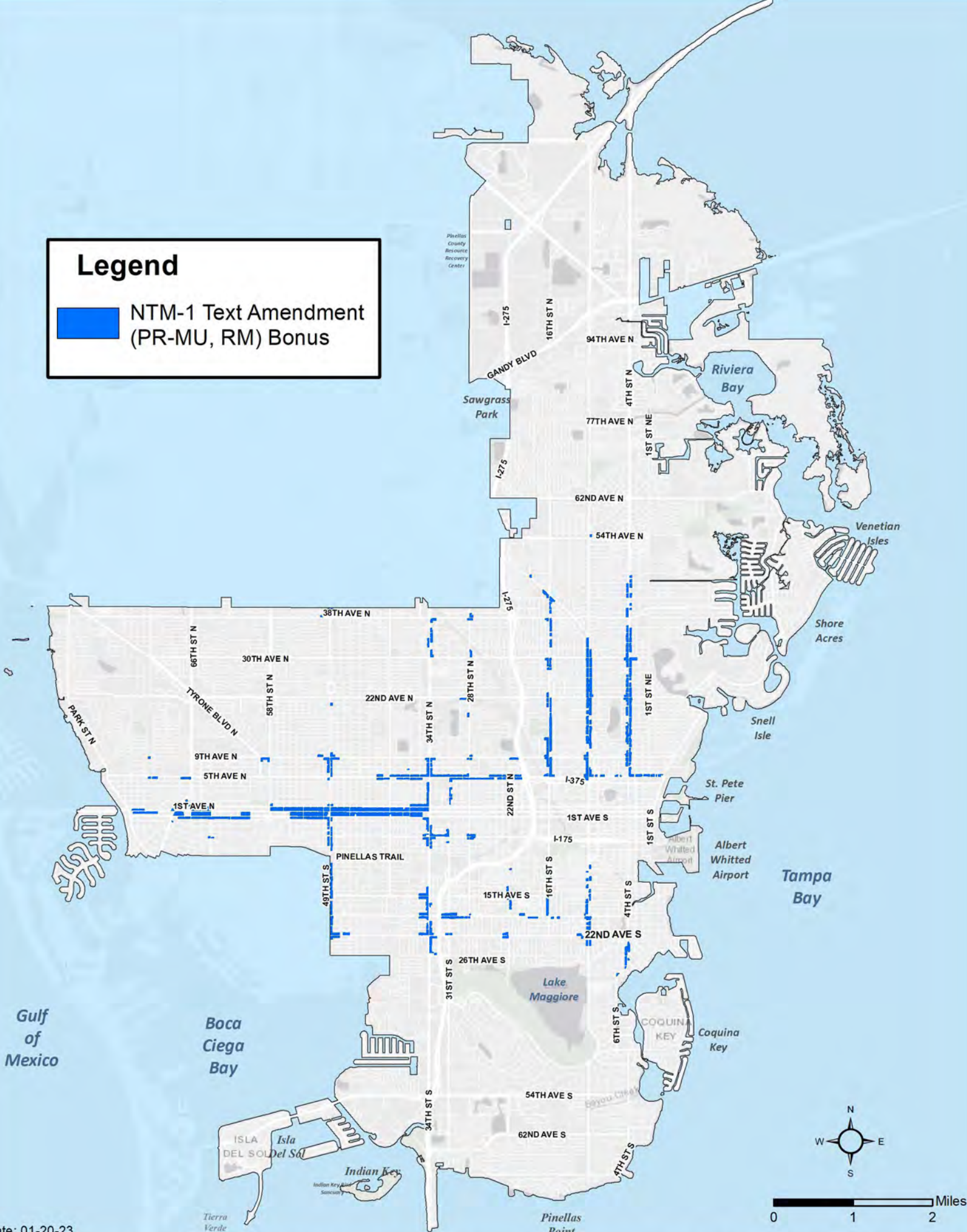
16.90.020.3. – Definitions

Missing Middle Housing encompasses a range of smaller, multi-unit or clustered housing types (such as shotgun, skinny, duplex, triplex, fourplex, courtyard apartment, bungalow court, townhouse, multiplex, and live/work units), which are compatible in scale and design with single-family homes, and are designed to encourage walking, biking, and transit use.

Maps of NSM-1, CRT-1, CCT-1 and CCS-1 Properties

Legend

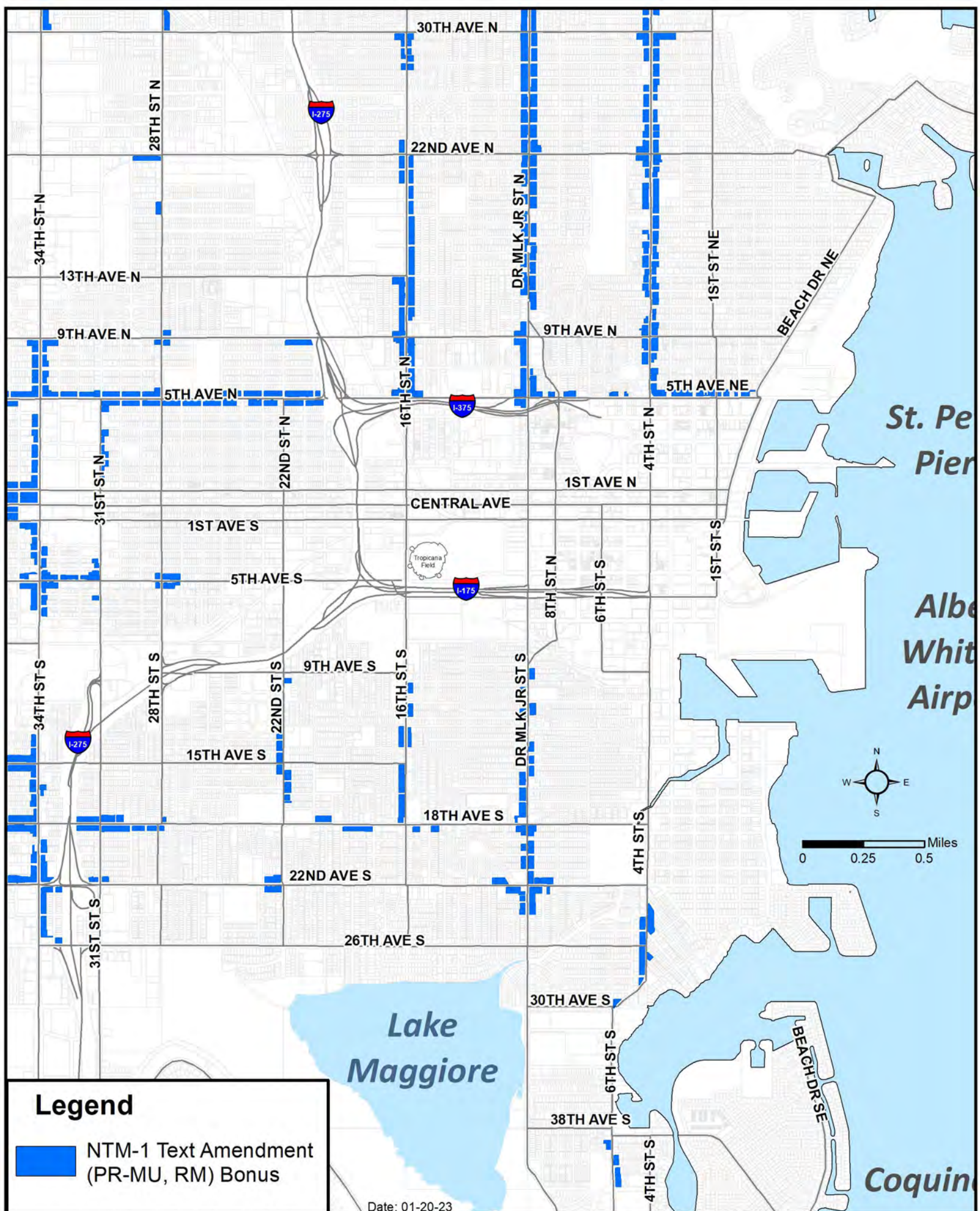
 NTM-1 Text Amendment (PR-MU, RM) Bonus



Date: 01-20-23

Planning and Development Services
City of St. Petersburg

NTM-1 (Neighborhood Traditional Mixed Residential) Zoning




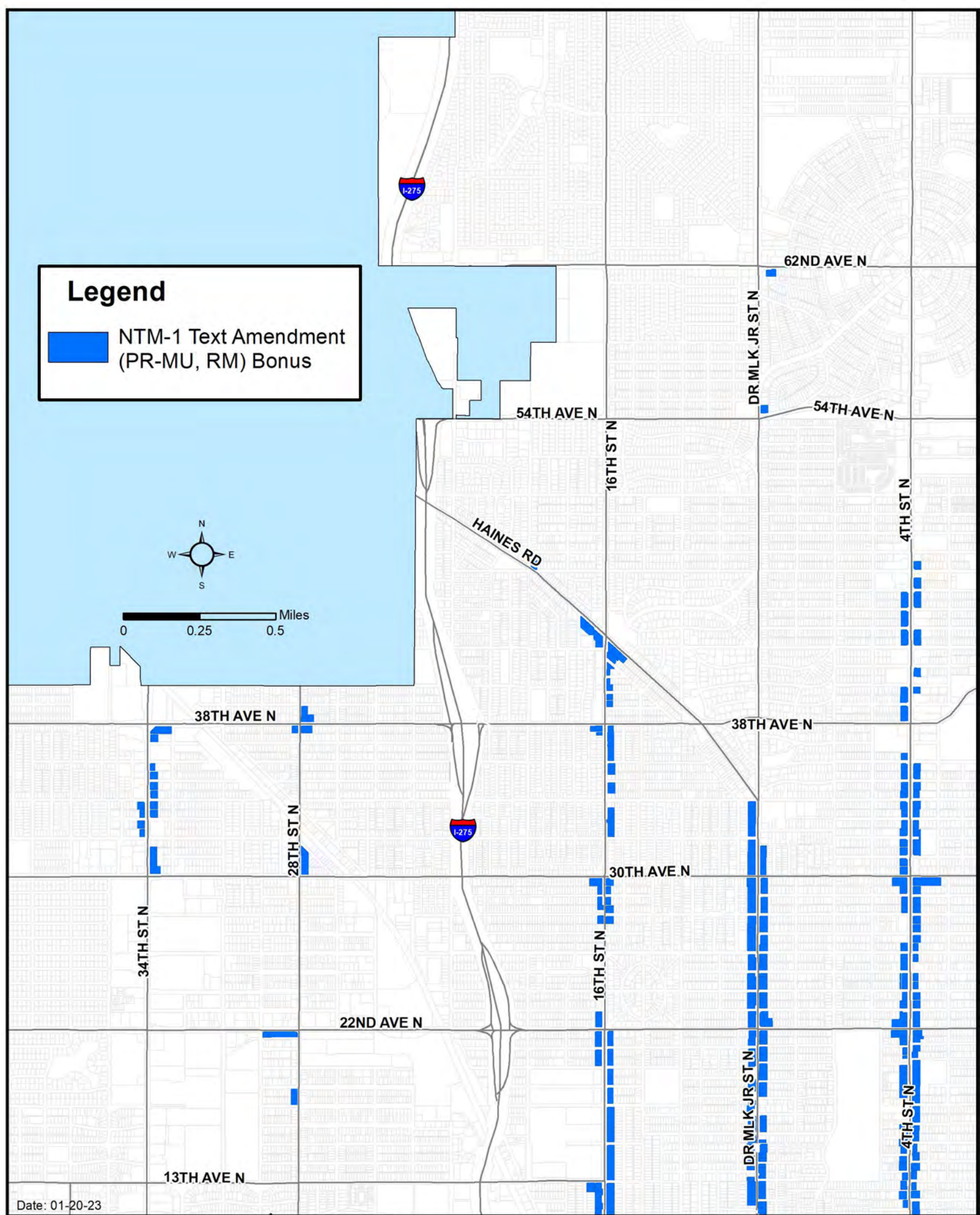
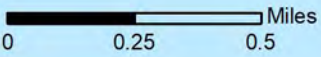
Legend

NTM-1 Text Amendment (PR-MU, RM) Bonus

Date: 01-20-23


Legend

 NTM-1 Text Amendment (PR-MU, RM) Bonus



Date: 01-20-23

Legend

 NTM-1 Text Amendment
(PR-MU, RM) Bonus



Date: 01-20-23

ATTACHMENTS

Public Comments

Kate M Thorpe-Eddleman
President, Palmetto Park Neighborhood Association
thorpekatem@gmail.com
(786) 553-9881

December 8, 2022

Dear City of St. Petersburg,

- Request to Maintain Front Parking and Access in Qualified NTM-1 Rezoning Home / Former Church: 2643 5th Ave South, St. Petersburg, Florida, Palmetto Park Neighborhood Association
- Show support NTM-1 Rezoning

As a devoted resident and President of the Palmetto Park Neighborhood Association, I am constantly seeking ways to improve the quality of life in our neighborhood and surrounding areas. I praise the city's plans to expand NTM-1 zoning to alleviate the housing crisis facing our community.

I am writing this letter of support for a unique scenario concerning a Palmetto Park Neighborhood Association home/former church. The NTM-1 rezoning proposal currently states that all parking must be in the back alley. However, this property, originally a small church and now a residential home, was built significantly further back on the lot to also accommodate front parking. Therefore, while the property fully qualifies for the NTM-1 rezoning, it may require the removal of existing front parking and access.

Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking and access, retaining her property's qualification of the proposed rezoning. Allowing this will remove a significant obstacle for the owner and facilitate the creation of additional residential units on the property.

I am confident that you will grant this request, recognizing that it will encourage the modification of a unique, and important structure in the Palmetto Park Neighborhood, while allowing the community to benefit from additional dwelling units through NTM-1's rezoning.

I look forward to your decision.

Sincerely,

Kate M Thorpe Eddleman

December 12, 2022

Kate M Thorpe-Eddleman
President, Palmetto Park Neighborhood Association

December 9, 2022

Gina Marie Foti
2643 5th Ave South, St. Petersburg, Florida, 33712
Imaginationten@gmail.com | (727) 902-1252

Dear Community Planning and Preservation Commission (CPPC) and City of St. Petersburg,

NTM-1 Property: 2643 5th Ave South, St. Petersburg, Florida, 33712

Re: Request to Maintain Front Parking and Access in Former Church / Home in Qualified NTM-1 Rezoning, as Part of Ongoing Efforts to Mitigate St. Petersburg's Housing Crisis

I am pleased to say that my home qualifies and fits all the requirements for the NTM-1* rezoning.

Although I fully support and commend the City for these efforts, my home presents a unique scenario that requires thoughtful consideration. My property was previously a small neighborhood church with cultural significance, and was built and designed substantially further back on the lot than the surrounding homes to allow front access parking (see Exhibit A).

As it stands, the NTM-1 proposal states that all required parking spaces must be accessed exclusively from the alley. Therefore, if I take advantage of the proposed NTM-1 zoning, it may require the removal of my home's existing front parking and access.

Request

Given the unique nature of my home, formerly a church, I am asking for the NTM-1 zoning to be amended to allow the property to maintain its front parking access.

Benefits of Approving Zoning Request

If my request is approved, it will provide the following benefits to the community:

- Encourage the modification of an existing property, while complementing the structure, its unique nature and cultural neighborhood past.
- Allow a St. Petersburg resident to participate in the NTM-1 rezoning program.
- Promote walkability, "at the core of the success of increasing walkability is density, it is the key to making these communities walkable and vibrant." Urban Land Institute**
- Prevent burdensome, costly and unknown variances.
- Benefit the community with additional dwelling units, and therefore support NTM-1's primary objective.

On the other hand, if I am required to remove the front parking, or have to go through unknown variances, it would put me at a great disadvantage, and would encourage the removal of the existing structure, creating an unnecessary, expensive, and time-consuming burden, significantly delaying the potential for additional units that can become available to the community.

Conclusion

While I appreciate the parking parameters in the NMT-1 rezoning for most case scenarios, I urge you to allow my request to amend the NTM-1 rezoning and allow my property to maintain its front parking access. If we work together, we can develop and sharpen many wonderful tools to solve the housing crisis in St. Petersburg.

The NTM-1 proposed change aims to increase housing supply, and to "enable various dwelling units in

response to market demands, encouraging the use and preservation of current structures.” I purchased a former church and not a regular single-family home as housing shortages have us all exploring creative ways to address the situation.

Community Support

Attached is a letter from the President of the Palmetto Park Neighborhood Association, supporting retaining the parking and front access of the property due to its unique nature (See Exhibit B).

Also attached, is a letter from Bishop Zema Florence. prior owner, and operator of the community church, supporting my request. As you will read in his letter, it is of importance to him to have part of this structure be included in the new proposed NTM-1 zoning, and feels strongly that allowing the front parking and entrance to remain on the site will facilitate additional units to the community (See Exhibit C).

I appreciate your consideration.

Sincerely,

Gina Marie Foti

Homeowner
2643 5th Ave South
St. Petersburg, Florida

*Under this proposed change, single-family houses may expand to include accessory dwelling units (e.g. garage apartments) or be redeveloped up to a maximum four (4) residential units. These units may be developed as rental apartments, townhouses, or condominiums.) Source: City of St. Petersburg website (https://www.stpete.org/residents/current_projects/planning_projects/housing_initiatives.php)

** The Benefits of Growth - Urban Land Institute. 1 Mar. 2019, https://uli.org/wp-content/uploads/ULI-Documents/BenefitsofGrowth.ashx_.pdf.

Exhibit A:



See Support Letters in the Following Pages

Kate M Thorpe-Eddleman
President, Palmetto Park Neighborhood Association
thorpekatem@gmail.com
(786) 553-9881

December 8, 2022

Dear City of St. Petersburg,

- Request to Maintain Front Parking and Access in Qualified NTM-1 Rezoning Home / Former Church: 2643 5th Ave South, St. Petersburg, Florida, Palmetto Park Neighborhood Association
- Show support NTM-1 Rezoning

As a devoted resident and President of the Palmetto Park Neighborhood Association, I am constantly seeking ways to improve the quality of life in our neighborhood and surrounding areas. I praise the city's plans to expand NTM-1 zoning to alleviate the housing crisis facing our community.

I am writing this letter of support for a unique scenario concerning a Palmetto Park Neighborhood Association home/former church. The NTM-1 rezoning proposal currently states that all parking must be in the back alley. However, this property, originally a small church and now a residential home, was built significantly further back on the lot to also accommodate front parking. Therefore, while the property fully qualifies for the NTM-1 rezoning, it may require the removal of existing front parking and access.

Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking and access, retaining her property's qualification of the proposed rezoning. Allowing this will remove a significant obstacle for the owner and facilitate the creation of additional residential units on the property.

I am confident that you will grant this request, recognizing that it will encourage the modification of a unique, and important structure in the Palmetto Park Neighborhood, while allowing the community to benefit from additional dwelling units through NTM-1's rezoning.

I look forward to your decision.

Sincerely,

Kate M Thorpe Eddleman

December 12, 2022

Kate M Thorpe-Eddleman
President, Palmetto Park Neighborhood Association

Bishop Zema J. Florence
The Holy Temple of Church
(727) 452-3191 | florencezema@gmail.com

December 9, 2022

Re: Request to Maintain Front Parking and Access in Former Church / Home for Qualified NTM-1 Property

Subject Property: Qualified NTM-1 Rezoning Property, 2643 5th Ave South, St. Petersburg, Florida, 33712

To Whom It May Concern:

This letter is regarding my former property and church (now a residence), 2643 5th Ave South, St Pete, Florida 33712, which I am pleased to say qualifies for the NTM-1 rezoning proposal.

As the previous owner and operator of the church, formerly known as the Holy Temple Cathedral Church of God in Christ, it is important to me that the property continues to benefit the community which it served for years, but now as additional housing.

Since the property was built as a small church, it was constructed further back on the lot to accommodate for front access and parking. While the property fully qualifies for the NTM-1 rezoning, it may require the removal of the existing front parking and access. **Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking access.**

Allowing the front parking and entrance will make it easier for the home to be modified to accommodate additional units. My concern is that if the front parking is required to be removed, it will create costly obstacles to the new owner and may incentivize not using any of the current structure.

It was a difficult decision to sell the church, but we secured a larger location to accommodate our growing congregation. I sold Ms. Foti the property, because she cares about the community, knowing it would be in good hands.

Prior to my time as Bishop, the church had played a key role in St. Petersburg, as part of the Living God Worldwide Revival Center. Its founding father, Pastor Samuel Butler, an influential gospel musician and his sons, recorded with the Five Blind Boys of Alabama, one of the groups which helped end segregation in the United States.

During my time at the church, we served hundreds of members with holiday celebrations and gatherings, food drives, and clothes giveaways, welcoming key members of our community to participate in our services, including the late Reverend Watson Haynes, III as one of our keystone Black History Month speakers.

Modifying the property to provide housing will be an incredible part of its journey, allowing it to continue to serve its community. I urge you to allow the home to retain its front parking and entrance, so that the current owner does not have unnecessary hardships in order to benefit from NTM-1.

Sincerely,



Bishop Zema J Florence

December 12, 2022

Bishop Zema J. Florence
The Holy Temple of Church
(727) 452-3191 | florencezema@gmail.com

December 9, 2022

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Sincerely,



Bishop Zema J Florence

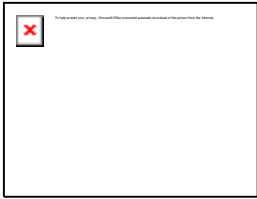
December 12, 2022

Ann O. Vickstrom

From: Dustin Baldwin <Dustin@velocityvg.com>
Sent: Friday, January 20, 2023 11:15 AM
To: Ann O. Vickstrom
Subject: Re: NTM Zoning Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the information, very helpful! Have a great weekend Ann.



Dustin Baldwin
Founder/CEO at VVG

M [727.421.8228](tel:727.421.8228)

E dustin@velocityvg.com



On Jan 20, 2023, at 10:56, Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

Dustin,

Thank you. The property is currently zoned CRT-1 and while we are not proposing to rezone that property to NTM-1, we are proposing a text amendment to allow any CRT-1 property an option of using a "Missing Middle Housing" bonus of up to 6 units/acre if following all NTM-1 locational, and design parameters. That would allow the same 30 units/acre as the NTM-1 zoning designation. No other housing bonuses are allowed. This is proposed for final public hearing on March 23, so we will have to wait on the outcome of City Council vote. This is an optional allowance, otherwise, a developer can follow the CRT-1 requirements. However, I have included the NTM-1 district requirements for your information.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122
Planner II, Urban Planning and Historic Preservation
City of St. Petersburg
(727)892-5807
Ann.Vickstrom@stpete.org

Please note all emails are subject to public records law.

From: Dustin Baldwin <Dustin@velocityvg.com>
Sent: Friday, January 20, 2023 9:55 AM
To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: Re: NTM Zoning Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ann, it doesn't have an address yet, 2525 4th St S will get you there via Google Maps, or if you look up Blue Door Building Co via property appraiser it will bring up the 4th St S parcel number.

<image001.jpg>



Dustin Baldwin
Founder/CEO at VVG

M [727.421.8228](tel:727.421.8228)

E dustin@velocityvg.com

On Jan 20, 2023, at 08:22, Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

Dustin,

Can you give me an address for this property?

Thank you,

Ann Vickstrom, AICP, RLA#0001122
Planner II, Urban Planning and Historic Preservation
City of St. Petersburg
(727)892-5807
Ann.Vickstrom@stpete.org

Please note all emails are subject to public records law.

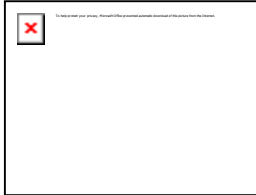
From: Dustin Baldwin <Dustin@velocityvg.com>
Sent: Wednesday, January 18, 2023 4:51 PM
To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: NTM Zoning Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mrs. Vickstrom,

I have a lot that I am in planing and design on for 3 units (Triplex) in the CRT-1 zoning. I just noticed (after getting the postcard) that it is in the proposed NTM zoning. Does this mean I can develop 4 units here now? The parcel is under Blue Door Building CO LLC on 4th St S.

Thank you for the assistance!



Dustin Baldwin
Founder/CEO at VVG

M [727.421.8228](tel:727.421.8228)

E dustin@velocityvg.com

<SECTION_16.20.015.____NEIGHBORHOOD_TRADITIONAL_MIXED_RESIDENTIAL_DISTRICTS____NTM____
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Current NTM-1 District

SECTION 16.20.015. NEIGHBORHOOD TRADITIONAL MIXED RESIDENTIAL DISTRICTS ("NTM")

16.20.015.1. Purpose.

To provide a variety of urban housing choices in low to medium density building types that reinforce the walkability of the neighborhood, provide a variety of attainable housing choices, establish appropriate transition zones from mixed-use corridors to single-family housing, support neighborhood-serving retail and service uses adjacent to this zoning category, and support public transportation and other multi-modal alternatives.

Development standards reinforce the traditional development pattern. Street standards preserve the alley system as a mechanism for providing limited access to parking and utility functions in the rear of the site.

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.2. Applicability.

Uses in this district shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

- A. Applicable to locations that transition from a mixed-use corridor, center or Future Major Street to a single-family neighborhood. The most effective application of this district is in a linear configuration when located within 175-feet of the centerline of a designated *Future Major Street* or *High Frequency Transit Route* with service head-way times equal to, or less than, 35-minutes.
1. Qualified properties shall be adjacent to a public alley.
 2. Applicable to traditional neighborhoods, where the subject property:
 - a. Retains direct connectivity to one or more adjoining *Future Major Streets* or *High-Frequency Transit Routes*; and
 - b. Is located outside of the designated Coastal High Hazard Area ("CHHA").
 3. Where listed in the St. Petersburg Register of Historic Places as an individual local landmark or contributing resource to a local historic district, or where listed in the National Register of Historic Places as an individual listing or contributing resource to a historic district, new dwelling units above the existing number of dwelling units shall only be allowed when adaptively established within the existing principal structure. Additions and accessory buildings may include new dwelling units when designed subordinate to the principal structure and in accordance with the applicable review procedures.

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.3. Introduction to the NTM-1 district.

The standards for the NTM-1 district are intended to allow for renovations and redevelopment within the traditional neighborhoods, while respecting the existing development pattern and unique character of these areas.

This district will allow for a variety of building typologies. These building typologies, commonly referred to as "Missing Middle" housing types, reinforce urban, walkable neighborhoods with a combination of single-family and multi-family residential units located near daily destinations. These units provide attainable life-cycle housing to a diverse group of residents including first-time homeowners, families, couples, retirees, adults with disabilities, and car-free households.

This district will allow density up to 30-units per acre, not to exceed four dwelling units per building. Accessory dwelling units, such as garage apartments, are allowed, subject to compliance with density standards, building setbacks, parking and other applicable requirements. The design guidelines are intended to ensure compatibility with the existing character and pattern of these neighborhoods by requiring compatible building design and driveways, garages, and utility uses are limited to the rear of the property.

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.4. Maximum development potential.

Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size, and development standards, such as minimum lot size, parking requirements, height restrictions, floor area ratios, maximum building and impervious surface ratios, and building setbacks.

TABLE 16.20.015.4.a: Minimum Lot Standards and Lot Coverage

Lot Standards	
Lot Area, Minimum: Residential	1,452 square feet per unit
Lot Area, Minimum: Non-Residential	22,860 square feet
Lot Width, Minimum: Residential	20 feet
Lot Width, Minimum: Non-Residential	150 feet
Lot Coverage	
Impervious Surface, Maximum: Residential	0.75 or 75%
Impervious Surface, Maximum: Non-Residential	0.65 or 65%
Building Coverage, Maximum ¹ : Residential	0.60 or 60%
¹ Includes all enclosed structures	

Preservation of neighborhood character is critical to any successful renovation or redevelopment. For this reason, floor area ratio ("FAR") standards are applied to new construction. Design standards may be incorporated to increase the maximum FAR, where such design standards help achieve compatibility between the proposed renovations and redevelopment with neighboring houses.

TABLE 16.20.015.4.b: Maximum Density and Maximum Intensity

Density	
Density, Maximum ¹ : Residential	30 units per acre
¹ Includes accessory dwelling unit(s)	
Intensity^{1,2,3}	
Intensity, Maximum: Residential	0.50 FAR
Intensity, Maximum: Non-Residential	0.50 FAR
¹ Maximum intensity does not include FAR bonuses, which are calculated separately.	

² Includes any enclosed space <i>above</i> the required design flood elevation line; excludes that portion of the enclosed space that is <i>below</i> the required design flood elevation line.	
³ Does not include the first 200 square feet of enclosed garage per unit.	
FAR Bonuses	
Bonus, Maximum: Residential	0.20 FAR
<i>The following options may be incorporated in any combination, not to exceed the maximum bonus allowed - 0.20 FAR:</i>	
a. One story covered front porch with a separate roof structure with a minimum width of 90 percent of the front façade. No bonus is allowed if there is a second story deck, porch or roof structure.	0.08
b. Additional second story front setbacks: .01 bonus for every 1-foot of additional front setback of the entire façade, and .005 bonus for every 1-foot of additional front setback of at least one-third of the façade but which is less than the entire façade, no bonus is allowed unless the setback is at least 6-feet, maximum 0.10 bonus. No bonus is allowed if there is a second story deck, porch or roof structure.	Variable, 0.10 max
c. Additional second story side setbacks: .01 bonus for every 1-foot of additional side setback of the entire façade, maximum 0.05 bonus per side.	Variable, 0.05 max per side
d. Total residential floor area of the second story does not exceed 75 percent of the first story (excludes garage SF).	0.05
e. The entire peak of the primary roof structure of the front façade is parallel to the front property line: bonus 0.02, or if the entire peak of the primary roof structure of the front façade is parallel to the front property line and the roof has dormer(s) which are equal to at least 20 percent of the width of the front façade: 0.04 bonus.	Variable, 0.04 max
f. Side façade articulation: side façades that feature offsets of at least 2-feet in depth that are at least 12-feet in length that divide the building design and are in the front two thirds of the side façade: 0.02 bonus per side, maximum 0.04.	Variable, 0.04 max
g. Front façade articulation: front façades (excluding the porch) which feature offsets of at least 6-feet in depth for a minimum of one third of the front façade, 0.06 bonus for each additional foot, maximum 0.10.	Variable, 0.10 max
h. Certified LEED or Florida Green Building	0.05
i. Solar ready	0.02
Additional Notes:	
Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, non-residential floor area and impervious surface.	
For mixed use developments, refer to additional regulations within the use specific development standards in the Mixed Uses Section.	

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.5. Building envelope: height, setback, and width.

TABLE 16.20.015.5.a: Maximum Building Height

Building Height¹	
Principal Structure	
Beginning of Roofline	24-feet
Top of roof peak	36-feet
Accessory Structure(s)	
Beginning of Roofline	20-feet
Top of roof peak	30-feet
¹ Refer to technical standards regarding measurement of building height and height encroachments.	

TABLE 16.20.015.5.b: Minimum Building Setbacks

Building Setbacks^{1,2,3}	
Front: Steps Extending from Porch or Stoop	8-feet or M
Front: Porch or Stoop	12-feet or M
Front: Building	18-feet or M
Side, Interior	3-feet or M
Side, Street	8-feet or M
Rear, Alley	22-feet, including width of alley
Special Exception	
All yards	25-feet
¹ M (minor encroachment): Minor encroachments into normally prescribed setbacks may be allowed in order to accommodate an addition to align with the side of the existing structure, provided: (a) The total floor area of the encroaching portion of an addition shall not exceed 50 square feet; (b) No portion of the encroachment shall exceed 24 feet in height.	
² Refer to technical standards regarding measurement of building setbacks and setback encroachments.	
³ The larger of the minimum building separation distances required by the Florida Building Code or the Life Safety Code or the minimum building setback established for the interior side yard setback shall apply.	

TABLE 16.20.015.5.c: Maximum Building Width

Accessory Dwelling Unit (ADU)	Not applicable
Residential	40-feet maximum
Non-Residential	Not applicable

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.6. Setbacks and FAR consistent with established neighborhood patterns.

There are building setback and FAR characteristics of existing neighborhoods related to front yard setbacks, FAR, and alignment of buildings along the block face. Minimum yard setback and FAR characteristics of neighborhoods may differ from the requirements of this district. The POD may approve, without a variance, residential development that meets these setback and FAR characteristics. Approval shall be based on the following:

1. Front yard setbacks will be based on predominant building setbacks established in the block in which the development is proposed.
2. FAR will be based on predominant building FAR established in the block in which the development is proposed based on the Property Appraiser's Records.
3. Predominant shall mean equal to or greater than 50%.
4. These are administrative approvals appealable only by the property owner.

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.7. Entrances.

The number and location of entrances can have a consequential impact on the compatibility of multi-family housing with surrounding single-family housing. These standards are intended to reinforce the residential character of the surrounding neighborhoods.

TABLE 16.20.015.7: Entrances¹

Accessory Dwelling Unit ("ADU")	Per ADU standards
Detached House	1 entrance facing the primary street
Duplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Triplex and Fourplex	1 entrance minimum, 2 entrances maximum, facing the primary street; on corner lots, each unit entrance shall face a different street, except where entrances are provided from within an interior vestibule or hallway.
Bungalow Court	Each main entrance shall face the shared court. Cottages abutting the primary street shall have their main entrance facing the primary street.
¹ Pedestrian connections shall link each exterior entrance to the public rights-of-way, private open space, and parking areas.	

(Ord. No. 405-H, § 4, 12-12-2019)

16.20.015.8. Building and site design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians.

Building layout and orientation.

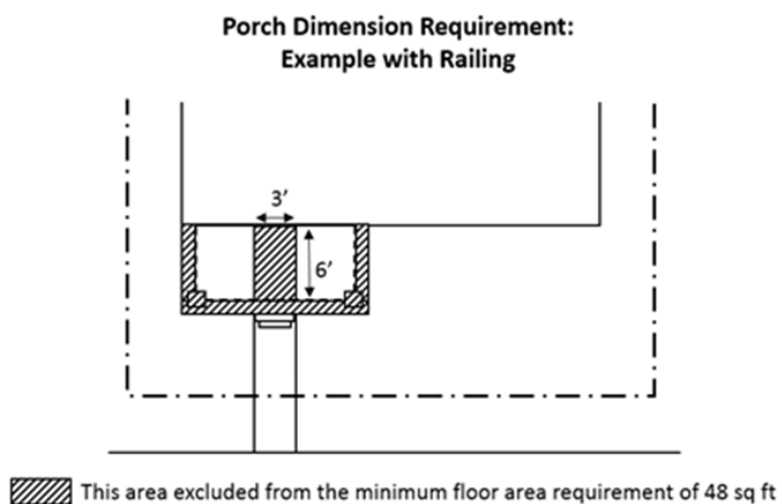
1. For non-residential uses, all service areas and loading docks shall be located behind the front façade line of the principal structure.
2. All mechanical equipment and utility functions (e.g. electrical conduits, meters and HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible or consistent with the architecture of the principal structure.
3. Accessory structures (including sheds) shall be located behind the front façade line of the principal structure.

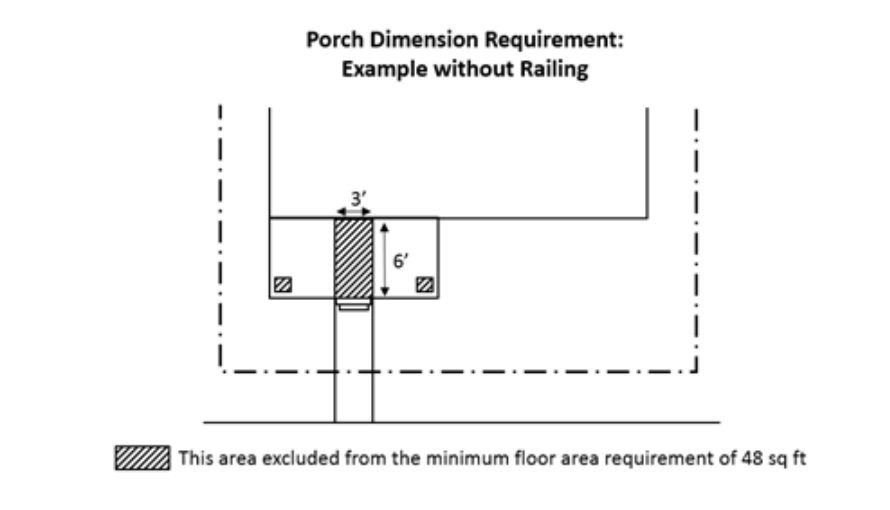
Vehicle connections and parking.

1. All parking shall be accessed from an alley.
2. Garage doors shall face the alley.
3. All parking spaces shall be located behind the plane of the front building face.

Porches and pedestrian connections.

1. Principal entries shall include a porch, with a minimum usable depth of 6-feet (measured from the front façade line of the structure to the interior side of the railing or, if there is no railing, the furthest edge of the floor) and 48 square feet of total floor area, excluding a three-foot wide walkway to the primary entrance and the floor area of any column. Where a railing exists, only the floor area within the interior side of the railing shall count towards the minimum floor area.
2. Existing public sidewalks shall be repaired to City standards. Where no public sidewalk exists, a public sidewalk shall be constructed in accordance with the requirements of the subdivision section.



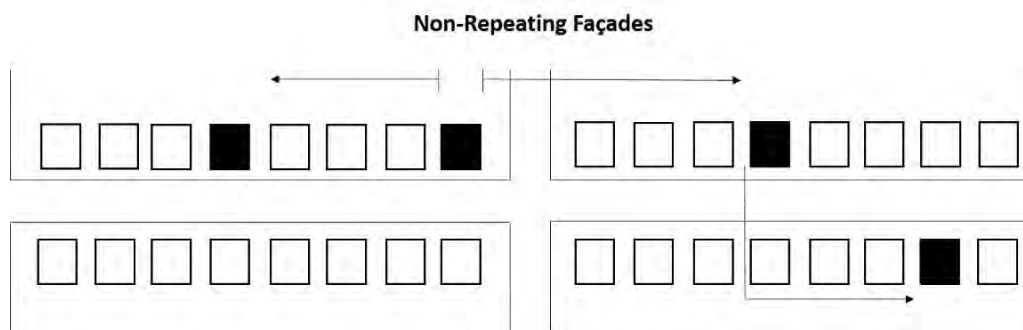


Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies. See the Architecture and Building Design Section.
2. Design of buildings on the same block face on either side of the street or within an adjacent block face on either side of the street shall be varied, such that a substantially similar design will not be replicated. Bungalow courts are exempt from this non-repeat standard. Other creative layouts involving multiple buildings on a single parcel may be approved at the discretion of the POD.

There shall be a minimum separation of three parcels in every direction before a substantially similar design can be repeated. Variation shall include at least three of the following elements: architectural style, roof form (principal or porch), materials, or architectural details (e.g., doors, windows, columns, porches).



3. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.

Building form.

1. The front porch shall be elevated at least 12 inches above the abutting finished grade level as measured abutting the porch at the front entry.
2. The front façade of a building shall create a width-to-height ratio of no more than 1:1. Buildings that exceed the width-to-height ratio of 1:1 shall feature architectural fenestration creating a bay system that divides the building design into a maximum ratio of 1:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.

Wall composition and transparency. Wall composition standards ensure that ground-level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition standards also mitigate blank walls and ensure that all sides of a building have visual interest. Transparency enhances visual connections between activities inside and outside buildings, thereby improving pedestrian safety. The following criteria shall not apply to accessory structures.

1. Doors, windows and other appropriate fenestration, architectural details and features shall be incorporated into all sides of a building. There shall be no blank façades, except that garages located at the rear one-third of the lot may have blank façades but not on the street side. No portion of a façade shall contain a blank area greater than 16 feet in width.
2. At least 30 percent of primary and secondary street façades shall consist of fenestration or architectural details and features. At least 20 percent of the front two-thirds of interior side façades shall consist of fenestration or architectural details and features. At least ten percent of the rear façade on corner lots and through lots shall consist of fenestration or architectural details and features. At least 50 percent of the required fenestration shall be transparent (i.e., window glass). For yards on through-lots see the Dimensional Regulations and Lot Characteristics Section.
3. Structures which are situated on corner lots, through lots, or, by the nature of the site layout have a façade which is clearly visible from rights-of-way, shall be designed with full architectural treatment on all sides visible from rights-of-way. Full architectural treatment shall include roof design, wall materials, trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout. Windows on the street side façades shall be evenly distributed in a consistent pattern, unless a different proportion is permitted or required by an identifiable architectural style.
4. Window sashes and glass shall be square or vertical, unless a different proportion is permitted or required by an identifiable architectural style.
5. Windows shall not be flush mounted. Windows recessed less than three inches shall feature architectural trim including a header, sill and side trim or decorative shutters. Windows recessed three inches or more shall feature a window sill. Trim is not required if not consistent with the architectural style, i.e. Modern or Mediterranean Revival.
6. Where the required design elevation is equal to or greater than 48 inches above finished grade, an articulated base is required to delineate the first-floor level. The base may consist of a different material or decorative band, depending on the architectural style.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the structure except for one story covered patios or screen enclosures located at least ten feet behind the front façade of the

principal structure. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below stucco or siding materials, unless they are used as architectural features.

Accessory structures and ancillary equipment and carports. Accessory structures shall reinforce the pedestrian character of the City. Above-ground utility and service features, accessory storage structures, and carports shall be located and designed to reduce their visual impact upon the streetscape. See use specific standards in the Accessory Structures and Ancillary Equipment Section. Detached accessory structures, such as garages and garage apartments shall be consistent with the architectural style, materials, and color of the principal structure. For multi-story buildings, no portion of an exterior wall on any floor may contain a blank area greater than 16-feet in width except as allowed herein for garages.

(Ord. No. 405-H, § 4, 12-12-2019)



CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION
DEVELOPMENT REVIEW COMMISSION

MINUTES

Council Chambers, City Hall
175 – 5th Street North
St. Petersburg, Florida 33701

February 1, 2023
Wednesday
1:07 p.m.

Commission Members:

Michael Kiernan, Chair – A
Todd Reed, Vice Chair – A
Tim Clemmons – P
Melissa Rutland – P
Matt Walker – P
Darren Stowe – P – Acting Chair
Kiona Singleton – P

Alternates:

1. Joe Griner, III – P
2. Charles Flynt, – P
3. Vacant
A = Absent
P = Present

City Staff Present: Elizabeth Abernethy, Planning and Development Services Director
Derek Kilborn, Urban Design and Historic Preservation Manager
Corey Malyszka, Zoning Official
Scot Bolyard, Deputy Zoning Official
Ann Vickstrom, Planner II
Michael Larimore, Planner II
Shervon Chambliss, Planner II
Jordan Elmore, Planner I
Christina Boussias, Assistant City Attorney
Maria Sciddurlo, Planning Technician
Kayla Eger Administrative Clerk

A. OPENING REMARKS OF CHAIR

B. PLEDGE OF ALLEGIANCE

C. SWEARING IN OF WITNESSES

D. ROLL CALL

E. APPROVAL OF MINUTES OF – January 4, 2023

F. PUBLIC COMMENTS

G. PUBLIC HEARING AGENDA

LEGISLATIVE

1. LDR- 2023-01- Missing Middle Housing Density Bonus and NTM amendments
2. Case No. 22-33000023 – 750 5th Ave. S.

QUASI-JUDICIAL

3. Case No. 22-51000006 – 814 14th St. N.
4. Case No. 22-54000086 – 634 35th Ave. N.
5. Case No. 22-54000090 – 455 Merydith Way S.

H. ADJOURNMENT

- REQUEST:** Finding of consistency with the Comprehensive Plan and recommend to City Council approval of the Missing Middle Housing Density Bonus and NTM text amendments.
- CONTACT PERSON:** Ann Vickstrom; Ann.Vickstrom@stpete.org
- PRESENTATIONS:**
- CITY STAFF:** Ann Vickstrom gave a presentation in support of the Staff Report.
- Commissioner Stowe: Do we have any questions for Staff?
- Commissioner Clemmons: Thank you for the clarification with the parking that was one of the questions I had. You made it clear, and it is what I had hoped it would be.
- Ann Vickstrom: Okay, good.
- Commissioner Clemmons: I understand historic preservation, otherwise we had a workshop with staff about three weeks ago as members of the DRC and we went over a lot of the details and were able to ask questions at that time. I am fully in support of this I think it is really a good initiative. I like the idea, encouraging incremental infill where appropriate in the city we have had a lot of, I have been involved in some of them, a lot of large apartment and multi-family projects built, and I like the idea of enabling the opportunity for smaller infill that is appropriate for the scale of the neighborhoods and the appropriate locations, allowing people whether they are contractors or local developers to get involved with helping solve our housing needs for the city.
- Commissioner Walker: I do have one question I picked up on today. We are moving the historic structures section into the NTM-1, is that what, is there additional regulations? I guess my question, it is the 16.20.15.8 that is listed in the historic district local and national, my question really is not pertaining to that, it is more so to the potentially eligible structures. Is that going to be, because we just had that case last month, which is why I am bringing this up, where we had three (3) structures that were potentially eligible. How do those structures, how will they fall into this?
- Derek Kilborn: Good afternoon, Derek Kilborn, Manager Urban Planning and Historic Preservation, I think they are two entirely different cases. The case you had last month, was referring to parcels in an existing National Registered District. In this case the language is referring to parcels that are located in a National Register and Local Historic District, but the move from the applicability section to the design standard section results from us asking several questions, responding to public comments and trying to address how that language applies under the zoning category. When it was written in

2019, at that time we were going back and forth between an overlay versus a zoning category. When we started to get into some of the finer details of the current public workshops that we have been hosting the last few months, trying to answer questions about vacant lots, or lots that a home has maybe been demolished and is undergoing redevelopment, how do we apply that language to those scenarios. It was getting difficult to answer that question, so we have gone in and tried to clarify the language so that it is easier to understand the applicability, when you are on a National Register or Local Historic District.

In the Local Historic District any time of redevelopment or addition has to go through what is call a Certificate of Appropriateness (COA), that is a public hearing process so the concern here is not so much about Local Historic Districts, it was more about maintaining the neighborhood character. In the National Register District where it does not have the benefit of that COA review. That is why we increased the building setback and reduced the Floor Area Ratio (FAR), so that it matches exactly what the standards are under the zoning currently.

Commissioner Stowe: Do we have any blue cards?

Kayla Egger: We do.

Commissioner Stowe: I would like to reiterate what we are doing here today is an amendment to the Comprehensive Plan, so our duty here today is to find whether or not these changes are consistent with the plan, we are not talking about the zoning.

Christiana Boussias: An amendment to the LDRs.

Commissioner Stowe: Correct, the LDRs. Again not the zoning, which will be heard on February 14th.

PUBLIC COMMENT: John Deas – Spoke in favor of the request.
Michael Wilson – Spoke against the request.
Sally Hughes – Spoke in favor of the request.
Jillian Bades – Spoke in favor of the request.
Mack Feldman – Spoke in favor of the request.
Anthony Close – Did not speak card reflects in favor of the request.
Gina Foti – Spoke in favor of the request.

Elizabeth Abernethy: Good afternoon, Elizabeth Abernethy Director of Planning and Development Services I just wanted to clarify a couple of points that Mr. Deas brought up. The maps that were in the package today they relate to the text amendment not the zoning amendment. Those are, the amendment that relates to 30th Street and the rezoning will be heard before the Community Planning and Historic Preservation

Commission on February 14th and if you need any more information staff can help make sure you have all of that information.

The other, redevelopment, as you all know we have a redevelopment section in our code that allows grandfathered units to be torn down and rebuilt that does require a public hearing before our Development Review Commission but there is a provision that allows that now in neighborhoods and this board has seen a number of those redevelopment plans over the years, if anybody needs any more information about that, Corey and his team are available to explain any of those regulations or processes.

I just want to clarify those two points just so everyone knows what we are looking at and we are all hear to answer any questions you might have about the Text Amendments, thank you.

Commissioner Stowe: Thank you, with that we will go into Executive Session.

EXECUTIVE SESSION:

Commissioner Flynt This is before Commissioner Clemmons' time here. He seems to be the historian of St. Petersburg and all things housing. Years ago we had a case on a large single family home that was subdivided into a bunch of units. It occurred during the Great Depression where income was obviously impacted across the board. The City started allowing this large single family homes to be carved up into smaller individual units that would provide housing for people.

Some of the comments by the public here, mentioned income levels and the affordability and the mixture of different people in neighborhoods. That is what happened in Old Northeast due to The Great Depression, letting these homes be subdivided. So we are actually going back in time to regain what we are missing now with some multifamily in locations that make sense. We do not want to put them in a place where there is no transportation, so the city has done a great job of delineating the areas that it is allowed in. Again I think we are going back in time and allowing something that has a lot of different incomes that allows to get to old St. Pete. My wife used to live in one of those subdivided houses many years ago, and it is a good start and a good way to mix the neighborhood of different income levels. It is a good overall plan.

Commissioner Clemmons After that, I have to apologize, because this is a legislative item, I forgot that we were going to new cards and public speakers. Actually, I should have held my comments earlier, until after everyone had a chance to speak, because I did hear some good comments and the concerns people have, are very understandable. I do think this has been crafted to specifically address some of those concerns. Specifically, the one idea that a larger developer might buy an entire block and buy up the block, in theory that can happen,

empirically the evidence shows that it is really, really difficult for anyone to purchase eight (8) single family homes or sixteen (16) single family homes and get all eight (8) or fifteen (15) people in that situation to agree. Some of those houses are going to be in good condition and actually be very valuable, or a couple one may be vacant or a couple could be sort of out of their youthful life and be more open to redevelopment.

I can also tell you because I work as an architect with some of these national developers, this is just not kind of project anyone I am currently working with would be interested in. Again, in theory it could happen, I am just very skeptical about that it will happen. Maybe it is something we should keep an eye on.

As far as the transit concern it is sort of, the cart before the horse, it is kind of, you cannot get transit to work unless you have enough homes within the service area to justify the, decreasing it from sixty (60) minutes to thirty (30) minutes and as we look to the Sunrunner, even fifteen (15) minutes. I was just in Boston this weekend, where it was three (3) minutes, it was kind of nice, you do not even look at the schedule anymore. By putting some of these homes or duplexes or triplexes, in a few more key locations hopefully overtime we can more successfully go to PSTA and ask for an increase of services, both in frequency and hopefully back on some of the major roads. It is not just 30th Ave. N. I do think there has been clever crafting in how this is to be done, and really looking at neighborhood scale and the last comment I have is that, yes there were a number of homes that were subdivided but there were even more, at least as many, buildings that were built in our neighborhoods, such as Old Northeast or Southeast Kenwood that were intentionally and originally built as duplexes, triplexes and quadplexes so it wasn't just subdivisions of single family homes, from the beginning these neighborhoods have had these kind of housing. It really is, just as the commissioner pointed out back from the 1910s to the 1960s, these kind of approaches were fully enabled within our traditional neighborhoods. It really has been a couple of generations that they have been grandfathered in but no new ones were allowed to be built, I am very happy to see that we can bring these back because I do really think that we really need these housing types in the neighborhood.

Commissioner Griner;

Just a quick comment we, I agree with Ms. Bades comment, this is a modest approach and I think it is, I would like to compliment Ms. Abernethy, Mr. Malyszka, and Mr. Kilborn for crafting this, I think it is along Commissioner Clemmons saying, it is a good idea, it is a modest approach, and it is not for big developers it is more for local developers, smaller bitesize, I do not think it will make a big difference, but it is a first step, and I think a very reasonable step and I am very much in favor of it.

Commissioner Walker: My comments are minimal on this, the first person I believe who spoke on this, I think Mr. Deas mentioned, it might have been the second gentleman, 6 year one half, talking about more density and less traffic lanes, we have taken away a lane on MLK, we have taken away lanes on both 1st (firsts), I absolutely agree with you, unfortunately that is not out purview. Ed Montanari, City Council, would be a great advocate for you to speak with, on that behalf. There have been members of council that have brought your point exactly and that is where that conversation is to be had, with them, not here.

I do agree, with the alley repaving comments, about the assessments, I do think that needs to be fleshed out a little bit better. If a single parcel is going to have four (4) units then they should probably get four (4) assessments, if they are going for. If you do not know what I am talking about it can be figured out. Point is like everyone said this is very minor and modest approach, it effects maybe a tenth (10th) of our lots. It goes back to the historical, yeah it is not even, so I am in favor.

Commissioner Stowe: I am...

Commissioner Clemmons: Transportation impact fees are my unit.

Commissioner Walker: They are talking about the alley re-pavement.

Commissioner Clemmons: Okay.

Commissioner Walker: Specifically, that is why my comment.

Commissioner Clemmons: You are right.

Commissioner Stowe: I also believe this is a fantastic proposal and has a lot of good ideas, good work done by staff and appreciate it. I would entertain a motion.

MOTION:

Commissioner Walker: I move the board find LDR 2023-01, Missing Middle Text Amendments are consistent with the City Comprehensive Plan.

Commissioner Clemmons: Second.

Commissioner Stowe: I have a motion and a second, roll call please.

VOTE:

Yes –Walker, Stowe, Singleton, Clemmons, Flynt & Griner
No – None

ACTION TAKEN ON

LDR-2023-01:

Found consistency with the Comprehensive Plan and recommend to City Council approval of the Missing Middle Housing Density Bonus and NTM text amendments.

APPROVED 6-0



St. PETERSBURG CITY COUNCIL
Meeting of March 2, 2023

TO: The Honorable Brandi Gabbard, Chair, and Members of City Council

SUBJECT: City File ZM-15: A city-initiated map amendment to the Official Zoning Map of the City of St. Petersburg for Neighborhood Traditional (NT) properties within the Planned Redevelopment-Residential (PR-R) Future Land Use category located within 175-feet of the centerline of a Future Major Street and following Neighborhood Traditional Mixed Residential-1 (NTM-1) locational criteria, from Neighborhood Traditional-1 (NT-1) and Neighborhood Traditional-2 (NT-2) to Neighborhood Traditional Mixed Residential-1 (NTM-1) containing 451.94 acres, which consists of 2,895 individual parcels city-wide.

Ordinance 785-Z amending the Official Zoning Map of the City of St. Petersburg, Florida; changing the zoning designations of qualifying parcels of the city (identified in the attached "Exhibit A") that are located 175-feet from the centerline of a designated Future Major Street and have direct connectivity to such streets, adjacent to a public alley, and compliant with relevant Coastal High Hazard Area limitations, from Neighborhood Traditional-1 (NT-1) and Neighborhood Traditional -2 (NT-2) to Neighborhood Traditional Mixed-Residential-1 (NTM-1); providing for repeal of conflicting ordinances and provisions thereof; providing for conditions; providing for severability; and providing an effective date.
(City File: ZM-15) (Legislative)

RECOMMENDATION:

Administration: City staff recommends **APPROVAL**.

Community Planning and Preservation Commission ("CPPC"): On February 14, 2023, the CPPC held a public hearing regarding the NTM-1 map amendments and voted on three (3) separate motions. The CPPC voted 7 to 0 on the first motion to recommend removing qualified parcels located within the National Register and local historic districts. The CPPC voted 4 to 3 on the second motion to recommend that the map amendments be limited to Future Major Streets with 4-lanes or more. The CPPC voted 6 to 1 on the third motion, making a finding of consistency with the City of St. Petersburg's Comprehensive Plan and recommending **APPROVAL** of the map amendments. The CPPC staff report is attached.

The CPPC asked staff to explain the differences between National Register and Local Historic Districts and how the City proposes to protect the districts. The City staff first explained distinctions between the National Register and local landmark designations and displayed a neighborhood boundary map of Historic Kenwood demonstrating how each is uniquely impacted by the proposed map amendments. National Register properties do not have an enhanced building and site plan review requirement whereas local landmark properties require a Certificate of Appropriateness (COA) and possible public hearing with the CPPC.

When originally adopted in 2019, applicability criteria relating to both National Register and local landmark properties was intended to allow adaptive reuse of existing buildings and accommodate ancillary additions. This criterion created some confusion and unintended consequences where vacant lots already existed or existing buildings were involuntarily demolished. To mitigate for this problem, City Staff has proposed a text amendment requiring increased building setbacks and a reduced floor area ratio for new construction that matches existing NT (Neighborhood Traditional) standards. Discussion followed on whether National Register and local historic districts should be removed from qualification under the NTM-1 standards and how many properties that entailed. Staff responded that 169 total properties are affected by the proposal across all National Register and local historic districts. There are 169 parcels in National Register historic districts, of which 70 parcels are also located within local landmark districts.

There was also discussion on whether all Future Major Streets should be included in this proposal. There were mixed comments on having the map amendments scattered throughout the City or within smaller more focused areas with wider roads, outside the neighborhoods. One Commissioner proposed limiting this application to all Future Major Streets with four (4) or more lanes, thereby eliminating all roadways with three (3) lanes or less. According to St. Petersburg's Comprehensive Plan, Map 21 titled *Future Land Arrangement*, this would include several collector roads but also more substantial arterial roads, including 1st Avenue North and South.

Other Commissioner comments included:

- Questions regarding the level of service capacity of the City's public facilities
- Questions regarding the number of NT-1 and NT-2 parcels citywide affected by this request. Since there are approximately 30,843 parcels currently zoned NT-1 and NT-2, the proposed rezoning of 2,985 parcels represents approximately 9.7-percent (%) of all NT-1 and NT-2 zoned properties.
- General comments regarding future resiliency of the City and supported that the properties were outside the Coastal High Hazard Area (CHHA).

Thirty-two (32) members of the public provided comments. Of the total, thirty-one (31) opposed the proposed map amendments and one (1) supported the map amendments. The public comments generally included the following:

- Historic districts, such as Historic Kenwood, are already providing a housing diversity that doesn't need to be expanded;
- Will allow larger structures in historic districts that are not consistent to the existing historic districts or neighborhood character;
- Recommendation to exclude the historic districts from this rezoning;
- Creates vehicle traffic in alleys and impacts surface conditions;
- Creates parking congestion on neighborhood streets;
- Interior side yard setbacks are too small to satisfactorily meet building, fire, and other life-safety codes;
- The quality of life will be diminished;
- Creates transient neighborhoods;
- Doesn't solve affordable housing;
- Duplexes, triplexes and quadraplexes should not encroach into neighborhoods;
- The existing zoning designations in our Activity Centers and along major corridors are underdeveloped and have enough development potential to address housing needs; and
- People bought houses in their neighborhoods because of the single-family character of the surrounding neighborhood.

Public Input:

City Staff has actively engaged several public workshops and neighborhood associations to present the proposed Missing Middle text amendments with the NTM-1 Map Amendment. Starting in August 2022, the Planning and Development Services Department staff responded to individual inquiries and neighborhood association invitations and hosted three (3) public workshops in addition to workshops with the commissions pertaining specifically to this NTM-1 Zoning Map Amendment application including:

11/14/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Childs Park Recreation Center
11/15/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Workshop @ Roberts Recreation Center
11/16/2022	ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments Virtual Workshop
12/13/2022	CPPC ZM-15/LDR 2023-01 NTM-1 Map & Text Amendments Workshop
01/11/2023	Crescent Lake Neighborhood Association Meeting
01/12/2023	DRC ZM-15/LDR 2023-01 Text Amendment Workshop
02/01/2023	DRC LDR 2023-01 Text Amendment Public Hearing
02/02/2023	Euclid St. Paul Neighborhood Association Meeting
02/07/2023	CPPC ZM-15/LDR 2023-01 NTM-1 Map & Text Amendments Workshop
02/07/2023	Woodlawn Oaks Neighborhood Association
02/21/2023	Pasadena Lakes Neighborhood Association
02/21/2023	Greater Woodlawn Neighborhood Association
03/01/2023	Historic Kenwood Neighborhood Association

Within the last six (6) months, City Staff has met with three (3) neighborhood associations and will be meeting with three (3) more prior to the first public hearing on March 2, 2023. Written public comments have been received from the Palmetto Park Neighborhood Association in support of the map amendment and from the Historic Kenwood Neighborhood Association (HKNA) requesting that all properties within the neighborhood be removed from the application.

City staff is maintaining a dedicated webpage for tracking this application. The webpage is regularly updated with new information, including links to staff reports, presentations, archived videos, and related resources, such as the Comprehensive Plan, Land Development Regulations, and an extensive map collection. Public comments are provided in the Staff report. An additional twelve (12) comments have been received after the CPPC public hearing and are attached. These comments include 7 requests for information, 5 comments in opposition and 1 comment in support of the map amendments. These comments include:

- Strained public services and traffic;
- Demolition of historic buildings should not be allowed;
- Additional density will cause additional traffic;
- Alleys will be destroyed;
- There is not space on streets or alleys for parking; and
- Additional density will cause additional flooding.

Recommended City Council Action:

- 1) CONDUCT the first reading and first public hearing of the proposed ordinance; AND
- 2) SET the second reading and adoption public hearing for March 23, 2023.

Attachments: Ordinance, CPPC Staff Report, Additional Public Comments, and draft CPPC minutes

ORDINANCE NO. 785-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA; CHANGING THE ZONING DESIGNATIONS OF QUALIFYING PARCELS OF THE CITY (IDENTIFIED IN THE ATTACHED “EXHIBIT A”) THAT ARE LOCATED 175-FEET FROM THE CENTERLINE OF A DESIGNATED FUTURE MAJOR STREET AND HAVE DIRECT CONNECTIVITY TO SUCH STREETS, ADJACENT TO A PUBLIC ALLEY, AND COMPLIANT WITH RELEVANT COASTAL HIGH HAZARD AREA LIMITATIONS, FROM NEIGHBORHOOD TRADITIONAL-1 (NT-1) AND NEIGHBORHOOD TRADITIONAL-2 (NT-2) TO NEIGHBORHOOD TRADITIONAL MIXED-RESIDENTIAL-1 (NTM-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in the Fall of 2017, City Development Administration led by Planning and Development Services Department staff and Neighborhood Affairs Administration led by Housing and Development Department staff initiated a comprehensive review of the City’s existing housing programs and land use and zoning strategies;

WHEREAS, on March 22, 2018, and again on April 19, 2018, the City Council convened as the Committee of the Whole (“COW”) and received detailed presentations from the City’s Planning and Development Services and Housing and Community Development Departments. The purpose of the first meeting was to review existing programs, land use and zoning policies. The second meeting reviewed key considerations and possible next steps;

WHEREAS, a series of public engagement meetings were hosted at the St. Petersburg Main Library throughout the Summer of 2018 and included four (4) key focus areas:

- Density, building typologies, and the potential creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types including single-family houses, accessory dwelling units, duplexes, small multiplexes, bungalow courts (“tiny” houses), courtyard buildings, detached row houses (“skinny”), townhouses, and large multiplexes;
- Transportation initiatives, parking regulations (minimum requirements based on land-use type), existing parking reductions, and proposed parking reductions based on land use type (e.g. affordable and workforce housing) or geographic proximity to major streets, multi-modal transit options, activity centers, and community redevelopment areas;

- Affordability initiatives, including different funding mechanisms, housing assistance programs, affordable housing initiatives in the South St. Petersburg Community Redevelopment Area, and Penny for Pinellas affordable housing funding; and
- Affordable and workforce housing density bonuses, recalibrating development bonuses within the Downtown Center to prioritize affordable and workforce housing units and establishing additional activity centers throughout the City;

WHEREAS, a series of stakeholder meetings were simultaneously conducted with the Pinellas Realtors Organization, St. Petersburg Area Chamber of Commerce, Council of Neighborhood Associations, Forward Pinellas (countywide land planning agency), City's Housing Land Use and Transportation Committee, and the City's Community Housing Policy Group;

WHEREAS, the input received during these extensive discussions led to the creation of a new zoning category: NTM (Neighborhood Traditional Mixed Residential), which allows for a variety of single- and multi-family housing typologies that reinforce the walkability of the neighborhoods, provide attainable housing choices, establish transition zones from mixed use corridors to single family housing, support neighborhood-serving retail and service uses, and support public transportation and other multi-modal alternatives;

WHEREAS, the new NTM zoning category was enacted when City Council adopted Ordinance 405-H on December 12, 2019;

WHEREAS, due to the COVID pandemic the planned City-initiated NTM-1 zoning map amendment was placed on hold;

WHEREAS, after completion of the "StPete2050: A Vision Plan for St. Petersburg" in May 2021, City Council held five meetings with staff and deliberated on expanding the NTM-1 district locational criteria to extend NTM-1 into the neighborhoods from August 2021 through August 2022;

WHEREAS, at the August 25, 2022 COW, City Council agreed to move forward with the NTM-1 map amendment following the locational criteria previously adopted;

WHEREAS, the City Administration has initiated amendments to the Official Zoning Map pertaining to housing initiatives and as such seeks to implement the NTM-1 zone in certain limited and appropriate areas of the City;

WHEREAS, since August 2022, the City's Planning and Development Services Department staff has conducted extensive citizen and neighborhood outreach, including several public workshops and neighborhood association meetings;

WHEREAS, in response to this significant community input, text amendments to the City's Land Development Regulations are concurrently being considered by the City Council in

Ordinance 540-H, which, *inter alia*, addresses locational and applicability criteria for deployment of the NTM zone;

WHEREAS, qualifying parcels (“Qualifying Parcels”) to be rezoned to NTM were determined to have to meet the following locational criteria:

- Located within 175-feet from the centerline of a designated Future Major Street (as that term is defined in the City’s Comprehensive Plan);
- Retain direct connectivity to one or more adjoining Future Major Streets;
- Adjacent to a public alley; and
- Contain a minimum of 75% of the parcel outside of the Coastal High Hazard Area (“CHHA”) without increasing the density in the CHHA;

WHEREAS, the Community Planning & Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency, made findings related to locational criteria (set forth more particularly in the Staff Report accompanying this Ordinance) and a finding of consistency with the Comprehensive Plan, and recommended approval of the proposed amendments to the Official Zoning Map; and

WHEREAS, the City Council, after taking into consideration the recommendations of the CPPC, the City Administration, and the public comments received, finds that the proposed amendments to the Official Zoning Map are appropriate; now, therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

The parcel identification numbers and addresses are provided in Exhibit “A.”

District

From: NT-1 (Neighborhood Traditional -1) and NT-2 (Neighborhood Traditional -2)

To: NTM-1 (Neighborhood Traditional -1)

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

SECTION 3. Qualifying Parcels. Parcels to be rezoned shall be located within 175-feet from the centerline of a designated Future Major Street (as that term is defined in the City’s

Comprehensive Plan), retain direct connectivity to one or more adjoining Future Major Streets, and be adjacent to a public alley.

SECTION 4. Condition. Parcels to be rezoned shall contain a minimum of 75% of the parcel outside of the Coastal High Hazard Area (“CHHA”) and shall not increase the density in the CHHA, subject to the adoption of Ordinance 540-H and the text amendments to the City of St. Petersburg’s Land Development Regulations set forth therein.

SECTION 5. Condition. Where a parcel currently has multiple zoning designations or for which only portions of the parcel qualify under Section 3 above, only that portion of the parcel which qualifies to be rezoned shall be rezoned as described in Exhibit A.

SECTION 6. Severability. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is deemed unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provision of this ordinance.

SECTION 7. This ordinance shall become effective upon adoption.

APPROVED AS TO FORM AND SUBSTANCE:

CITY FILE: ZM-15
(Zoning)

/s/ Elizabeth Abernethy

2/16/23

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DATE

/s/ Michael J. Dema

2/16/23

ASSISTANT CITY ATTORNEY

DATE

00665888.docx

EXHIBIT A

PARCELS FROM NT-1

PARCEL	ADDRESS	PARCEL	ADDRESS
023116163440080110	2647 38TH AVE N	123116416160020010	1636 38TH AVE N
143116603180000430	2301 13TH AVE N	273116017460000110	3719 15TH AVE S
353116681300020270	2435 26TH AVE S	283116750060000430	4641 15TH AVE S
153116255060120220	4405 13TH AVE N	163116189900010060	5243 5TH AVE N
143116018180000050	2561 13TH AVE N	163116593100020060	4720 13TH AVE N
123116987480000200	1701 22ND AVE N	273116154080050080	3680 19TH AVE S
153116861300000110	4143 9TH AVE N	363016607140060030	5621 16TH ST N
263116975600000330	2722 14TH AVE S	333116967140010170	4682 22ND AVE S
123116987300000120	1625 22ND AVE N	163116189900010030	5221 5TH AVE N
013116586800020030	4420 DR ML K JR ST N	283116020520000050	4810 18TH AVE S
143116681840040050	1600 28TH ST N	033116577080030140	3711 38TH AVE N
163116593640200170	1915 49TH ST N	213116375660020040	5324 5TH AVE N
023116163440070100	2555 38TH AVE N	363116504180000920	0 26TH AVE S
103116115740020050	4056 38TH AVE N	253116193500010080	960 18TH AVE S
273116784080000070	4065 18TH AVE S	283116513000000210	4709 15TH AVE S
063117013680010040	4925 DR ML K JR ST N	113116725580020060	2844 38TH AVE N
333116488880020040	2300 49TH ST S	213116855180080120	5337 1ST AVE N
213116855180080150	5301 1ST AVE N	013116765000000020	4610 16TH ST N
273116803850010010	0 18TH AVE S	153116254880040220	4566 13TH AVE N
093116484380080100	4619 22ND AVE N	283116750240000090	4668 15TH AVE S
163116988560020230	5000 13TH AVE N	013116735840000120	4746 DR ML K JR ST N
163116988560020130	1225 52ND ST N	023116533880030240	2419 38TH AVE N
253116296640080060	1619 22ND AVE S	273116336420000110	3529 15TH AVE S
163116593640160050	4618 22ND AVE N	273116659160000020	4535 18TH AVE S
163116635220050060	5642 9TH AVE N	273116754020001770	3526 15TH AVE S
033116577080040220	3927 38TH AVE N	033116126540020160	4027 38TH AVE N
123116691020020020	1710 30TH AVE N	113116725580030180	3646 28TH ST N
273116803850020020	4510 18TH AVE S	263116728460000020	0 28TH ST S
143116018180000060	2553 13TH AVE N	253116296640060050	1601 20TH AVE S
163116593460110100	1700 49TH ST N	263116728460000090	1405 28TH ST S
273116521640000030	3867 18TH AVE S	273116803850060010	4419 22ND AVE S
153116255060120240	4421 13TH AVE N	013116765000000010	4600 16TH ST N
153116254880040230	4576 13TH AVE N	163116593640150080	4700 22ND AVE N
013116589680000020	4400 HAINES RD N	063117013860020020	5319 DR ML K JR ST N
043116309780010140	5235 38TH AVE N	143116018180000070	2545 13TH AVE N
363016606960100140	1119 54TH AVE N	213116855180080140	5317 1ST AVE N
203116676260040160	649 58TH ST S	013116735840000100	4730 DR ML K JR ST N
253116489600000050	1104 18TH AVE S	163116593100020010	1231 48TH ST N
363016607140110160	1425 54TH AVE N	103116115740010020	4236 38TH AVE N
253116296640010060	1818 16TH ST S	273116843660000170	4167 15TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
263116991440000010	1700 28TH ST S	163116626220040060	1057 49TH ST N
113116725580010010	3050 38TH AVE N	033116126540020190	4051 38TH AVE N
133116125640002090	2112 22ND AVE N	163116593100010020	1215 49TH ST N
023116163440070060	2593 38TH AVE N	163116593640250160	1735 49TH ST N
213116004500020070	4955 1ST AVE N	123116691020050020	2110 30TH AVE N
273116754020001740	1513 35TH ST S	203116676260040190	625 58TH ST S
163116593100130010	1601 49TH ST N	013116370800020070	4750 HAINES RD N
013116513180000030	2029 38TH AVE N	103116103320000070	3744 38TH AVE N
363016606960110140	1011 54TH AVE N	033116126540020230	4083 38TH AVE N
353116681300020230	2401 26TH AVE S	043116159120080170	5027 38TH AVE N
013116159840010050	1741 38TH AVE N	273116418140000270	0 37TH ST S
153116254880040180	4540 13TH AVE N	103116616860000880	3820 38TH AVE N
333116967140010070	4640 22ND AVE S	273116695520000030	3707 18TH AVE S
333116967140010190	4698 22ND AVE S	113116178920010110	2618 38TH AVE N
153116861480040100	4337 9TH AVE N	263116896400020040	2668 18TH AVE S
163116593640150040	4736 22ND AVE N	273116154080100010	3800 18TH AVE S
163116635220010200	5539 5TH AVE N	163116593460010060	5110 22ND AVE N
213116855180030130	5525 1ST AVE N	153116182880150010	1250 39TH ST N
273116695520000100	3835 18TH AVE S	123116279720000030	2023 30TH AVE N
273116803850020060	4540 18TH AVE S	043116309780010160	5221 38TH AVE N
273116746460000490	4200 15TH AVE S	013116338760000130	4824 16TH ST N
103116103320000090	3724 38TH AVE N	013116598500000220	4520 HAINES RD N
013116735840000160	4824 DR ML K JR ST N	033116126540020150	4021 38TH AVE N
273116886500000010	4425 18TH AVE S	353116681300020160	2595 23RD ST S
263116896400040050	1817 28TH ST S	163116189900030040	5425 5TH AVE N
163116593640140050	4800 22ND AVE N	163116626220020130	4735 9TH AVE N
353116689220010230	2216 28TH ST S	013116598500000080	4519 HAINES RD N
013116586800020060	4446 DR ML K JR ST N	353116689220010020	2716 22ND AVE S
123116416160030010	1700 38TH AVE N	123116691020020080	1758 30TH AVE N
163116593100050160	1301 48TH ST N	063117013680030050	4811 DR ML K JR ST N
153116182880210090	3971 9TH AVE N	153116293220080230	4011 9TH AVE N
363016607140110130	1405 54TH AVE N	343116844200060010	4500 22ND AVE S
163116635220010220	5529 5TH AVE N	213116855180030150	5501 1ST AVE N
273116803850050180	4501 22ND AVE S	013116735840000230	4934 DR ML K JR ST N
013116338580030020	4829 16TH ST N	043116820980000120	5301 38TH AVE N
153116255060050030	4575 13TH AVE N	113116725580010030	3036 38TH AVE N
133116541080000070	1800 13TH AVE N	253116296820120100	1755 22ND AVE S
363116504180000890	1111 26TH AVE S	063117013680010020	4939 DR ML K JR ST N
123116691020040050	2032 30TH AVE N	273116754020000100	3511 18TH AVE S
353116681300020250	2427 26TH AVE S	133116541080000090	1826 13TH AVE N
353116480600020050	2301 22ND ST S	363116637920030130	2001 26TH AVE S
093116484380100110	4801 22ND AVE N	143116018000000480	1415 28TH ST N
213116174240180070	5554 5TH AVE N	163116593640200130	1811 49TH ST N
363016607140100100	1213 54TH AVE N	273116569700000110	4017 15TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
113116725580020050	2850 38TH AVE N	283116750090010010	0 15TH AVE S
353116681300020190	0 26TH AVE S	273116803850050120	4551 22ND AVE S
113116178920090030	2482 38TH AVE N	283116750060000410	0 15TH AVE S
113116725580020110	2814 38TH AVE N	113116725580030220	3610 28TH ST N
043116159120080240	5135 38TH AVE N	063117263160080160	4501 DR ML K JR ST N
103116115740010060	4204 38TH AVE N	213116635040040030	4936 5TH AVE N
263116728460000120	1439 28TH ST S	163116635220050050	5634 9TH AVE N
153116255060050050	4565 13TH AVE N	273116154080070070	3748 18TH AVE S
163116988560020190	5040 13TH AVE N	363016607140110090	5400 13TH ST N
163116593100120020	1511 49TH ST N	273116124740002090	4409 22ND AVE S
013116598500000170	4448 HAINES RD N	043116159120080200	5101 38TH AVE N
163116593100120010	1501 49TH ST N	043116309780010180	5201 38TH AVE N
263116896940020010	1330 31ST ST S	163116635220040020	5508 9TH AVE N
253116623880000040	1223 22ND AVE S	353116524880000020	2610 22ND AVE S
263116896940020280	3099 14TH AVE S	153116182880210230	3913 9TH AVE N
283116223380010050	4634 18TH AVE S	263116728460000010	1301 28TH ST S
263116327600100100	1421 31ST ST S	143116018180000010	2595 13TH AVE N
273116124740000250	4326 22ND AVE S	273116746460001420	4030 15TH AVE S
013116338760000170	4908 16TH ST N	163116593640160030	4632 22ND AVE N
283116223380010020	4610 18TH AVE S	273116695520000860	3820 15TH AVE S
263116897120060140	2035 31ST ST S	213116635040080080	462 50TH ST N
063117013680070050	4601 DR ML K JR ST N	103116103320000110	3714 38TH AVE N
013116598500000200	4500 HAINES RD N	133116125280000310	1822 22ND AVE N
013116586800010080	4302 DR ML K JR ST N	363016606960100110	1145 54TH AVE N
283116020520000100	4720 18TH AVE S	273116197640030040	4545 15TH AVE S
113116617040010030	3526 28TH ST N	163116593100010110	4800 13TH AVE N
153116293220080090	4073 9TH AVE N	023116163440070140	2519 38TH AVE N
213116004500020060	4947 1ST AVE N	213116635040120030	5152 5TH AVE N
113116178920050070	2548 38TH AVE N	093116484380080110	4627 22ND AVE N
253116489600000040	1112 18TH AVE S	253116262980000300	1327 22ND AVE S
123116691020010080	1660 30TH AVE N	013116735840000170	4834 DR ML K JR ST N
283116750060000380	4685 15TH AVE S	163116593640200110	4851 18TH AVE N
283116020520000040	4816 18TH AVE S	163116593640160060	4610 22ND AVE N
363016607140100160	1257 54TH AVE N	253116193500020060	1050 18TH AVE S
103116115740020110	4012 38TH AVE N	123116279720000060	1935 30TH AVE N
153116182880210190	3929 9TH AVE N	253116296640080100	1651 22ND AVE S
163116988560020160	5120 13TH AVE N	153116293220010070	4052 13TH AVE N
143116018000000070	2649 13TH AVE N	123116416160020030	1652 38TH AVE N
273116498780060030	1325 37TH ST S	273116754020001780	3534 15TH AVE S
283116750060000370	4695 15TH AVE S	273116659160000270	1502 SCRANTON ST S
213116855180020130	5625 1ST AVE N	163116189900020050	5335 5TH AVE N
103116115740020090	4026 38TH AVE N	263116378720000020	2715 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
273116336420000050	0 15TH AVE S	013116586800010060	4310 DR ML K JR ST N
273116746460000950	4150 15TH AVE S	063117263160040150	4301 DR ML K JR ST N
353116378540010030	2916 22ND AVE S	263116004320040170	3057 22ND AVE S
273116197640020060	4425 15TH AVE S	153116293220070120	4101 9TH AVE N
363116637920010030	1930 22ND AVE S	213116635040120040	5138 5TH AVE N
273116843660000190	4211 15TH AVE S	273116871560010010	4118 18TH AVE S
273116843660000200	4221 15TH AVE S	353116524880000010	2620 22ND AVE S
143116681840010110	2859 13TH AVE N	213116144900180130	5001 1ST AVE N
023116903240030130	4926 HAINES RD N	163116593640160070	4600 22ND AVE N
333116967140010050	4630 22ND AVE S	123116691020010090	1666 30TH AVE N
013116513180000010	2047 38TH AVE N	123116279720000010	2039 30TH AVE N
163116593640140040	4808 22ND AVE N	013116589140040230	5120 16TH ST N
273116695520000810	3736 15TH AVE S	283116512820000290	4800 15TH AVE S
273116695520000120	1759 37TH ST S	263116896940050240	1660 31ST ST S
253116296640020060	1920 16TH ST S	143116018000000050	2707 13TH AVE N
273116746460000970	4100 15TH AVE S	093116484380100100	4811 22ND AVE N
333116113940150120	2512 49TH ST S	153116182880110090	3863 13TH AVE N
163116189900020030	5319 5TH AVE N	063117013860030030	5219 DR ML K JR ST N
033116126540020210	4075 38TH AVE N	143116681840020040	1400 28TH ST N
123116806040010030	2016 38TH AVE N	113116725580020070	2838 38TH AVE N
123116691020030010	1800 30TH AVE N	213116375660030010	460 54TH ST N
043116309780100180	5401 38TH AVE N	153116182880150050	3934 13TH AVE N
153116861300000050	4225 9TH AVE N	213116635040080060	5020 5TH AVE N
153116293220020020	4112 13TH AVE N	163116854640010030	1224 49TH ST N
213116635040080070	5014 5TH AVE N	213116144900180090	5041 1ST AVE N
123116691020020070	1750 30TH AVE N	113116178920090070	2454 38TH AVE N
333116488880020080	2316 49TH ST S	163116189900120160	5220 9TH AVE N
143116392400000190	2201 13TH AVE N	113116178920130020	2340 38TH AVE N
143116779760000200	2483 13TH AVE N	153116182880110110	3843 13TH AVE N
213116375660010080	5262 5TH AVE N	273116569700000030	4119 15TH AVE S
273116569700000090	4033 15TH AVE S	353116378180020190	2941 26TH AVE S
153116255060120200	4327 13TH AVE N	023116903240030120	4934 HAINES RD N
363116491760000860	1301 26TH AVE S	153116182880100100	3953 13TH AVE N
273116843660000140	4145 15TH AVE S	273116336420000090	3551 15TH AVE S
023116533880030220	2435 38TH AVE N	163116854640010020	1212 49TH ST N
123116416160030030	1722 38TH AVE N	123116987300000190	1687 22ND AVE N
213116855180020120	5633 1ST AVE N	153116861480040110	4327 9TH AVE N
273116754020000920	3646 17TH AVE S	213116635040120010	475 52ND ST N
013116338760000040	4630 16TH ST N	063117013680010060	895 49TH AVE N
013116589140040260	1600 52ND AVE N	263116680040010100	1525 28TH ST S
213116855180100120	5237 1ST AVE N	363116637920010010	1940 22ND AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
263116730260000141	1770 31ST ST S	143116603180000470	2341 13TH AVE N
263116680040040090	1625 28TH ST S	013116735840000110	4736 DR ML K JR ST N
153116861300000870	4162 13TH AVE N	343116844200120010	4420 22ND AVE S
163116593100060050	1339 49TH ST N	113116178920010090	2630 38TH AVE N
123116806040010060	2046 38TH AVE N	273116095760040120	4301 22ND AVE S
213116174240180060	5546 5TH AVE N	123116691020020040	1730 30TH AVE N
163116189900120120	5250 9TH AVE N	123116279720000090	1911 30TH AVE N
283116750060000420	4645 15TH AVE S	263116004320040210	3025 22ND AVE S
113116178920010120	2610 38TH AVE N	353116480600030010	2201 25TH AVE S
103116115740010100	4120 38TH AVE N	153116861300000860	4144 13TH AVE N
203116676260040120	681 58TH ST S	033116577080040170	3835 38TH AVE N
063117013860030010	5233 DR ML K JR ST N	113116725580020140	3722 28TH ST N
163116593460040090	2010 49TH ST N	273116154080090160	0 22ND AVE S
273116695520000060	3801 18TH AVE S	153116254880010020	4585 9TH AVE N
153116254880010050	4563 9TH AVE N	213116855180030140	5521 1ST AVE N
133116125280000200	1676 22ND AVE N	163116593460020030	5042 22ND AVE N
163116593100010040	1229 49TH ST N	263116327600100060	1345 31ST ST S
363016607140120160	1515 54TH AVE N	263116896940030010	1400 31ST ST S
273116095760030010	0 42ND ST S	013116598500000300	1810 46TH AVE N
253116296640070020	2019 16TH ST S	273116154080060100	0 22ND AVE S
263116896760020030	1533 31ST ST S	113116617040010040	3518 28TH ST N
363116491760000070	1130 22ND AVE S	133116513900000510	1700 13TH AVE N
123116989100010150	2135 22ND AVE N	033116577080030220	3775 38TH AVE N
033116577080040240	3947 38TH AVE N	283116020520000090	4726 18TH AVE S
123116806040020030	1926 38TH AVE N	283116223380010040	4620 18TH AVE S
023116533880030230	2427 38TH AVE N	263116897120060130	2019 31ST ST S
213116855180010130	5725 1ST AVE N	253116489600000010	1800 12TH ST S
163116635220050090	5710 9TH AVE N	213116375660010030	5222 5TH AVE N
113116681660020510	3327 28TH ST N	263116897120020250	1819 31ST ST S
143116018000000090	2625 13TH AVE N	253116489600000240	1135 22ND AVE S
113116725580020040	2856 38TH AVE N	153116182880120160	3701 13TH AVE N
163116189900120140	5234 9TH AVE N	163116593460010070	5100 22ND AVE N
363016607140100140	1243 54TH AVE N	263116768420000010	2941 22ND AVE S
013116338580040040	4915 16TH ST N	043116820980000080	5345 38TH AVE N
263116378720000030	2709 18TH AVE S	253116623880000020	1235 22ND AVE S
353116480600030040	2411 22ND ST S	143116603180000450	2319 13TH AVE N
353116689220010200	2302 28TH ST S	063117013860040030	5119 DR ML K JR ST N
163116593640150070	4710 22ND AVE N	163116189900100130	5442 9TH AVE N
273116154080100020	3810 18TH AVE S	133116125280000350	1854 22ND AVE N
343116844200060130	4558 22ND AVE S	163116988560020210	5030 13TH AVE N
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PARCEL	ADDRESS	PARCEL	ADDRESS
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253116489600000900	0 11TH ST S	163116593640160040	4626 22ND AVE N
013116338580040030	4925 16TH ST N	133116125280000260	1722 22ND AVE N
163116189900030090	5467 5TH AVE N	033116126540020130	4001 38TH AVE N
123116416160050030	1830 38TH AVE N	273116843660000220	4233 15TH AVE S
063117263160040110	4347 DR ML K JR ST N	013116338760000100	4738 16TH ST N
163116593100060120	4801 13TH AVE N	273116154080060130	3605 22ND AVE S
283116513000000190	4725 15TH AVE S	153116255060120160	4301 13TH AVE N
213116375660020020	5314 5TH AVE N	273116803850020090	4568 18TH AVE S
013116735840000090	4718 DR ML K JR ST N	103116103320000020	3784 38TH AVE N
263116975600000010	1428 28TH ST S	153116254880010080	4535 9TH AVE N
013116586800010030	4346 DR ML K JR ST N	363116637920060120	2550 21ST ST S
123116806040010010	2000 38TH AVE N	233116241380150080	0 FAIRFIELD AVE S
063117013680050020	4735 DR ML K JR ST N	353116480600040190	2501 22ND ST S
213116855180010150	5701 1ST AVE N	273116288900001030	4412 15TH AVE S
203116676260040140	667 58TH ST S	273116754020001820	3626 15TH AVE S
013116163080020110	3800 21ST ST N	163116593640200150	1901 49TH ST N
113116178920130090	2234 38TH AVE N	163116593100050120	4731 13TH AVE N
043116820980000100	5311 38TH AVE N	273116154080090120	3725 22ND AVE S
353116689220020020	2658 22ND AVE S	063117013860050020	5025 DR ML K JR ST N
163116635220040040	5520 9TH AVE N	103116616860000850	3788 39TH ST N
253116489600000030	1116 18TH AVE S	153116293220080140	4045 9TH AVE N
353116681300020180	2311 26TH AVE S	123116989100010170	2151 22ND AVE N
213116375660020080	5356 5TH AVE N	273116871560020010	4056 18TH AVE S
353116480600010170	2239 22ND ST S	363016606960100120	1137 54TH AVE N
113116725580010120	2910 38TH AVE N	333116967140010010	4616 22ND AVE S
113116178920050120	2500 38TH AVE N	263116728460000080	1403 28TH ST S
123116989100010190	2169 22ND AVE N	113116178920090080	2444 38TH AVE N
113116904140000310	2445 30TH AVE N	093116484380090100	4711 22ND AVE N
363016607140070030	5529 16TH ST N	263116991440000020	1710 28TH ST S
013116370800020050	4736 HAINES RD N	363116662760000200	1528 24TH AVE S
113116178920090130	2400 38TH AVE N	143116603180000460	2327 13TH AVE N
113116178920090120	2410 38TH AVE N	143116018180000100	2525 13TH AVE N
253116296640040050	2110 16TH ST S	013116598500000260	4550 HAINES RD N
263116896940040010	3090 15TH AVE S	113116725580010090	2936 38TH AVE N
103116103320000010	3790 38TH AVE N	103116115740010070	4146 38TH AVE N
213116375660010070	5254 5TH AVE N	213116855180060090	5757 2ND AVE N
123116987480000230	1727 22ND AVE N	273116154080090150	3753 22ND AVE S
273116803850020080	4558 18TH AVE S	163116635220060130	5744 8TH AVE N
213116375660030030	5420 5TH AVE N	043116159120080190	5045 38TH AVE N
153116293220020040	4128 13TH AVE N	333116113940140100	2436 49TH ST S
203116676260040130	673 58TH ST S	273116784080000090	4105 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
273116784080000090	4105 18TH AVE S	013116736020000020	4610 DR ML K JR ST N
113116903960000020	2501 30TH AVE N	013116589140040250	5136 16TH ST N
343116154620000040	2301 37TH ST S	163116635220040090	5550 9TH AVE N
213116174240180080	5562 5TH AVE N	153116254880010040	4565 9TH AVE N
273116124740001120	4350 18TH AVE S	063117263160050130	4425 DR ML K JR ST N
133116541080000050	1766 13TH AVE N	113116178920090110	2416 38TH AVE N
163116854640010120	4960 13TH AVE N	273116154080090130	3737 22ND AVE S
123116691020050040	2126 30TH AVE N	363016607140070010	1556 56TH AVE N
363116504180000840	1016 22ND AVE S	113116725580030230	3600 28TH ST N
163116854640010130	4972 13TH AVE N	283116513000000180	4739 15TH AVE S
363016607140010040	5725 16TH ST N	273116336420000140	3515 15TH AVE S
273116754020000090	3521 18TH AVE S	273116803850050100	4565 22ND AVE S
353116524880000030	2201 26TH ST S	273116154080100040	3828 18TH AVE S
153116182880100140	3921 13TH AVE N	033116126540020170	4035 38TH AVE N
263116896760060040	1727 31ST ST S	253116296640080070	1627 22ND AVE S
093116484380100090	4819 22ND AVE N	143116779760000240	2445 13TH AVE N
133116541080000040	1758 13TH AVE N	153116293220020030	4120 13TH AVE N
123116691020110110	1605 27TH AVE N	163116593100060160	4837 13TH AVE N
013116370800030030	4820 HAINES RD N	093116484380090130	4735 22ND AVE N
023116533880030160	2485 38TH AVE N	153116861480040090	4347 9TH AVE N
263116378720000040	2701 18TH AVE S	273116095760050220	2135 42ND ST S
153116182880110160	3801 13TH AVE N	013116598500000100	4505 HAINES RD N
023116163440070080	2567 38TH AVE N	063117013680010010	894 50TH AVE N
113116904140000320	2437 30TH AVE N	163116593640250110	1711 49TH ST N
343116844200060060	4520 22ND AVE S	333116113940130120	2424 49TH ST S
273116871560020060	4030 18TH AVE S	013116370800020080	4756 HAINES RD N
263116991440000030	1720 28TH ST S	353116378180020150	2911 26TH AVE S
363016607140110120	1325 54TH AVE N	103116103320000050	3760 38TH AVE N
043116309780010120	5251 38TH AVE N	163116593100130050	1647 49TH ST N
163116189900100160	5418 9TH AVE N	273116154080070030	3720 18TH AVE S
013116338580040050	4901 16TH ST N	063117013860040020	5127 DR ML K JR ST N
153116293220080250	900 40TH ST N	063117013860030020	5227 DR ML K JR ST N
273116754020000930	1616 37TH ST S	273116197640010050	4327 15TH AVE S
213116004500020040	4931 1ST AVE N	353116689220020010	2670 22ND AVE S
203116676260040200	5800 FAIRFIELD AVE S	013116586800020070	4454 DR ML K JR ST N
123116987300000150	1651 22ND AVE N	123116416160030040	1730 38TH AVE N
363016606960110110	1021 54TH AVE N	143116392400000230	2235 13TH AVE N
213116174060170010	5600 5TH AVE N	353116689220010190	2312 28TH ST S
213116174060170080	5660 5TH AVE N	353116689220010010	2728 22ND AVE S
033116577080040150	3819 38TH AVE N	273116124740001370	4338 22ND AVE S
283116750060000440	4629 15TH AVE S	213116375660030020	5408 5TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
213116174060170060	5640 5TH AVE N	163116593460100100	1800 49TH ST N
113116178920030250	2755 35TH AVE N	063117013680010050	4915 DR ML K JR ST N
143116681840010010	1338 28TH ST N	163116593460110080	1724 49TH ST N
023116533880030180	2475 38TH AVE N	103116616860000830	3916 38TH AVE N
123116987300000160	1661 22ND AVE N	063117013680030030	4831 DR ML K JR ST N
113116684720010060	2948 30TH ST N	123116416160030020	1710 38TH AVE N
063117013860020010	5333 DR ML K JR ST N	063117013680050030	4727 DR ML K JR ST N
273116336420000060	3617 15TH AVE S	213116174060170030	5618 5TH AVE N
113116725580020090	2826 38TH AVE N	263116896940050010	1600 31ST ST S
253116569880000550	0 21ST AVE S	273116569700000080	4043 15TH AVE S
113116681660010080	2637 30TH AVE N	253116569880000200	2011 22ND ST S
253116296820120060	1717 22ND AVE S	273116754020001790	3606 15TH AVE S
273116659160000030	4545 18TH AVE S	023116163440080120	2635 38TH AVE N
113116684720010010	3046 30TH AVE N	013116370800020090	4762 HAINES RD N
263116327600100080	1401 31ST ST S	363116504180000850	1010 22ND AVE S
	3101 FREEMONT TER	213116855180070140	5417 1ST AVE N
233116765900180140	S	213116855180080130	5329 1ST AVE N
113116617040010010	2800 36TH AVE N	123116279720000070	1927 30TH AVE N
063117263160010120	4237 DR ML K JR ST N	213116635040040050	4920 5TH AVE N
283116223380010030	4618 18TH AVE S	143116779760000230	2459 13TH AVE N
013116736020000010	4600 DR ML K JR ST N	123116987480000301	2201 19TH ST N
283116223380010090	4662 18TH AVE S	163116626220040030	1015 49TH ST N
263116728460000030	1311 28TH ST S	043116159120080140	3810 50TH ST N
253116623880000030	1225 22ND AVE S	033116577080030160	3727 38TH AVE N
363016606960110100	1051 54TH AVE N	143116681840030020	1526 28TH ST N
263116897120070130	2121 31ST ST S	363016606960100090	1163 54TH AVE N
013116598500000290	4570 HAINES RD N	143116681840010100	2855 13TH AVE N
283116223380010060	4642 18TH AVE S	153116255060120180	4319 13TH AVE N
013116589140040160	5020 16TH ST N	033116577080030230	3783 38TH AVE N
353116480600010180	2227 22ND ST S	353116480600030030	2423 22ND ST S
113116617040030040	3420 28TH ST N	273116886500000050	0 18TH AVE S
013116598500000040	4551 HAINES RD N	273116695520000850	3818 15TH AVE S
103116115740020040	4068 38TH AVE N	143116018180000090	2531 13TH AVE N
263116327600100090	1411 31ST ST S	133116125280000170	1650 22ND AVE N
263116327600100110	1431 31ST ST S	153116182880210210	3925 9TH AVE N
123116987300000020	2328 16TH ST N	163116635220040130	5574 9TH AVE N
263116896400030240	1820 28TH ST S	163116593640150050	4726 22ND AVE N
163116593100030010	4654 13TH AVE N	213116144900180100	5035 1ST AVE N
123116987480000260	1751 22ND AVE N	063117263160040140	4323 DR ML K JR ST N
233116147780410040	544 31ST ST S	163116635220050020	5610 9TH AVE N
143116779760000190	2495 13TH AVE N	163116635220010170	5557 5TH AVE N
163116854640010010	1200 49TH ST N		

PARCEL	ADDRESS	PARCEL	ADDRESS
213116635040120080	5100 5TH AVE N	263116004320040180	3049 22ND AVE S
013116598500000230	4528 HAINES RD N	063117013680070010	4647 DR ML K JR ST N
153116182880100160	3901 13TH AVE N	033116126540020200	4059 38TH AVE N
033116577080030170	3733 38TH AVE N	333116488880030060	2408 49TH ST S
263116896400020030	2674 18TH AVE S	123116416160020040	1664 38TH AVE N
213116174240180050	5538 5TH AVE N	153116182880100120	3929 13TH AVE N
253116296640080090	1643 22ND AVE S	133116125640002130	2140 22ND AVE N
213116855180060080	245 58TH ST N	203116676260040150	657 58TH ST S
113116725580020020	2868 38TH AVE N	093116484380090160	2201 48TH ST N
013116338760000110	4800 16TH ST N	033116577080040140	3811 38TH AVE N
163116189900120150	5226 9TH AVE N	253116296640080010	2105 16TH ST S
273116154080090010	2131 37TH ST S	283116020880040110	4839 18TH AVE S
163116635220060140	0 7TH AVE N	103116115740020030	4076 38TH AVE N
363016607140100130	1239 54TH AVE N	143116681840010120	2865 13TH AVE N
043116309780010110	5261 38TH AVE N	273116784080000040	0 18TH AVE S
093116484380100160	4834 23RD AVE N	113116903960000040	2471 30TH AVE N
213116855180070100	5441 1ST AVE N	213116855180020140	5617 1ST AVE N
363016607140120140	1525 54TH AVE N	273116288900001000	4434 15TH AVE S
163116593640140020	4828 22ND AVE N	353116480600040110	2243 26TH AVE S
153116182880110140	3819 13TH AVE N	253116296640040040	2100 16TH ST S
123116989100010160	2141 22ND AVE N	063117013860050040	5001 DR ML K JR ST N
163116593100030020	4646 13TH AVE N	353116681300020280	2443 26TH AVE S
273116803850050170	4515 22ND AVE S	103116115740020080	4034 38TH AVE N
153116254880010010	4595 9TH AVE N	123116691020020090	1766 30TH AVE N
063117263160040120	4345 DR ML K JR ST N	113116381240020030	2820 28TH ST N
073117169290430010	3320 1ST ST N	163116593460100080	1900 49TH ST N
123116691020030090	1934 30TH AVE N	263116664560000040	2921 18TH AVE S
163116593640140030	4818 22ND AVE N	353116681300020300	2550 25TH ST S
113116381240010040	2844 30TH AVE N	013116370800020010	4700 HAINES RD N
113116725580020030	2862 38TH AVE N	023116163440050060	3901 28TH ST N
273116154080060140	3615 22ND AVE S	273116754020000050	3611 18TH AVE S
143116681840010070	2827 13TH AVE N	023116533880030260	2401 38TH AVE N
143116681840010030	1310 28TH ST N	363116637920050030	2040 22ND AVE S
353116480600040170	2519 22ND ST S	153116255060050070	4545 13TH AVE N
113116681660010050	2713 30TH AVE N	273116336420000100	3543 15TH AVE S
043116159120080160	5019 38TH AVE N	123116691020020030	1720 30TH AVE N
253116296640010070	1828 16TH ST S	353116480600040140	2219 26TH AVE S
153116861480040080	4401 9TH AVE N	063117013680050040	4719 DR ML K JR ST N
213116174060170020	5610 5TH AVE N	213116635040010080	244 49TH ST N
273116124740000010	1800 QUINCY ST S	163116189900010090	5271 5TH AVE N
163116593100060060	1347 49TH ST N	273116768060000010	1019 37TH ST S
103116616860000810	3789 40TH ST N		

PARCEL	ADDRESS	PARCEL	ADDRESS
253116193500020020	0 18TH AVE S	063217480960010020	3810 DR ML K JR ST S
273116784080000050	4053 18TH AVE S	143116018180000020	2585 13TH AVE N
253116193500020030	1020 18TH AVE S	363016607140060050	5601 16TH ST N
283116750060000460	4621 15TH AVE S	123116987480000290	1821 22ND AVE N
063117013680030010	4847 DR ML K JR ST N	163116593100020020	4752 13TH AVE N
153116254880040210	4558 13TH AVE N	163116635220050010	5600 9TH AVE N
153116293220070050	4133 9TH AVE N	163116635220040010	5500 9TH AVE N
163116593460020060	5018 22ND AVE N	273116124740002080	0 44TH ST S
033116577080030240	3791 38TH AVE N	363116637920040030	2022 22ND AVE S
263116896760050010	1617 31ST ST S	113116381240010060	2860 30TH AVE N
363116491760000890	1211 26TH AVE S	163116189900120130	5242 9TH AVE N
213116004500020050	4939 1ST AVE N	273116695520000070	3811 18TH AVE S
163116593100060010	1301 49TH ST N	213116855180020090	5655 1ST AVE N
273116418140000010	819 37TH ST S	163116635220010180	5551 5TH AVE N
213116635040040040	4928 5TH AVE N	153116254880010110	4503 9TH AVE N
163116593460110060	1740 49TH ST N	113116725580030200	3620 28TH ST N
163116635220010150	5569 5TH AVE N	123116691020030070	1860 30TH AVE N
253116193500020050	1034 18TH AVE S	013116159840010030	1769 38TH AVE N
113116903960000060	2451 30TH AVE N	103116115740010110	4112 38TH AVE N
153116254880040160	4520 13TH AVE N	273116336420000010	3663 15TH AVE S
153116293220080110	4057 9TH AVE N	123116279720000020	2027 30TH AVE N
163116189900010050	5235 5TH AVE N	353116689220050130	2659 26TH AVE S
133116125280000300	1810 22ND AVE N	033116577080040180	3843 38TH AVE N
163116189900020040	5327 5TH AVE N	213116004500020130	130 49TH ST N
153116182880110150	3811 13TH AVE N	163116189900030080	5461 5TH AVE N
093116484380080130	4643 22ND AVE N	123116691020040060	2044 30TH AVE N
153116861300000120	4139 9TH AVE N	023116903240030150	4918 HAINES RD N
013116370800030020	4810 HAINES RD N	023116163440050040	3919 28TH ST N
113116725580010110	2918 38TH AVE N	043116159120080150	5011 38TH AVE N
213116375660020060	5350 5TH AVE N	113116684720010030	3028 30TH AVE N
033116577080040230	3935 38TH AVE N	043116820980000070	5363 38TH AVE N
153116182880210110	3953 9TH AVE N	153116182880100110	3939 13TH AVE N
133116125280000290	1752 22ND AVE N	353116480600020020	2327 22ND ST S
113116178920090020	2490 38TH AVE N	283116513000000220	0 15TH AVE S
013116586800010010	900 44TH AVE N	283116513000000150	4811 15TH AVE S
253116193500010050	944 18TH AVE S	163116189900010070	5257 5TH AVE N
143116681840030050	1500 28TH ST N	063117013680050050	4701 DR ML K JR ST N
273116017460000100	3727 15TH AVE S	153116182880210170	3941 9TH AVE N
263116896400020010	2694 18TH AVE S	163116593460020080	5000 22ND AVE N
273116154080090110	3723 22ND AVE S	273116288900001010	4424 15TH AVE S
273116521640000020	3859 18TH AVE S	283116020520000070	4746 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
113116617040010020	3534 28TH ST N	123116691020010060	1644 30TH AVE N
113116617040030010	3446 28TH ST N	063117263160080150	4513 DR ML K JR ST N
263116327600100120	1439 31ST ST S	363016607140070060	1557 55TH AVE N
253116623880000010	1247 22ND AVE S	363016607140110140	1415 54TH AVE N
263116327600100130	3101 15TH AVE S	153116254880040250	1225 46TH ST N
143116018000000460	1401 28TH ST N	033116577080040200	3911 38TH AVE N
063117263160010140	4221 DR ML K JR ST N	273116695520000110	3843 18TH AVE S
263116004320020130	1940 31ST ST S	283116513000000170	4747 15TH AVE S
263116897120030130	1925 31ST ST S	033116577080030190	3751 38TH AVE N
113116617040030020	3434 28TH ST N	123116806040010020	2008 38TH AVE N
013116598500000190	4421 18TH ST N	153116254880040150	1232 45TH ST N
153116182880110100	3853 13TH AVE N	263116728460000060	1351 28TH ST S
093116484380080120	4635 22ND AVE N	253116296640080130	1675 22ND AVE S
283116223380010080	4656 18TH AVE S	063117013680070030	4633 DR ML K JR ST N
013116338580020040	4701 16TH ST N	263116004320040200	3035 22ND AVE S
013116589140040180	0 16TH ST N	273116288900001040	4400 15TH AVE S
023116533880030190	2467 38TH AVE N	273116288900000960	4520 15TH AVE S
103116115740020070	4042 38TH AVE N	163116189900030010	5401 5TH AVE N
123116989100010200	2179 22ND AVE N	163116593460100060	1918 49TH ST N
163116593460020010	5062 22ND AVE N	113116178920130070	2300 38TH AVE N
113116178920130040	2326 38TH AVE N	213116855180010080	5762 2ND AVE N
093116484380100080	4827 22ND AVE N	163116189900020060	5343 5TH AVE N
133116541080000080	1810 13TH AVE N	013116338760000140	4832 16TH ST N
113116681660010060	2701 30TH AVE N	253116296640030070	0 16TH ST S
103116616860000900	3800 38TH AVE N	273116197640010040	4343 15TH AVE S
103116616860000890	3812 38TH AVE N	013116338760000090	4726 16TH ST N
273116569700000020	4125 15TH AVE S	163116593460010030	5130 22ND AVE N
123116987300000010	2350 16TH ST N	163116593100060030	1331 49TH ST N
123116691020030030	1808 30TH AVE N	213116635040080010	5062 5TH AVE N
113116684720020020	2928 30TH AVE N	163116189900030060	5445 5TH AVE N
123116691020040070	2046 30TH AVE N	273116521640000010	3851 18TH AVE S
143116018180000110	2515 13TH AVE N	273116886500000040	1787 45TH ST S
113116178920010080	2700 38TH AVE N	163116593100050140	4749 13TH AVE N
273116288900001020	4418 15TH AVE S	363016606960110090	1063 54TH AVE N
213116855180030110	5541 1ST AVE N	153116293220010060	4044 13TH AVE N
063117263160050140	4421 DR ML K JR ST N	263116896760090010	3100 QUEENSBORO AVE
163116854640010100	4950 13TH AVE N	123116691020020100	1778 30TH AVE N
113116684720010040	3018 30TH AVE N	213116635040120020	5162 5TH AVE N
163116189900100150	5426 9TH AVE N	353116681300020220	2351 26TH AVE S
353116480600040180	2511 22ND ST S	123116987480000240	1743 22ND AVE N
273116886500000030	4445 18TH AVE S	113116820800000140	3012 YALE ST N

PARCEL	ADDRESS	PARCEL	ADDRESS
123116987300000030	2320 16TH ST N	123116691020040010	2000 30TH AVE N
253116296640060010	1600 19TH AVE S	263116768420000040	2901 22ND AVE S
133116125280000270	1734 22ND AVE N	273116695520000450	1665 37TH ST S
353116480600020010	2333 22ND ST S	163116189900120170	5200 9TH AVE N
163116593100130030	1625 49TH ST N	123116806040020020	1934 38TH AVE N
273116017460000140	1433 37TH ST S	123116806040020060	3744 19TH ST N
143116681840010130	2875 13TH AVE N	273116754020001800	3610 15TH AVE S
253116296640080080	1633 22ND AVE S	343116154620000050	2311 37TH ST S
213116174060100110	301 58TH ST N	263116896400020020	2686 18TH AVE S
213116855180100140	5221 1ST AVE N	013116598500000270	4560 HAINES RD N
263116680040010010	2800 15TH AVE S	213116635040080030	5044 5TH AVE N
143116681840010040	1308 28TH ST N	123116279720000040	2015 30TH AVE N
363016607140010060	5701 16TH ST N	213116635040080050	5030 5TH AVE N
163116988560020180	5106 13TH AVE N	213116855180030120	5529 1ST AVE N
163116593100020070	4710 13TH AVE N	143116681840030030	1518 28TH ST N
153116861300000090	901 42ND ST N	203116676260040110	5801 7TH AVE S
123116691020010100	1678 30TH AVE N	163116593100030030	4638 13TH AVE N
363116637920020131	1921 26TH AVE S	013116736020000050	4636 DR ML K JR ST N
023116163440080130	2627 38TH AVE N	123116691020040020	2010 30TH AVE N
153116255060120170	4311 13TH AVE N	123116691020010070	1650 30TH AVE N
273116197640030070	4519 15TH AVE S	273116095760020010	4216 18TH AVE S
363016607140120170	1501 54TH AVE N	273116197640020050	4435 15TH AVE S
163116593460020070	5010 22ND AVE N	273116569700000140	1443 40TH ST S
263116728460000100	1411 28TH ST S	103116115740010040	4220 38TH AVE N
363116637920040010	2000 22ND AVE S	163116635220010230	5521 5TH AVE N
363116637920040020	2010 22ND AVE S	233116241380030090	530 31ST ST S
163116626220030080	4601 9TH AVE N	133116125280000150	1636 22ND AVE N
133116541080000100	1830 13TH AVE N	273116803850020040	4534 18TH AVE S
263116896760020020	1525 31ST ST S	263116896760060050	1735 31ST ST S
013116159840010040	1751 38TH AVE N	123116416160020020	1644 38TH AVE N
123116987480000300	1829 22ND AVE N	273116695520000230	3701 QUEENSBORO AVE S
163116854640010050	1246 49TH ST N	023116163440070090	2559 38TH AVE N
063117263160080130	4529 DR ML K JR ST N	163116635220050040	5626 9TH AVE N
263116004320040160	3065 22ND AVE S	273116695520000341	1709 37TH ST S
113116178920050050	2566 38TH AVE N	043116309780100150	5431 38TH AVE N
163116626220040010	4855 10TH AVE N	013116338580040010	4969 16TH ST N
163116593100120040	1527 49TH ST N	213116855180030090	101 56TH ST N
273116886500000060	4519 18TH AVE S	363016606960110130	1029 54TH AVE N
163116988560020140	5136 13TH AVE N	253116296820120080	1739 22ND AVE S
063117263160050120	4433 DR ML K JR ST N	213116174060070100	5780 3RD AVE N
113116178920010250	3709 28TH ST N	273116017460000090	3735 15TH AVE S
113116178920090090	2436 38TH AVE N		

PARCEL	ADDRESS	PARCEL	ADDRESS
213116855180070120	5433 1ST AVE N	113116681660010070	2647 30TH AVE N
213116174060100100	375 58TH ST N	133116125280000250	1716 22ND AVE N
013116586800010040	4326 DR ML K JR ST N	113116381240010070	2868 30TH AVE N
273116334260010010	1326 37TH ST S	133116125280000330	1840 22ND AVE N
023116533880030200	2451 38TH AVE N	113116178920010060	2710 38TH AVE N
063117013860040010	5139 DR ML K JR ST N	273116154080060110	0 22ND AVE S
263116664560000020	0 18TH AVE S	263116327600100070	0 31ST ST S
263116991440000070	1752 28TH ST S	023116163440080150	3800 26TH ST N
253116296640040090	1521 22ND AVE S	273116154080060090	0 22ND AVE S
113116903960000010	0 30TH AVE N	253116623880000060	2115 12TH ST S
123116806040010040	2024 38TH AVE N	283116020520000060	4800 18TH AVE S
273116754020001390	3643 16TH AVE S	263116897120020270	1829 31ST ST S
063117013680030040	4821 DR ML K JR ST N	283116223380010130	1800 47TH ST S
273116154080090140	3745 22ND AVE S	113116178920040010	2750 35TH AVE N
013116735840000210	4920 DR ML K JR ST N	163116593460040080	2024 49TH ST N
273116871560020070	4018 18TH AVE S	153116293220010020	4012 13TH AVE N
253116569880000570	2201 21ST AVE S	153116861480040070	4413 9TH AVE N
213116635040040010	459 50TH ST N	153116293220080190	4021 9TH AVE N
033116577080040190	3901 38TH AVE N	113116820620000080	2525 30TH AVE N
273116695520000040	3727 18TH AVE S	273116569700000070	4053 15TH AVE S
163116626220030120	4639 9TH AVE N	213116375660030070	5454 5TH AVE N
273116695520000780	1521 37TH ST S	273116695520000050	3735 18TH AVE S
163116988560020220	5020 13TH AVE N	123116987480000270	1805 22ND AVE N
163116593100030040	4616 13TH AVE N	153116861300000060	4217 9TH AVE N
213116375660020050	5330 5TH AVE N	143116681840020010	1434 28TH ST N
273116843660000180	4201 15TH AVE S	143116779760000220	2467 13TH AVE N
363016607140100110	1219 54TH AVE N	163116189900020020	5311 5TH AVE N
133116125640002110	0 22ND AVE N	133116125640002150	2150 22ND AVE N
043116309780100160	5421 38TH AVE N	213116174060130110	401 58TH ST N
143116392400000240	2243 13TH AVE N	123116691020050050	2136 30TH AVE N
043116309780100170	5411 38TH AVE N	273116154080100030	3820 18TH AVE S
123116691020030050	1838 30TH AVE N	213116004500030140	220 49TH ST N
043116309780010130	5241 38TH AVE N	123116987300000040	2310 16TH ST N
273116095760010010	4300 18TH AVE S	013116736020000040	4628 DR ML K JR ST N
353116480600030050	2401 22ND ST S	133116125280000280	1742 22ND AVE N
143116681840010050	1300 28TH ST N	163116593640160010	2121 47TH ST N
063117013680010030	4931 DR ML K JR ST N	013116589140040140	1601 50TH AVE N
213116855180070090	5471 1ST AVE N	363016606960100150	1113 54TH AVE N
163116189900120110	5258 9TH AVE N	113116178920130080	2242 38TH AVE N
143116000001400300	2427 13TH AVE N	023116163440080140	2619 38TH AVE N
263116896760060020	1711 31ST ST S	153116861300000100	4153 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
253116296640060040	1929 16TH ST S	333116113940150140	2520 49TH ST S
063217480960010010	3800 DR ML K JR ST S	153116293220010050	4036 13TH AVE N
283116512820000250	4726 15TH AVE S	213116855180020150	5611 1ST AVE N
103116115740020020	4082 38TH AVE N	273116336420000020	3655 15TH AVE S
273116124740001130	4386 18TH AVE S	023116163440050050	3911 28TH ST N
273116784080000100	0 18TH AVE S	263116728460000050	1339 28TH ST S
153116255060120210	4347 13TH AVE N	163116593100020030	4742 13TH AVE N
023116163440050030	3927 28TH ST N	273116754020000070	0 18TH AVE S
013116450360000080	2015 38TH AVE N	153116861300000850	4136 13TH AVE N
013116589680000010	4418 HAINES RD N	273116803850050160	4525 22ND AVE S
263116004320040220	3021 22ND AVE S	273116871560020080	4010 18TH AVE S
013116598500000090	4513 HAINES RD N	263116728460000040	1331 28TH ST S
133116541080000110	1834 13TH AVE N	153116293220020010	4100 13TH AVE N
023116163440070110	2543 38TH AVE N	163116189900020090	5367 5TH AVE N
043116309780100120	5451 38TH AVE N	113116724860010140	2321 30TH AVE N
063117013860030040	5211 DR ML K JR ST N	123116691020040080	2058 30TH AVE N
153116861300000010	4263 9TH AVE N	163116189900100140	5434 9TH AVE N
273116569700000010	4133 15TH AVE S	153116861480040130	4313 9TH AVE N
213116174060070110	265 58TH ST N	043116309780100100	5471 38TH AVE N
163116593460030010	4954 22ND AVE N	123116987300000110	1621 22ND AVE N
013116735840000220	4926 DR ML K JR ST N	103116115740010120	3722 41ST ST N
163116593100050090	4701 13TH AVE N	253116193500020090	1060 18TH AVE S
163116626220020140	4745 9TH AVE N	133116125280000220	1688 22ND AVE N
263116004320040190	3045 22ND AVE S	363016607140010020	5737 16TH ST N
163116626220030100	4621 9TH AVE N	273116154080070081	0 18TH AVE S
153116182880100150	3911 13TH AVE N	013116589140040240	5128 16TH ST N
123116691020030040	1830 30TH AVE N	153116293220010010	1250 40TH ST N
253116296640070030	2021 16TH ST S	163116593460010050	5122 22ND AVE N
143116681840030010	1534 28TH ST N	273116336420000040	3635 15TH AVE S
093116484380090110	4719 22ND AVE N	273116080460000010	3940 18TH AVE S
033116577080030130	3701 38TH AVE N	273116336420000130	3517 15TH AVE S
163116635220050100	5718 9TH AVE N	253116296640030080	2038 16TH ST S
253116296640070040	2027 16TH ST S	093116484380100070	0 22ND AVE N
123116279720000080	0 30TH AVE N	163116854640010150	4994 13TH AVE N
163116593640190110	2001 49TH ST N	113116178920130030	2334 38TH AVE N
213116375660010060	5240 5TH AVE N	123116691020030020	1804 30TH AVE N
283116750240000120	4690 15TH AVE S	263116991440000080	1760 28TH ST S
273116896220010030	0 37TH ST S	013116598500000120	4461 HAINES RD N
353116689220010180	2318 28TH ST S	123116691020040100	2981 21ST ST N
163116593640150060	4716 22ND AVE N	283116512820000300	0 15TH AVE S
263116896760020010	3100 OAKLEY AVE S	273116695520000010	3701 18TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
363016606960110120	1037 54TH AVE N	163116635220040110	5562 9TH AVE N
353116524700000030	2567 26TH AVE S	163116593100010090	4820 13TH AVE N
163116854640010080	4930 13TH AVE N	273116871560020040	4042 18TH AVE S
163116593100010060	4840 13TH AVE N	253116489600000610	1001 22ND AVE S
153116861300000880	4168 13TH AVE N	013116370800030050	4834 HAINES RD N
023116533880030250	2411 38TH AVE N	133116125280000140	1626 22ND AVE N
143116681840010140	2883 13TH AVE N	043116309780010170	5211 38TH AVE N
213116004500020030	4921 1ST AVE N	123116806040020010	1946 38TH AVE N
253116193500020040	0 18TH AVE S	153116293220070090	4115 9TH AVE N
353116480600040130	2231 26TH AVE S	153116182880150040	3926 13TH AVE N
063117013860050010	5039 DR ML K JR ST N	123116806040010050	2036 38TH AVE N
063117013860050030	5019 DR ML K JR ST N	013116598500000210	4512 HAINES RD N
253116296640030050	2010 16TH ST S	143116018180000080	2537 13TH AVE N
273116754020000060	3601 18TH AVE S	273116695520000560	1601 37TH ST S
273116695520000670	1555 37TH ST S	253116296640020070	1926 16TH ST S
153116293220010030	4020 13TH AVE N	123116279720000100	1903 30TH AVE N
263116571860020080	1619 28TH ST S	033116126540020240	3801 41ST ST N
363016606960100160	1101 54TH AVE N	213116174060160110	463 58TH ST N
333116488880030040	2400 49TH ST S	263116728460000070	1355 28TH ST S
013116338760000160	4900 16TH ST N	253116296640020040	1900 16TH ST S
043116309780010150	5231 38TH AVE N	063117013680050010	4799 DR ML K JR ST N
213116855180100150	5201 1ST AVE N	113116381240020010	2800 29TH AVE N
213116174060130100	447 58TH ST N	363116491760000060	2201 12TH ST S
273116154100010030	2133 37TH ST S	123116691020040090	2066 30TH AVE N
013116735840000190	4902 DR ML K JR ST N	153116182880100090	3963 13TH AVE N
103116616860000860	3838 38TH AVE N	013116338580030010	4839 16TH ST N
143116018180000030	2577 13TH AVE N	163116593640150010	4762 22ND AVE N
153116293220080170	4035 9TH AVE N	043116159120080210	5121 38TH AVE N
113116178920130060	2310 38TH AVE N	093116484380080140	4651 22ND AVE N
213116144900180080	5051 1ST AVE N	113116381240010050	2852 30TH AVE N
363016607140100150	1249 54TH AVE N	143116681840040020	1626 28TH ST N
363016606960100130	1129 54TH AVE N	213116375660030060	5440 5TH AVE N
153116861300000030	4235 9TH AVE N	273116197640030060	4527 15TH AVE S
163116626220020150	4755 9TH AVE N	363016607140100120	1229 54TH AVE N
013116338580030050	4805 16TH ST N	113116903960000050	2461 30TH AVE N
273116754020001830	3632 15TH AVE S	143116018000000060	2701 13TH AVE N
143116018000000040	2713 13TH AVE N	023116533880030210	2443 38TH AVE N
143116603180000490	1300 24TH ST N	113116684720020040	2918 30TH AVE N
153116255060120230	4415 13TH AVE N	163116189900010040	5229 5TH AVE N
143116681840010150	2891 13TH AVE N	213116635040120060	5124 5TH AVE N
353116689220010220	2234 28TH ST S	143116681840010060	2821 13TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
013116338760000060	4700 16TH ST N	213116855180020110	5641 1ST AVE N
123116915660000570	2115 30TH AVE N	103116103320000060	3752 38TH AVE N
333116113940140160	2460 49TH ST S	213116855180030100	5551 1ST AVE N
043116309780010100	3801 53RD ST N	253116296640060030	1919 16TH ST S
153116182880150080	1279 40TH ST N	213116855180100130	5229 1ST AVE N
273116154080070080	3762 18TH AVE S	263116728460000110	1421 28TH ST S
133116513900001000	1728 13TH AVE N	013116735840000070	4700 DR ML K JR ST N
113116725580010070	2940 38TH AVE N	143116681840010080	2835 13TH AVE N
353116378180020170	2931 26TH AVE S	343116154620000060	2317 37TH ST S
363116491760000920	1121 26TH AVE S	273116695520000840	3808 15TH AVE S
023116163440050010	3947 28TH ST N	123116691020040040	2026 30TH AVE N
273116784080000080	4075 18TH AVE S	363116637920050020	2032 22ND AVE S
143116681840040040	1610 28TH ST N	163116593100030070	4600 13TH AVE N
163116593100010050	1233 49TH ST N	103116115740010050	4214 38TH AVE N
273116154080060120	3529 22ND AVE S	113116178920050090	2532 38TH AVE N
153116254880010070	4545 9TH AVE N	343116844200060030	4510 22ND AVE S
013116589140040190	5054 16TH ST N	213116375660010050	5232 5TH AVE N
263116004320030120	0 20TH AVE S	093116484380090120	4727 22ND AVE N
273116017460000080	3743 15TH AVE S	353116480600020030	2315 22ND ST S
363016607140120120	1541 54TH AVE N	273116754020000460	1760 37TH ST S
113116381240020040	2801 28TH AVE N	273116154080050160	2026 37TH ST S
063117263160010110	4247 DR ML K JR ST N	013116370800030040	4826 HAINES RD N
283116020520000080	4734 18TH AVE S	123116691020050010	2100 30TH AVE N
263116896940030280	0 15TH AVE S	013116598500000240	4532 HAINES RD N
263116004320040120	2110 31ST ST S	273116843660000210	4225 15TH AVE S
283116223380010070	4650 18TH AVE S	013116338580040020	4931 16TH ST N
263116897120070110	3100 21ST AVE S	153116293220070070	4125 9TH AVE N
263116004320020120	1914 31ST ST S	023116163440080100	2701 38TH AVE N
113116617040010060	3500 28TH ST N	363016606960110160	5400 10TH ST N
283116223380010010	4600 18TH AVE S	013116338760000050	4650 16TH ST N
283116223380010120	4686 18TH AVE S	333116967140010150	4670 22ND AVE S
263116991440000060	1744 28TH ST S	273116803850020070	4548 18TH AVE S
033116577080030180	3743 38TH AVE N	283116513000000200	4719 15TH AVE S
113116725580010040	3026 38TH AVE N	123116987300000130	1635 22ND AVE N
283116750060000480	4601 15TH AVE S	013116586800010050	4316 DR ML K JR ST N
123116691020020010	1700 30TH AVE N	273116197640020070	4419 15TH AVE S
273116754020000470	0 QUEENSBORO AVE S	143116018000000020	2725 13TH AVE N
273116336420000080	3605 15TH AVE S	273116843660000240	4255 15TH AVE S
133116541080000020	1740 13TH AVE N	363016607140110100	1315 54TH AVE N
283116750240000110	4682 15TH AVE S	363016607140100090	1201 54TH AVE N
283116750060000470	4611 15TH AVE S	253116296640080030	2115 16TH ST S

PARCEL	ADDRESS	PARCEL	ADDRESS
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273116124740001350	2134 44TH ST S	023116163440070150	2509 38TH AVE N
263116378720000060	1768 28TH ST S	143116681840020030	1418 28TH ST N
143116681840030040	1510 28TH ST N	213116635040080040	5036 5TH AVE N
213116855180100100	5253 1ST AVE N	273116124740000880	2205 QUINCY ST S
113116725580010100	2934 38TH AVE N	143116681840040030	1618 28TH ST N
213116855180080090	5363 1ST AVE N	353116689220010040	2700 22ND AVE S
273116154080070021	1825 37TH ST S	253116296640040060	2120 16TH ST S
163116593640150030	4740 22ND AVE N	153116182880150060	3950 13TH AVE N
163116593640140010	4838 22ND AVE N	163116189900010010	5201 5TH AVE N
253116296640010080	1836 16TH ST S	263116896400020050	2660 18TH AVE S
213116174240180040	5530 5TH AVE N	273116659160000010	4525 18TH AVE S
133116541080000120	1854 13TH AVE N	253116262980000290	1335 22ND AVE S
233116147780410050	0 31ST ST S	263116896760060010	1701 31ST ST S
253116296640070010	2001 16TH ST S	273116843660000160	4157 15TH AVE S
163116593100010070	4832 13TH AVE N	113116725580020010	2874 38TH AVE N
333116113940150100	2500 49TH ST S	123116691020020050	1734 30TH AVE N
163116189900020010	5301 5TH AVE N	123116987300000170	1665 22ND AVE N
363016607140060010	5637 16TH ST N	253116193500020010	1002 18TH AVE S
163116593460040070	2034 49TH ST N	363016607140010010	5747 16TH ST N
113116178920130050	2318 38TH AVE N	233116147780910040	610 31ST ST S
033116126540020140	4011 38TH AVE N	013116598500000250	4540 HAINES RD N
113116725580020080	2832 38TH AVE N	163116593100020080	1230 47TH ST N
063117263160080140	4521 DR ML K JR ST N	033116577080030210	3767 38TH AVE N
113116178920040260	3401 28TH ST N	163116635220010260	5501 5TH AVE N
353116689220010150	2346 28TH ST S	123116691020040030	2020 30TH AVE N
153116293220010040	4028 13TH AVE N	033116577080030150	3719 38TH AVE N
213116375660020090	493 54TH ST N	363116491760000050	1212 22ND AVE S
273116803850020010	4500 18TH AVE S	273116124740000890	4347 22ND AVE S
273116754020000080	3527 18TH AVE S	273116754020001810	3618 15TH AVE S
153116255060120250	4431 13TH AVE N	273116336420000030	0 15TH AVE S
123116806040020050	1910 38TH AVE N	213116375660020010	5300 5TH AVE N
263116896400020060	2650 18TH AVE S	213116855180010120	5737 1ST AVE N
213116635040020100	302 49TH ST N	273116695520000080	3819 18TH AVE S
123116691020160010	2626 16TH ST N	273116197640020010	4463 15TH AVE S
103116103320000080	3734 38TH AVE N	143116018000000010	2731 13TH AVE N
163116593100050110	4721 13TH AVE N	273116095760050110	4233 22ND AVE S
013116735840000130	4800 DR ML K JR ST N	163116593460010010	5138 22ND AVE N
103116103320000120	3700 38TH AVE N	153116255060050010	4595 13TH AVE N
133116125280000320	1830 22ND AVE N	063117013860020050	5301 DR ML K JR ST N
013116736020000060	4646 DR ML K JR ST N	163116635220040050	5526 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
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153116255060050110	1300 45TH ST N	113116178920050010	2596 38TH AVE N
273116746460000470	4216 15TH AVE S	013116598500000060	4539 HAINES RD N
113116684720020050	2900 30TH AVE N	153116254880040200	4550 13TH AVE N
213116375660010010	5200 5TH AVE N	123116989100010180	2159 22ND AVE N
253116296640030060	2022 16TH ST S	273116336420000070	3611 15TH AVE S
253116296640080020	2109 16TH ST S	153116861480040060	4423 9TH AVE N
043116159120080230	5131 38TH AVE N	153116293220010080	1235 41ST ST N
153116255060050090	4525 13TH AVE N	133116125640002120	0 22ND AVE N
273116569700000040	4109 15TH AVE S	113116725580010130	2900 38TH AVE N
363116491760000040	1220 22ND AVE S	013116598500000070	4527 HAINES RD N
013116731340000130	4639 16TH ST N	353116689220010170	2326 28TH ST S
353116480600010190	2219 22ND ST S	143116681840020020	1424 28TH ST N
123116987300000050	1605 23RD AVE N	163116626220020110	4727 9TH AVE N
213116855180100110	5245 1ST AVE N	143116018000000430	1321 28TH ST N
273116746460001200	1500 41ST ST S	113116381240010080	2876 30TH AVE N
363016607140070020	5537 16TH ST N	153116861300000080	4201 9TH AVE N
103116616860000820	3928 38TH AVE N	163116189900100170	5410 9TH AVE N
123116987300000180	1675 22ND AVE N	093116484380090090	4701 22ND AVE N
253116489600000580	1039 22ND AVE S	153116254880010100	4505 9TH AVE N
023116163440070120	2535 38TH AVE N	093116484380090150	4751 22ND AVE N
163116635220050080	5700 9TH AVE N	143116603180000500	2411 13TH AVE N
113116178920130010	2350 38TH AVE N	013116598500000110	4465 HAINES RD N
273116969660000120	1027 37TH ST S	023116903240030160	4900 HAINES RD N
063117263160050160	4401 DR ML K JR ST N	213116174240180030	5520 5TH AVE N
363016606960110150	1013 54TH AVE N	103116115740010090	4128 38TH AVE N
273116569700000050	4101 15TH AVE S	013116370800030010	4800 HAINES RD N
163116593460040060	2046 49TH ST N	113116178920090050	2470 38TH AVE N
153116255060050080	4535 13TH AVE N	163116189900030070	5453 5TH AVE N
153116861300000020	4255 9TH AVE N	043116309780100130	5441 38TH AVE N
063117263160080120	4537 DR ML K JR ST N	353116378540010010	2946 22ND AVE S
213116635040010060	262 49TH ST N	143116603180000440	2311 13TH AVE N
363116491760000900	2531 12TH ST S	113116178920050110	2526 38TH AVE N
133116125280000210	1680 22ND AVE N	363116489420000010	1900 22ND AVE S
363116491760000870	1217 26TH AVE S	113116178920020010	2750 37TH AVE N
343116844200060080	4532 22ND AVE S	113116724860010130	2327 30TH AVE N
273116154080070090	1859 37TH ST S	313117328320001460	3720 DR ML K JR ST S
013116159840010010	1787 38TH AVE N	163116635220040060	5532 9TH AVE N
043116820980000090	0 38TH AVE N	273116871560020050	4034 18TH AVE S
123116987300000140	1643 22ND AVE N	363116491760000030	1230 22ND AVE S
103116115740010010	4246 38TH AVE N	113116725580020100	2820 38TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
163116635220010250	5511 5TH AVE N	123116691020020060	1744 30TH AVE N
013116735840000140	4814 DR ML K JR ST N	163116593460030040	4924 22ND AVE N
273116154080070040	3726 18TH AVE S	273116498780070010	1419 37TH ST S
273116197640030050	4535 15TH AVE S	263116896760060030	1719 31ST ST S
133116125640002160	2160 22ND AVE N	163116593640150020	4748 22ND AVE N
153116861300000070	4211 9TH AVE N	253116296640080120	1669 22ND AVE S
123116416160040040	1764 38TH AVE N	013116586800020040	4430 DR ML K JR ST N
313117328320001030	3724 DR ML K JR ST S	253116296820120070	1729 22ND AVE S
163116593460040110	2000 49TH ST N	253116296640040100	1511 22ND AVE S
363116253080000010	2430 16TH ST S	213116855180020160	100 56TH ST N
363116504180000930	1015 26TH AVE S	273116569700000060	4061 15TH AVE S
013116597420000150	4428 HAINES RD N	163116189900030030	5415 5TH AVE N
063117263160010150	4213 DR ML K JR ST N	023116163440070070	2579 38TH AVE N
283116223380010110	4678 18TH AVE S	043116159120080260	3805 52ND ST N
063117263160010130	4229 DR ML K JR ST N	163116854640010070	4920 13TH AVE N
363016607140120130	1533 54TH AVE N	013116338580030030	4825 16TH ST N
113116617040010050	3510 28TH ST N	063117013680030020	4839 DR ML K JR ST N
283116020520000120	4700 18TH AVE S	023116163440050020	3935 28TH ST N
273116803850020030	4518 18TH AVE S	343116844200060110	4544 22ND AVE S
253116623880000050	1211 22ND AVE S	233116147780910050	618 31ST ST S
283116223380010100	4670 18TH AVE S	213116174060170050	5634 5TH AVE N
233116765900180010	3112 6TH AVE S	353116378180020140	2901 26TH AVE S
263116004320030130	3089 21ST AVE S	273116843660000150	4155 15TH AVE S
163116593100120030	1521 49TH ST N	353116378180020160	2921 26TH AVE S
263116004320010130	3095 19TH AVE S	113116178920130120	0 38TH AVE N
113116617040030030	3426 28TH ST N	273116695520000830	1501 38TH ST S
013116597420000160	4430 HAINES RD N	123116987480000280	1811 22ND AVE N
013116589140040210	5100 16TH ST N	363116504180000010	1100 22ND AVE S
063117263160080110	4547 DR ML K JR ST N	113116904140000340	3001 XENIA ST N
263116896400030030	2710 18TH AVE S	273116754020001750	3510 15TH AVE S
263116897120030140	1939 31ST ST S	273116336420000120	3521 15TH AVE S
163116626220020160	4757 9TH AVE N	013116338580020010	4739 16TH ST N
063117013680070040	4621 DR ML K JR ST N	253116193500010070	950 18TH AVE S
063117263160040130	4329 DR ML K JR ST N	113116681660010030	2725 30TH AVE N
103116103320000030	3770 38TH AVE N	133116125280000230	1700 22ND AVE N
273116754020001760	3518 15TH AVE S	143116000001400200	2435 13TH AVE N
253116489600000590	1025 22ND AVE S	103116115740020111	4000 38TH AVE N
353116524700000010	2551 26TH AVE S	103116115740020060	4052 38TH AVE N
153116182880210150	3949 9TH AVE N	273116768060000120	823 37TH ST S
063117013680030060	4801 DR ML K JR ST N	273116288900000980	4502 15TH AVE S
123116806040020040	1918 38TH AVE N	013116338760000180	4926 16TH ST N

PARCEL	ADDRESS	PARCEL	ADDRESS
013116735840000180	4846 DR ML K JR ST N	263116896760020040	1545 31ST ST S
163116635220040070	5538 9TH AVE N	143116392400000220	2227 13TH AVE N
273116746460001210	1501 NEWARK ST S	113116724860010160	2301 30TH AVE N
213116144900180110	5027 1ST AVE N	113116381240020020	2832 28TH ST N
063117263160050110	4441 DR ML K JR ST N	143116779760000210	2475 13TH AVE N
353116480600040100	2251 26TH AVE S	333116113940130100	2416 49TH ST S
163116189900100110	5450 9TH AVE N	333116967140010120	4660 22ND AVE S
213116144900180120	5019 1ST AVE N	253116296820120090	1743 22ND AVE S
273116754020001380	3646 16TH AVE S	163116189900120100	5266 9TH AVE N
253116296640080110	0 22ND AVE S	213116635040040020	4944 5TH AVE N
113116178920130100	2226 38TH AVE N	163116988560020150	5128 13TH AVE N
213116855180070110	5437 1ST AVE N	163116635220010160	5563 5TH AVE N
163116593100030060	4612 13TH AVE N	333116488880020100	2330 49TH ST S
253116296640030040	2000 16TH ST S	273116569700000100	4027 15TH AVE S
113116725580010060	3010 38TH AVE N	163116635220040100	5556 9TH AVE N
013116731340000120	4627 16TH ST N	273116792000000010	1450 37TH ST S
123116691020030080	1918 30TH AVE N	113116724860010150	2309 30TH AVE N
113116904140000330	3010 XENIA ST N	113116724860010120	3005 24TH ST N
163116189900020070	5355 5TH AVE N	133116541080000010	1230 QUEEN ST N
263116896760020050	1551 31ST ST S	113116178920050060	2558 38TH AVE N
113116178920020260	2751 36TH AVE N	273116210240000010	4010 15TH AVE S
143116018000000030	2719 13TH AVE N	213116375660030040	5430 5TH AVE N
273116871560020090	1801 40TH ST S	113116178920090060	2462 38TH AVE N
353116681300020290	2449 26TH AVE S	153116182880150030	3918 13TH AVE N
113116381240010020	2836 30TH AVE N	013116338760000200	4938 16TH ST N
203116676260040170	641 58TH ST S	273116695520000800	0 15TH AVE S
203116676260040180	633 58TH ST S	153116255060120010	4465 13TH AVE N
113116178920090010	2496 38TH AVE N	043116159120080250	5143 38TH AVE N
163116626220020090	4701 9TH AVE N	163116626220040040	1029 49TH ST N
253116296640040110	1501 22ND AVE S	063117013860030050	5201 DR ML K JR ST N
143116392400000210	2221 13TH AVE N	163116593100060150	4825 13TH AVE N
153116182880110130	3827 13TH AVE N	153116861480040040	4495 9TH AVE N
103116616860000870	3828 38TH AVE N	133116125460001050	1900 22ND AVE N
163116626220030110	4629 9TH AVE N	013116735840000240	900 50TH AVE N
273116154080070060	3763 18TH AVE S	163116189900100180	5400 9TH AVE N
213116635040020060	340 49TH ST N	273116843660000230	4247 15TH AVE S
133116125640002170	2170 22ND AVE N	123116691020160110	1601 26TH AVE N
273116017460000070	3801 15TH AVE S	013116598500000180	4458 HAINES RD N
013116338760000080	4718 16TH ST N	013116513180000020	2037 38TH AVE N
013116159840010020	1775 38TH AVE N	103116115740010030	4226 38TH AVE N
143116681840010020	1326 28TH ST N	143116018000000110	2609 13TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
113116684720020010	2946 30TH AVE N	043116309780100110	5461 38TH AVE N
273116754020001840	1514 37TH ST S	353116689220010030	2710 22ND AVE S
263116896940040240	1590 31ST ST S	273116803850050140	4533 22ND AVE S
163116593100120060	1545 49TH ST N	123116416160050010	1800 38TH AVE N
333116113940140140	2450 49TH ST S	143116603180000510	2419 13TH AVE N
123116416160040020	1742 38TH AVE N	113116904140000360	2401 30TH AVE N
023116163440070130	2527 38TH AVE N	263116768420000030	2925 22ND AVE S
163116635220010140	5575 5TH AVE N	163116593460020040	5036 22ND AVE N
123116416160040010	1734 38TH AVE N	273116695520000090	3827 18TH AVE S
363016607140070050	5513 16TH ST N	133116125280000190	1670 22ND AVE N
033116577080040130	3801 38TH AVE N	163116626220030140	4655 9TH AVE N
143116681840040010	1634 28TH ST N	103116115740020010	4094 38TH AVE N
163116593460010040	5128 22ND AVE N	013116586800020010	4400 DR ML K JR ST N
163116593100010010	4849 12TH AVE N	263116991440000050	1736 28TH ST S
353116681300020200	2345 26TH AVE S	333116113940150160	2530 49TH ST S
273116197640020040	4445 15TH AVE S	133116541080000060	1780 13TH AVE N
253116296640020080	1938 16TH ST S	133116125280000240	1712 22ND AVE N
283116750240000070	4652 15TH AVE S	363116489420000230	1901 26TH AVE S
283116750060000390	4665 15TH AVE S	123116691020030060	1900 30TH AVE N
163116635220010190	5545 5TH AVE N	013116598500000130	4453 HAINES RD N
363016606960100100	1153 54TH AVE N	273116124740000240	4331 22ND AVE S
023116533880030140	2499 38TH AVE N	033116577080030200	3759 38TH AVE N
353116689220050140	2667 26TH AVE S	013116586800020020	4410 DR ML K JR ST N
143116681840010090	2843 13TH AVE N	143116018180000040	2575 13TH AVE N
153116182880210250	3901 9TH AVE N	273116784080000060	4059 18TH AVE S
113116178920050020	2590 38TH AVE N	213116635040080020	5052 5TH AVE N
063117013860040040	5101 DR ML K JR ST N	273116154080070050	0 18TH AVE S
113116178920050030	2580 38TH AVE N	273116124740002320	0 44TH ST S
333116967140010100	4650 22ND AVE S	263116004320040230	3001 22ND AVE S
273116288900000990	4444 15TH AVE S	123116915660000540	2117 30TH AVE N
273116695520000020	3705 18TH AVE S	033116577080040160	3827 38TH AVE N
263116664560000050	2901 18TH AVE S	163116593100060140	4817 13TH AVE N
273116559620000010	1221 37TH ST S	263116664560000010	2945 18TH AVE S
213116004500030010	210 49TH ST N	123116416160040030	1750 38TH AVE N
253116296640070050	2035 16TH ST S	213116174240180010	5500 5TH AVE N
063117013860020040	5313 DR ML K JR ST N	273116648180000110	4419 18TH AVE S
273116886500000020	4435 18TH AVE S	153116182880110120	3835 13TH AVE N
253116262980000310	1325 22ND AVE S	213116855180070150	5401 1ST AVE N
363116491760000850	1313 26TH AVE S	113116178920030010	2740 36TH AVE N
063117013680070020	4639 DR ML K JR ST N	013116736020000030	4620 DR ML K JR ST N
163116593100020050	4728 13TH AVE N	113116178920090040	2474 38TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
093116484380090140	4743 22ND AVE N		
263116897120030110	0 31ST ST S		
263116897120060110	3100 20TH AVE S		
263116896400030040	2700 18TH AVE S		
283116020520000110	4710 18TH AVE S		
013116598500000050	4541 HAINES RD N		
063117263160010160	4201 DR ML KING JR ST N		
263116897120030120	1911 31ST ST S		
113116617040030050	3400 28TH ST N		
013116338580020030	0 16TH ST N		
233116765900130180	3101 6TH AVE S		
163116189900100100	5466 9TH AVE N		

PARCELS FROM NT-2

PARCEL	ADDRESS	PARCEL	ADDRESS
213116352440310010	0 1ST AVE S	213116352440270070	4552 1ST AVE S
183117468360030011	808 9TH AVE N	213116352440220040	4424 1ST AVE S
123116950220020030	1520 30TH AVE N	133116100620001660	1510 9TH AVE N
213116352440070040	4130 1ST AVE S	223116961740150070	3662 5TH AVE S
183117187920010090	2121 5TH ST N	243116118080110080	2000 3RD AVE N
123116417960040230	1121 30TH AVE N	223116961740210080	3654 6TH AVE S
133116078300000190	1100 22ND AVE N	213116145620060070	4645 1ST AVE N
183117366980004040	700 BEACH DR NE	153116458280080080	4544 9TH AVE N
073117308880000080	474 30TH AVE N	073117848880002060	846 22ND AVE N
013116771660020090	4104 HAINES RD N	143116463500190030	620 31ST ST N
013116771660020110	4116 HAINES RD N	073117005220030030	3647 DR ML K JR ST N
133116100620001640	1500 9TH AVE N	183117253060000210	525 9TH AVE N
223116144180050140	3821 1ST AVE N	213116352440020070	4062 1ST AVE S
213116630900040030	325 49TH ST N	223116144180010151	214 37TH ST N
213116145620060090	4627 1ST AVE N	183117778140030011	520 9TH AVE N
073117189360010050	2201 7TH ST N	123116718020000290	1073 22ND AVE N
223116727560150080	225 37TH ST N	233116174420110090	2663 5TH AVE S
213116352440340120	4635 5TH AVE S	233116174420040080	212 28TH ST S
123116511020000030	1416 30TH AVE N	213116352440220080	4460 1ST AVE S
073117005220060100	700 38TH AVE N	183117778140040010	838 6TH ST N
213116352440220020	4410 1ST AVE S	203116146700030230	6281 1ST AVE N
213116352440120020	4210 1ST AVE S	213116630900130100	4600 5TH AVE N
153116456480010090	3526 9TH AVE N	183117386700020160	833 HIGHLAND ST N
223116431080250070	4511 1ST AVE N	223116431080300160	4598 5TH AVE N
133116078300000130	1060 22ND AVE N	223116961740110160	3501 5TH AVE S
203116146700030170	6241 1ST AVE N	203116482220360100	6133 1ST AVE N
213116352440250090	4457 5TH AVE S	223116144180040150	3911 1ST AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
153116458280040040	4332 9TH AVE N	223116727560150091	215 37TH ST N
073117005220070060	3501 HAINES RD N	303117312840030240	788 18TH AVE S
143116662570000090	2417 9TH AVE N	183117386700020040	719 HIGHLAND ST N
223116431080050010	4163 1ST AVE N	153116456480010120	3500 9TH AVE N
183117386700020190	845 HIGHLAND ST N	153116458280080120	4570 9TH AVE N
143116572400000480	1121 28TH ST N	143116572580010050	900 YALE ST N
143116124920000050	2258 9TH AVE N	063117548460010230	525 38TH AVE N
213116352440050120	4035 5TH AVE S	233116174420100080	2758 4TH AVE S
143116124920000120	830 22ND ST N	223116961740090090	330 37TH ST S
183117142020000040	431 9TH AVE N	213116940320020020	4706 5TH AVE S
123116695700030132	2951 11TH ST N	213116352440340100	4651 5TH AVE S
153116456480010080	3536 9TH AVE N	073117283320000230	766 30TH AVE N
223116727560040080	3662 DARTMOUTH AVE N	073117005220070040	3479 HAINES RD N
073117308880000100	2931 5TH ST N	133116262260030210	1416 22ND AVE N
133116100620001670	1512 9TH AVE N	143116572580010020	2585 9TH AVE N
233116658620070090	2957 5TH AVE S	213116352440300090	4565 5TH AVE S
233116350820090171	2763 3RD AVE N	303117313200000050	870 18TH AVE S
073117848880001980	772 22ND AVE N	153116456480010050	3610 9TH AVE N
183117386700020130	819 HIGHLAND ST N	123116950220020010	1500 30TH AVE N
123116742860000170	2924 13TH ST N	153116456480010110	3508 9TH AVE N
133116078300000210	1118 22ND AVE N	213116145620040140	4825 1ST AVE N
213116145620060080	4637 1ST AVE N	223116431080160160	465 44TH ST N
223116990900020010	4400 5TH AVE S	143116124920000080	2232 9TH AVE N
153116458280040010	4300 9TH AVE N	013116771660020040	4030 HAINES RD N
213116352440420140	4819 5TH AVE S	063117005400110010	4001 DR ML K JR ST N
123116718020000390	1119 22ND AVE N	143116572400000320	2610 13TH AVE N
153116458280080050	4530 9TH AVE N	223116144180060110	3745 1ST AVE N
073117005220070030	3443 HAINES RD N	233116658620070110	2945 5TH AVE S
133116078300000120	1050 22ND AVE N	213116352440100110	4141 5TH AVE S
153116458280080110	4560 9TH AVE N	223116431080110010	4357 1ST AVE N
123116718020000270	1065 22ND AVE N	153116585180020050	4136 9TH AVE N
123116695700030120	1020 30TH AVE N	143116662570000070	2433 9TH AVE N
073117157140000030	620 30TH AVE N	063117005400120040	4131 DR ML K JR ST N
073117157140000010	604 30TH AVE N	063117005400120010	895 41ST AVE N
213116145620040130	4827 1ST AVE N	223116961740110140	3519 5TH AVE S
213116940320010050	4838 5TH AVE S	073117027360020180	601 30TH AVE N
013116771660010130	3944 HAINES RD N	063117005400090010	885 39TH AVE N
213116352440020060	4040 1ST AVE S	073117788760000260	819 30TH AVE N
233116350820150171	2761 2ND AVE N	153116456480040240	3645 7TH AVE N
233116351180130151	2800 BURLINGTON AVE N	123116695700030100	1000 30TH AVE N
143116463320030050	3036 9TH AVE N	073117113760080020	508 38TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
133116401940000040	1071 9TH AVE N	143116572400000540	1011 28TH ST N
153116456480010040	3620 9TH AVE N	183117905040000011	609 9TH AVE N
063117201600020100	445 38TH AVE N	173117048420060020	740 BEACH DR NE
193116677340030060	6900 5TH AVE N	213116630900010050	271 49TH ST N
153116458280080030	4514 9TH AVE N	143116124920000010	2330 9TH AVE N
143116790020020230	711 28TH ST N	143116572580020020	2537 9TH AVE N
213116940320020060	4742 5TH AVE S	153116456480020060	3452 9TH AVE N
073117113760080100	630 38TH AVE N	213116352440200120	4339 5TH AVE S
133116078300000110	1044 22ND AVE N	223116431080050020	4149 1ST AVE N
143116463320020070	2954 9TH AVE N	153116456480010070	3546 9TH AVE N
213116352440200110	4347 5TH AVE S	073117027360020150	675 30TH AVE N
233116174420120120	2535 5TH AVE S	143116124920000090	2226 9TH AVE N
233116350820040181	2760 DARTMOUTH AVE N	223116431080050030	4141 1ST AVE N
133116028980020070	1011 9TH AVE N	143116572400000060	2635 9TH AVE N
073117848880002050	834 22ND AVE N	143116572580020010	2547 9TH AVE N
223116990900010060	4540 5TH AVE S	223116775800030060	4244 5TH AVE N
233116351180060150	2800 DARTMOUTH AVE N	143116572400000310	1280 26TH ST N
063117548460010240	523 38TH AVE N	163116826920000060	4841 5TH AVE N
143116463320030070	3054 9TH AVE N	143116395460000010	2410 9TH AVE N
153116456480020040	3468 9TH AVE N	073117848880001940	742 22ND AVE N
203116146700030160	6231 1ST AVE N	123116695700030110	1010 30TH AVE N
063117201600020140	475 38TH AVE N	063117005400120020	4111 DR ML K JR ST N
123116415980020030	1416 38TH AVE N	153116456480010010	3646 9TH AVE N
163116826920000120	4765 5TH AVE N	143116463320090080	3055 6TH AVE N
143116463320070030	620 28TH ST N	143116463500130100	3160 9TH AVE N
143116463500180040	710 31ST ST N	133116262260030260	1512 22ND AVE N
223116144180050110	3845 1ST AVE N	213116940320030020	4614 5TH AVE S
063117548460010170	625 38TH AVE N	153116585000010010	4268 9TH AVE N
213116145620030090	4853 2ND AVE N	143116124920000020	2322 9TH AVE N
183117778140040090	608 9TH AVE N	223116990900010050	4530 5TH AVE S
213116352440100150	4111 5TH AVE S	303117770220000091	720 S DR ML K JR ST
153116458280010190	4401 5TH AVE N	213116145620050160	4701 1ST AVE N
233116174420120110	2545 5TH AVE S	143116572400000070	2625 9TH AVE N
073117005220030020	3637 DR ML K JR ST N	223116431080250020	4555 1ST AVE N
203116669780030120	6401 2ND AVE S	123116415980020020	1428 38TH AVE N
183117778140020010	486 9TH AVE N	123116718020000410	1127 22ND AVE N
143116463320070040	608 28TH ST N	153116458280050170	4557 5TH AVE N
213116352440050090	4063 5TH AVE S	143116463500140050	3234 9TH AVE N
253116870840000180	0 18TH AVE S	223116144180060160	3701 1ST AVE N
223116961740110090	3559 5TH AVE S	213116352260350030	4720 1ST AVE S
203116482220360090	6121 1ST AVE N	073117005220070400	3410 DR ML K JR ST N

PARCEL	ADDRESS	PARCEL	ADDRESS
163116635400020110	4641 5TH AVE N	143116463320060040	2801 7TH AVE N
223116431080080050	4233 1ST AVE N	073117113760080120	646 38TH AVE N
223116431080180010	4457 1ST AVE N	223116431080020080	4001 1ST AVE N
073117113760080070	600 38TH AVE N	233116658620080110	2845 5TH AVE S
223116961740110100	3549 5TH AVE S	163116945540000040	4666 9TH AVE N
233116174420120140	2511 5TH AVE S	133116100620000460	1314 9TH AVE N
223116727560100070	255 37TH ST N	143116856080000010	738 28TH ST N
223116144180050100	3855 1ST AVE N	203116146700030130	6201 1ST AVE N
183117142020000060	451 9TH AVE N	143116572400000460	1137 28TH ST N
123116695700070100	0 30TH AVE N	073117283320000170	818 30TH AVE N
013116771660030030	1323 38TH AVE N	073117027360010180	455 30TH AVE N
133116078300000030	902 22ND AVE N	073117848880001890	2130 CRESCENT LAKE DR N
153116458280040080	4400 9TH AVE N	153116585180010040	4030 9TH AVE N
133116100620001120	513 15TH ST N	153116458280080130	825 46TH ST N
133116100620000900	1410 9TH AVE N	143116124920000030	2310 9TH AVE N
163116635400040060	4733 5TH AVE N	183117386700020100	807 HIGHLAND ST N
063117548460010210	541 38TH AVE N	123116415980020040	1410 38TH AVE N
013116771660020060	4044 HAINES RD N	073117005220070010	3433 HAINES RD N
203116146700030200	6259 1ST AVE N	073117005220070090	3529 HAINES RD N
143116662570000050	2449 9TH AVE N	213116352440270050	4540 1ST AVE S
213116352440200130	4325 5TH AVE S	143116463500140010	830 32ND ST N
123116417960040020	1111 30TH AVE N	013116771660010080	3900 HAINES RD N
143116395460000030	2430 9TH AVE N	143116463500130080	3136 9TH AVE N
213116352440250130	4427 5TH AVE S	223116431080180030	4447 1ST AVE N
133116078300000040	910 22ND AVE N	303117313200000070	850 18TH AVE S
153116585180100120	4235 5TH AVE N	153116585180010010	4000 9TH AVE N
213116352440170080	4358 1ST AVE S	213116940320010010	4800 5TH AVE S
143116790020020020	721 28TH ST N	233116174420030090	116 28TH ST S
123116718020000150	1021 22ND AVE N	153116458280040020	4310 9TH AVE N
233116658620070100	2953 5TH AVE S	223116961740090070	310 37TH ST S
073117283320000260	746 30TH AVE N	063117548460010190	609 38TH AVE N
223116961740140080	3556 5TH AVE S	143116463320010060	2820 9TH AVE N
073117788760000480	801 30TH AVE N	123116695700020130	924 30TH AVE N
073117368640000040	727 30TH AVE N	073117283320000300	714 30TH AVE N
073117027360020170	611 30TH AVE N	223116961740150060	3640 5TH AVE S
223116144180040160	3901 1ST AVE N	203116146700030240	6289 1ST AVE N
223116727560100090	3663 BURLINGTON AVE N	143116463320020040	2930 9TH AVE N
223116431080050070	4111 1ST AVE N	223116961740100130	3627 5TH AVE S
063117005400110040	888 41ST AVE N	133116078300000060	2120 10TH ST N
013116771660010070	3880 HAINES RD N	223116990900010030	4520 5TH AVE S
143116463320060030	720 28TH ST N	133116252540000240	1215 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
223116144180040100	3951 1ST AVE N	223116691740120010	250 37TH ST N
183117778140020101	494 9TH AVE N	153116585180010030	4016 9TH AVE N
223116727560090080	3660 4TH AVE N	223116990900020020	4408 5TH AVE S
153116456480020070	3444 9TH AVE N	123116415980020050	1400 38TH AVE N
233116174420110140	2601 5TH AVE S	223116691740010160	432 37TH ST N
233116351180070152	330 28TH ST N	173117048420070170	600 BEACH DR NE
133116100620000910	1418 9TH AVE N	193116677340030020	6946 5TH AVE N
073117005220070150	3615 HAINES RD N	063117005400120030	4119 DR ML K JR ST N
183117386700020110	811 HIGHLAND ST N	133116252540000250	1225 9TH AVE N
203116482220360080	110 61ST ST N	143116463500140060	3244 9TH AVE N
123116511020000250	1332 30TH AVE N	223116962280020010	3500 1ST AVE S
123116415980020010	1438 38TH AVE N	223116962280020020	3510 1ST AVE S
013116771660010060	3850 HAINES RD N	213116352440170050	4334 1ST AVE S
153116585180020030	4124 9TH AVE N	013116771660030040	1315 38TH AVE N
153116585180030020	4210 9TH AVE N	143116790020010090	2626 9TH AVE N
123116417960030230	1055 30TH AVE N	213116630900010040	261 49TH ST N
153116585180010020	4010 9TH AVE N	233116658620050011	305 28TH ST S
073117283320000240	760 30TH AVE N	213116352440270010	101 45TH ST S
223116431080020050	4025 1ST AVE N	143116572400000380	0 13TH AVE N
183117018720000010	605 9TH AVE N	233116320400000030	0 28TH ST S
213116352440220010	0 1ST AVE S	223116961740100110	3645 5TH AVE S
243116118080080080	2000 4TH AVE N	213116145620060120	4601 1ST AVE N
073117283320000130	850 30TH AVE N	013116771660010020	0 HAINES RD N
233116174420040090	216 28TH ST S	223116961740110150	0 5TH AVE S
193116677340050030	6830 5TH AVE N	203116669780110130	375 64TH ST S
143116463500130060	3124 9TH AVE N	223116144180060100	3751 1ST AVE N
223116431080300110	4520 5TH AVE N	163116945540000060	4650 9TH AVE N
223116431080020070	4009 1ST AVE N	223116431080110040	4331 1ST AVE N
153116585180020070	4152 9TH AVE N	183117468360010010	838 7TH ST N
143116206820000140	2342 9TH AVE N	143116662570000080	2425 9TH AVE N
073117308880000040	442 30TH AVE N	223116431080020030	4045 1ST AVE N
233116351180010140	2817 DARTMOUTH AVE N	073117848880002020	810 22ND AVE N
013116771660020010	4000 HAINES RD N	063117201600020080	427 38TH AVE N
223116691740070160	3701 3RD AVE N	233116174420120130	2529 5TH AVE S
143116572580010030	2577 9TH AVE N	213116630900130080	4616 5TH AVE N
013116771660010010	0 HAINES RD N	073117005220030040	860 37TH AVE N
133116078300000090	1024 22ND AVE N	153116585180100100	4251 5TH AVE N
223116990900030010	505 43RD ST S	183117386700020170	837 HIGHLAND ST N
203116482220360140	6183 1ST AVE N	013116771660020080	4102 HAINES RD N
203116146700030190	6251 1ST AVE N	213116352440170040	4330 1ST AVE S
143116790020010080	2636 9TH AVE N	163116826920000080	4865 5TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
063117005400090040	3925 DR ML KING JR ST N	153116585000010030	4244 9TH AVE N
193116677340030010	6948 5TH AVE N	133116100620001650	1504 9TH AVE N
183117386700020120	815 HIGHLAND ST N	143116790020010060	2708 9TH AVE N
073117848880001970	768 22ND AVE N	143116463500140070	3250 9TH AVE N
183117142020000050	435 9TH AVE N	013116771660030050	1305 38TH AVE N
183117187920010070	442 22ND AVE N	213116352440020010	105 40TH ST S
143116572400000520	1029 28TH ST N	223116727560030090	3663 DARTMOUTH AVE N
073117788760000500	783 30TH AVE N	213116352440100120	4135 5TH AVE S
073117189360010080	605 22ND AVE N	223116961740150010	3600 5TH AVE S
213116145620050090	4769 1ST AVE N	223116144180050090	3861 1ST AVE N
213116352440070030	4126 1ST AVE S	213116940320020010	4700 5TH AVE S
223116962280030040	3626 1ST AVE S	073117368640000030	719 30TH AVE N
193116677340050050	6820 5TH AVE N	223116431080160130	4334 5TH AVE N
223116961740140050	0 5TH AVE S	143116572580020060	2501 9TH AVE N
223116990900010010	501 45TH ST S	073117848880002080	860 22ND AVE N
223116431080250080	4501 1ST AVE N	223116144180060120	3737 1ST AVE N
223116144180040090	3963 1ST AVE N	123116950220010060	2975 15TH ST N
133116078300000220	1126 22ND AVE N	123116950220010030	1440 30TH AVE N
073117579780010040	540 30TH AVE N	133116100620001140	1409 5TH AVE N
213116352440270030	4520 1ST AVE S	313117844560001100	2608 4TH ST S
143116790020010100	2620 9TH AVE N	073117027360020240	515 30TH AVE N
213116145620050110	4761 1ST AVE N	153116585180020010	4100 9TH AVE N
213116352440300140	4519 5TH AVE S	213116630900010020	245 49TH ST N
133116078300000230	1136 22ND AVE N	013116771660010090	3910 HAINES RD N
123116742860000160	1312 30TH AVE N	143116572400000360	2700 13TH AVE N
133116252540000850	1315 9TH AVE N	213116352440150140	4221 5TH AVE S
063117005400080160	701 38TH AVE N	133116100620000500	1302 9TH AVE N
063117548460010260	501 38TH AVE N	153116456480010100	3520 9TH AVE N
223116144180050130	3829 1ST AVE N	153116585180010080	4062 9TH AVE N
213116352440380160	451 47TH ST S	143116463500130010	3110 9TH AVE N
233116658620040160	2805 3RD AVE S	143116463320030080	3049 8TH AVE N
073117113760080110	638 38TH AVE N	223116990900030040	4328 5TH AVE S
223116431080020010	4063 1ST AVE N	223116691740060010	3700 DARTMOUTH AVE N
013116771660020100	4108 HAINES RD N	213116352440220030	0 1ST AVE S
073117848880001750	803 22ND AVE N	143116572400000600	921 28TH ST N
143116463320070050	600 28TH ST N	133116262080010270	1320 22ND AVE N
233116350820100181	2754 3RD AVE N	153116458280040090	4410 9TH AVE N
213116352440070050	4134 1ST AVE S	243116118080110090	2003 BURLINGTON AVE N
213116352440340090	450 47TH ST S	223116727560040090	3663 4TH AVE N
233116658620040010	2800 2ND AVE S	143116463320010070	2826 9TH AVE N
073117005220070200	1020 38TH AVE N	223116990900020040	4424 5TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
233116350820090181	2754 4TH AVE N	213116352440380110	4735 5TH AVE S
073117005220060090	716 38TH AVE N	143116572580010010	2595 9TH AVE N
213116352440420150	4811 5TH AVE S	173117048420100020	532 BEACH DR NE
143116463320040080	3049 7TH AVE N	223116961740150090	3655 EMERSON AVE S
073117848880002000	2125 8TH ST N	073117848880001720	841 22ND AVE N
123116415980010020	1512 38TH AVE N	013116771660030060	1241 38TH AVE N
123116718020000070	927 22ND AVE N	073117848880001710	843 22ND AVE N
213116940320010030	4820 5TH AVE S	153116458280010250	4311 5TH AVE N
223116431080020060	4017 1ST AVE N	073117005220070370	3528 FOSTER HILL DR N
073117368460000040	777 30TH AVE N	183117142020000080	471 9TH AVE N
213116352440420120	4831 5TH AVE S	143116790020010070	2700 9TH AVE N
143116463500180030	720 31ST ST N	213116630900130060	4636 5TH AVE N
143116662570000030	2465 9TH AVE N	143116572400000340	2630 13TH AVE N
213116352260350050	4740 1ST AVE S	223116431080300090	4500 5TH AVE N
153116585000010040	4232 9TH AVE N	143116572400000440	1201 28TH ST N
133116078300000100	1032 22ND AVE N	073117027360010130	495 30TH AVE N
243116118080020090	2001 DARTMOUTH AVE N	123116718020000090	935 22ND AVE N
143116572580010040	2565 9TH AVE N	063117005400070030	3831 DR ML K JR ST N
153116456480080010	3646 6TH AVE N	223116962280020060	0 1ST AVE S
073117283320000140	842 30TH AVE N	063117005400090030	3919 DR ML K JR ST N
173117048420070021	640 BEACH DR NE	223116431080050040	4131 1ST AVE N
153116458280010240	4321 5TH AVE N	153116458280010200	4351 5TH AVE N
063117201600020150	483 38TH AVE N	073117848880001820	755 22ND AVE N
153116458280040050	4340 9TH AVE N	213116352260350080	4760 1ST AVE S
143116206820000130	2336 9TH AVE N	213116352440250150	4411 5TH AVE S
133116100620000920	1424 9TH AVE N	233116350820150181	2762 BURLINGTON AVE N
223116990900030030	4320 5TH AVE S	223116431080050080	4103 1ST AVE N
123116417960010230	917 30TH AVE N	073117788760000230	841 30TH AVE N
183117386700020060	727 HIGHLAND ST N	223116962280030050	3634 1ST AVE S
143116124920000100	2220 9TH AVE N	203116669780100240	374 64TH ST S
223116691740120160	3701 BURLINGTON AVE N	063117201600020110	449 38TH AVE N
133116078300000080	1016 22ND AVE N	013116771660010140	3950 HAINES RD N
213116352440200150	4315 5TH AVE S	073117848880001910	718 22ND AVE N
013116771660030020	1327 38TH AVE N	183117142020000030	427 9TH AVE N
073117005220070100	3537 HAINES RD N	073117027360020190	545 30TH AVE N
073117579780010010	524 30TH AVE N	143116463500180010	736 31ST ST N
153116458280080010	4500 9TH AVE N	153116456480010020	3636 9TH AVE N
123116718020000450	1147 22ND AVE N	123116718020000370	1113 22ND AVE N
233116351180060140	2811 4TH AVE N	073117005220070170	3627 HAINES RD N
073117848880002010	2110 8TH ST N	153116458280010230	4329 5TH AVE N
133116262260030270	1520 22ND AVE N	163116635400040070	4727 5TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
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123116718020000350	1101 22ND AVE N	213116352440170070	4350 1ST AVE S
213116352440120030	4216 1ST AVE S	213116352440300110	4545 5TH AVE S
073117848880001790	767 22ND AVE N	223116775800030040	4226 5TH AVE N
243116118080050080	430 20TH ST N	233116658620080100	2851 5TH AVE S
153116585000010050	4220 9TH AVE N	153116585180100140	4219 5TH AVE N
153116585180100110	4245 5TH AVE N	223116962280020050	3540 1ST AVE S
223116431080020020	4055 1ST AVE N	143116662570000020	2473 9TH AVE N
213116352440100130	4127 5TH AVE S	123116417960020010	1001 30TH AVE N
153116456480010240	3647 8TH AVE N	233116658620050150	321 28TH ST S
013116771660010030	3828 HAINES RD N	073117005220030010	861 JENNINGS AVE N
143116572400000450	1141 28TH ST N	073117005220070070	3513 HAINES RD N
213116352440220060	4442 1ST AVE S	223116431080250010	4563 1ST AVE N
223116775800030080	4258 5TH AVE N	213116352440100160	431 41ST ST S
143116206820000160	2400 9TH AVE N	233116174420110120	2633 5TH AVE S
073117189360010100	535 22ND AVE N	133116128340000030	1127 9TH AVE N
303117851190020020	767 18TH AVE S	223116431080300130	4536 5TH AVE N
133116262260030240	1500 22ND AVE N	213116145620050100	4767 1ST AVE N
303117312840020180	834 18TH AVE S	153116458280040100	4420 9TH AVE N
143116463320010030	820 28TH ST N	013116771660030070	1233 38TH AVE N
013116771660010100	3920 HAINES RD N	153116538200030010	3701 6TH AVE N
073117189360010140	507 22ND AVE N	213116630900010010	237 49TH ST N
133116262080010190	1200 22ND AVE N	153116458280040130	4446 9TH AVE N
213116940320010020	4810 5TH AVE S	213116352440200160	4301 5TH AVE S
143116572400000040	2715 9TH AVE N	063117005400110030	4017 DR ML K JR ST N
223116727560160080	3660 2ND AVE N	073117005220070080	3517 HAINES RD N
213116352440170030	4318 1ST AVE S	223116962280020080	3560 1ST AVE S
223116431080250030	4545 1ST AVE N	223116727560090090	3663 3RD AVE N
213116145620050140	4721 1ST AVE N	153116456480050010	3646 7TH AVE N
143116463320010100	2850 9TH AVE N	153116456480040010	3646 8TH AVE N
133116078300000140	1066 22ND AVE N	073117283320000290	718 30TH AVE N
233116658620070130	2929 5TH AVE S	213116352440340160	4601 5TH AVE S
133116401940000030	1061 9TH AVE N	143116463320030010	3000 9TH AVE N
223116961740160080	3652 EMERSON AVE S	233116350820100171	2761 BURLINGTON AVE N
153116585000010020	4256 9TH AVE N	143116463320020010	2900 9TH AVE N
143116206820000150	2348 9TH AVE N	183117468360020200	790 9TH AVE N
203116669780070240	290 64TH ST S	073117848880001800	763 22ND AVE N
143116463500130090	3140 9TH AVE N	123116718020000210	1045 22ND AVE N
253116870840000170	0 18TH AVE S	133116262080010230	1234 22ND AVE N
213116352440200100	4355 5TH AVE S	133116100620000480	1312 9TH AVE N
153116456480020020	3484 9TH AVE N	213116352440150100	4251 5TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
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123116950220020020	1510 30TH AVE N	143116572400000330	2620 13TH AVE N
073117113760080090	620 38TH AVE N	183117187920010080	454 22ND AVE N
223116962280020040	3526 1ST AVE S	303117313200000080	840 18TH AVE S
213116352440020030	4020 1ST AVE S	193116677340030040	6930 5TH AVE N
133116262080010240	1240 22ND AVE N	143116395460000040	2434 9TH AVE N
193116677340030050	6920 5TH AVE N	143116463320020060	2944 9TH AVE N
223116775800030020	4210 5TH AVE N	213116145620050150	4711 1ST AVE N
163116826920000090	4815 5TH AVE N	223116431080160150	4348 5TH AVE N
153116585180100090	4263 5TH AVE N	233116351180130141	2801 2ND AVE N
223116431080300140	4546 5TH AVE N	073117848880001770	781 22ND AVE N
073117848880001760	801 22ND AVE N	223116961740100150	3611 5TH AVE S
163116945540000090	4630 9TH AVE N	143116395460000020	2420 9TH AVE N
063117005400070170	851 38TH AVE N	223116962280030080	3662 1ST AVE S
013116771660010040	3838 HAINES RD N	153116456480020010	3494 9TH AVE N
223116961740100080	400 37TH ST S	233116351180120142	2801 BURLINGTON AVE N
163116945540000110	4600 9TH AVE N	073117113760080010	500 38TH AVE N
223116431080050060	4119 1ST AVE N	243116118080050090	400 20TH ST N
143116463320120010	538 28TH ST N	133116078300000160	1080 22ND AVE N
183117386700020150	829 HIGHLAND ST N	143116124920000060	2250 9TH AVE N
153116458280040030	4320 9TH AVE N	213116940320030070	4650 5TH AVE S
213116630900130070	4628 5TH AVE N	143116463500140040	3226 9TH AVE N
233116351180120152	2800 3RD AVE N	233116174420110130	2627 5TH AVE S
233116174420120090	0 26TH ST S	073117283320000150	836 30TH AVE N
223116144180060130	3725 1ST AVE N	143116572400000370	2710 13TH AVE N
013116771660020020	4010 HAINES RD N	223116431080110070	4311 1ST AVE N
153116458280050180	4545 5TH AVE N	133116078300000070	1008 22ND AVE N
183117386700020070	731 HIGHLAND ST N	303117312840020150	810 18TH AVE S
223116961740210090	616 37TH ST S	073117005220070110	3545 HAINES RD N
213116352440310020	4640 1ST AVE S	203116146700030220	6275 1ST AVE N
073117848880001780	777 22ND AVE N	213116630900120070	4726 5TH AVE N
143116463500130030	820 31ST ST N	163116635400020130	4627 5TH AVE N
213116352440020020	4010 1ST AVE S	223116144180050160	3801 1ST AVE N
203116146700030140	6211 1ST AVE N	213116940320030010	4600 5TH AVE S
133116252540000230	1207 9TH AVE N	233116658620080130	2825 5TH AVE S
073117113760080050	530 38TH AVE N	213116352440050150	4001 5TH AVE S
213116352440220050	4434 1ST AVE S	223116431080080060	4221 1ST AVE N
133116262080010280	1330 22ND AVE N	073117027360010150	479 30TH AVE N
213116145620040160	110 48TH ST N	223116431080110060	4321 1ST AVE N
183117386700010030	839 7TH AVE N	133116262080010260	1312 22ND AVE N
233116351180180161	2800 2ND AVE N	133116262260030230	1436 22ND AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
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073117848880001810	761 22ND AVE N	303117312840020140	800 18TH AVE S
123116950220010020	1436 30TH AVE N	153116585180020060	4144 9TH AVE N
223116144180050150	3815 1ST AVE N	223116990900020050	4436 5TH AVE S
163116826920000140	4747 5TH AVE N	213116352440070080	4162 1ST AVE S
213116352440120060	4250 1ST AVE S	223116962280040090	230 37TH ST S
223116431080110080	4301 1ST AVE N	223116431080020040	4035 1ST AVE N
143116662570000010	2481 9TH AVE N	203116482220360120	6157 1ST AVE N
213116145620050120	4735 1ST AVE N	223116431080160100	4316 5TH AVE N
253116870840000070	0 18TH AVE S	183117142020000070	467 9TH AVE N
143116395460000050	2454 9TH AVE N	143116124920000040	2300 9TH AVE N
153116458280080090	4550 9TH AVE N	213116630900120090	4714 5TH AVE N
213116352440120010	4200 1ST AVE S	143116463320030020	3020 9TH AVE N
223116990900030070	4350 5TH AVE S	073117283320000310	700 30TH AVE N
153116458280050250	4505 5TH AVE N	213116634860000050	4646 5TH AVE N
143116463320010090	2840 9TH AVE N	153116458280050220	4525 5TH AVE N
223116961740100120	3635 5TH AVE S	223116144180040120	3939 1ST AVE N
143116572400000500	1101 28TH ST N	143116790020010040	2724 9TH AVE N
153116458280050140	4577 5TH AVE N	163116635400020090	4657 5TH AVE N
153116458280080040	4520 9TH AVE N	213116352440250160	4401 5TH AVE S
073117189360050030	475 22ND AVE N	143116463320070010	2800 7TH AVE N
213116630900040050	4860 4TH AVE N	123116950220070050	1532 27TH AVE N
223116962280020030	3516 1ST AVE S	223116431080080030	4245 1ST AVE N
213116352260350010	4700 1ST AVE S	203116669780020220	130 64TH ST S
213116352440250100	4453 5TH AVE S	193116677340050010	6850 5TH AVE N
223116990900010070	4560 5TH AVE S	183117018720000260	555 9TH AVE N
143116572400000560	955 28TH ST N	073117848880001840	731 22ND AVE N
223116431080160140	4342 5TH AVE N	073117848880001960	760 22ND AVE N
233116174420110100	2651 5TH AVE S	143116572400000530	1021 28TH ST N
073117283320000110	0 30TH AVE N	303117312840020170	830 18TH AVE S
183117778140030092	532 9TH AVE N	143116662570000040	2457 9TH AVE N
203116146700030180	6245 1ST AVE N	143116572400000470	1125 28TH ST N
143116572580020030	2529 9TH AVE N	123116695700060090	1100 30TH AVE N
213116352440300130	4525 5TH AVE S	223116962280040080	200 37TH ST S
203116482220360110	6145 1ST AVE N	223116431080110030	4341 1ST AVE N
073117308880000090	480 30TH AVE N	013116771660030010	1337 38TH AVE N
223116990900020060	4444 5TH AVE S	123116950220010050	1466 30TH AVE N
213116352440050130	4031 5TH AVE S	143116463320010080	2836 9TH AVE N
213116352440070070	4150 1ST AVE S	073117005220070380	3520 DR ML K JR ST N
223116144180040110	3945 1ST AVE N	073117005220070120	3553 HAINES RD N
213116940320020040	4728 5TH AVE S	163116945540000030	4676 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
223116431080180050	4431 1ST AVE N	153116458280080070	4538 9TH AVE N
183117386700020010	707 HIGHLAND ST N	203116146700030150	6221 1ST AVE N
143116662570000100	2411 9TH AVE N	213116352440380130	4719 5TH AVE S
073117283320000280	726 30TH AVE N	223116962280030020	3614 1ST AVE S
153116585180100160	4201 5TH AVE N	203116146700030210	6267 1ST AVE N
183117386700020090	803 HIGHLAND ST N	213116352440220070	4450 1ST AVE S
223116144180050120	3835 1ST AVE N	213116352440420160	4801 5TH AVE S
123116718020000250	1057 22ND AVE N	133116262080010250	1302 22ND AVE N
133116128340000020	1135 9TH AVE N	213116352440300150	4501 5TH AVE S
183117386700020180	841 HIGHLAND ST N	143116572400000590	925 28TH ST N
073117308880000070	466 30TH AVE N	213116352440070010	4100 1ST AVE S
123116718020000230	1055 22ND AVE N	143116572580020040	2521 9TH AVE N
073117848880001700	857 22ND AVE N	063117548460010180	617 38TH AVE N
133116078300000170	2137 11TH ST N	223116431080250060	4525 1ST AVE N
213116940320020070	4752 5TH AVE S	243116118080070160	1961 3RD AVE N
223116691740060160	400 37TH ST N	143116856080000020	730 28TH ST N
063117548460010200	601 38TH AVE N	073117848880002030	820 22ND AVE N
073117005220070220	3742 FOSTER HILL DR N	233116658620080120	2837 5TH AVE S
233116174420110110	2643 5TH AVE S	063117005400070010	3801 DR ML K JR ST N
073117189360010120	525 22ND AVE N	143116572400000570	945 28TH ST N
143116572400000400	2738 13TH AVE N	123116950220010040	1452 30TH AVE N
073117005220070020	3435 HAINES RD N	183117313380000080	624 HIGHLAND ST N
073117005220070390	3510 DR ML K JR ST N	223116144180060150	3709 1ST AVE N
063117201600020090	435 38TH AVE N	073117027380000010	529 30TH AVE N
213116940320020050	4736 5TH AVE S	073117027360010170	461 30TH AVE N
153116458280010260	4301 5TH AVE N	173117169200000010	800 BEACH DR NE
213116352440170020	4310 1ST AVE S	233116350820040171	2755 4TH AVE N
183117386700020080	735 HIGHLAND ST N	203116669780150010	6394 4TH AVE S
133116401940000010	1045 9TH AVE N	133116078300000200	1112 22ND AVE N
213116352440250110	4443 5TH AVE S	233116658620070120	2935 5TH AVE S
143116463320010050	800 28TH ST N	223116144180040130	3929 1ST AVE N
153116456480010030	3626 9TH AVE N	133116262080010010	1340 22ND AVE N
143116790020010050	2720 9TH AVE N	073117848880001950	750 22ND AVE N
223116990900020030	4420 5TH AVE S	123116950220010010	1430 30TH AVE N
213116145620050130	4725 1ST AVE N	143116463500180020	730 31ST ST N
153116538200040010	550 37TH ST N	223116961740110120	3539 5TH AVE S
183117386700020050	723 HIGHLAND ST N	073117848880002070	850 22ND AVE N
073117308880000060	460 30TH AVE N	223116431080080070	4215 1ST AVE N
153116456480020030	3476 9TH AVE N	153116458280040110	4430 9TH AVE N
203116669780110110	6400 3RD AVE S	223116961740140070	3548 5TH AVE S
143116662570000060	2441 9TH AVE N	063117548460010220	533 38TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
163116945540000070	4640 9TH AVE N	143116572580020050	2509 9TH AVE N
073117848880001870	2200 7TH ST N	223116431080300150	4554 5TH AVE N
143116662570000110	2401 9TH AVE N	173117048420070160	624 BEACH DR NE
223116144180010010	3700 BURLINGTON AVE N	073117157140000020	610 30TH AVE N
233116658620070140	2901 5TH AVE S	183117386700020140	825 HIGHLAND ST N
243116118080070010	1960 4TH AVE N	143116572400000410	1225 28TH ST N
013116771660010110	3928 HAINES RD N	143116790020010230	811 28TH ST N
143116463320010040	810 28TH ST N	183117386700020030	715 HIGHLAND ST N
133116262080010210	1220 22ND AVE N	123116742860000150	1320 30TH AVE N
073117283320000120	858 30TH AVE N	153116458280050200	4539 5TH AVE N
223116144180040140	3919 1ST AVE N	213116352440150130	4227 5TH AVE S
213116145620040120	4835 1ST AVE N	073117027360010210	425 30TH AVE N
143116572400000580	935 28TH ST N	123116718020000110	1001 22ND AVE N
193116677340050070	6800 5TH AVE N	213116352440050100	4051 5TH AVE S
213116145620030080	4862 BURLINGTON AVE N	223116990900030080	500 44TH ST S
133116252540000831	0 9TH AVE N	213116352440150150	4211 5TH AVE S
213116352440170010	4300 1ST AVE S	123116718020000330	1095 22ND AVE N
163116826920000110	4801 5TH AVE N	123116718020000190	1035 22ND AVE N
123116695700060100	1108 30TH AVE N	123116718020000430	1135 22ND AVE N
123116415980010030	1518 38TH AVE N	073117113760080060	532 38TH AVE N
223116144180060090	3763 1ST AVE N	223116961740150050	3630 5TH AVE S
223116961740100090	430 37TH ST S	213116352260350040	4728 1ST AVE S
123116415980010010	1500 38TH AVE N	123116417960020230	1021 30TH AVE N
063117548460010160	633 38TH AVE N	073117027360010190	441 30TH AVE N
073117848880002090	866 22ND AVE N	223116691740070010	3700 4TH AVE N
223116962280030090	150 37TH ST S	233116658620010160	2801 2ND AVE S
013116771660010050	3844 HAINES RD N	213116352440340150	4611 5TH AVE S
143116572400000350	2638 13TH AVE N	073117368460000020	741 30TH AVE N
073117189360010060	621 22ND AVE N	163116945540000050	4660 9TH AVE N
213116352440340140	4619 5TH AVE S	123116718020000170	1027 22ND AVE N
143116124920000070	2242 9TH AVE N	223116775800030070	4250 5TH AVE N
153116585180030010	880 42ND ST N	143116572400000090	2611 9TH AVE N
133116128340000060	1101 9TH AVE N	153116585180010060	4040 9TH AVE N
183117468360020010	832 GROVE ST N	073117848880001850	727 22ND AVE N
143116572400000390	2720 13TH AVE N	143116463500190010	630 31ST ST N
213116352440100090	4159 5TH AVE S	203116669780070010	6394 2ND AVE S
073117848880001740	821 22ND AVE N	163116635400040080	4705 5TH AVE N
143116463500240010	532 31ST ST N	223116775800030010	4200 5TH AVE N
073117113760080030	520 38TH AVE N	213116352260350070	4750 1ST AVE S
213116940320030080	4660 5TH AVE S	213116352440050110	4043 5TH AVE S
213116352440200140	4321 5TH AVE S	213116352440150120	4235 5TH AVE S

PARCEL	ADDRESS	PARCEL	ADDRESS
123116695700060110	1116 30TH AVE N	133116262080010220	1228 22ND AVE N
223116144180060010	3700 2ND AVE N	073117848880001920	726 22ND AVE N
143116463500140030	3220 9TH AVE N	073117283320000200	794 30TH AVE N
223116990900020070	4452 5TH AVE S	223116961740150020	3614 5TH AVE S
213116940320010040	4828 5TH AVE S	153116585180020080	4158 9TH AVE N
133116262260030190	1400 22ND AVE N	073117848880002040	828 22ND AVE N
063117548460010250	509 38TH AVE N	213116352440170060	4344 1ST AVE S
223116990900020080	500 45TH ST S	073117005220070180	3635 HAINES RD N
163116945540000010	4686 9TH AVE N	213116352440120080	4260 1ST AVE S
303117312840020160	820 18TH AVE S	143116463320100070	0 6TH AVE N
073117189360010070	615 22ND AVE N	073117113760080130	3731 7TH ST N
143116572400000100	2601 9TH AVE N	063117201600020130	469 38TH AVE N
153116456480050240	601 37TH ST N	153116458280010210	4339 5TH AVE N
143116572400000080	2621 9TH AVE N	073117283320000220	772 30TH AVE N
143116572400000420	1219 28TH ST N	223116962280030070	3648 1ST AVE S
143116463320040070	3054 8TH AVE N	223116961740100160	3601 5TH AVE S
213116352440100100	4151 5TH AVE S	063117201600020120	463 38TH AVE N
213116352440120040	4230 1ST AVE S	203116669780060120	201 64TH ST S
073117027360010140	487 30TH AVE N	013116771660030080	1225 38TH AVE N
153116458280010140	4445 5TH AVE N	233116658620080090	416 29TH ST S
073117368460000010	735 30TH AVE N	223116431080180080	100 44TH ST N
133116078300000150	1074 22ND AVE N	073117005220070140	3601 HAINES RD N
223116961740150030	3622 5TH AVE S	303117313200000060	860 18TH AVE S
213116940320030060	4642 5TH AVE S	143116463500190050	600 31ST ST N
223116431080080010	4255 1ST AVE N	013116771660020070	4100 HAINES RD N
073117027360010200	433 30TH AVE N	063117201600020160	495 38TH AVE N
073117157140000040	628 30TH AVE N	183117386700020020	711 HIGHLAND ST N
203116482220360130	6169 1ST AVE N	243116304200000040	2011 2ND AVE N
063117005400110020	4011 DR ML K JR ST N	213116145620040150	4809 1ST AVE N
073117848880001930	732 22ND AVE N	143116463320030040	3028 9TH AVE N
153116585180010070	4062 9TH AVE N	213116352440150110	4245 5TH AVE S
123116718020000130	1013 22ND AVE N	213116352440200090	4363 5TH AVE S
223116431080160120	4320 5TH AVE N	213116352440250120	4437 5TH AVE S
063117548460010140	3815 7TH ST N	223116431080160090	4300 5TH AVE N
153116458280010170	4419 5TH AVE N	203116669780100010	310 64TH ST S
133116078300000240	1140 22ND AVE N	223116431080080080	4205 1ST AVE N
213116352440150090	4263 5TH AVE S	123116417960030020	1045 30TH AVE N
223116962280020070	3550 1ST AVE S	073117189360010090	545 22ND AVE N
213116352440270020	4510 1ST AVE S	073117283320000270	736 30TH AVE N
143116463320090060	3052 7TH AVE N	143116463320030060	3044 9TH AVE N
153116458280050210	4535 5TH AVE N	143116124920000110	2210 9TH AVE N

PARCEL	ADDRESS	PARCEL	ADDRESS
213116352440310170	4660 1ST AVE S	153116458280040070	4348 9TH AVE N
213116352440250140	4421 5TH AVE S	013116771660010120	3936 HAINES RD N
073117579780010030	534 30TH AVE N	073117283320000160	824 30TH AVE N
223116961740160090	3653 6TH AVE S	063117005400080170	721 38TH AVE N
223116962280030010	3600 1ST AVE S	073117027360020130	685 30TH AVE N
153116585180100130	4227 5TH AVE N	213116145620060110	4611 1ST AVE N
143116463320020050	2936 9TH AVE N	213116352440270080	100 46TH ST S
223116990900030050	4340 5TH AVE S	213116145620040070	125 49TH ST N
143116463500180050	700 31ST ST N	213116352440070060	4142 1ST AVE S
153116458280040120	4434 9TH AVE N	213116352440100140	4119 5TH AVE S
143116790020010110	2600 9TH AVE N	153116458280010180	4415 5TH AVE N
123116742860000200	1226 30TH AVE N	223116961740100140	3621 5TH AVE S
073117005220070190	3651 HAINES RD N	133116252540000820	0 9TH AVE N
213116352440150160	4201 5TH AVE S	223116431080180060	4411 1ST AVE N
213116940320030040	4626 5TH AVE S	213116352440050140	4019 5TH AVE S
133116100620000490	1310 9TH AVE N	153116458280010150	4435 5TH AVE N
173117048420010020	840 BEACH DR NE	013116771660020050	4034 HAINES RD N
243116118080080090	312 20TH ST N	013116021420020150	4035 HAINES RD N
013116000004400100	0 HAINES RD N	013116021600000040	3960 12TH ST N
153116585180100150	4211 5TH AVE N	013116021600000030	3871 HAINES RD N
163116945540000100	4620 9TH AVE N	013116021600000020	3901 HAINES RD N
143116572400000510	1035 28TH ST N	013116021600000010	3911 HAINES RD N
143116572400000550	1001 28TH ST N	013116021420030100	3931 HAINES RD N
233116351180070142	2801 3RD AVE N	013116021420030070	3953 HAINES RD N
073117848880001990	784 22ND AVE N	013116021420030090	3933 HAINES RD N
073117283320000180	800 30TH AVE N	013116021420030080	3943 HAINES RD N
153116585180010050	4034 9TH AVE N	013116021420030110	3923 HAINES RD N
203116669780060130	6401 3RD AVE S	013116021420020180	4009 HAINES RD N
133116128340000050	1113 9TH AVE N	013116021420020190	0 HAINES RD N
223116144180060140	3717 1ST AVE N	013116021420020170	4023 HAINES RD N
213116352440120050	4234 1ST AVE S	013116021420020140	4043 HAINES RD N
183117778140010092	432 9TH AVE N	013116021420020130	4051 HAINES RD N
223116775800030050	4234 5TH AVE N	013116021420020110	4111 HAINES RD N
073117848880001730	835 22ND AVE N	123116695700060120	1126 30TH AVE N
123116718020000050	921 22ND AVE N		
183117778140020100	875 5TH ST N		
013116771660020030	4020 HAINES RD N		
213116352440340110	4643 5TH AVE S		
123116718020000310	1085 22ND AVE N		
143116572400000490	1117 28TH ST N		
223116431080250040	4535 1ST AVE N		

PARCELS WITH LESS THAN 75% WITHIN THE CHHA

PARCEL	ADDRESS	PARCEL	ADDRESS
363116653760000050	2435 DR ML K JR ST S	343116261540020040	3756 22ND AVE S
343116154620000010	3700 22ND AVE S	303117851190020030	757 18TH AVE S
073117169290300120	3400 1ST ST N	343116261540020010	2201 KINGSTON ST S
073117444420300090	3430 1ST ST N	303117312840030230	784 18TH AVE S
313117724680000000	3600 DR ML K JR ST S	073117170640430070	3310 1ST ST N
073117171180630130	155 30TH AVE N	063217480960010030	3818 DR ML K JR ST S
363116653760000040	2425 DR ML K JR ST S	363116653760000010	2401 DR ML K JR ST S
343116261540020030	3748 22ND AVE S	363116653760000030	2417 DR ML K JR ST S
363116504180000960	981 26TH AVE S	343116261540020050	3762 22ND AVE S
073117171180630150	135 30TH AVE N	073117169330480010	3220 1ST ST N
073117169330480111	3210 1ST ST N	063217480960010040	3826 DR ML K JR ST S
273116154080060150	3631 22ND AVE S	343116261540020020	3740 22ND AVE S
343116261540020060	2200 38TH ST S		
303117312840030220	776 18TH AVE S		
303117851190030020	737 18TH AVE S		

**PARCELS WITH MULTIPLE ZONING DISTRICTS
OR FOR WHICH ONLY PART OF THE PARCEL QUALIFIES FOR REZONING
(LEGAL DESCRIPTION REPRESENTS THAT PORTION OF THE PARCEL TO BE REZONED)**

PARCEL	ADDRESS	LEGAL DESCRIPTION TO BE REZONED
023116163440080070	2727 38TH AVE N	CLEAR VISTA BLK 8, LOT 7 LESS S 7 1/2FT FOR RD R/W
063117201600020030	3800 4TH ST N	CURN'S, W. J. SUB BLK 2, LOT 7
073117292690010010	2290 4TH ST N	FOURTH STREET CENTER BLK 1, Western 154.58 -feet of LOT 1
113116178920010010	2750 38TH AVE N	COOLIDGE PARK BLK 1, LOTS 5 & W 9FT OF LOT 6 LESS RD R/W ON N
133116125280000010	2140 16TH ST N	BRUNSON'S NO. 4 LOT 13 LESS N 3 FT
143116463500240030	0 31ST ST N	KENWOOD SUB ADD BLK 24, LOT 2 LESS N 1/2
233116350820030010	2750 5TH AVE N	HALL'S CENTRAL AVE NO. 1 BLK 3 W 50.95FT OF VILLA SITE X LESS THAT PART FOR R/W DESC BEG SW COR OF SD SITE X TH N'LY 127FT TH E'LY 3FT ALG N BNDRY OF SITE X TH S'LY 120FT TH S29D45'E 8.06FT TH W'LY 7FT TO POB
153116182880120090	3719 13TH AVE N	CORSON'S SUB BLK 12, LOTS 13, 14 & W 25FT OF LOT 15
273116154080060060	2110 37TH ST S	CHILDS PARK BLK 6, LOTS 7 AND 8
273116754020000010	3647 18TH AVE S	RIDGEWOOD TERRACE LOTS 1 THRU 4 AND 20FT VAC ST ON S
223116431080230010	4444 5TH AVE N	INTER BAY BLK 23, LOTS 9 THRU 16 LESS ST
133116100620000680	1401 5TH AVE N	BON AIR LOTS 68 THRU 70



Staff Report to the St. Petersburg Community Planning & Preservation Commission (CPPC)

Prepared by the Planning & Development Services Department
Urban Planning and Historic Preservation Division

For Public Hearing on Wednesday, February 14, 2023
at 2:00 p.m. in the City Council Chambers, City Hall
175 Fifth Street North, St. Petersburg, Florida.

City File: ZM-15
NTM-1 Zoning Map Amendment

This is a city-initiated application requesting that the Community Planning & Preservation Commission (“CPPC”), in its capacity as the Land Development Regulation Commission (“LDRC”), make a finding of consistency with the City of St. Petersburg’s Comprehensive Plan and recommend to City Council APPROVAL the following proposed map amendments to the *Official Zoning Map* from NT-1 and NT-2 (Neighborhood Traditional) to NTM-1 (Neighborhood Traditional Mixed Residential) for approximately 2,897 properties.

APPLICANT INFORMATION

APPLICANT: City of St. Petersburg
175 5th Street North
St. Petersburg, Florida 33712

CONTACT: Ann Vickstrom, Planner
Urban Planning and Historic Preservation Division
Planning and Development Services Department
Ann.Vickstrom@stpete.org
(727) 892-5807

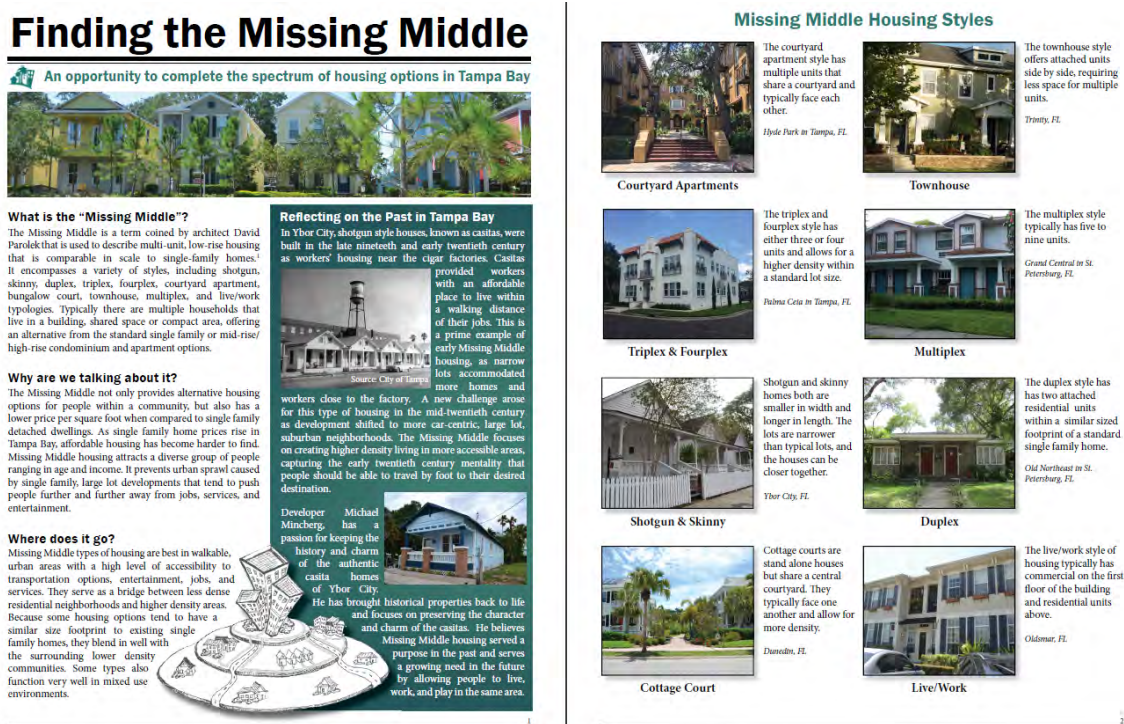
Derek Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning and Development Services Department
Derek.Kilborn@stpete.org
(727) 893-7872

INTRODUCTION: HOUSING DEVELOPMENT

This city-initiated application is a proposed amendment to the City of St. Petersburg’s *Official Zoning Map* and represents the convergence of several different housing initiatives.

In 2017, the City’s Planning and Development Services Department began investigating the potential for accessory dwelling units and small-scale, multi-family developments to increase housing diversity and housing supply while mitigating for an increase in population, housing demand, and price inflation. This research helped inform a publication in October 2017 by Forward Pinellas, a countywide planning agency, titled “Knowledge Exchange Series: Finding the Missing Middle.” The term Missing Middle housing generally refers to multi-unit or clustered housing that is compatible in scale and design with single-family houses, and is designed to encourage walking, biking, and transit use.

Figure 1. Knowledge Exchange Series: Finding the Missing Middle, published by Forward Pinellas, October 2017



Following publication, Staff delivered a two-part presentation on housing development and affordability to the City Council’s Committee of the Whole (“COW”) on March 22, 2018, and April 19, 2018. The earliest concepts of the NTM-1 zoning category were introduced during the April 19th presentation.

Shortly afterwards, Staff began a six-part information series. The information series was hosted for the public at the then-named St. Petersburg’s Main Library and extended from June 26, 2018, to September 25, 2018. Discussion topics included:

- Density, building typologies, and the creation of one or more zoning categories to provide a variety of urban housing choices in medium-density building types including single-family houses, accessory dwelling units, duplexes, small multiplexes, bungalow courts (“tiny” houses), courtyard buildings, detached row houses (“skinny”), townhouses, and large multiplexes.
- Transportation initiatives and parking regulations, proximity to major streets, multi-modal transit options, activity centers, and community redevelopment areas.

- Affordability initiatives, funding mechanisms, housing assistance programs, affordable housing initiatives in the South St. Petersburg Community Redevelopment Area, and Penny for Pinellas affordable housing funding.
- Affordable and workforce housing density bonuses, development bonuses within the Downtown Center to prioritize affordable and workforce housing units and establishing additional activity centers throughout the City.

Public feedback during this information series had an influential impact on development of the NTM-1 zoning category and inspired other text amendments to the City Code regulating workforce housing and housing development bonuses. On December 12, 2019, City Council adopted Ordinance 405-H establishing the NTM-1 zoning category and codifying the applicability criteria used to identify the parcels included with this proposed map amendment. Originally scheduled for the Spring 2020, this proposed map amendment was eventually delayed due to the COVID-19 pandemic.

Concurrent with efforts to establish the NTM-1 zoning category, then-Mayor Rick Kriseman also announced plans to develop “StPete2050: A Vision Plan for St. Petersburg.” The purpose of the StPete2050 Plan was to perform a progress and opportunities inspection of the “Vision 2020 Plan,” adopted in 2001 and effectuated through city-wide zoning and comprehensive plan amendments in 2007. The StPete2050 Plan also included new feedback from a changing community about our citizen’s priorities and aspirations for St. Petersburg’s future. The StPete2050 Plan is organized around ten (10) community themes, including *Housing*. This theme addressed several needs, including the identification of Missing Middle housing as an emerging opportunity.

Also concurrent with these efforts with NTM-1 and the StPete2050 Plan, then-Mayor Rick Kriseman announced “St. Petersburg’s Housing Plan: For All, From All” in 2020, which similarly proposed development of accessory dwelling and other housing units within a traditional neighborhood context. This policy further reinforced the City’s commitment to improve housing diversity and supply, including use of the NTM-1 zoning category.

Following completion of the StPete2050 Plan in May 2021, Staff met with City Council on at least five (5) separate occasions from August 2021 through August 2022 to consider whether the applicability criteria identified in City Code Section 16.20.015.2 (adopted as Ordinance 405-H) should be expanded to include a larger cross-section of the City’s residential neighborhoods. Following the August 2022 meeting, Staff was directed to proceed this map amendment application using the applicability criteria adopted in 2019.

The proposed map amendment is intended to generate a variety of alternative housing options for varying economic levels in our community and provide more dwelling units in response to market demands of first-time home buyers, smaller families, couples, retirees looking to age in place, adults with disabilities, car-free households, and many others.

ZM-15: PROPOSED NTM-1 ZONING MAP AMENDMENT

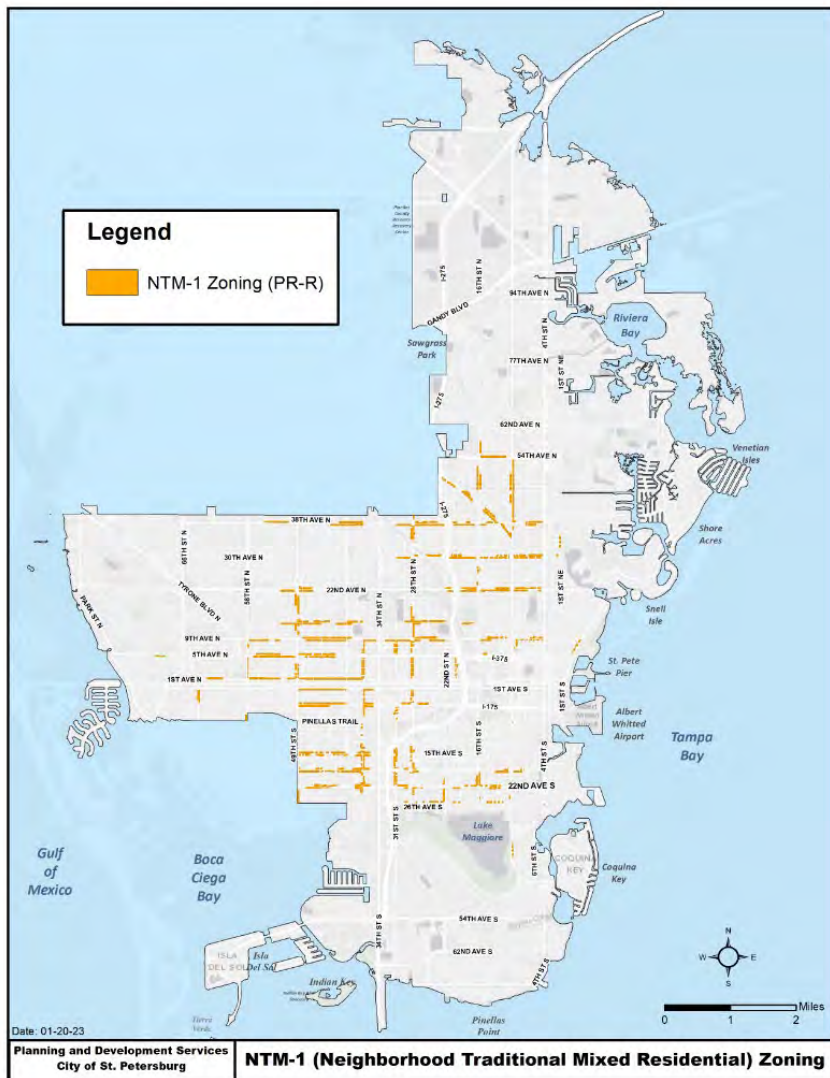
This is a city-initiated amendment to the *Official Zoning Map* from NT-1 and NT-2 (Neighborhood Traditional) to NTM-1 (Neighborhood Traditional Mixed Residential). Qualified parcels included within this application have an existing *Future Land Use Map* designation of PR-R (Planned Redevelopment – Residential) and meet the locational criteria set forth in City Code Section 16.020.015 including:

- 175-feet from the centerline of a designated Future Major Street;
- retains direct connectivity to one or more adjoining Future Major Streets; and
- adjacent to a public alley;
- *a minimum of 75% of the property** is outside of the designated Coastal High Hazard Area ("CHHA") and does not increase density in CHHA.

**As proposed by LDR 2023-01*

The purpose of this proposed map amendment is to assign the NTM-1 zoning category on the *Official Zoning Map* in accordance with the applicability criteria in City Code Section 16.20.015.2 (adopted as Ordinance 405-H) and as intended upon establishment of the zoning category in 2019. The proposed zoning category is consistent with the PR-R Future Land Use designation; therefore, a *Future Land Use Map* amendment is not required. If approved, this amendment will qualify approximately 2,897 parcels located within an area that is covering 75 neighborhood and civic/business associations (See Figure 1).

Map 1. Proposed NTM properties. Additional maps included in the report attachments.



The purpose of the NTM-1 zoning category is to provide a variety of urban housing choices in low to medium density building types that reinforce the walkability of the neighborhood, provide a variety of attainable housing choices, establish appropriate transition zones from mixed-use corridors to single-family housing, support neighborhood-serving retail and service uses adjacent to this zoning category, and support public transportation and other multi-modal alternatives.

The NTM-1 zoning category is regulated through City Code Section 16.20.015, including lot dimensions, residential density, building and site layout and orientation standards. These development standards provide important context when considering any changes that might extend from this requested zoning map amendment. Originally adopted in 2019, the NTM-1 zoning category allows up to four (4) units on a typical lot not to exceed a maximum residential density of 30 units per acre; the existing NT-1 and NT-2 zoning categories allow up to 15 units per acre. This increased density enables a creative combination of housing typologies. For example, a 2-unit lot might have a duplex, two houses, or one house and an ADU; a 3-unit lot might have a triplex, or one house and two ADUs; or a 4-unit lot might have a fourplex or duplex and two ADUs.

During the public workshop series associated with this application, Staff received thoughtful feedback, insightful questions, and real scenarios to test the existing development standards. This feedback led to a text amendment application being processed as LDR 2023-01. On February 1, 2023, the City’s Development Review Commission (“DRC”) conducted a public hearing and made a finding of consistency with the Comprehensive Plan. The text amendment application will be considered by the City Council concurrent with this map amendment application in March 2023.

As part of the concurrent text amendment application, Staff is proposing for properties individually listed or located within a historic district in the National Register of Historic Places or St. Petersburg Register of Historic Places, that additional units are allowed when adaptively established within the existing principal structure or within an addition or accessory building when designed subordinate to the principal structure. For development of vacant lots or redevelopment involving demolition, building setbacks and floor area ratio is proposed to be consistent with the current NT standards, providing for compatibility with the established development pattern in these districts:

Table 1. Comparison of Development Potential: NT to NTM-1

	Existing NT	Proposed NTM-1	Historic Properties *
Density (units/acre)	15	30	
Impervious Surface Ratio	65%	75%	
Lot Area, Minimum	4,500 s.f.	2,000 s.f.	
Lot Width, Minimum	45 ft	20 ft	
Building Setbacks:			
Front yard	25 ft	18 ft	25 ft
Street Side	12 ft	8 ft	12 ft
Interior Side	5-6 ft	3 ft	5 ft

Rear	6-10 ft	22 ft (inc. alley width)	
Floor Area Ratio (FAR)	0.4-0.5 w/0.2 bonus	0.5 w/0.2 bonus	0.4 w/0.2 bonus
Building Height	24 ft to roofline 36 ft to roof peak	24 ft to roofline 36 ft to roof peak	
* Subject to concurrent approval of application LDR 2023-01.			

RELEVANT CONSIDERATIONS

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 Comprehensive Plan’s Goals, Objectives, and Policies:

StPete2050 Expand housing development/supply opportunities.

VISION

Goal *The NTM-1 map amendments are expanding the potential housing supply by amending approximately 2,897 properties that meet the qualifying guideline for the NTM-1 district. The existing NT zoning categories allow for one (1) principal unit, plus one (1) accessory dwelling unit (calculated at 15 units per acre). The NTM-1 zoning category allows up to four (4) units per lot (calculated at 30 units per acre) on a typical-sized 50-ft. x 127-ft. parcel.*

StPete2050 Make attainable housing options, including rental and ownership options and a variety of housing types, available in all neighborhoods throughout the city.

VISION

Goal

This is a city-wide rezoning following the qualifying criteria previously adopted in 2019. The proposed map amendment is intended to generate a variety of more dwelling units in response to market demands of first-time home buyers, smaller families, couples, retirees looking to age in place, adults with disabilities, car-free households, and many others. The NTM-1 amendment meets this Vision Goal.

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

The NTM-1 development standards are intended to maintain neighborhood compatibility in building placement, scale, and design. When applied to the Official Zoning Map, the qualified properties are located along Future Major Streets. These streets have more intensive traffic than the internal neighborhood streets. In addition, many of these streets also include the City’s

transit routes, which support higher densities by providing multi-modal options and other transportation alternatives.

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

The NTM-1 district requires that a property be located 175-feet from the centerline of a designated Future Major Street and retain direct connectivity to one or more adjoining Future Major Streets. All properties proposed for the NTM-1 map amendment regulations are consistent with this policy.

- LU3.14 The conversion of single-family structures into multifamily units shall be in accordance with the LDRs, however, any associated variances will be discouraged.

The zoning amendment to NTM-1 must follow all locational and design criteria as provided in Section 16.20.015 Neighborhood Traditional Mixed Residential (NTM).

- LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

The proposed map amendment expands use of Missing Middle housing which refers to multi-unit or clustered housing that is compatible in scale and design with single-family houses, and is designed to encourage walking, biking, and transit use. Developing Missing Middle housing increases the number of housing units while catering to a variety of demographics including millennials and multigenerational households that are looking for smaller homes in walkable neighborhoods.

- LU4: The following future land use needs are identified by this Future Land Use Element: 1. Residential – the City shall provide opportunities for additional residential development where appropriate.

The NTM-1 map amendment strengthens an existing ordinance allowing a diversity of housing typologies that are compatible with existing residential neighborhoods in the traditional context.

- LU22.1 The City shall continue to pursue strategies which reduce GHG emissions and vehicle miles traveled.

Providing NTM-1 zoning along transit routes, corridors, and Future Major Streets will potentially reduce GHG emissions as it provides alternative transportation to the residents of the neighborhood and allows for the walkability along major corridors to retail and services rather than driving.

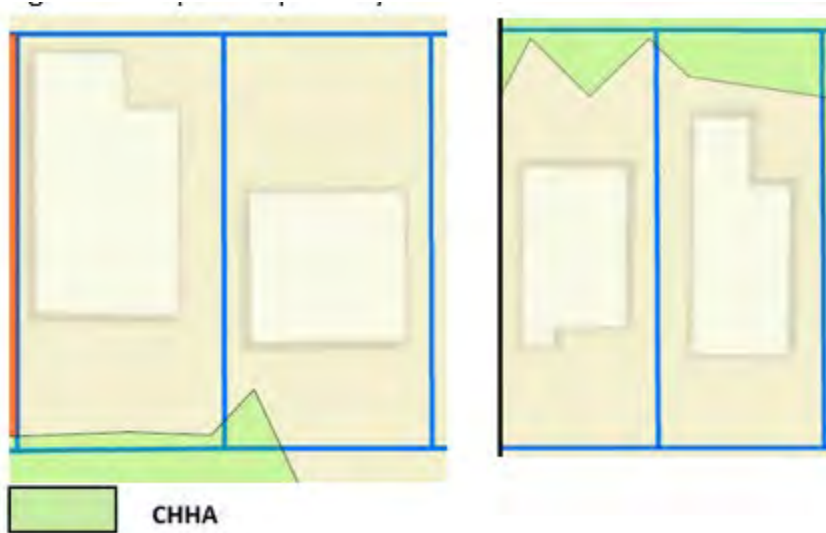
- LU23.3 The City's LDRs shall continue to support greater development intensity within the Corridor and Center zoning districts, particularly where located along fixed transit lines and around transit stops and stations.

The proposed map amendments are located along the Future Major Streets and corridors where transit lines and stops are provided.

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

The map amendment proposes to include 27 parcels where 75-percent (%) or more of the property is located outside of the CHHA. This is proposed where the CHHA has a minimal effect on the property. Given that no increase in density will be allowed for that portion of the property in the CHHA, the text amendment is not considered a concentration of population within the CHHA. See Figure 1 for example properties where more than 75-percent (%) is outside the CHHA.

Figure 2: Properties partially located in the CHHA; more than 75-percent (%) of the land is outside the CHHA.



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

The proposed amendment includes areas adjacent to Activity Centers, in redevelopment areas and supported by mass transit to reduce the number and length of automobile trips and encourage transit usage, bicycling and walking as provided in the Complete Streets program.

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

The proposed amendment does not adversely affect any environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan. No P (Preservation) zoning category is proposed to be amended; and approximately 96-percent (%) of the subject parcels are already developed.

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

The proposed amendment properties have a Future Land Use designation of PR-R (Planned Redevelopment-Residential) allowing up to a maximum density of 30 units per acre when located outside the CHHA and when abutting a major street as depicted on the Future Major Streets Map (Map 20, Comprehensive Plan). From a Future Land Use determination, no changes are proposed to the population density pattern. The existing zoning designations of the NT districts (both NT-1 and NT-2) allow up to 15 units/acre. The subject amendment includes approximately 2,897 properties that are currently approved for 15 units/acre per the zoning district. Based on the zoning allowance there is a potential for the population to double in size.

St. Petersburg is currently growing at a Low-Medium rate according to the University of Florida Bureau of Economic and Business Research and based on this growth, it is projected that that the City will have a population increase of approximately 25,097 people over the next 30 years creating an annual demand for an additional 1,035 units per year.

The addition of 15 units per acre, assuming a density of 1.5 persons/household per multi-family unit (University of Florida Bureau of Economic and Business Research), an additional peak population of 8,715 people is estimated.

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

The following LOS impact analysis concludes that the proposed rezoning will impact 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; however, the City has adequate facilities to address the proposed zoning expansion. These LOS standards are updated annually through the *Concurrency Management Report* and related annual update to the Capital Improvements Element. Additionally, 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 72.4 gpcd. The proposed zoning projects a water use of 1.08 million gallons per day (mgd).

- The City’s overall potable water demand is approximately 26.8 mgd per day (mgd), while the systemwide capacity is 68 mgd. With only 39.4% of capacity systemwide currently being used, there is excess water capacity to serve the amendment area.

SANITARY SEWER

The city owns and operates the Water Reclamation Facilities (WRFs), each serves a distinct district that together comprises the St. Petersburg facilities planning area:

- The Northeast facility has an estimated excess average daily capacity of 8.18 mgd. The estimate is based on permit capacity of 16 mgd and a daily average flow of 7.82 mgd. With approximately 51.13% available capacity, there is excess average daily capacity to serve the amendment area.
- The Northwest facility has an estimated excess average daily capacity of 10.22 mgd. The estimate is based on permit capacity of 20 mgd and a daily average flow of 9.78 mgd. With approximately 51% available capacity, there is excess average daily capacity to serve the amendment area.
- The Southwest facility has an estimated excess average daily capacity of 5.26 mgd. The estimate is based on permit capacity of 20 mgd and a daily average flow of 14.74 mgd. With approximately 26.3% available capacity, there is excess average daily capacity to serve the amendment area.

With a projected sewer use of 1.5 mgd there is available capacity between the facilities to service the amendments. In addition, the Integrated Water Resources Master Plan incorporates growth projections and outlines the required system and network improvements.

Following several major rain events in 2015-2016, the City increased the system-wide peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak flow capacity. As outlined in the St. Pete Water Plan, the City is implementing system reliability improvements at the Water Reclamation Facilities (“WRFs”) aggressively improving the gravity collection system to decrease Inflow and Infiltration (“I&I”) which reduces peak flows at the WRFs, and addressing sea level rise system vulnerabilities. The City remains committed to spending approximately \$16 million a year in continued I&I reduction. Also, the City is fully committed to implementing selected recommendations from the St. Pete Water Plan, which incorporates growth projections and outlines the required system and network improvements needed to provide a resilient wastewater collection and treatment system.

SOLID WASTE/SANITATION

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

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 20.8 acres/1,000 population. If approved, the city-wide estimate is 20.14 acres/1,000 population there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT/DRAINAGE

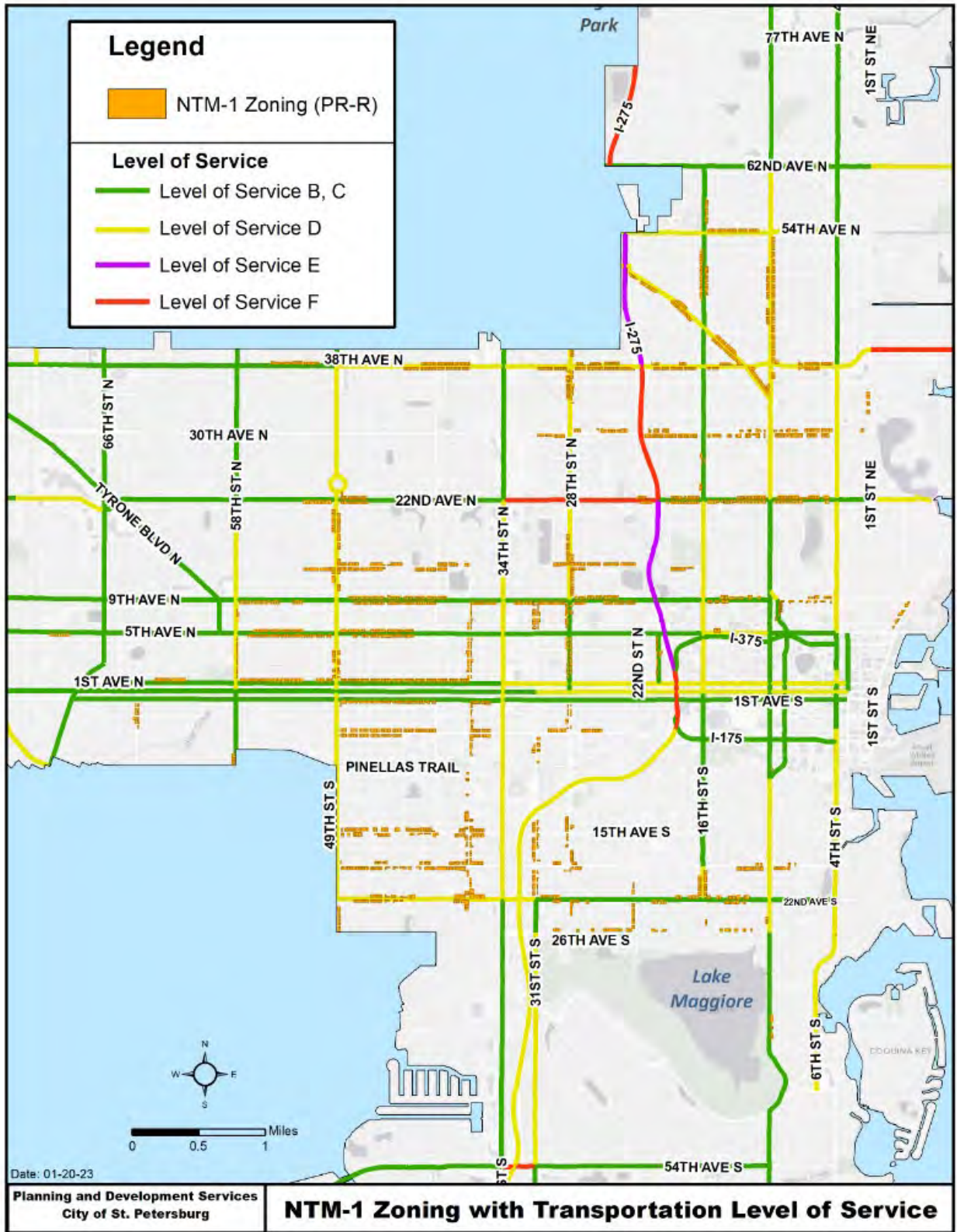
Stormwater management LOS is project dependent rather than based on the provision and use of public facilities and is not directly provided by the city for master planned developments. The LOS standard for drainage is implemented by the City through the review of drainage plans for new development and redevelopment where all new construction of and improvements to existing surface water management systems will be required to meet design standards outlined in the Drainage Ordinance, Section 16.40.030 of the Land Development Regulations. This ordinance requires all new development and redevelopment projects to be permitted through the City and SWFWMD to ensure projects meet quantity and quality design standards for stormwater treatment.

Prior to development of the properties with three (3) or more units, site plan approval will be required. At that time, City Code and Southwest Florida Water Management District (SWFWMD) site requirements for stormwater management criteria will be implemented. The City is currently updating its' Stormwater Master Plan as part of the One Water Plan. While this update is consistent with the SWFWMD guidelines, it is enhanced as it takes into consideration sea level rise to identify projects to maintain LOS and enhance water quality. The City's Stormwater Design Standards are being updated to incorporate Low Impact Design (LID) to reduce stormwater runoff and increase water quality. Likewise, the City recently updated its' impervious service mapping throughout the City and will be working towards a credit-based stormwater rate system for commercial and residential properties who implement LID and rain harvesting elements. Examples of such credits may be underground stormwater vaults, pervious pavements, greywater systems, and vegetative swales.

TRAFFIC

Levels of service ("LOS") for roadway facilities adjacent to the parcels proposed to be rezoned to NTM-1 are shown on Map 6. According to the Florida Department of Transportation, roadway level of service is a quantitative stratification of a performance measure or measures that represent the quality of service, measured on an "A" to "F" scale, with LOS "A" representing the best operating conditions from the traveler's perspective and LOS "F" the worst. The Forward Pinellas' "2022 Annual Level of Service Report" is the source of LOS data for road segments on the maps that Forward Pinellas analyze. For road segments not analyzed by Forward Pinellas, City staff utilized LOS data from the "2008 Roadway Level of Service" from the City's Comprehensive Plan. All road segments function at a LOS "D" or better, except for 22nd Avenue North from I-275 to 34th Street, which functions at a LOS "F." LOS "D" is the City's former standard for capacity on its major road network when transportation concurrency was in effect. City staff submitted a grant application to Forward Pinellas' Multimodal Transportation Priority List in December for traffic signal improvements on 22nd Avenue North from 4th Street to 58th Street. These improvements would include advanced traffic control and mast arms where not currently located. The Forward Pinellas board is scheduled to approve funding for the highest-ranked applications at their March 8, 2023, meeting.

Map 2. Transportation Level of Service



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.

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

The subject properties allow up to four (4) units per lot (calculated at 30 units per acre) on a typical-sized 50-ft. x 127-ft. parcel. If the NTM-1 building and site design standards are not met, then the property will not be able to increase the units on the property.

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

The majority of the subject properties are currently developed with approximately 3.8-percent (%) of the subject properties vacant. This amendment allows for additional units to be added to the property while meeting the NTM-1 design requirements.

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

The current Future Land Use designation for the property is Planned Redevelopment-Residential (PR-R), allowing up to 30 units/acre when located outside the CHHA and when abutting a major street as depicted on the Future Major Streets Map (Map 20, Comprehensive Plan). Properties within the PR-R Future Land Use designation that are not located along Future Major Streets are allowed up to 15 units/acre. No Future Land Use amendments are required or are proposed to be changed. The requested map amendment is consistent to the PR-R designation and follows the Comprehensive Plan policies of providing a higher density of residential development along Future Major Street corridors and transit routes.

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

The proposed map amendment includes the properties located within the Planned Redevelopment-Residential and meet the NTM-1 locational criteria including:

- 175-feet from the centerline of a designated *Future Major Street*;
- adjacent to a public alley;
- retains direct connectivity to one or more adjoining *Future Major Streets*; and
- *a minimum of 75% of the property** is outside of the designated Coastal High Hazard Area ("CHHA") and does not increase density in CHHA.

**As proposed by LDR 2023-01*

The proposed map amendment is consistent to the PR-R Future Land Use designation and NTM-1 district requirements.

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

Not applicable.

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

Approximately 27 properties are partially located within the 100-year floodplain and correspond to the properties that are partially located within the CHHA. However, no properties are within Hurricane Evacuation Zone A. No density increase is allowed for properties within the CHHA.

PUBLIC OUTREACH

Starting in August 2022, the Planning and Development Services Staff responded to individual inquiries and neighborhood association invitations and hosted six (6) workshops pertaining specifically to this ZM-15 application including:

- 11/14/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments
Workshop @ Childs Park
- 11/15/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments
Workshop @ Roberts Recreation Center
- 11/16/2022 ZM-15/LDR 2023-01 NTM-1 Map and Text Amendments
Virtual Workshop
- 12/13/2022 CPPC ZM-15/LDR 2023-01 Map and Text Amendments Workshop
- 01/11/2023 Crescent Lake Neighborhood Association Meeting
- 01/12/2023 DRC LDR 2023-01/ZM-15 Text and Map Amendments Workshop
- 02/02/2023 Euclid/St. Paul Neighborhood Association
- 02/07/2023 CPPC ZM-15/LDR 2023-01 Map and Text Amendments Workshop
- 02/07/2023 Woodlawn Oaks Neighborhood Association
- 02/24/2023 Greater Woodlawn Neighborhood Association (scheduled)
- 02/21/2023 Lake Pasadena Estates Neighborhood Association (scheduled)
- 03/01/2023 Historic Kenwood Neighborhood Association (scheduled)

As of February 6, 2023, staff has received 196 emails and phone calls from approximately 133 people. Approximately 71 have been from individuals seeking additional information, but who did not express an opinion for or against the application. The calls and emails included 35 in opposition and 27 in support (multiple contacts from an individual were only counted once). Public feedback included a diversity of subjects, comments, and concerns of the proposed rezoning and the effects on their neighborhoods, streets, utilities and alleys. Specifically, discussion focused on the congestion of streets, potential flooding, potholes in alleys, and concerns about the maintenance of rental properties. Correspondence provided regarding the map amendments is attached.

PUBLIC HEARING PROCESS

The proposed zoning map amendment requires one (1) public hearing before the Community Planning and Preservation Commission and two (2) City Council public hearings.

RECOMMENDATIONS

Staff recommends that the Community Planning and Preservation Commission, in its capacity as the Land Development Regulation Commission, make a finding of consistency with the City’s Comprehensive Plan and recommend to City Council APPROVAL of the NTM-1 map amendments to the Official Zoning Map as illustrated.

REPORT PREPARED BY:

Ann Vickstrom

02/07/2023

Ann Vickstrom, AICP, Planner II
Urban Planning and Historic Preservation Division
Planning & Development Services Department

DATE

REPORT APPROVED BY:

Derek A. Kilborn

02/07/2023

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

DATE

Attachments:

- Sectional Maps
- Public Comment Report
- LDR 2023-01: NTM-1 LDR Text Amendment

HOUSING AFFORDABILITY IMPACT STATEMENT

**City of St. Petersburg
Housing Affordability Impact Statement**

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

I. Initiating Department: Planning & Development Services Development

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

See attached amendment to Chapter 16, City Code of Ordinances (City File LDR 2022-01).

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 (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 (No further explanation required)

Yes Explanation:

IV: Certification

X: 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:

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

/s/ Elizabeth Abernethy

Director, Planning & Development Services (signature)

02-07-2023

Date

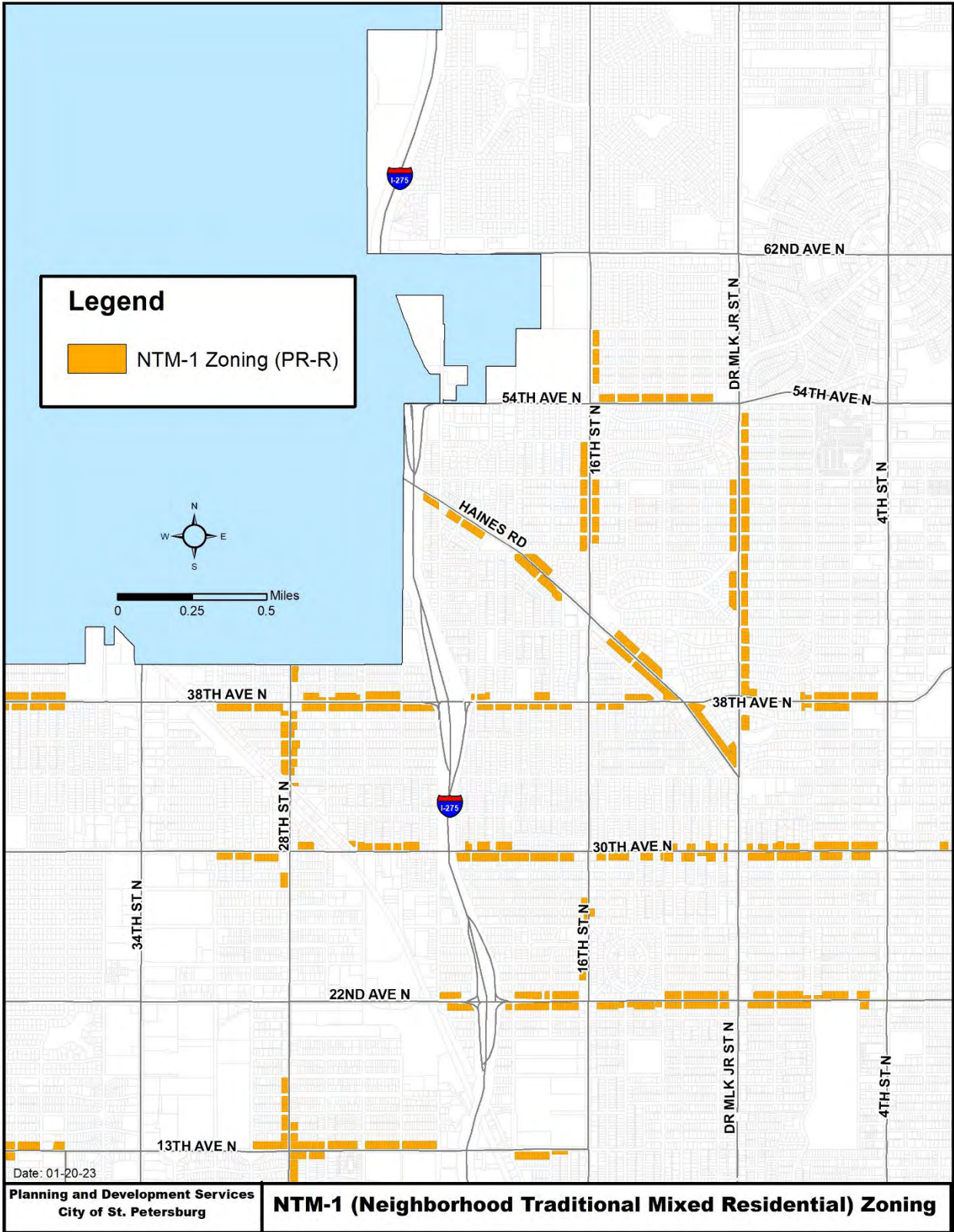
Copies to: City Clerk; Joshua A. Johnson, Director, Housing and Community Development

Sectional Maps

Sectional: North


Sectional: East

Sectional: West





Legend

 NTM-1 Zoning (PR-R)



Date: 01-20-23

Planning and Development Services
City of St. Petersburg

NTM-1 (Neighborhood Traditional Mixed Residential) Zoning

Public Comments Report

Public Comment Registry

Emails Support

Emails Opposed

City File: ZM-15

Public Comment Registry

Through 02/06/23

CPPC Public Hearing February 14, 2023

Date	#	Type	Name	Status
11/10/2022	1	Tel	Tony Rodriquez	Info
11/10/2022	2	Eml	Zach Zehnder	Info
11/10/2022	3	Tel	Kara King	Info
11/10/2022	4	Tel	Bibi Ganie	Info
11/10/2022	5	Eml	Zack Zehnder	Info
11/10/2022	6	Eml	Zack Zehnder	Info
11/10/2022	7	Eml	Mark Holguin	Info
11/10/2022	8	Eml	Michael Szabo	Info
11/10/2022	9	Eml	Michael Szabo	Info
10/10/2022	10	Eml	Dan Kowalski	Info
11/11/2022	11	Eml	Nick Price	Info
11/11/2022	12	Eml	Mark Holguin	Info
11/15/2022	13	Eml	Mindy Durkin	Info
11/15/2022	14	Eml	Kowalski	Info
11/15/2022	15	Eml	Willingham	Info
11/15/2022	16	Eml	Kowalski	Info
11/15/2022	17	Eml	Kowalski	Info
11/18/2022	18	Eml	PCPAO Wright	Info
11/13/2022	19	Eml	Gina Marie Foti	Supports
11/14/2022	20	Tel	Henry Berdat	Info, Support
11/15/2022	21	Eml	Mindy Durkin	Info
11/15/2022	22	Eml	Lisa Presnail	Info - Opposed
11/15/2022	23	Tel	Ethel Bentley	Info
11/16/2022	24	Tel	Sandie Foster	Supports
11/16/2022	25	Tel	Anne Duran	Info
11/16/2022	26	Eml	Kowalski	Info
11/16/2022	27	Eml	Elizabeth Vogt	Info
11/16/2022	28	Eml	Gail Mathews	Info - Supports
11/17/2022	29	Tel	Henry Berdat	Info - Supports
1/5/2023	30	Eml	Gina Marie Foti	info
1/5/2023	31	Eml	Gina Marie Foti	info
1/3/2023	32	Eml	Gina Marie Foti	info
1/3/2023	33	Eml	Gina Marie Foti	info
1/6/2023	34	Eml	Gina Marie Foti	info
1/9/2023	35	Eml	Gina Marie Foti	info
1/9/2023	36	Eml	Gina Marie Foti	info
1/10/2023	37	Eml	Gina Marie Foti	info
1/10/2023	38	Eml	Gina Marie Foti	info
1/10/2023	39	Eml	Gina Marie Foti	info
1/10/2023	40	Tel	Green	Info
1/10/2023	41	Tel	Green	Info
1/10/2023	42	Tel	Green	Info

City File: ZM-15**Public Comment Registry**

1/10/2023	43	Tel	Liz	Info
1/10/2023	44	Tel	Ed McGrath	Info
1/10/2023	45	Tel	Beth Murphy	Opposed
1/10/2023	46	Tel	Paul Hudson	Info
1/11/2023	47	Tel	Rose Gullet	Info
1/11/2023	48	Tel	Angela Hamilton	Info
1/11/2023	49	Tel	Tim	Supports
1/11/2023	50	Tel	Rose Brown	Info
1/11/2023	51	Eml	Palmetto Park Neighborhood Assoc	Supports
1/11/2023	52	eml	Herzfeld	Info
1/11/2023	53	Eml	Gina Marie Foti	Info Support
1/14/2023	54	Eml	John Potts	Opposed
1/15/2023	55	Eml	Payne	Supports
1/15/2023	56	Eml	Jennifer Teolis	Opposed
1/15/2023	57	Eml	Madeline Gulliver	Info
1/15/2023	58	Eml	Thomas Ley	Info Opposed
1/15/2023	59	Tel	Matthew May	Info
1/15/2023	60	Tel	Mellissa	Info
1/15/2023	61	Tel	George Busack	Info
1/15/2023	62	Tel	Justine Rhodes	Info
1/15/2023	63	Tel	Mr. Waznegger	Info
1/15/2023	64	Tel	Samuel Davis	Info, Opposed
1/15/2023	65	Tel	Eva Kowalewski	Opposed
1/15/2023	66	Tel	Beth Murphy	Opposed
1/15/2023	67	Tel	Carmen Prime	Opposed
1/15/2023	68	Tel	Saffrita	Info
1/15/2023	69	Tel	Rose Gullet	Info
1/15/2023	70	Tel	Laryssa Woodward	Supports
1/15/2023	71	Tel	Angela Hamilton	Info
1/15/2023	72	Tel	Jennifer	Info, Support
1/15/2023	73	Tel	Debra Scanlon	Info
1/15/2023	74	Tel	Samuel Davis	Info
1/15/2023	75	Tel	Venji	Info, Support
1/16/2023	76	Eml	Michele Angermeier	Opposed
1/16/2023	77	Eml	Greg Tappan	Opposed
1/16/2023	78	Eml	Michael Winterbottom	Opposed
1/16/2023	79	Eml	Jennifer Ryan-Molesky	Info
1/15/2023	80	Eml	Leroy Green	Info
1/16/2023	81	Eml	Heather Grzelka	Opposed
1/17/2023	82	Eml	Madeline Gulliver	Info
1/17/2023	83	Eml	Ken Rikard	Info
1/17/2023	84	Eml	David Delrahim	Info
1/17/2023	85	Eml	Michele Angermeier	Opposed
1/17/2023	86	Eml	Historic Kenwood NA	Info
1/17/2023	87	Eml	Jalessa Blackshear	Info
1/17/2023	88	Eml	Ryan Silveria	Supports
1/17/2023	89	Eml	Dan Kowalski	Supports

City File: ZM-15**Public Comment Registry**

1/17/2023	90	Eml	Bruno Fernandez	Info
1/17/2023	91	Eml	Kelli Quincel	Info
1/17/2023	92	Eml	Dustin Baldwin	Info, Support
1/17/2023	93	Eml	Deborah Martohue	Opposed
1/18/2023	94	Tel	Katherine Nichol	Info
1/18/2023	95	Tel	Scot Andariese	Info, Support
1/18/2023	96	Tel	Saffita	Info, Support
1/18/2023	97	Tel	Judy Windish	Opposed
1/18/2023	98	Tel	Brad	Info, Support
1/18/2023	99	Tel	Charles Samaha	Info
1/18/2023	100	Tel	Melissa	Info
1/18/2023	101	Tel	Mary Ann	Info, Support
1/18/2023	102	Tel	Pete Wilkins	Opposed
1/19/2023	103	Tel	Dan Khoury	Info
1/19/2023	104	Tel	Andrew Davis	Info
1/19/2023	105	Tel	Pat Davis	Opposed
1/19/2023	106	Tel	Sharon Ingram	info, Support
1/19/2023	107	Tel	Bernice William	Info
1/19/2023	108	Tel	Beth Murphy	Info, Opposed
1/19/2023	109	Tel	Jen	Info
1/19/2023	110	Tel	Kathleen Stroud	Info, Opposed
1/19/2023	111	Tel	Erik	Supports
1/19/2023	112	Tel	Natham Gray	Supports
1/19/2023	113	Tel	Leontine DeBarbiery	Opposed
1/19/2023	114	Eml	David Delrahim	Info
1/19/2023	115	Eml	Vicki Morgan	Info
1/19/2023	116	Eml	Jalessa Blackshear	Info
1/19/2023	117	Eml	Matthew May	Info
1/19/2023	118	Eml	Lisa Lippincott	Info
1/19/2023	119	Eml	Mark & Cynthia Stephens	Info
1/19/2023	120	Eml	Ky Fer	Info
1/19/2023	121	Eml	John Potts	Info, Opposed
1/19/2023	122	Eml	Bob Singer	Info
1/19/2023	123	Eml	Dustin Baldwin	Info, Support
1/19/2023	124	Eml	Deborah Martohue	Opposed
1/19/2023	125	Eml	Woodlawn Oaks NA/Andy Davis	Info
1/19/2023	126	Eml	Toby Duffield	Opposed
1/19/2023	127	Eml	Thomas Ley	Opposed
1/19/2023	128	Eml	Bob Singer	Info
1/19/2023	129	Eml	Kate Zamboni	Opposed
1/22/2023	130	Tel	Jamie Dickerson	Info
1/22/2023	131	Tel	Jeanette Keys	Supports
1/22/2023	132	Eml	Woodlawn Oaks NA	Info
1/23/2023	133	Eml	Norm Zamboni	Opposed
1/23/2023	134	Eml	Kate Zamboni	Opposed
1/23/2023	135	Eml	Jamie Dickerson	Opposed
1/23/2023	136	Eml	Goran Ivanov	Opposed
1/23/2023	137	Eml	Joseph Mingione	Supports

City File: ZM-15**Public Comment Registry**

1/23/2023	138	Eml	Barbara Nicolaisen	Opposed
1/23/2023	139	Eml	Michael Williams	Info
1/23/2023	140	Eml	Mark & Cynthia Stephens	Info
1/23/2023	141	Eml	Gayle Mathews	Supports
1/23/2023	142	Eml	Elizabeth Vogt	Info
1/24/2023	143	Tel	Janet Young	Info
1/24/2023	144	Tel	Leroy Green	Info
1/24/2023	145	Tel	Sarah Wine	Info, Support
1/24/2023	146	Tel	Michael Williams	Info
1/24/2023	147	Tel	Henry Verdat	Info, Support
1/24/2023	148	Eml	Woodlawn Oaks	Info
1/24/2023	149	Eml	Carol Gruszka	Opposed
1/24/2023	150	Eml	Lane Driscoll	Opposed
1/24/2023	151	Eml	Karen Lorenz	Opposed
1/25/2023	152	Tel	Mark McGrath	Info
1/25/2023	153	Tel	Jennifer Larmen	Opposed
1/29/2023	154	Eml	Robin Reed	Info
1/30/2023	155	Tel	James Golin	Supports
1/30/2023	156	Eml	Niel Allen	Info
1/30/2023	157	Tel	Franklin Motley	Supports
1/30/2023	158	Eml	Robin Reed	Info
1/30/2023	159	Eml	Robin Reed	Info
1/30/2023	160	Eml	ESPNA	Info
1/30/2023	161	Eml	Niel Allen	Info
1/30/2023	162	Eml	Bill McCain & Jeff Kenner	Info
1/30/2023	163	Eml	GWNA	Info
1/30/2023	164	Eml	Norma Bouillion	Opposed
1/30/2023	165	Eml	Mike Battigelli	Opposed
1/30/2023	166	Eml	Corey Vongsalay	Opposed
1/30/2023	167	Eml	Susan Fulmer	Opposed
1/30/2023	168	Eml	John Deas	Info
1/30/2023	169	Eml	Bob Watson	Info
1/30/2023	170	Eml	Grant Crockett	Incorrect Application
1/30/2023	171	Eml	Cathy Wilson	Opposed
1/30/2023	172	Tel	Scott Seaman	Info
1/30/2023	173	Eml	Susan Fulmer	Opposed 2nd
2/1/2023	174	Eml	Gina Marie Foti	Supports
2/1/2023	175	Eml	Ryan Smith	Supports
2/1/2023	176	Eml	Woodlawn Oaks NA	Info
2/1/2023	177	Eml	Robbie Griffie	Info
2/1/2023	178	Eml	Dan Kowalski	Support Info
2/1/2023	179	Tel	Raphael Perrier	Opposed
2/1/2023	180	Tel	Patrick Ruffin	Support
2/1/2023	181	Tel	Lisa Till	Info
2/1/2023	182	Tel	Carol Terroni	Opposed
2/1/2023	183	Tel	Andy Schwartz	Support
2/1/2023	184	Tel	Jillian Redford	Opposed
2/1/2023	185	Tel	Dan Moranda	Info

City File: ZM-15

Public Comment Registry

2/1/2023	186	Tel	Nicole Harder	Info
2/1/2023	188	Tel	Dale Marks	Info
2/6/2023	189	Tel	Lisa Mclusky	Info
2/6/2023	190	Tel	Linda Aure	Info
2/6/2023	191	Tel	Sharon Newton	Info
2/6/2023	192	Tel	Allison Swift	Info

December 9, 2022

Gina Marie Foti
2643 5th Ave South, St. Petersburg, Florida, 33712
Imaginationten@gmail.com | (727) 902-1252

Dear Community Planning and Preservation Commission (CPPC) and City of St. Petersburg,

NTM-1 Property: 2643 5th Ave South, St. Petersburg, Florida, 33712

Re: Request to Maintain Front Parking and Access in Former Church / Home in Qualified NTM-1 Rezoning, as Part of Ongoing Efforts to Mitigate St. Petersburg's Housing Crisis

I am pleased to say that my home qualifies and fits all the requirements for the NTM-1* rezoning.

Although I fully support and commend the City for these efforts, my home presents a unique scenario that requires thoughtful consideration. My property was previously a small neighborhood church with cultural significance, and was built and designed substantially further back on the lot than the surrounding homes to allow front access parking (see Exhibit A).

As it stands, the NTM-1 proposal states that all required parking spaces must be accessed exclusively from the alley. Therefore, if I take advantage of the proposed NTM-1 zoning, it may require the removal of my home's existing front parking and access.

Request

Given the unique nature of my home, formerly a church, I am asking for the NTM-1 zoning to be amended to allow the property to maintain its front parking access.

Benefits of Approving Zoning Request

If my request is approved, it will provide the following benefits to the community:

- Encourage the modification of an existing property, while complementing the structure, its unique nature and cultural neighborhood past.
- Allow a St. Petersburg resident to participate in the NTM-1 rezoning program.
- Promote walkability, "at the core of the success of increasing walkability is density, it is the key to making these communities walkable and vibrant." Urban Land Institute**
- Prevent burdensome, costly and unknown variances.
- Benefit the community with additional dwelling units, and therefore support NTM-1's primary objective.

On the other hand, if I am required to remove the front parking, or have to go through unknown variances, it would put me at a great disadvantage, and would encourage the removal of the existing structure, creating an unnecessary, expensive, and time-consuming burden, significantly delaying the potential for additional units that can become available to the community.

Conclusion

While I appreciate the parking parameters in the NMT-1 rezoning for most case scenarios, I urge you to allow my request to amend the NTM-1 rezoning and allow my property to maintain its front parking access. If we work together, we can develop and sharpen many wonderful tools to solve the housing crisis in St. Petersburg.

The NTM-1 proposed change aims to increase housing supply, and to "enable various dwelling units in

response to market demands, encouraging the use and preservation of current structures.” I purchased a former church and not a regular single-family home as housing shortages have us all exploring creative ways to address the situation.

Community Support

Attached is a letter from the President of the Palmetto Park Neighborhood Association, supporting retaining the parking and front access of the property due to its unique nature (See Exhibit B).

Also attached, is a letter from Bishop Zema Florence. prior owner, and operator of the community church, supporting my request. As you will read in his letter, it is of importance to him to have part of this structure be included in the new proposed NTM-1 zoning, and feels strongly that allowing the front parking and entrance to remain on the site will facilitate additional units to the community (See Exhibit C).

I appreciate your consideration.

Sincerely,

Gina Marie Foti

Homeowner
2643 5th Ave South
St. Petersburg, Florida

*Under this proposed change, single-family houses may expand to include accessory dwelling units (e.g. garage apartments) or be redeveloped up to a maximum four (4) residential units. These units may be developed as rental apartments, townhouses, or condominiums.) Source: City of St. Petersburg website (https://www.stpete.org/residents/current_projects/planning_projects/housing_initiatives.php)

** The Benefits of Growth - Urban Land Institute. 1 Mar. 2019, https://uli.org/wp-content/uploads/ULI-Documents/BenefitsofGrowth.ashx_.pdf.

Exhibit A:



See Support Letters in the Following Pages

Kate M Thorpe-Eddleman
President, Palmetto Park Neighborhood Association
thorpekatem@gmail.com
(786) 553-9881

December 8, 2022

Dear City of St. Petersburg,

- Request to Maintain Front Parking and Access in Qualified NTM-1 Rezoning Home / Former Church: 2643 5th Ave South, St. Petersburg, Florida, Palmetto Park Neighborhood Association
- Show support NTM-1 Rezoning

As a devoted resident and President of the Palmetto Park Neighborhood Association, I am constantly seeking ways to improve the quality of life in our neighborhood and surrounding areas. I praise the city's plans to expand NTM-1 zoning to alleviate the housing crisis facing our community.

I am writing this letter of support for a unique scenario concerning a Palmetto Park Neighborhood Association home/former church. The NTM-1 rezoning proposal currently states that all parking must be in the back alley. However, this property, originally a small church and now a residential home, was built significantly further back on the lot to also accommodate front parking. Therefore, while the property fully qualifies for the NTM-1 rezoning, it may require the removal of existing front parking and access.

Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking and access, retaining her property's qualification of the proposed rezoning. Allowing this will remove a significant obstacle for the owner and facilitate the creation of additional residential units on the property.

I am confident that you will grant this request, recognizing that it will encourage the modification of a unique, and important structure in the Palmetto Park Neighborhood, while allowing the community to benefit from additional dwelling units through NTM-1's rezoning.

I look forward to your decision.

Sincerely,

Kate M Thorpe Eddleman

December 12, 2022

Kate M Thorpe-Eddleman
President, Palmetto Park Neighborhood Association

Bishop Zema J. Florence
The Holy Temple of Church
(727) 452-3191 | florencezema@gmail.com

December 9, 2022

Re: Request to Maintain Front Parking and Access in Former Church / Home for Qualified NTM-1 Property

Subject Property: Qualified NTM-1 Rezoning Property, 2643 5th Ave South, St. Petersburg, Florida, 33712

To Whom It May Concern:

This letter is regarding my former property and church (now a residence), 2643 5th Ave South, St Pete, Florida 33712, which I am pleased to say qualifies for the NTM-1 rezoning proposal.

As the previous owner and operator of the church, formerly known as the Holy Temple Cathedral Church of God in Christ, it is important to me that the property continues to benefit the community which it served for years, but now as additional housing.

Since the property was built as a small church, it was constructed further back on the lot to accommodate for front access and parking. While the property fully qualifies for the NTM-1 rezoning, it may require the removal of the existing front parking and access. **Given the unique nature of the property, I am asking for the NTM-1 zoning proposal to allow the current owner to maintain the front parking access.**

Allowing the front parking and entrance will make it easier for the home to be modified to accommodate additional units. My concern is that if the front parking is required to be removed, it will create costly obstacles to the new owner and may incentivize not using any of the current structure.

It was a difficult decision to sell the church, but we secured a larger location to accommodate our growing congregation. I sold Ms. Foti the property, because she cares about the community, knowing it would be in good hands.

Prior to my time as Bishop, the church had played a key role in St. Petersburg, as part of the Living God Worldwide Revival Center. Its founding father, Pastor Samuel Butler, an influential gospel musician and his sons, recorded with the Five Blind Boys of Alabama, one of the groups which helped end segregation in the United States.

During my time at the church, we served hundreds of members with holiday celebrations and gatherings, food drives, and clothes giveaways, welcoming key members of our community to participate in our services, including the late Reverend Watson Haynes, III as one of our keystone Black History Month speakers.

Modifying the property to provide housing will be an incredible part of its journey, allowing it to continue to serve its community. I urge you to allow the home to retain its front parking and entrance, so that the current owner does not have unnecessary hardships in order to benefit from NTM-1.

Sincerely,



Bishop Zema J Florence

December 12, 2022

Ann O. Vickstrom

From: Kate M Thorpe-Eddleman <thorpekatem@gmail.com>
Sent: Wednesday, January 11, 2023 12:04 PM
To: mkiernan@traublieberman.com; Tim Clemmons; mwalker@georgefyoung.com; mrutland@ccim.net; ksingleton@fathomrealty.com; jopseh@griner-engineering.net; John C. Muhammad; Copley C. Gerdes; Brandi J. Gabbard; Ed Montanari; Lisset G. Hanewicz; Deborah D. Figgs-Sanders; Gina L. Driscoll; Richmond J. Floyd; gina@ginaswarehouse.com; James A. Corbett; Kenneth T. Welch; Mayor; Council; Elizabeth Abernethy; Ann O. Vickstrom; Derek Kilborn; Corey D. Malyszka; Brian Caper; Robert M Gerdes; Tom Greene; Amy E. Foster; devrev; Cindy Sheppard
Subject: Important: Palmetto Park Neighborhood/Warehouse Arts District NTM-1
Attachments: image0.jpeg; image1.jpeg; GW_RezoningChurchLetter.pdf; GW_RezoningChurchLetterKpdf.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

My name is Kate M Thorpe-Eddleman, President of the Palmetto Park Neighborhood Association. Please find attached my letter of support, along with 20 signatures from Palmetto Park residents in support for the City of St. Petersburg to pass a text amendment for properties that are within the proposed NTM-1 zoning but were formerly churches/ institutional homes, allowing them to retain existing front parking and access. I am all for development and growth of St Pete, but it is important to give a thoughtful approach and solution to existing properties and residents as we do so.

One of these significant properties is located at 2643 5th Ave S, St Pete 33712, which qualifies for the proposed NTM-1 zoning. This property was originally developed as a small church with cultural significance and was this developed all the way to the back on the lot then the surrounding homes, to allow front access parking.

A text amendment to the NTM-1 rezoning proposal would allow the average homeowner who purchased a former church or other former institutional properties (like schools) to have the opportunity to be a part of St. Pete's growth, and would encourage the retention of these already existing structures. Please see attached

It's an important time in our area. This former church (now home) is on 5th Ave S in Palmetto Park, in one of the oldest neighborhoods in St Pete, only a few blocks away from Gas Plant/Trop/22nd S and also in the Warehouse Arts District.

Tomorrow at 11, the DRC is meeting/workshop, and the City is presenting NTM-1 zoning and text amendments to the DRC and requesting this amendment be included. It is a time when we need to come together to solve this with an amendment before it gets passed.

Thank you,

Kate M Thorpe-Eddleman

Ann O. Vickstrom

From: Corey D. Malyszka
Sent: Thursday, January 12, 2023 11:14 AM
To: Derek Kilborn; Elizabeth Abernethy
Cc: Ann O. Vickstrom
Subject: FW: Proposed Solution: Zoom DRC Workshop NTM-1 Amendment Request
Attachments: 1.10.23.pdf; GW_RezoningChurchLetter.pdf; Thorpe-Eddleman_SupportLetter.pdf; BishopFlorence_SupportLetter (1).pdf

Below email was just received.

From: Gina Marie Foti <gina@ginaswarehouse.com>
Sent: Thursday, January 12, 2023 11:07 AM
To: Corey D. Malyszka <Corey.Malyszka@stpete.org>
Subject: Proposed Solution: Zoom DRC Workshop NTM-1 Amendment Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Corey,

Solving the housing crisis takes effort, collaboration and thoughtful creative approaches and can be simple but not always easy, we would love your help with taking a deeper look into solutions for the proposed issue (and possible solution) below.

Attached supporting including community supportive signatures, and support letters from the association, Bishop, along with pictures, and a detailed outline. (attached)

As a proposed solution:

Please consider introducing as a possible amended text option to allow for properties developed as small churches in the NTM-1 zoning with existing front access parking to retain their parking.

The amended text is not for all front access properties and can have clear parameters, such as

Developed and used as a church

Front entry was prior to 2023

Single lot

zoned residential 4 units or less and not commercial.

No side driveway

(along with some thoughtful boundaries and consideration.
Including requiring extra landscaping)

Benefits:

The amendment to the NTM-1 zoning allow the property to maintain its existing front parking and access, which would provide several benefits to the St. Petersburg community:

Encourage the modification of an existing property, while complementing the structure, its unique nature and cultural neighborhood past, rather than incentivizing property owners to demolish them and build new structures to fit new zoning criteria.

Create less obstacles for additional affordable house opportunities.

Allow a St. Petersburg resident to participate in the NTM-1 rezoning program.

Promote walkability by increasing density, "at the core of the success of increasing walkability is density, it is the key to making these communities walkable and vibrant." Urban Land Institute

Prevent burdensome, costly and unknown variances.

And Benefit the community with additional dwelling units, and therefore support NTM-1's primary objective.

We believe that there needs to be more thoughtful consideration for former institutional properties, such as churches or schools, that have been converted to residences - there has only been data collected for current churches not former churches now residences. This amendment would solve these issues and help retain these properties by making it easier to utilize them for what the NTM-1 was promoted to do.

Thank you for your consideration,
Gina Marie Foti

Ann O. Vickstrom

From: Will Payne <will.payne12@gmail.com>
Sent: Sunday, January 15, 2023 8:56 AM
To: Ann O. Vickstrom; Lisset G. Hanewicz; Jayne E. Ohlman
Subject: Support for Proposed Zoning Map Changes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I wanted to email to register my wholehearted support for the upcoming proposed zoning map changes amending Neighborhood Traditional to Neighborhood Traditional Mixed Residential.

This change to allow a greater diversity of housing types, particularly near major corridors, will enable more units of housing in a way that will address growing affordability challenges here in St. Petersburg. I don't want my neighborhood to become less socioeconomically diverse because a large segment of buyers are priced out of buying or renting homes here (or anywhere). I'm hopeful it will provide benefits to businesses along our corridors, who will have more customers in the immediate vicinity and lead to more thriving, walkable neighborhood shops and restaurants I can enjoy without driving.

I currently own a single-family home, and my immediate next door neighbors are an older, 50's fourplex. My neighbors are absolutely wonderful, long-time residents and thoughtful, considerate neighbors. My experience has shown that the combination of housing types has no bearing on the quality of our neighborhoods; in fact, I think it improves them.

As St. Pete, the State of Florida, and our world changes, our neighborhoods must change too. This change is an important one to allow St. Pete to keep pace with growth in a way that will only enhance our neighborhoods for the future.

Thank you for what I'm sure has been an immense amount of behind-the-scenes work putting these changes together and count me as a neighbor who is excited to see them enacted.

Will Payne
777 29th Ave N

Ann O. Vickstrom

From: Silveira, Ryan <Ryan.Silveira@gea.com>
Sent: Tuesday, January 17, 2023 11:27 PM
To: Ann O. Vickstrom
Subject: Re: Question in Regards to Property

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Thank you Ann! Very happy the city seems to be moving forward on this big issue of housing. I also own property at 948 26th st n and 2635 14th ave n. Will these properties be changing zoning as well? I received the card in the mail about this but not sure which properties apply. Thank you!

Get [Outlook for iOS](#)

From: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Sent: Monday, November 28, 2022 9:48:16 AM
To: Silveira, Ryan <Ryan.Silveira@gea.com>
Subject: RE: Question in Regards to Property

THIS MESSAGE IS FROM AN EXTERNAL SENDER

Please be cautious, particularly with links and attachments

Ryan,

Good morning! Thank you for contacting the City Planning and Development Services Department concerning your property.

As you indicated, your property at 2144 5th Avenue N is zoned Corridor Residential Traditional -1 (CRT-1). The CRT-1 zoning district allows up to 24 units/acre. Based on the Pinellas County Property Appraiser website, your property is approximately 0.123 acre, allowing up to 3 units. There is a Work Force Housing density bonus of 8 units/acre which would allow for 1 additional bonus workforce housing following the specific criteria. Therefore, at this time, you are allowed 3 units plus one Workforce Housing bonus unit for a total of 4 units. The Work Force Housing unit requires a contract with the city. I have attached the City Code Article V which provides the criteria for Work Force Housing. Please contact Stephanie Lampe at Stephanie.Lampe@stpete.org for more information concerning Work Force Housing. In addition, we are currently proposing to amend the CRT-1 district to allow Missing Middle development up to 30 units/acre allowing for duplexes, triplexes and fourplexes. This proposal is scheduled for City Council review in March 2023.

Please let me know if you have additional questions.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122

Planner II, Urban Planning and Historic Preservation

City of St. Petersburg

(727)892-5807

Ann.Vickstrom@stpete.org

Please note all emails are subject to public records law.

From: Silveira, Ryan <Ryan.Silveira@gea.com>
Sent: Tuesday, November 22, 2022 12:50 PM
To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: Question in Regards to Property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ann,
I own a two unit property at 2144 5th Ave N. I know the city is trying to incentivize the building of more units and allowing more flexibility. A recent project two doors down subdivided a lot and made two townhomes on a single lot by Canopy Builders. My question is now that my property is rezoned to CRT-1...am I able to build 4 units? Or would this only be if workforce housing was included? Also, how is the city incentivizing workforce housing? Is it by allowing the extra unit or are they partnering with homeowners to make this happen?

Thanks
Best regards,

Ryan Silveira

Regional Sales Engineer - Southern Region

Environmental Market
Region NAM | North America
Email Ryan.Silveira@gea.com
Mobile +1 (561) 908- 3091
Landline+1 (863) 603-8920
Web www.gea.com



GEA Mechanical Equipment US, Inc.

100 Fairway Court Northvale, NJ 07647, United States
Management Board: Michael Vick, Jeffrey Scholl
Registered Office: 1209, Orange Street, Wilmington, DE 19801, United States
Register Details: The Corporation Trust Company, 4905589
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Confidentiality note Data Protection

Ann O. Vickstrom

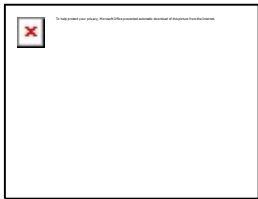
From: Dustin Baldwin <Dustin@velocityvg.com>
Sent: Wednesday, January 18, 2023 4:51 PM
To: Ann O. Vickstrom
Subject: NTM Zoning Question

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Hi Mrs. Vickstrom,

I have a lot that I am in planing and design on for 3 units (Triplex) in the CRT-1 zoning. I just noticed (after getting the postcard) that it is in the proposed NTM zoning. Does this mean I can develop 4 units here now? The parcel is under Blue Door Building CO LLC on 4th St S.

Thank you for the assistance!



Dustin Baldwin
Founder/CEO at VVG

M [727.421.8228](tel:727.421.8228)

E dustin@velocityvg.com

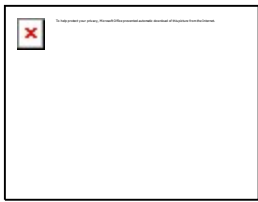


Ann O. Vickstrom

From: Dustin Baldwin <Dustin@velocityvg.com>
Sent: Friday, January 20, 2023 11:15 AM
To: Ann O. Vickstrom
Subject: Re: NTM Zoning Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the information, very helpful! Have a great weekend Ann.



Dustin Baldwin
Founder/CEO at VVG

M [727.421.8228](tel:727.421.8228)

E dustin@velocityvg.com



On Jan 20, 2023, at 10:56, Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

Dustin,

Thank you. The property is currently zoned CRT-1 and while we are not proposing to rezone that property to NTM-1, we are proposing a text amendment to allow any CRT-1 property an option of using a "Missing Middle Housing " bonus of up to 6 units/acre if following all NTM-1 locational, and design parameters. That would allow the same 30 units/acre as the NTM-1 zoning designation. No other housing bonuses are allowed. This is proposed for final public hearing on March 23, so we will have to wait on the outcome of City Council vote. This is an optional allowance, otherwise, a developer can follow the CRT-1 requirements. However, I have included the NTM-1 district requirements for your information.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122
Planner II, Urban Planning and Historic Preservation
City of St. Petersburg
(727)892-5807

Ann.Vickstrom@stpete.org

Please note all emails are subject to public records law.

From: Dustin Baldwin <Dustin@velocityvg.com>
Sent: Friday, January 20, 2023 9:55 AM
To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: Re: NTM Zoning Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ann, it doesn't have an address yet, 2525 4th St S will get you there via Google Maps, or if you look up Blue Door Building Co via property appraiser it will bring up the 4th St S parcel number.
<image001.jpg>



Dustin Baldwin
Founder/CEO at VVG

M [727.421.8228](tel:727.421.8228)

E dustin@velocityvg.com

On Jan 20, 2023, at 08:22, Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

Dustin,
Can you give me an address for this property?
Thank you,
Ann Vickstrom, AICP, RLA#0001122
Planner II, Urban Planning and Historic Preservation
City of St. Petersburg
(727)892-5807

Ann.Vickstrom@stpete.org

Please note all emails are subject to public records law.

From: Dustin Baldwin <Dustin@velocityvg.com>
Sent: Wednesday, January 18, 2023 4:51 PM
To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: NTM Zoning Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mrs. Vickstrom,
I have a lot that I am in planing and design on for 3 units (Triplex) in the CRT-1 zoning. I just noticed (after getting the postcard) that it is in the proposed NTM zoning. Does this mean I can develop 4 units here now? The parcel is under Blue Door Building CO LLC on 4th St S.

Thank you for the assistance!



Dustin Baldwin
Founder/CEO at VVG

M [727.421.8228](tel:727.421.8228)

E dustin@velocityvg.com

<SECTION_16.20.015.____NEIGHBORHOOD_TRADITIONAL_MIXED_RESIDENTIAL_DISTRICTS____NTM____
(3).docx>

Ann O. Vickstrom

From: Nathan Gray <nathan@pivotrei.com>
Sent: Friday, January 20, 2023 4:09 PM
To: Ann O. Vickstrom
Cc: Amie Gray; Kristy McUmber
Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann,

My name is Nathan Gray and I am writing on behalf of Amie Gray, owner/manager of Pivot REI. (cc'd here).

We currently own parcel ID: (273116754020001480) The parcel is a double lot, with frontage on 16th Ave S & 35th St S in St. Petersburg.

We received the notification for the rezoning application that is going across many parts of St. Petersburg. The purpose of this email is to request our parcel be added to the rezoning application. Please let me know if there is another process on how to formally apply for this request if there is another route for the request.

The reasoning for this request is based on the following detail:

- 1). Parcel ID: (273116754020001740) is a grandfathered corner store which is a recorded neighborhood nuisance. It is unusual for the area, and has affected our property adversely due to its proximity to commercial use. We feel as though our property may meet certain guidelines in the rezoning application due to it being adjacent to commercial use. The adjacent parcel also represents densities that are beyond the present-day planning maximums.
- 2). There are parcels that have been identified for rezoning to NTM-1 on 37th St S, such as parcel ID: (273116792000000010) and surrounding parcels. These parcels are adjacent to a 60' ROW with alley access. Our parcel also is adjacent to a 60' ROW with alley access. Our parcel also is a corner lot adjacent to another 60' ROW. We feel as though our access is sufficient for the proposed density and we have greater access than some parcels currently proposed.
- 3). We are active real estate developers and would be further incentivized to invest in the St. Petersburg area. We have interests in developing this parcel, and with this rezoning attached to it, it would allow our small business to further develop.

I hope to hear back and appreciate your time for attending to our parcel.

Thank you,

Nathan Gray

904-610-6340

Ann O. Vickstrom

From: Nathan Gray <nathan@pivotrei.com>
Sent: Friday, January 20, 2023 4:09 PM
To: Ann O. Vickstrom
Cc: Amie Gray; Kristy McUmbler
Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann,

My name is Nathan Gray and I am writing on behalf of Amie Gray, owner/manager of Pivot REI. (cc'd here).

We currently own parcel ID: (273116754020001480) The parcel is a double lot, with frontage on 16th Ave S & 35th St S in St. Petersburg.

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- 2). There are parcels that have been identified for rezoning to NTM-1 on 37th St S, such as parcel ID: (273116792000000010) and surrounding parcels. These parcels are adjacent to a 60' ROW with alley access. Our parcel also is adjacent to a 60' ROW with alley access. Our parcel also is a corner lot adjacent to another 60' ROW. We feel as though our access is sufficient for the proposed density and we have greater access than some parcels currently proposed.
- 3). We are active real estate developers and would be further incentivized to invest in the St. Petersburg area. We have interests in developing this parcel, and with this rezoning attached to it, it would allow our small business to further develop.

I hope to hear back and appreciate your time for attending to our parcel.

Thank you,

Nathan Gray

904-610-6340

Ann O. Vickstrom

From: joeymingione (null) <joeymingione@aol.com>
Sent: Tuesday, January 24, 2023 6:22 AM
To: Ann O. Vickstrom
Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am in support of these zoning changes that I believe will allow for more housing options in areas that make sense. I also believe this should be expanded further to allow for more less-restrictive ADU options in other areas of the city as well. Thank you.

Joseph Mingione
508 12th Avenue S

Sent from my iPhone
Joey Mingione

Ann O. Vickstrom

From: Gayle Mathews <gaylemathews@gmail.com>
Sent: Wednesday, November 16, 2022 1:37 PM
To: Ann O. Vickstrom
Subject: Rezoning application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann, I received a informational postcard regarding a rezoning application. I would definitely like to rezone my house for multi family. I would like the application. Thank you.

Gail Mathews
3433 Haines Rd N, St. Petersburg, FL 33704
St. Petersburg, FL. 33704

Ann O. Vickstrom

From: Gina Marie Foti <gina@ginaswarehouse.com>
Sent: Wednesday, February 01, 2023 2:28 PM
To: Ann O. Vickstrom; Derek Kilborn; Elizabeth Abernethy; Corey D. Malyszka
Subject: NTM-1 zoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Want to thank you all for putting this together and for taking the time to listen.

I hope you guys don't hate me for being so passionate about what I believe in.

Gina

Ann O. Vickstrom

From: Ryan Smith <smit1246@gmail.com>
Sent: Wednesday, February 01, 2023 2:42 PM
To: Ann O. Vickstrom
Subject: NTM-1 Questions

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann,

I just left you a vm but wanted to send you a follow up email, as well. I am looking at a house in the uptown area (just North of Mirror Lake) and around the hospital (just west of uptown and between MLK and 16th st n). Do you know if and/or when the zoning will change to allow up to a 4 - multi-unit property in these areas?

Thanks for your help!

Ann O. Vickstrom

From: D Kowalski <djkowalski70@outlook.com>
Sent: Friday, February 03, 2023 8:51 AM
To: Ann O. Vickstrom
Subject: NTM-1 questions

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ann,

I attended the public hearing on Feb 1 and have just a few questions based on that meeting. I know you are very busy with this so whenever you have time to get back to me is fine. Thanks!

The information on the slides was fairly quick so I missed some points that I hoped to get more information:

1. In regarding to proposing existing front side driveways can stay when adding units, there was something about a 3 foot landscape buffer. Can you expand on what that is?
2. There was also mention of “commercial landscape requirements” for a certain number of units. Can you provide more information on this?
3. There was a mention of roof design matching adjacent homes. I did previously see the language about matching existing façades. Do you know if the matching roof requirement is strict enough to require a gable roof when the two neighbor homes have gable roofs? Or would a hip roof be allowed between two gable roofs? The reason for this question is that a hip roof is now much more desirable from a wind risk standpoint.

I’m very interested in this new zoning and have plans for multiple properties. Thanks!

Dan Kowalski

Sent from [Mail](#) for Windows

Ann O. Vickstrom

From: Lisa Presnail <presnailphoto@gmail.com>
Sent: Tuesday, November 15, 2022 2:55 PM
To: Ann O. Vickstrom
Subject: ZM-15: NTM-1 Rezoning Application

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ann,

I live at 2042 3rd Ave. N. only a few houses away from the proposed rezoning. I have NOT received any postcard or notification about these meetings, only just heard a few mins ago from the president of association email. It is very difficult for me to break away from work with such little notice. I am 200% against this idea of rezoning, we have enough new apartments/townhomes all around us, why encroach on a historic (and in my case Local Designated historic) district? Please tell them to build elsewhere, why ruin what is left of St. Pete's history? Plus There is super busy traffic on the road already, (20th) to add more people trying to get in and out of there is not a good idea. Please let the historic neighborhood of Kenwood breath, and shine, for all of St Pete to benefit from and prosper, not just these developers and investors.

Please advise how I can be assured of future meetings/votes/proceedings whatever so that I can attend, and have some sort of voice? I live here...literally this is on top of me, and I did not get an invitation.

Thank you,

Lisa

--

Lisa Presnail

www.presnail.com

presnailphoto@gmail.com

727 871 2444

Ann O. Vickstrom

From: Jennifer Chioma-Teolis <JENNIFERCHIOMA@Rollins.edu>
Sent: Saturday, January 14, 2023 5:01 PM
To: Ann O. Vickstrom
Subject: Zoning changes along 30th Avenue N in Ponce De Leon

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ann,

I'm deeply worried about the postcard I received today and the news that came with it, which is the first I'm hearing of this proposal.

This is a wretched idea. I just left a neighborhood that was re-zoned for mixed used, in part because it had become almost exclusively duplexes and all rentals. Far too many of these duplexes were owned by slum lords/investors many of them completely uninterested in maintaining the properties at all, least of all to even a decent standard. There was more crime, drug dealing, puppy mills, it was an absolute mess. All of the occupants of these multi family dwellings were renters and the population was extremely transient.

I came here to get away from that, and now the city is proposing to turn this neighborhood, for which I paid over 250K to be a part, into the same slum of investor/slum lord-owned duplexes, triplexes and fourplexes. This will not improve housing opportunities, it will simply expand opportunities for foreign investors to buy up blocks of land, tear down single-family houses and throw up cheaply built multi-family homes to rent for exorbitant amounts of money that too many people still cannot afford.

I have been in property management for 25 years, and I can tell you from all my long experience that this will not improve our situation, not for the owners who live here now and not for potential future occupants. This is a single family neighborhood, destroying that will diminish the safety of all the residents and destroy the property values of this neighborhood and I will lose what equity I do have in my home as a result, as will all of my neighbors.

I watched this exact thing happen in my last neighborhood when it was rezoned for multifamily and taken over by slum lords. A neighborhood never recovers from something like this. The neighborhoods all along 30th Avenue would be well within their rights to sue the City for the loss of safety, peaceful enjoyment, property values, and potential equity/retirement. You are asking us to live in a slum, but you're not really asking our permission, because based on this postcard, this has been in the works for a long time already and you are only just now letting

us know, when it may potentially be too late.

I'm deeply concerned about this and I wish to express my absolute objection to any such change to our zoning. You are making a grave mistake, because this will not actually help anyone, certainly not even the unhoused people who need help.

Jennifer Teolis
jenniferchioma@rollins.edu
2918 30th Ave N
St Petersburg, Florida 33713
407-947-0166

Ann O. Vickstrom

From: Thomas Ley <tlnyc521@gmail.com>
Sent: Monday, January 16, 2023 10:14 AM
To: Ann O. Vickstrom
Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The maps provided on the site are unreadable. I JUST RECEIVED the the postcard of the transition to NTM-1 as the card states I will be impacted as my residence is within 300 feet. Upon trying to look at the maps it is impossible to ascertain where these housing changes are planned for in respect to my property.

Also, after just receiving this postcard many of the meetings have already taken place.

Could you please provide me a comprehensive overview of where this will be happening in respect to my residence at 2701 8th Avenue North in St. Pete. 300 feet is close by, and I purchased my home to live in a traditional neighborhood ... no one flooded with condos and townhomes.

I look forward to your reply.

Thanks in advance!

Thomas Ley

Ann O. Vickstrom

From: Michele Angermeier <mangermeier@charter.net>
Sent: Monday, January 16, 2023 10:26 AM
To: Ann O. Vickstrom
Subject: More is more. More is not better.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would be devastated if a four plex was allowed next door with an additional 8 cars minimum.
If I wanted crowds and high rises I'd live downtown. I am sure people that bought their homes last year were not aware of meetings held in 2018.

Shame on the city and the "planners" for allowing this.

"IT'S FINE. I'M FINE. *EVERYTHING'S FINE.*"

Ann O. Vickstrom

From: Greg Tappan <gregtappan70@gmail.com>
Sent: Monday, January 16, 2023 11:00 AM
To: Ann O. Vickstrom
Subject: City Application ZM-15

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann. My name is Greg Tappan and my address is 3650 Foster Hill Dr. N., 33704. We received a postcard last week about a proposed rezoning, and I'd like to get more information about this. I tried to read through the info on the city site and tried to look at the map, but the map is very hard to understand and I'm confused about what this is. Is this a specific application by a property owner to build multiple units on their property, or a broader rezoning change, or something else? As residents of Allendale, we have seen a disturbing number of out of character development, carving up the large, estate lots into smaller parcels and harming the character of what made our neighborhood so great in the first place. So anything that proposes multiple dwelling units replacing single family homes within 175 feet of our property is concerning.

If you could provide more information on this project, and the property addresses requesting to be rezoned for multiple dwelling units it would help us understand this better. Thank you in advance for your help.

Ann O. Vickstrom

From: Michael Winterbottom <michaelwinterbottom1@gmail.com>
Sent: Monday, January 16, 2023 1:24 PM
To: Ann O. Vickstrom
Subject: Zoning amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I received alarming news in the mail Saturday about rezoning (I assume the property right across the street from me at 4820 17th Ave N.) It pretty much ruined my weekend. My family has owned our house since 1969, so the thought of a three or four plex housing unit with three or four or who knows how many families living on this property is egregious. Two two story house like I have seen going up on other recent properties would at least be more acceptable, but I would prefer this be a single house lot. We live in a quite neighborhood and this monstrosity would have absolutely no place in this neighborhood. The owner of that house along with the zoning board who are making this decision for the rest of us don't live here and they're forcing this on our neighborhood. How are people who are not going to reside on said property aloud to ruin other people's peace and tranquility. Furthermore I find it unsettling that these meetings to decide this will be during regular working hours when you know full well that people probably won't be able to attend giving carte blanche to the opposition to walk away with everything they want. When does this over development stop, are water sewage system is over taxed and yet with absolutely no regard to that you keep approving more building. This should have been rejected at the get go, but apparently we have absolutely 0 rules now on urban development.

Ann O. Vickstrom

From: Grzelka, Heather <heather@grzelka.us>
Sent: Tuesday, January 17, 2023 8:06 AM
To: Ann O. Vickstrom
Subject: City Application for Zoning Map Amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ann,

We'd like to register for the upcoming public hearings regarding city application ZM-15. For those in our community who can't take off work to oppose this, what options do they have?

With appreciation,
Heather Grzelka

Ann O. Vickstrom

From: Michele Angermeier <mangermeier@charter.net>
Sent: Tuesday, January 17, 2023 3:31 PM
To: Ann O. Vickstrom
Subject: RE: More is more. More is not better.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I don't want to be sitting in my backyard having eyes looking at me from the two story "apartment" you want to build next door. Also explain to everyone how evacuation would work during a hurricane. How will our antiquated sewer system handle this. How will our roads deal with the added congestion and added road rage.

Just say no. Enough is enough.

"IT'S FINE. I'M FINE. EVERYTHING'S FINE."

From: [Ann O. Vickstrom](#)
Sent: Tuesday, January 17, 2023 2:48 PM
To: '[Michele Angermeier](#)'
Subject: RE: More is more. More is not better.

Ms. Angermeier,

Thank you for submitting your comments to the City. This email is to confirm our receipt of your comments. All comments will be provided to City Council as part of the NTM-1 rezoning report.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122
Planner II, Urban Planning and Historic Preservation
City of St. Petersburg
(727)892-5807
Ann.Vickstrom@stpete.org

Please note all emails are subject to public records law.

From: Michele Angermeier <mangermeier@charter.net>
Sent: Monday, January 16, 2023 10:26 AM
To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: More is more. More is not better.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would be devastated if a four plex was allowed next door with an additional 8 cars minimum.

If I wanted crowds and high rises I'd live downtown. I am sure people that bought their homes last year were not aware of meetings held in 2018.

Shame on the city and the "planners" for allowing this.

"IT'S FINE. I'M FINE. *EVERYTHING'S FINE.*"

Ann O. Vickstrom

From: martohued@gmail.com
Sent: Wednesday, January 18, 2023 5:31 PM
To: Ann O. Vickstrom; Derek Kilborn; Lisset G. Hanewicz
Subject: Objection to RE City Application ZM-15 proposing NTM-1 Rezoning -Please submit into the public hearing record
Attachments: NTM_Map_PRR.pdf; NTM-1 Proposed Rezoning Map -enlargement.JPG

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilmember District 4 Lisset Hanewicz, Mr. Kilborn & Ms. Vickstrom:

My name is Deborah Martohue and I live in District 4 at 1036 23rd Avenue N. I have owned my home for over 5 years. I have just been made aware by my next door neighbor located at 1042 23rd Avenue North of the City's Notice of Public Hearings re the captioned matter. Interestingly, I have neither received this mailed notice nor any notices /invitations for any of the prior community outreach meetings that I see listed when I go online to review the information posted by the City. As a resident that is literally across the alley from the properties proposed to be rezoned, I would have to give the City's community outreach a failing grade. As Mr. Kilborn may recall, I am an experienced land use, zoning and appellate attorney since 1996, a certified planner since 1998, a former elected official (2004-2006) and an appointed member of the Pinellas County Planning Commission (2004-2006) representing the municipalities of St. Pete Beach, Treasure Island and Madeira Beach. I was also Co-Chair of the Traditional Neighborhood Committee in 2002-2003 during the Code rewrite that helped craft the current land development regulations for the Traditional Neighborhood corridor focused on 4th Street North. I not only have vast experience in land use and zoning matters including drafting local land use regulations, I have vast experience in community outreach above and beyond the average resident and thus, I believe I am qualified to opine on the lack of actual outreach in this matter as well as the substance of the planning proposal.

If I had been notified prior to today by my neighbor, I would have voiced my concerns on the front end of this City-initiated rezoning effort rather than the tail end when changes are more difficult to achieve. Anyone who knows me and knows my law practice also knows that no one would classify me as a NIMBY. I am also not pro-development at all costs. I believe in updating development regulations to address current conditions and needs, including affordable housing initiatives. I can even understand as a planner that on paper, rezoning the parcels along major roadways such as 5th, 9th, 22nd, 28th etc. as transitional zoning to the single family neighborhoods located behind those roadways may appear appealing however, it does not work from an operational or functional standpoint on roads that do not have access driveways, on-street parking and are accessed completely from a rear alleyway such as the lots fronting 22nd Avenue N for example.

I live full-time in a single family home with a driveway and garage that has rear alley access shared with those parcels fronting 22nd Avenue N. Since those houses fronting 22nd Ave N do not have driveway access or on-street parking along 22nd Avenue N., the alleyway is already a parking obstacle course with many people parking parallel to the alleyway either because they do not have rear garages and/or driveways or they have too many cars. Currently, they are single family homes with a couple of those houses between 10th and 11th Street having garage apartments. I invite staff and my District Commissioner to visit the alley between 22nd Ave N and 23rd Avenue N and between 10th and 11th Streets to see for yourself. If you call or email me, I am happy to accompany any of you on a site visit so I can explain to you what the issues are currently and why the proposed rezoning would only serve to exacerbate the problem.

I routinely have issues getting in and out of my driveway and garage because of how the people park in the house behind me located at 1035 22nd Ave N. The landlord owner recently sold the property to an investor and the house is

being remodeled. Their heavy equipment destroyed my historic brick driveway late last week because they can't maneuver their equipment to unload a portable dumpster within the confines of this narrow alleyway located between our lots. How exactly do you think reasonable access in and out of my garage and/or driveway will work if up to 4 units are allowed on each of these lots behind me if it is problematic now with a single family home located across the alley from me? Parking will be at least 3-4 times worse not to mention the damage to the historic brick alleyway and abutting properties that will happen inevitably with construction and delivery trucks and equipment.

Since these units will not have access from 22nd Ave N., the traffic trips will quadruple, at least, on this narrow alleyway. When any one of these 12 lots located between 10th and 11th street are under construction, the heavy equipment, i.e., construction supply delivery trucks, dumpster containers, concrete mixers and the like will not only block the alleyway from use by anyone living between 10th and 11th streets on 22nd Avenue and 23rd Avenue N (it's not a 2-way street), it will disrupt garbage/recycling and other delivery services and inevitably damage abutting properties across the alley because of inadequate turnaround width. Yes, it happens as I just experienced last week and I have photos to support my allegation. Has the City done a traffic study to quantify the increase in traffic trips along this alleyway or any other alleyway where the fronting roadway does not provide on-street parking or driveway access and the only access option is use of the alley? These access and traffic issues must be considered.

How many more large City Dumpster bins do you think the City can fit along the alley? As it is, we have pick up twice per week with one dumpster servicing 4 single family homes that is filled or overfilled for each garbage pick-up day. Is the City going to pick up our garbage daily to accommodate a 4-fold increase in Units located behind my home between 10th and 11th Streets?

These are small City lots 50' wide and 128' deep. How will 4 units with at least 4 parking spaces fit on this size lot and meet all setback and pervious area requirements? If you do not require 4 parking spaces on-site respecting rear yard setbacks, there will still be at least one car per unit and they will park parallel alongside the alley making parking, access and travel within the alley that much worse than it already is.

We already have a stormwater runoff issue in the City with flash flooding on streets when we have heavy rains from stormwater runoff so I hope an increase of impervious area is not going to be allowed to accommodate the quadrupling of density.

Again, I am not opposed to affordable housing initiatives but I am strongly opposed to quadrupling density behind single family homes arising from inadequate public safety access & parking, inadequate facility capacity and services and an unreasonable increase in traffic on an alleyway not designed for such traffic increase as detailed above.

Please confirm receipt and acknowledge that my written objection will be made part of the hearing agenda packages and included as part of the public hearing record for every single upcoming public hearing on this matter. I will plan on attending one or more of the scheduled hearings as my work schedule allows noting that these hearings except for the last one scheduled at 5pm, all occur during normal business hours. This schedule of hearings in and of itself does not encourage attendance by interested and affected persons and constitutes an illusory effort to allow reasonable input by residents.

My contact information is below and I welcome any one of you or all of you to reach out to discuss or have me accompany you on a site visit. I look forward to hearing from you. Thank you in advance for your time and consideration.

Sincerely,
Deborah Martohue
1036 23rd Avenue N.
St. Petersburg, FL 33704
Mobile: 727.460.8431
Office: 727.256.1211
martohued@gmail.com

Ann O. Vickstrom

From: john potts <postalpotts@yahoo.com>
Sent: Thursday, January 19, 2023 7:42 PM
To: Ann O. Vickstrom
Subject: Re: city application zm-15
Attachments: Capture.PNG

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the clarification on the map. My question is, will these properties still be allowed to redevelop given that we have local historic designation status? The whole purpose of our historic designation was to preserve older homes. Encouraging redevelopment, along with a higher density, is in direct contrast of that purpose.

Thank you for your time,

John Potts

On Monday, January 16, 2023 at 04:01:13 PM EST, Ann O. Vickstrom <ann.vickstrom@stpete.org> wrote:

John,


Thank you for your inquiry. The Future Major Street is 28th Street. I have provided a screen shot of the NTM-1 map showing your property and surrounding properties that are proposed for rezoning below:



The properties in red are the properties that are proposed for the NTM-1 zoning following the NTM-1 design and development guidelines. The NTM-1 district is proposed with many of the same building characteristics as the Neighborhood Traditional (NT). This zoning is proposed to allow property owners to add units onto their existing house while providing appropriate parking on site.

The screen shot below is of the resource page and I have provided an arrow showing which maps to go to in order to find this map.

Resources

- [St. Petersburg Comprehensive Plan](#)
 - St. Petersburg City Code, Chapter 16, Land Development F
 - [Matrix: Use Permissions, Parking, and Zoning](#)
 - [Neighborhood Traditional Mixed Residential \(NTM-1\)](#)
 - [Neighborhood Traditional \(NT\)](#)
 - [Neighborhood Suburban \(NS\)](#)
 - Map Collection
 - [NTM-1 PDF Map](#)
 - [NTM-1 Interactive Map](#)
 - [Interactive Zoning and Future Land Use Map](#)
- 

Please let me know if you have additional questions.

Thank you for contacting our office.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122

Planner II, Urban Planning and Historic Preservation

City of St. Petersburg

(727)892-5807

Ann.Vickstrom@stpete.org

Please note all emails are subject to public records law.

From: john potts <postalpotts@yahoo.com>
Sent: Saturday, January 14, 2023 3:58 PM
To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: city application zm-15

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello! We received a postcard about the zoning map amendment which is within 300 feet of our property. However, I cannot find any information on the listed link to tell me which street is the Future Major Street and which properties will have zoning changes if the amendment is implemented. My address is 2836 7th Ave N. Please clarify or direct me to the actual page which shows the changes.

Thank you for your help,

John Potts

postalpotts@yahoo.com

Ann O. Vickstrom

From: martohued@gmail.com
Sent: Friday, January 20, 2023 11:26 AM
To: Derek Kilborn; Ann O. Vickstrom; Lisset G. Hanewicz
Subject: RE: Objection to RE City Application ZM-15 proposing NTM-1 Rezoning -Please submit into the public hearing record

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for confirming receipt.

I reiterate my offer to accompany one or all of you on a walking tour of this alley. I can't envision that this alley could accommodate all of the additional traffic generated by quadruple the number of residents as well as all of the increased deliveries (i.e., FEDEX, UPS, Amazon and all the other delivery services people avail themselves of these days) which require stopping the delivery vehicle in the alley, getting out and delivering the package, plus all of the visitors to these new units. Where will they park? It's very different when you have a two-way street with on-street parking in front of your home. These lots do not have that which dumps 100% of parking, traffic and deliveries into the alleyway. The alleyway is already at capacity with traffic and parking. Add-on all of the dust, noise and fumes from all of this additional traffic and deliveries not to mention the issues created by construction. I honestly cannot wrap my head around the full scope of the adverse public safety, traffic and nuisance impacts that will be caused to all of the residents abutting this alleyway from this proposal. I am still trying to process all of the impacts. I respect this City and its staff but with all due respect, I do not think this proposal was thought through as to how the alleyway will actually function or should I say not function well, with this proposed quadrupling of density along 22nd Ave N.

I implore you to reconsider your proposal at least for any lots that abut roadways that do not have driveway access or on-street parking.

Sincerely,

Deborah Martohue
1036 23rd Avenue N.
St. Petersburg, FL 33704
727.460.8431
martohued@gmail.com

From: Derek Kilborn <Derek.Kilborn@stpete.org>
Sent: Friday, January 20, 2023 6:27 AM
To: 'martohued@gmail.com' <martohued@gmail.com>; Ann O. Vickstrom <Ann.Vickstrom@stpete.org>; Lisset G. Hanewicz <Lisset.Hanewicz@stpete.org>
Subject: RE: Objection to RE City Application ZM-15 proposing NTM-1 Rezoning -Please submit into the public hearing record

Deborah Martohue:

Thank you for your interest in this important application. I am writing to confirm receipt of your written objection and acknowledge that your email will be included as a public comment attachment to the staff report for each public hearing.

Respectfully,

Derek Kilborn, Manager

Urban Planning and Historic Preservation Division

Planning and Development Services Department

One 4th Street North, St. Petersburg, Fla. 33701

Derek.Kilborn@stpete.org

(727) 893-7872



From: martohued@gmail.com <martohued@gmail.com>

Sent: Wednesday, January 18, 2023 5:31 PM

To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>; Derek Kilborn <Derek.Kilborn@stpete.org>; Lisset G. Hanewicz <Lisset.Hanewicz@stpete.org>

Subject: Objection to RE City Application ZM-15 proposing NTM-1 Rezoning -Please submit into the public hearing record

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councilmember District 4 Lisset Hanewicz, Mr. Kilborn & Ms. Vickstrom:

My name is Deborah Martohue and I live in District 4 at 1036 23rd Avenue N. I have owned my home for over 5 years. I have just been made aware by my next door neighbor located at 1042 23rd Avenue North of the City's Notice of Public Hearings re the captioned matter. Interestingly, I have neither received this mailed notice nor any notices /invitations for any of the prior community outreach meetings that I see listed when I go online to review the information posted by the City. As a resident that is literally across the alley from the properties proposed to be rezoned, I would have to give the City's community outreach a failing grade. As Mr. Kilborn may recall, I am an experienced land use, zoning and appellate attorney since 1996, a certified planner since 1998, a former elected official (2004-2006) and an appointed member of the Pinellas County Planning Commission (2004-2006) representing the municipalities of St. Pete Beach, Treasure Island and Madeira Beach. I was also Co-Chair of the Traditional Neighborhood Committee in 2002-2003 during the Code rewrite that helped craft the current land development regulations for the Traditional Neighborhood corridor focused on 4th Street North. I not only have vast experience in land use and zoning matters including drafting local land use regulations, I have vast experience in community outreach above and beyond the average resident and thus, I believe I am qualified to opine on the lack of actual outreach in this matter as well as the substance of the planning proposal.

If I had been notified prior to today by my neighbor, I would have voiced my concerns on the front end of this City-initiated rezoning effort rather than the tail end when changes are more difficult to achieve. Anyone who knows me and knows my law practice also knows that no one would classify me as a NIMBY. I am also not pro-development at all costs. I believe in updating development regulations to address current conditions and needs, including affordable housing initiatives. I can even understand as a planner that on paper, rezoning the parcels along major roadways such as 5th, 9th,

22nd, 28th etc. as transitional zoning to the single family neighborhoods located behind those roadways may appear appealing however, it does not work from an operational or functional standpoint on roads that do not have access driveways, on-street parking and are accessed completely from a rear alleyway such as the lots fronting 22nd Avenue N for example.

I live full-time in a single family home with a driveway and garage that has rear alley access shared with those parcels fronting 22nd Avenue N. Since those houses fronting 22nd Ave N do not have driveway access or on-street parking along 22nd Avenue N., the alleyway is already a parking obstacle course with many people parking parallel to the alleyway either because they do not have rear garages and/or driveways or they have too many cars. Currently, they are single family homes with a couple of those houses between 10th and 11th Street having garage apartments. I invite staff and my District Commissioner to visit the alley between 22nd Ave N and 23rd Avenue N and between 10th and 11th Streets to see for yourself. If you call or email me, I am happy to accompany any of you on a site visit so I can explain to you what the issues are currently and why the proposed rezoning would only serve to exacerbate the problem.

I routinely have issues getting in and out of my driveway and garage because of how the people park in the house behind me located at 1035 22nd Ave N. The landlord owner recently sold the property to an investor and the house is being remodeled. Their heavy equipment destroyed my historic brick driveway late last week because they can't maneuver their equipment to unload a portable dumpster within the confines of this narrow alleyway located between our lots. How exactly do you think reasonable access in and out of my garage and/or driveway will work if up to 4 units are allowed on each of these lots behind me if it is problematic now with a single family home located across the alley from me? Parking will be at least 3-4 times worse not to mention the damage to the historic brick alleyway and abutting properties that will happen inevitably with construction and delivery trucks and equipment.

Since these units will not have access from 22nd Ave N., the traffic trips will quadruple, at least, on this narrow alleyway. When any one of these 12 lots located between 10th and 11th street are under construction, the heavy equipment, i.e., construction supply delivery trucks, dumpster containers, concrete mixers and the like will not only block the alleyway from use by anyone living between 10th and 11th streets on 22nd Avenue and 23rd Avenue N (it's not a 2-way street), it will disrupt garbage/recycling and other delivery services and inevitably damage abutting properties across the alley because of inadequate turnaround width. Yes, it happens as I just experienced last week and I have photos to support my allegation. Has the City done a traffic study to quantify the increase in traffic trips along this alleyway or any other alleyway where the fronting roadway does not provide on-street parking or driveway access and the only access option is use of the alley? These access and traffic issues must be considered.

How many more large City Dumpster bins do you think the City can fit along the alley? As it is, we have pick up twice per week with one dumpster servicing 4 single family homes that is filled or overfilled for each garbage pick-up day. Is the City going to pick up our garbage daily to accommodate a 4-fold increase in Units located behind my home between 10th and 11th Streets?

These are small City lots 50' wide and 128' deep. How will 4 units with at least 4 parking spaces fit on this size lot and meet all setback and pervious area requirements? If you do not require 4 parking spaces on-site respecting rear yard setbacks, there will still be at least one car per unit and they will park parallel alongside the alley making parking, access and travel within the alley that much worse than it already is.

We already have a stormwater runoff issue in the City with flash flooding on streets when we have heavy rains from stormwater runoff so I hope an increase of impervious area is not going to be allowed to accommodate the quadrupling of density.

Again, I am not opposed to affordable housing initiatives but I am strongly opposed to quadrupling density behind single family homes arising from inadequate public safety access & parking, inadequate facility capacity and services and an unreasonable increase in traffic on an alleyway not designed for such traffic increase as detailed above.

Please confirm receipt and acknowledge that my written objection will be made part of the hearing agenda packages and included as part of the public hearing record for every single upcoming public hearing on this matter. I will plan on attending one or more of the scheduled hearings as my work schedule allows noting that these hearings except for the last one scheduled at 5pm, all occur during normal business hours. This schedule of hearings in and of itself does not encourage attendance by interested and affected persons and constitutes an illusory effort to allow reasonable input by residents.

My contact information is below and I welcome any one of you or all of you to reach out to discuss or have me accompany you on a site visit. I look forward to hearing from you. Thank you in advance for your time and consideration.

Sincerely,
Deborah Martohue
1036 23rd Avenue N.
St. Petersburg, FL 33704
Mobile: 727.460.8431
Office: 727.256.1211
martohued@gmail.com

Ann O. Vickstrom

From: Toby Duffield <tduffield@tierraeng.com>
Sent: Friday, January 20, 2023 12:50 PM
To: Ann O. Vickstrom
Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I just want to put my 2 cents in on the CITY APPLICATION ZM-15. The parking in this neighborhood has already been a huge issue for residents on Dartmouth Ave North because you can only park on one side of the street. I would also like to point out that our alley where our single car driveways connect is basically dirt which is pointless to park a car back there unless you want to wash your car every day. We are also not allowed to put driveways in the front of our homes unless you are grandfathered in. If you allow these houses to be bought and converted to multi-dwellings, It's going to become more of a nightmare for homeowner's and their families that are already searching for parking.

Toby Duffield

Senior Geophysical Supervisor

TIERRA, INC.

7351 Temple Terrace Highway | Tampa, Florida 33637

T 813.989.1354 | F 813.989.1355 | C 813.992.1330

www.tierraeng.com | tduffield@tierraeng.com

Ann O. Vickstrom

Subject: FW: ZM-15: NTM-1 Rezoning Application

From: Thomas Ley <tlnyc521@gmail.com>
Sent: Friday, January 20, 2023 2:07 PM
To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: Re: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ann -

Thanks for sending this along to me. I have to admit that I'm not very pleased about it, and am surprised it can happen in the historic kenwood area. I would not have purchased my home in a neighborhood that would/could be rezoned into this type of a format.

I know my neighbors are not pleased either. I am rallying support to attend the upcoming meeting to protest these changes to our charming neighborhood.

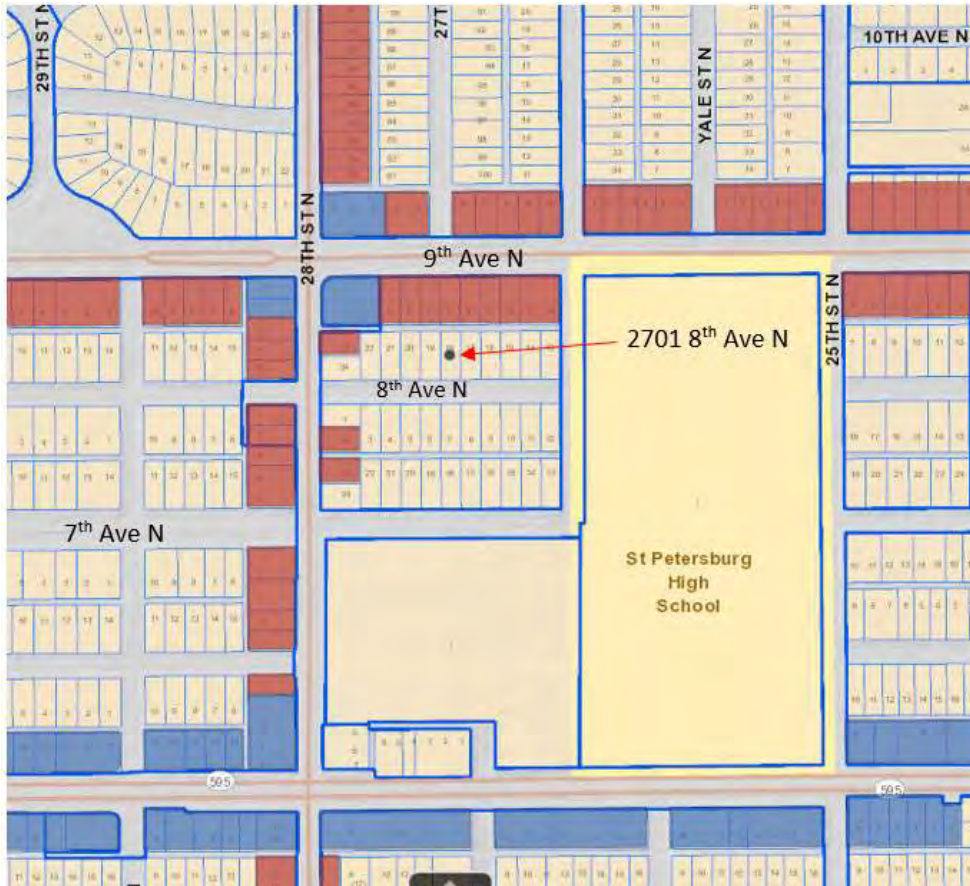
Regards,

Tom

On Tue, Jan 17, 2023 at 2:41 PM Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

Mr. Ley,

Thank you for contacting the City with your concerns about the proposed NTM-1 rezoning. I have provided a screen shot of the NTM-1 interactive map on the webpage that shows the location of your house in relation to the surrounding proposed NTM-1 properties. The red properties are proposed for the NTM-1 zoning.



The NTM-1 zoning has several locational criteria.

- within 175-feet of the centerline of a designated *Future Major Street*
- properties to be adjacent to a public alley.
- retains direct connectivity to one or more adjoining *Future Major Streets*; and
- located outside of the designated Coastal High Hazard Area ("CHHA").

The NTM-1 is a traditional zoning where the individual homeowners will have the ability to construct additional units on their property, added to their existing homes. The NT zoning district currently allows two units (the primary unit and an accessory dwelling unit (ADU)). The NTM-1 zoning allows the owner to add up to 2 more smaller units, meeting all locational, design and dimensional restrictions. Building requirements are much like the NT zoning district by limiting the building height to 2 stories and a building width of 40 feet. Buildings are still required to have front porches and parking must be on-site and accessed from the alley.

Please let me know if you have additional questions. We appreciate that you have contacted our office to learn more about this proposal. All public comments will be provided to the City Council as part of the report.

Respectfully,

Ann Vickstrom, AICP, RLA#0001122

Planner II, Urban Planning and Historic Preservation

City of St. Petersburg

(727)892-5807

Ann.Vickstrom@stpete.org

Please note all emails are subject to public records law.

-----Original Message-----

From: Thomas Ley <tl NYC521@gmail.com>

Sent: Monday, January 16, 2023 10:14 AM

To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>

Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The maps provided on the site are unreadable. I JUST RECEIVED the the postcard of the transition to NTM-1 as the card states I will be impacted as my residence is within 300 feet. Upon trying to look at the maps it is impossible to ascertain where these housing changes are planned for in respect to my property.

Also, after just receiving this postcard many of the meetings have already taken place.

Could you please provide me a comprehensive overview of where this will be happening in respect to my residence at 2701 8th Avenue North in St. Pete. 300 feet is close by, and I purchased my home to live in a traditional neighborhood ... no one flooded with condos and townhomes.

I look forward to your reply.

Thanks in advance!

Thomas Ley

Ann O. Vickstrom

From: Kate Zamboni <kate.zamboni@yahoo.com>
Sent: Sunday, January 22, 2023 8:42 PM
To: Ann O. Vickstrom
Cc: Norman Zamboni
Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live at 1390 42nd Ave N and am writing to express my opposition to the planned amendment that would intensify the residential density along Haines Avenue between 38th Ave N and 16th Street. I use that stretch of road to ride my bike to access the new bike lanes on MLK because MLK north of 38th Ave is too busy for bike traffic.

The plan will make this currently relatively quiet section Haines Road a very busy road. As it is, traffic is increasing on Haines Road with through traffic traveling at too high a rate of speed for this residential street. Moreover, there is little room for street parking on this stretch of Haines Road and increasing the number of dwelling units is certain to create a serious parking problem that will lead to unnecessary congestion with cars parked on the street. Please remove the section of Haines Road between 38th Ave N and 16th Street from the amendment.

Thank you,
Kate Zamboni

Sent from my iPhone.

Ann O. Vickstrom

From: Norm Zamboni <normzamboni@hotmail.com>
Sent: Monday, January 23, 2023 8:18 AM
To: Kate Zamboni
Cc: Ann O. Vickstrom
Subject: Re: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Is it possible to read the rezoning application? I don't have time to read it. But I'm kind of curious as to what it says.

Get [BlueMail for Android](#)

On Jan 22, 2023, at 8:42 PM, Kate Zamboni <kate.zamboni@yahoo.com> wrote:

I live at 1390 42nd Ave N and am writing to express my opposition to the planned amendment that would intensify the residential density along Haines Avenue between 38th Ave N and 16th Street. I use that stretch of road to ride my bike to access the new bike lanes on MLK because MLK north of 38th Ave is too busy for bike traffic.

The plan will make this currently relatively quiet section Haines Road a very busy road. As it is, traffic is increasing on Haines Road with through traffic traveling at too high a rate of speed for this residential street. Moreover, there is little room for street parking on this stretch of Haines Road and increasing the number of dwelling units is certain to create a serious parking problem that will lead to unnecessary congestion with cars parked on the street. Please remove the section of Haines Road between 38th Ave N and 16th Street from the amendment.

Thank you,

Kate Zamboni

Sent from my iPhone.

Ann O. Vickstrom

From: Norm Zamboni <normzamboni@hotmail.com>
Sent: Monday, January 23, 2023 8:18 AM
To: Kate Zamboni
Cc: Ann O. Vickstrom
Subject: Re: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Is it possible to read the rezoning application? I don't have time to read it. But I'm kind of curious as to what it says.

Get [BlueMail for Android](#)

On Jan 22, 2023, at 8:42 PM, Kate Zamboni <kate.zamboni@yahoo.com> wrote:

I live at 1390 42nd Ave N and am writing to express my opposition to the planned amendment that would intensify the residential density along Haines Avenue between 38th Ave N and 16th Street. I use that stretch of road to ride my bike to access the new bike lanes on MLK because MLK north of 38th Ave is too busy for bike traffic.

The plan will make this currently relatively quiet section Haines Road a very busy road. As it is, traffic is increasing on Haines Road with through traffic traveling at too high a rate of speed for this residential street. Moreover, there is little room for street parking on this stretch of Haines Road and increasing the number of dwelling units is certain to create a serious parking problem that will lead to unnecessary congestion with cars parked on the street. Please remove the section of Haines Road between 38th Ave N and 16th Street from the amendment.

Thank you,

Kate Zamboni

Sent from my iPhone.

Ann O. Vickstrom

From: Jamie Dickerson <alwaysjld@mac.com>
Sent: Monday, January 23, 2023 11:32 AM
To: Ann O. Vickstrom
Subject: Rezoning information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Ms. Vickstrom.

I understanding there will be a series of public meetings to address rezoning of my neighborhood. Would you be kind enough to send me

rezoning information in my neighborhood Allendale Oaks

Opponent Registration information, restrictions, application and processes

Thank you for your time.

Jamie Dickerson
861 42nd Ave North
St. Petersburg, Florida 33703
305 336 4247

Ann O. Vickstrom

From: Goran I <goran63@hotmail.com>
Sent: Monday, January 23, 2023 1:23 PM
To: Ann O. Vickstrom
Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to express my profound dissatisfaction with the upcoming zoning map amendment initiative. I realize that this public comment along with the upcoming and past public hearings are merely a formality to somehow slap some form of legality on the further destruction of St. Petersburg. Adding density in an already overcrowded city does not make any sense for its residents, but it does make perfect sense for "developers" and for those whose pockets they line. As a resident I do not want more congestion, more traffic, more crime. I have never seen this town so congested. It takes twice as long to get anywhere compared to just a few years ago. And no, the solution is not to give up my car and ride those scooters or some unicorn..... I am being asked not to use my washer during peak storm events so that it does not overburden the sewer system..... It will inevitably get worse following your grand plan for zoning amendment. We do not need any more people in this city! Enough is enough!

Goran Ivanov
St. Petersburg FL

Ann O. Vickstrom

From: Barbara Nicolaisen <rebdux0927@gmail.com>
Sent: Tuesday, January 24, 2023 10:15 AM
To: Ann O. Vickstrom
Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am NOT in favor of the proposed "NTM-1 Map Amendment."

Barbara Nicolaisen

Ann O. Vickstrom

From: Elizabeth Abernethy
Sent: Tuesday, January 24, 2023 7:04 PM
To: Ann O. Vickstrom; Derek Kilborn
Subject: Fwd: ALERT: Planned City Rezoning Affecting OUR Neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: "Susan P. Ajoc" <susan.ajoc@stpete.org>
Date: January 24, 2023 at 5:37:31 PM EST
To: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>, Derek Kilborn <derek.kilborn@stpete.org>
Subject: FW: ALERT: Planned City Rezoning Affecting OUR Neighborhood

FYI – not sure if they reached out to you

From: Carol Gruszka <noreply@classcreator.net>
Sent: Tuesday, January 24, 2023 3:05 PM
To: Susan P. Ajoc <Susan.Ajoc@stpete.org>
Subject: ALERT: Planned City Rezoning Affecting OUR Neighborhood

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Lake Pasadena Estates Neighborhood Association

The LPENA Board of Directors (BOD) met last evening and learned that the City of St. Petersburg plans to adopt zoning map changes that would directly affect our Lake Pasadena Estates neighborhood on all four sides,

primarily north and south (south side of 5th Ave. N and north side of 1st Ave. N, respectively), but also on the east and west (58th St. and 66th St.). Details on the [NTM-1 Map Amendment](#) may be read online by clicking on the underlined link, but basically the amended map zoning would allow multi-family dwellings (up to "quadplexes") to be built (or converted) on single properties up to 150 feet into our neighborhood on every side. These border areas would change from NT (Neighborhood Traditional) to NTM (Neighborhood Traditional Mixed) to allow greater population density along major corridor streets (bus routes). Although these planning meetings are well underway, three upcoming public meetings are rapidly approaching and warrant our/your attention.

Community Planning & Preservation Commission: February 14, 2023, 2 p.m. at City Hall Chamber, 175 5th St. N.

City Council First Reading & Public Hearing: March 2, 2023, 3 p.m. at City Hall Chamber, 175 5th St. N.

City Council Second Reading & Adoption Hearing: March 23, 2023, 5:01 p.m. at City Hall Chamber, 175 5th St. N.

Two LPENA directors, Niel Allen and Lorraine Armstrong, have been designated by the BOD to attend and speak (if allowed) at these meetings, which require a 10-day-advance registration to attend and speak at these scheduled meetings. We are NOT limited to their speaking, however, since you, too, may want to register to attend and speak your concerns.

Even more alarmingly, the above-planned zoning changes are, in the future, planned to be extended an additional 200 feet into our neighborhoods after these current changes take place.

We understand the need for affordable housing, but it was noted at last night's BOD meeting that the city currently has 14,000 properties already zoned and available for building such multi-family dwellings. We also know that construction of a 100+ unit development is already underway on the south side of Central Avenue between 60th and 61st Streets and that there is another potentially planned development of more than 1,000 units on the old Raytheon Technologies property located at 17th Ave. and 72nd St.).

<https://www.classcreator.com/St-Petersburg-Florida-Lake-Pasadena-Estates-2019/>



This message has been sent to you from carol@prismeffects.com. You cannot reply directly. [Click here if you wish to start a new email to carol@prismeffects.com](#).

To discontinue these email notifications [unsubscribe](#).



Ann O. Vickstrom

From: Lane <lanedriscoll@gmail.com>
Sent: Wednesday, January 25, 2023 4:49 PM
To: Ann O. Vickstrom
Subject: Zoning map amendment and designated neighborhood associations

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I recently received a postcard advising me of public hearings about changing density levels in my neighborhood, because I live within 300 feet of a FUTURE MAJOR STREET. Though I've owned my home for over 15 years as a landlord, I recently moved to make it my full-time home. This postcard is the 1st notice I've received about a process that has been in the works for years. I'm on board with allowing more housing options, like ADUs and garage apartments in traditional SFR areas, but I'm not looking to have massive rental/condo complexes/towers spring up along 22nd Avenue South.

I went on the website given on the postcard and couldn't find a definition of what types/sizes of development/buildings will be allowed under NTM-1. I also couldn't find a definition of Future Major Street (FMS), nor which current streets are going to be turned into a FMS. Currently, 22nd Ave South is already a major street, so what more is expected to happen to it?

My other concern is what happened to my Twin Brooks Neighborhood Association and designation. They put in the neighborhood boundary markers, which look great, but the neighborhood association is no longer listed on the city's map of associations. What happened? We're not Child's Park and have a different set of concerns and priorities than that group.

So, in sum, my major concerns are the definition of FMS within 175 feet of my house and what that allows the city to do to that street. And what happened to TBNA, and how to get us back on the map.

Please get back to me.

Sincerely,

Lane Driscoll
2225 Quincy Street S
St. Petersburg

Ann O. Vickstrom

From: Karen Lorenz <lorenz.karen2@gmail.com>
Sent: Thursday, January 26, 2023 9:45 AM
To: Ann O. Vickstrom
Subject: Rezoning ONE St Pete

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am reaching out to you to share my concerns and objections to the proposed rezoning of properties from NT to NTM-1. Although I am strongly **opposed to it anywhere in the Old Northeast**, I will focus on my concerns about increased accessory dwelling units, duplexes, triplexes and fourplexes in Greater Woodlawn i.e. along 22nd Ave N. I will call them out in bullet points for clarity and focus.

1. Already existent issues with water and particularly sewer along 22nd Ave N between MLK and 16th St. N. The cast iron sewer/drainage pipes under the blacktop of 22nd Ave N have had multiple issues over the last few years. There have been frequent closures of the center lane on 22nd Ave N to try to remediate the problem and my concern is that with the addition of this many units/bathrooms it will exacerbate the issue.
2. Sanitation Sewers for residents, also cast iron, are located in the alley.
3. Alleys are mostly either dirt or brick and contain many indentions. This will be an issue if alley traffic increases due to more residences.
4. **PARKING!** As there are few driveways off of 22nd Ave N, most residents park in the alley behind their home. There are few places currently, and there are frequent issues with guests of a neighbor parking in another homeowners parking area or driveway. Increased population density will bring this issue to a tipping point.
5. Large trashcans are located in the alley. If population increases, more will be required and there is barely enough space for the ones that already exist.
6. Increased traffic will be problematic, increasing the already aggravating noise and vibrations along major throughfares.
7. Construction vehicles would take over existing parking areas during destruction/construction and interfere with sanitation pick up.
8. Greater Woodlawn is fast approaching 100 years since incorporation. Changes like this would damage the historic feel and appeal of the area.
9. Units such as this were incorporated into Crescent Heights and ruined the atmosphere of the neighborhood.

Again, I am only calling out the issues that make me **blatantly opposed** to the prospect but I am sure this opposition is felt by most of the neighboring areas as well.

I heartily request the Zoning changes be **ADAMENTLY** denied for these areas of Old Northeast.

Regards
Karen Lorenz

Ann O. Vickstrom

From: Norma Bouillion <nbouillion@yahoo.com>
Sent: Friday, January 27, 2023 4:09 PM
To: Ann O. Vickstrom
Subject: Rezoning

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident of St Petersburg that will greatly be affected by the cities plan to rezone for more affordable housing. I'm writing to express the discontent my husband and I have towards this plan. We purchased a home off 22nd just north of the alley where 4 home sites/condos can be built right outside our back yard. We would not have paid the premium price for our house 1 1/2 year ago had we known this would happen. How can the city add more traffic to 22nd? It's busy now. When the mayor was running his campaign was "more affordable housing" where the ball field was. now it looks like those are going to be for first responders teachers, etc. with new businesses, restaurants etc.... Raising property values creating a beautiful downtown area but sticking the affordable housing within our residential areas. What is this going to do to our property values? does the city honestly think we will pay these high taxes up against these kind of properties? this plan has definitely made for some very very unhappy residents.

Sincerely,
Norma Bouillion.

Ann O. Vickstrom

From: Mike Battigelli <mikebattigelli@gmail.com>
Sent: Saturday, January 28, 2023 12:29 PM
To: Ann O. Vickstrom
Subject: ZM-15: NTM-1 Rezoning Application

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am NOT in favor of proposed NTM-1MAP Amendment.. Put in the Mayor's Neighborhood.

Ann O. Vickstrom

From: Corey Vongsalay <outlook_ED449F0474B0C053@outlook.com>
Sent: Sunday, January 29, 2023 8:02 PM
To: Ann O. Vickstrom
Subject: ZM-15: NTM-1 Rezoning Application

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am NOT in favor of the proposed NTM-1 Map Amendment.

Sincerely,
Corey Vongsalay

Sent from [Mail](#) for Windows

Ann O. Vickstrom

From: Susan Fulmer <kellyfulmer1221@gmail.com>
Sent: Monday, January 30, 2023 10:00 AM
To: Ann O. Vickstrom
Subject: ZM-15: NTM-1 Rezoning Application

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vickstrom,

I live on 9 Ave N. In Old Northeast (soon the adjective "old" will no longer be needed with all the old homes being torn down).

I am totally against the proposal to changing the zoning in my neighborhood. My question to you, when will the nonstop development end? And building condos, townhomes, duplexes, tri-plex etc built in Old Northeast or other surroundings neighborhoods will not be "affordable" housing. The developers will make their money and move on, it's about \$\$\$ not about improving the neighborhoods.

Where do you live? Will this affect your neighborhood?

Please do the right thing by the residence who actually live in these neighborhoods.
Sent from my iPad

Ann O. Vickstrom

From: Mainstream America <mainstreamamerica@tampabay.rr.com>
Sent: Wednesday, February 01, 2023 9:57 AM
To: Ann O. Vickstrom
Subject: DRC Agenda Item #1 - LDR2022-04

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Vickstrom,

I strongly object to the inclusion of 30th Avenue N in the new NTMR-1 zoning category. This road is a narrow two lane road bordered by single story, single family residential for the most part. While there is some commercial zoning at nodes, (4th St, MLK St, 16th St, etc.), the overwhelming use and character is residential. The areas on 30th slated for rezoning have, for the most part, unimproved dirt alleys behind them and I see no provision for requiring them to be paved. Dirt alleys sustaining the amount of traffic generated by this increase in density would require virtually monthly maintenance by the City. If the developers aren't required to pave the alleys, then the residents behind the fourplexes will be assessed to do so – something that hardly seems fair since they'll take the property values hit for the increased density.

And there WILL be increased traffic. The condition of the road does not lend itself to increased density despite the "rehab" a few years back. Stormwater collects along either side of the roadway and stays for days, fouling the underutilized bike lanes and making them impassible. The roadway continues to subside, leaving gaping holes at times, due to unrepaired leaking city pipes underneath the roadbed, another issue not fixed during the rehab. There are no contiguous sidewalks along the south side of 30th between MLK and 16th Streets, again, something not addressed in the rehab. Furthermore, there are no buses on 30th Avenue west of MLK. Where are the walkers and bike riders to go and how will they get there - safely?

In reviewing the plan and the map, I note that the rezoning is not slated for 1st Street N/NE and I truly do not understand why not. This street actually has sidewalks AND bus service. I think a more comprehensive look at the map and the proposed areas for rezoning with an emphasis on what actually exists in the areas to be rezoned should be undertaken before this ordinance is brought to City Council for readings. The 30th Avenue road, at least from MLK west, should be removed from consideration.

Regards,

Cathy Wilson
1471 29th Avenue N
St Petersburg, FL 33704
Phone: (727) 455-9546

Ann O. Vickstrom

From: Susan Fulmer <kellyfulmer1221@gmail.com>
Sent: Wednesday, February 01, 2023 12:14 PM
To: Ann O. Vickstrom
Subject: Re: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon-

I live at 120 9th Ave N. The Rezoning may not affect me at this time, but I have no doubt it is just a matter of time if it's allowed in local neighborhoods.

And the term used in the Rezoning of "Future" Major Roads/ Streets is concerning.

There is plenty of development downtown, plenty of apartments and condos, that is where multi units need to remain.

Susan Fulmer

Sent from my iPad

> On Jan 30, 2023, at 11:13 AM, Ann O. Vickstrom <Ann.Vickstrom@stpete.org> wrote:

>

> Ms. Fulmer,

>

> Thank you for your comments. Your comments are noted and will be attached to the staff report that is sent to City Council.

>

> I would like to clarify that the proposal is not along 9th Avenue in the Historic Old Northeast neighborhood. However, there are several properties on 9th Avenue between 4th Street and Dr. ML King Jr St. Most of these properties currently have multi-family units. Can you let me know your address so I can determine if there are any properties around your property proposed for this rezoning?

>

> Respectfully,

>

> Ann Vickstrom, AICP, RLA#0001122

> Planner II, Urban Planning and Historic Preservation City of St.

> Petersburg

> (727)892-5807

> Ann.Vickstrom@stpete.org

>

> Please note all emails are subject to public records law.

>

>

>

> -----Original Message-----

> From: Susan Fulmer <kellyfulmer1221@gmail.com>

> Sent: Monday, January 30, 2023 10:00 AM

> To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>

> Subject: ZM-15: NTM-1 Rezoning Application

>

> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

>

> Dear Ms. Vickstrom,

>

> I live on 9 Ave N. In Old Northeast (soon the adjective "old" will no longer be needed with all the old homes being torn down).

>

> I am totally against the proposal to changing the zoning in my neighborhood. My question to you, when will the nonstop development end? And building condos, townhomes, duplexes, tri-plex etc built in Old Northeast or other surroundings neighborhoods will not be "affordable" housing. The developers will make their money and move on, it's about \$\$\$ not about improving the neighborhoods.

>

> Where do you live? Will this affect your neighborhood?

>

> Please do the right thing by the residence who actually live in these neighborhoods.

> Sent from my iPad

>

> <<http://www.stpete.org/vision>>

>

Rezone Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential (NTM-1)

Facts:

1. Redesignation of streets to major changes the character of the neighborhood. Future major corridors include single family housing-dominated residential streets such as 30th Ave. N. that currently are appropriately designated as minor arterial roads.
2. Alley traffic impacts are not addressed. Adjacent parcels will be negatively impacted by an increase of up to 150% in alley traffic. If each unit has two vehicles, and every lot is redeveloped as multi-family, the increase would be from two to eight vehicles per parcel, or as many as 40 vehicles per block.
3. Additional traffic on public alleys will necessitate improvements such as resurfacing, signage and speed controls. Maintenance costs will increase. Safety will be degraded (limited sightlines, 10 mph speed limit). The net impact is to reduce adjacent parcel value while degrading neighborhood character.
4. The maximum value of parcels currently zoned for single family housing will increase greatly if up to four units may be built on the same lot. Developers have and will buy entire rows of adjacent property on NTM-1 zoned streets.
5. The value of adjacent parcels, such as our new home on 29th Ave. N, will decrease because the character of the neighborhood is not respected.
6. Parcels in affluent neighborhoods such as Woodlawn and Allendale Terrace on major corridors are not included in rezoning due to lack of alleys. Other affluent neighborhoods are not included in rezoning (e.g. Old NE, others).
7. Existing multi-family housing in NT is about 100 years old and is high maintenance and functionally obsolete, yet the ability to replace them in-kind is currently not allowed. Replacement in-kind would not change neighborhood character, and property values would be preserved.
8. Distribution of affordable housing within affluent neighborhoods preserves neighborhood character and is comprehensively better for everyone than concentration along major streets.
9. Tenants prefer to rent directly from individual owners. High density affordable housing will not be directly managed by small business owners, rather by corporations lacking the human element that contributes to neighborhood character and quality.

Recommendations:

1. Do not cause harm to existing single family-zoned residential streets by changing their character, reconsider plans for 30th Ave. N. use as a major corridor, to avoid degrading property values of adjacent parcels and their adjoining neighborhoods.
2. Limit density in NTM-1 to one multi-family building per block to minimize harmful impact to neighbors. The rezoning could be applied city-wide if this were the rule.
3. Encourage redevelopment of existing Middle LDR dwellings with appropriate density housing (up to four units) to reduce the concentration of increased density housing and preserve the small business owner-tenant ideal.

4. Alternatively, avoid discrimination by rezoning to NT all major corridors without exception, or none.

John Deas & Mary Romanik
1445-29th Avenue N.
St. Petersburg

LDR 2023-01: NTM-1 LDR Text Amendment

Presented to Development Review Commission On
February 1, 2023

Special Note: Not included here to avoid duplication with other uploaded materials.

Ann O. Vickstrom

From: B Hazelden <Sujagems111@outlook.com>
Sent: Monday, February 13, 2023 6:35 PM
To: Ann O. Vickstrom
Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have just heard about Zoning proposal NTM-1. I feel this is too many units on most housing properties in this city. We are rationed on watering, our drinking water comes from Hillsborough, our services will be strained to the limit, traffic will become a problem. I am very much against this proposal. Please do not do this.

Sent from [Mail](#) for Windows

Ann O. Vickstrom

From: CPPC
Sent: Tuesday, February 14, 2023 10:42 AM
To: Ann O. Vickstrom
Subject: FW: NTM Zoning Change

Below please find an email for council below.

From: Brenda Gordon <brendargen@gmail.com>
Sent: Tuesday, February 14, 2023 10:18 AM
To: CPPC <CPPC@stpete.org>
Subject: NTM Zoning Change

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

This letter is sent in regards to the proposed NTM Rezoning Proposal.

Traditional neighborhoods surveyed and successfully achieving United States Department of the Interior National Park Service designation in the National Register of Historic Places should not be included in the proposed zoning change.

Demolition of contributory structures to construct buildings out of scale and character of neighborhoods that have achieved the prestigious historic designation status must not be allowed.

With Regards,

Brenda Gordon
2934 Burlington Avenue North
St. Petersburg, Florida 33713

Brendargen@gmail.com

813-712-0796

Ann O. Vickstrom

From: Tina De Barbieri-Murphy <tmurphy2002@tampabay.rr.com>
Sent: Tuesday, February 14, 2023 11:54 AM
To: Ann O. Vickstrom
Subject: FW: Re-zoning of the property at 2425 9th Ave N from Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential-1 (NTM-1)
Attachments: NTM-1 Zoning Map near 2425 9Ave IncreasedDensity Apollo-1.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ann,
This is the email I sent last week. I erred in your email address. Thank you for responding to my call today.
Best Regards,
Tina De Barbieri

Leontine(Tina) De Barbieri
727-235-4519 (C)
Tmurphy2002@tampabay.rr.com

From: Tina De Barbieri-Murphy <tmurphy2002@tampabay.rr.com>
Sent: Thursday, February 9, 2023 1:37 PM
To: 'Ann.Vickstrom@stpete.org.com' <Ann.Vickstrom@stpete.org.com>
Cc: 'richie.floyd@stpete.org' <richie.floyd@stpete.org>
Subject: Re-zoning of the property at 2425 9th Ave N from Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential-1 (NTM-1)

Hello Ann,
I want to thank you for returning my call from Friday Jan 20, 2023. I appreciate that you took the time to contact me, even after your workday was over. It was gracious of you to listen to my concerns.

I have cc'd Richie Floyd on this email as he is the representative on council for this neighborhood. I am hoping he will take the time to review and consider my concerns as he crafts and votes on this issue.

I am still confounded that I did not receive the City's November 'postcard' notice of the re-zoning proposal and upcoming information sessions. I am a strong believer that if it will impact the quality of life of the citizens notification should be sent in a letter. A post card is easily lost, (As I have even found my utility bill on the front lawn where the carrier clearly dropped it.). The small size of a post card makes it a prime candidate to get stuck in magazines. Point blank it is not first-class mail. Honestly, it's nice, but typically not necessary for a post card to arrive. The type of information being transmitted was & is materially impactful on the residents, thus merited being sent in the more secure first-class letter.

Since we spoke, I have exchanged emails with the treasurer of the North Kenwood Neighborhood Association. She referred me back to the city website for information. After a couple of exchanges, she decided to copy the President of NKNA regarding my queries. That was January 27th & I have not heard anything further. I followed up with an email (2/3/23) enquiring on any progress, however no response. Perhaps I need to join the association for anything further.

I was unable to find a written mission statement for the Association, however I did catch a snippet in the president's mural video from Fall 2021. In the video he says, "The mission of the NKNA is to invest in the quality of life & build

community for the residents.” My impression (from the limited Facebook/website info) is that the Association is mainly a socializing entity which does the occasional clean-up of Booker Creek Park and sponsored a mural. It appears NKNA builds community, but perhaps does not take on issues. Likely the most members live in the interior of the neighborhood and are saved from the direct influence of the re-zoning issue.

I wanted to enumerate some of my concerns in writing.

- Below is a map of the area immediately surrounding my home. It is from the city’s NTM1-Zoning map.



Density, Congestion, Parking, Traffic, Use of Alley-

- Over the last 6+ years 2 new developments have either been completed-Booker Creek Apartment Complex, or are a mix of complete & under construction-Uptown Kenwood Townhomes, at 25th Street & 13th Ave. N. (See yellow highlighted properties.) These are dense in population, growing as they add new units. These developments have most definitely increased density, traffic, parking issues and road blockage in my area. There is increased use of our alley by both resident and business vehicles to avoid the 9th Ave school zone.
- In addition to the multi-resident complexes, the 9th Avenue area has had Domain Homes new residential housing. 5 of the new homes back on to the alley running parallel to 9th Ave. We are all experiencing degraded alley conditions, along with more & more traffic and blockages by vehicles. It is to the point that FedEx and UPS will not deliver to the rear of our homes because too often it is impossible to traverse the alley without a vehicle obstructing the alley.
- Published articles, including the St Pete Catalyst, show that the St Pete Housing Authority will transform the Ed White Hospital(2331 9th Ave N) into 70 affordable housing apartments and administrative offices for the SPHA. Funding has been allocated for this already. These additional units and the administration offices will certainly add measurably to density in the immediate area, and impact parking & traffic, both on 9th Ave and on our alley.
- By further increasing density, the traffic and current congestion in the alley will be amplified. The existing Apollo Rehab Facility runs along the alley parallel to 9th Ave. There is a parking lot on the north side of the building. However, there seems to be inadequate parking as staff, and outside services working at the facility, park beside the alley, on either side of the Shipping Storage Container placed beside the alley.(Which is in itself is an eyesore.) When space runs out either side the container, vehicles park in the alley beside the Storage Container, which interferes with passage in the alley. The area is often used as a drop off for staff. There is also a ‘smoking’ break area on the alley beside the Storage Container. An assortment of ad hoc benches, chairs & a table have been pulled together to service this area, used 24/7.

I have fewer concerns with accessory dwelling units (In garages, in-law suite type scenario.) to generate income for homeowners who live in the house on the property. Although I wonder how that will play out in reality. Whether investors will purchase homes to rent out the home & ADU. In which case there will be no homeowner presence, no pride in the property. Unfortunately renting does not encourage the same care for the property and neighbors as does ownership. Absentee landlords do not monitor the day-to-day situations and control undesirable behaviors. I believe that is not the intention of the changes in zoning, and I hope there is regulation to prevent such situations.

My issue is duplexes & 4-plexes in our single-family neighborhood.... increased traffic, parking, density, encroachment on property lines.(Only needing 3'+3'=6ft between buildings vs 8'+8'=16 ft now.) Also, in multiplexes typically owners are not living on-site. They are not in touch with issues affecting neighbors unless the authorities are called in. The tone of the neighborhood changes with the introduction of multiplex housing into this single-family residential area.

The smaller houses along 9th Ave will be prey to builders/investors wanting to create dense profitability with multiplexes on the lots. A very different vibe and environment from single family ownership. As well, when any of the 2 story homes are sold, they would definitely be a consideration for converting into duplexes or greater density housing... not inhabited by owners. What considerations have been given to preventing such consequences? If investors are building these multiplexes I find it hard to believe there will be affordable / workforce rents in such housing.

Adding these NTM-1 multiple dwelling units, which are in addition to the proposed 70 apartments & SPHA administrative offices on the Ed White Hospital property, will definitely crowd the area and make it a very different place to live.

I found out about this change in zoning late in the game, so I do not complete info. For example, what restrictions are in place to protect the existing single-family homeowners from a deluge of duplexes & multiplexes built by investors.

These changes do not affect side streets, so many will not care since it isn't in their back yard or affecting their immediate quality of life.

My home has been in our family since it was built in the 1950's. The 9th Avenue neighborhood has always been single-family residential. The feel & flavor of this single-family residential neighborhood is a major reason why I chose to live at this location.

I understand and agree there is a need for affordable, workforce housing. However, I also believe people buy homes and live in specific neighborhoods because of their characteristics. Homes are an expensive investment; this area is established as a single-family residential neighborhood. Existing residents did not move here for multiplexes. Simply because I live on an artery that the city has deemed appropriate for their NTM-1, does not mean I should get squeezed & be stuck in a neighborhood I would not have chosen. My choice to live here was not with the expectation of buildings ridiculously close together, more crowding, more traffic, less parking, more noise and nuisances. Additionally, those on the side streets receive preferential treatment solely due to their location; their immediate neighbors remain as is.

I would be very curious to know how many city councilors live & own their residence on an NTM-1 favored artery. It would be greatly appreciated if this point was clarified and made transparent. Somehow I am skeptical, I think it is none. The result will be very telling.

Clearly with the already existing growth on and near this block of 9th Ave there are multiple issues which affect the established single-family home owners. Our area has experienced extensive multi-unit growth in the last 6+ years with the developments on either side of 25th Street at 13th Ave. The effects of those units have been very evident; and more impacts are coming with the SPHA-Ed White project. It is too much to keep adding, and then to open the door to more investors buying up property for redevelopment as multi-unit dwellings.

I trust consideration is given to my concerns.
Respectfully,

Tina De Barbieri

Leontine(Tina) De Barbieri

727-235-4519 (C)

Tmurphy2002@tampabay.rr.com

Tmurphy2425@gmail.com

Ann O. Vickstrom

From: Susan B <bielbay46@gmail.com>
Sent: Monday, February 13, 2023 11:07 PM
To: Ann O. Vickstrom
Subject: ZM-15: NTM-1 Rezoning Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am very much opposed to this change in zoning and the potential increase in population in this already densely packed area. The infrastructure cannot handle it now and it would be a disaster to ignore that and only get greedy for more tax income!

Ann O. Vickstrom

From: Ely Payne <ely@baysiteeng.com>
Sent: Tuesday, February 14, 2023 9:30 PM
To: Ann O. Vickstrom
Subject: City File ZM-15

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ann – I was at the City Council hearing today to learn about the increased density application by the city. Cool Stuff. I hope it moves forward. Seems like a great transition proposal for the city.

Would you be able to share the website with me where I can find more information on the proposal? Thank you

Regards,



P. Ely Payne, P.E.

Principal

Mobile: 813.679.9918

Email: Ely@BaysiteEng.com

Baysite Engineering LLC

Ann O. Vickstrom

From: cretrop <cretrop@yahoo.com>
Sent: Tuesday, February 14, 2023 12:03 PM
To: Ann O. Vickstrom
Subject: OPPOSED to Euclid Heights Zone Change on MLK
Attachments: Video.MOV

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to make it known that I oppose the zoning Changes on North, MLK and Euclid Heights. Our cute little neighborhood is currently suffering growing pains, overcrowding. Small (700-900sq ft) older single family homes are being replaced with large 2-story(2000+ sq ft) lot line to lot line Homes, cutting down beautiful Mature trees without much lawn. therefore creating more flooding. i live @ 934 49th ave N., currently my property floods with heavy rain. my curb lawn and up to half of my front lawn is Underwater, as well as severe flooding @ MLK & 49th ave. Intersection. There is not sufficient parking space for single homes currently residing on MLK, some result to parking in their yard, huge eye sore.
SAVE OUR NEIGHBORHOOD!!
thank you very much for taking the time to read my concerns,
cynthia porter 727 481-5627

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

I am the owner or resident of a home in Lake Pasadena Estates in St. Petersburg. Lake Pasadena Estates is bordered north and south between Fifth Avenue North and First Avenue North and east and west between 58th Street North and 66th Street North within the city limits of St. Petersburg, Florida.

This historical development area is currently composed of well maintained single-family residences, several built almost 100 years ago, the remainder built mostly in the 1950s. Its brick streets are also both historical and well maintained by the city. In short, Lake Pasadena Estates is lovely, quiet, peaceful, and safe, ***one of the neighborhoods of which the city is justly proud.***

The city now proposes to change this by changing its perimeter NT (Neighborhood Traditional) zoning to NTM (Neighborhood Traditional Mixed), which will allow single-dwelling properties to become multi-family residences (up to quadplexes) along our major corridor streets. This imminent zoning change will have a direct, negative impact on the properties along First and Fifth Avenues, along 58th and 66th Streets, as well as properties adjacent to these areas. The zoning change, if approved, will increase traffic, and thus safety, of all residents throughout the neighborhood.

St. Petersburg is renowned as a wonderful city, not least because of neighborhoods such as ours. This change from single-family dwellings to multi-family residences will not only negatively impact Lake Pasadena Estates but also our entire city as a whole.

Signed by:

Roberta T. Yancey

Address:

5942 Burlington Ct N

St. Petersburg, Florida 33710

Date:

2/10/23

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

I am the owner or resident of a home in Lake Pasadena Estates in St. Petersburg. Lake Pasadena Estates is bordered north and south between Fifth Avenue North and First Avenue North and east and west between 58th Street North and 66th Street North within the city limits of St. Petersburg, Florida.

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St. Petersburg is renowned as a wonderful city, not least because of neighborhoods such as ours. This change from single-family dwellings to multi-family residences will not only negatively impact Lake Pasadena Estates but also our entire city as a whole.

Signed by:

Lisa Montano

Address:

6068 Burlington Ave

St. Petersburg, Florida 33710

Date:

2/13/2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

I am the owner or resident of a home in Lake Pasadena Estates in St. Petersburg. Lake Pasadena Estates is bordered north and south between Fifth Avenue North and First Avenue North and east and west between 58th Street North and 66th Street North within the city limits of St. Petersburg, Florida.

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St. Petersburg is renowned as a wonderful city, not least because of neighborhoods such as ours. This change from single-family dwellings to multi-family residences will not only negatively impact Lake Pasadena Estates but also our entire city as a whole.

Signed by:

Russell K. Stauter

Address:

6115 Burlington AVE NO.

St. Petersburg, Florida 33710

Date:

2-13-23

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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St. Petersburg is renowned as a wonderful city, not least because of neighborhoods such as ours. This change from single-family dwellings to multi-family residences will not only negatively impact Lake Pasadena Estates but also our entire city as a whole.

Signed by: Barbara Massey

Address: 6057 Burlington Ave N, St. Pete, FL 33710

St. Petersburg, Florida 33710

Date: 2/13/23

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Signed by:

Wynne Wallace

Address:

6057 BURLINGTON AVE NORTH, ST PETE, FL 33710

St. Petersburg, Florida 33710

Date:

2/2/2023

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Signed by:

Carolyn S. Fox

Address:

6069 Burlington Ave No -

St. Petersburg, Florida 33710

Date:

2-13-2023

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Signed by:

John W Fox

Address:

6069 Burlington AVE N

St. Petersburg, Florida 33710

Date:

2/13/23

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Signed by: Catherine B Parks

Address: 6083 4th Ave N, St. Petersburg, FL,
St. Petersburg, Florida 33710 33718

Date: 2/13/23

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Signed by:

Roger W Nolan

Address:

6083 4th Ave N, St. Petersburg FL, 33710

St. Petersburg, Florida 33710

Date:

2-10-23

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Signed by:

Marcia Ward & Michael R. Scott

Address:

6426 · 2nd Ave N.

St. Petersburg, Florida 33710

Date:

2/9/2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

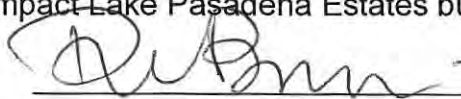
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Signed by:

 REBECCA BOWMAN

Address:

6201 DARTMOUTH AVE. N.

St. Petersburg, Florida 33710

Date:

1.30.2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by: Jill Chase

Address: 6244 - Dartmouth Ave No Site

St. Petersburg, Florida 33710

Date: 1-30-23

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Signed by: _____

Address: 6373 1st Ave N

St. Petersburg, Florida 33710

Date: 02/06/2023

Brent Roper

02/06/2023

6373 1st Ave N.

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Signed by: Nancy Brock NANCY BROCK

Address: 62330 DARTMOUTH AVE N

St. Petersburg, Florida 33710

Date: 2-2-23

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Signed by: Thomas B Stock THOMAS B STOCK

Address: 6201 DARTMOUTH AVE N.

St. Petersburg, Florida 33710

Date: 1/30/2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

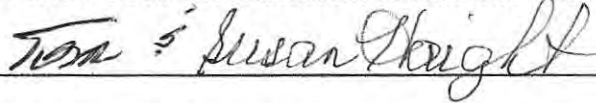
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Signed by:



Address:

6173 Third Ave. N.

St. Petersburg, Florida 33710

Date:

February 6, 2023

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Signed by: John J. Marcia Carol J. Marcia Carol J. Marcia

Address: 244 + 248 Eadon Ln, N. 244 + 248 Eadon Lane No

St. Petersburg, Florida 33710

Date: 2/6/23

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Signed by:

Bernadine Arnold

Address:

330 61st St N, St Petersburg FL 33710

St. Petersburg, Florida 33710

Date:

2/10/23

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Signed by: Jordan Francis

Address: 6301 Burlington Ave N.

St. Petersburg, Florida 33710

Date: 2/2/2023

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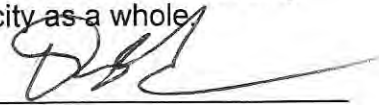
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Signed by:

Daniel Anderson



Address:

6115 4th Ave N

St. Petersburg, Florida 33710

Date:

2-12-23

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Signed by: 

Address: 226 Palm Ln. N.

St. Petersburg, Florida 33710

Date: 02/02/2023

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Signed by:



Address:

6475 2nd Av N St PETERSBURG FL 33710

St. Petersburg, Florida 33710

Date:

2/9/83

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:

Steven Burgess

Address:

201 63rd St. N. 33710

St. Petersburg, Florida 33710

Date:

2/8/23

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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St. Petersburg is renowned as a wonderful city, not least because of neighborhoods such as ours. This change from single-family dwellings to multi-family residences will not only negatively impact Lake Pasadena Estates but also our entire city as a whole.

Signed by:

Dimitri & Carol Gausman

Address:

6531 Pasadena Ave. N.

St. Petersburg, Florida 33710

Date:

January 30, 2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

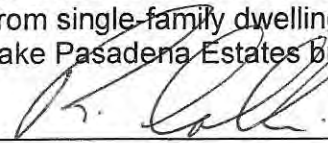
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Signed by:

 REGINALD COLLIS

Address:

200 64TH ST. NORTH

St. Petersburg, Florida 33710

Date:

2-8-2023

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Signed by: Susan Waldron

Address: 6388 2nd Ave. N., St. Pete., Fl. 33710

St. Petersburg, Florida 33710

Date: 02/08/2023

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Signed by:

Liah Dentall

Address:

220 63rd St N., St. Petersburg, FL 33710

St. Petersburg, Florida 33710

Date:

January 30, 2023

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Signed by: Nancy Waechter

Address: 6436 Lakeshore Dr. No.

St. Petersburg, Florida 33710

Date: 2/2/23

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:

James G. Baker

Address:

226 Palm Ln N, St. Pete 33710

St. Petersburg, Florida 33710

Date:

2-3-23

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:

Jeanne M. Miska

Address:

6420 Lake Shore Dr. N.

St. Petersburg, Florida 33710

Date:

2/2/23

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Signed by:

Steve Lisson

Address:

200 60th St N

St. Petersburg, Florida 33710

Date:

2/6/23

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Signed by:

 Deborah A. Herold

Address:

6434 Lakeshore Dr. W. ST. Pete
33710

St. Petersburg, Florida 33710

Date:

2/2/23

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Signed by:

David Smith Jennifer Smith

Address:

227 Palm Ln N

St. Petersburg, Florida 33710

Date:

2-7-23

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Signed by: Joan Henry Joan Henry (Grondin) & Gerald Grondin

Address: 6256 Dartmouth Ave N

St. Petersburg, Florida 33710

Date: 2/3/2023

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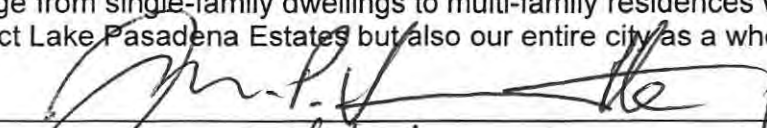
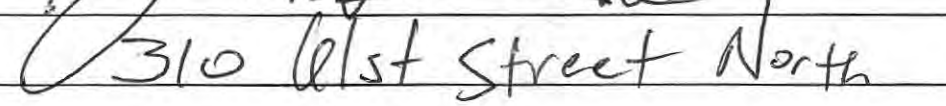
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Signed by:

Address:

St. Petersburg, Florida 33710

Date:



Feb 12, 2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

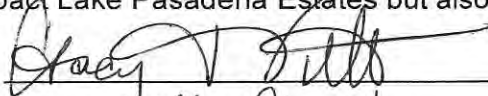
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Signed by:



Address:

310 61st St. N.

St. Petersburg, Florida 33710

Date:

2-11-23

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Signed by:

Kevin Price

Address:

5932 5th AVE. N.

St. Petersburg, Florida 33710

Date:

FEB 5, 2023

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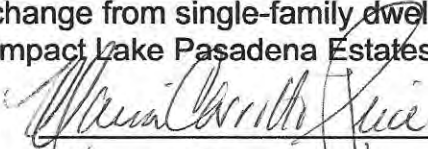
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Signed by:



Address:

5932 5th Ave. N.

St. Petersburg, Florida 33710

Date:

Feb. 5, 2023

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Signed by:

Sherrill A. Bowditch

Address:

244 PALM LANE NO.

St. Petersburg, Florida 33710

Date:

2/4/2023

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Signed by:

Patricia A. Schultz

Address:

205 65th St No

St. Petersburg, Florida 33710

Date:

2/12/2023

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Signed by: Scott Johnson and Debra Friedman

Address: 224 64th Street N

St. Petersburg, Florida 33710

Date: February 9, 2023

* SCOTT and DEBRA FRIEDMAN
224 64th ST. N.
St. Petersburg, FL 33710

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Signed by: Terl Anderson

Address: 6115 4th Ave N

St. Petersburg, Florida 33710

Date: 2-12-23

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

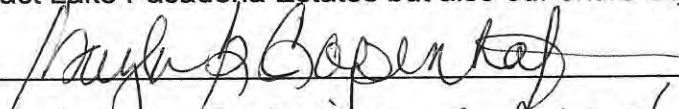
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St. Petersburg is renowned as a wonderful city, not least because of neighborhoods such as ours. This change from single-family dwellings to multi-family residences will not only negatively impact Lake Pasadena Estates but also our entire city as a whole.

Signed by:



Address:

6321 BURLINGTON AVE N

St. Petersburg, Florida 33710

Date:

Feb 1, 2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

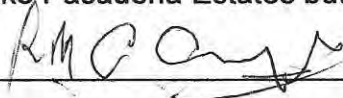
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Signed by:

Christopher Lundberg

Address:

6200 5th Ave N.

St. Petersburg, Florida 33710

Date:

2/15/23

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:

Katherine J. Smith

Address:

6400 LAKE SHORE DR. N.

33710

St. Petersburg, Florida 33710

Date:

FEB 1, 2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by: Jack W. Garrett

Address: 6513 2nd Ave N. ST. PETERSBURG 33710

St. Petersburg, Florida 33710

Date: 2/1/23

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by: Janet Ward
Address: 6562 4th Ave No

St. Petersburg, Florida 33710

Date: 1/30/2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:

Debra Magalis

Address:

6545 4th Ave N.

St. Petersburg, Florida 33710

Date:

2-6-23

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by: Charlotte Suprenant

Address: 4368 Lake Shore Dr. No.

St. Petersburg, Florida 33710

Date: Feb 1, 2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:

Alaetha Byrd

Address:

6555 4th Ave NW

St. Petersburg, Florida 33710

Date:

Jul 6, 2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by: Ann M McLochlin

Address: 6530 Pasadena Ave N

St. Petersburg, Florida 33710

Date: 2/01/23

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:



(TED BINGHAM)

Address:

6530 Pasadena Ave N

St. Petersburg, Florida 33710

Date:

2/01/2023

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Signed by:

Margaret Jason

Address:

318 60th St North St Petersburg 33710

St. Petersburg, Florida 33710

Date:

1/30/2023

Objection to City's Planned Zoning Changes from NT to NTM in Lake Pasadena Estates

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Signed by:

Jimmy Levin

Address:

6200 3RD AVE N

St. Petersburg, Florida 33710

Date:

1/31/23

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Signed by: Joseph N. Grosser

Address: 6404 - Dartmouth Ave. N.

St. Petersburg, Florida 33710

Date: 1/31/23

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Signed by:

John Sweman

Address:

6350 Lake Shore Dr. N

St. Petersburg, Florida 33710

Date:

1-31-2023

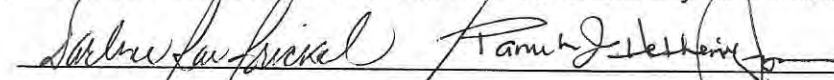
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Signed by: 

Address: 6281 2ND AVE N

St. Petersburg, Florida 33710

Date: 2-8-23

City File:ZM-15
Public Comment Registry through 02/22/2023
City Council Public Hearing March 2, 2023

Eml	Grant Crockett	5300 24th TerraceN	Incorrect Application
Tel	Allison Swift		Info
Tel	Andrew Davis	1666 21st Ave N	Info
Tel	Angela Hamilton		Info
Tel	Anne Duran	4094 38th Ave N	Info
Tel	Bernice William	2700 3rd Ave S	Info
Tel	Bibi Ganie		Info
Eml	Bill McCain & Jeff Kenner	6900 Dartmouth	Info
Eml	Bob Singer	4319 2nd Ave S	Info
Eml	Bob Watson	4326 Queensboro St S	Info
Eml	Bruno Fernandez	2738 16th Ave N	Info
Tel	Charles Samaha	834 39th Ave N	Info
Tel	Dale Marks		Info
Tel	Dan Khoury	4551 22nd Ave N	Info
Eml	Dan Kowalski	1666 30th Ave N	Info
Tel	Dan Moranda		Info
Eml	David Delrahim	808 16th St N	Info
Tel	Debra Scanlon	St. Pete Housing	Info
Tel	Ed McGrath	206 6th Ave NE	Info
Eml	Elizabeth Vogt		Info
Eml	ESPNA		Info
Tel	Ethel Bentley		Info
Tel	George Busack	1055 55th Ave N	Info
Tel	Green	2520 Dr. ML King St S	Info
Eml	GWNA		Info
eml	Herzfeld		Info
Eml	Jalessa Blackshear	2510 10th St N	Info
Tel	Jamie Dickerson	861 42nd Ave N	Info
Tel	Janet Young	5284 37th Ave N	Info
Tel	Jen		Info
Eml	Jennifer Ryan-Molesky	511 29th Ave N	Info
Tel	Justine Rhodes	1224 21st Ave N	Info
Tel	Kara King	4832 13th Ave N	Info
Tel	Katherine Nichol	3923 39th Ave N	Info
Eml	Kelli Quincel		Info
Eml	Ken Rikard	2728 3rd Ave N	Info
Eml	Ky Fer	793 30th Ave N	Info
Eml	Leroy Green	3525 29 th Avenue S	Info
Tel	Linda Aure		Info
Eml	Lisa Lippincott	4649 8th Ave N	Info
Tel	Lisa Mclusky		Info
Tel	Lisa Till		Info
Tel	Liz		Info
Eml	Madeline Gulliver	301 49th St N	Info
Eml	Mark & Cynthia Stephens	4320 Queen St N	Info
Eml	Mark Holguin	Greater Woodlawn NAInfo	Info
Tel	Mark McGrath	3500 9th St S	Info
Tel	Matthew May	701 75th Ave N	Info
Tel	Mellissa	751 37th Ave N	Info
Eml	Michael Szabo		Info

City File:ZM-15
Public Comment Registry through 02/22/2023
City Council Public Hearing March 2, 2023

Eml	Michael Williams	1001 56th St N	Info
Eml	Mindy Durkin	921 22nd Ave N	Info
Tel	Mr. Waznegger	3918 25th St N	Info
Eml	Nick Price		Info
Tel	Nicole Harder		Info
Eml	Niel Allen		Info
Tel	Paul Hudson	2301 8th Ave N	Info
Eml	PCPAO Wright		Info
Eml	Robbie Griffie	6338 2nd Ave S	Info
Eml	Robin Reed	16th Ave NE	Info
Tel	Rose Brown		Info
Tel	Rose Gullet		Info
Tel	Scott Seaman		Info
Tel	Sharon Newton		Info
Tel	Tony Rodriquez	1668/1715 24th Ave N	Info
Eml	Vicki Morgan	4150 8th Ave N	Info
Eml	Willingham		Info
Eml	Woodlawn Oaks		Info
Eml	Zack Zehnder	1217/1235 21st Ave N	Info
			69
Eml	Barbara Nicolaisen		Opposed
Tel	Beth Murphy	438 39th Ave N	Opposed
Tel	Carmen Prime	30th Ave & 30 St N	Opposed
Eml	Carol Gruszka		Opposed
Tel	Carol Terroni		Opposed
Eml	Cathy Wilson	1471 29th Ave N	Opposed
Eml	Corey Vongsalay		Opposed
Eml	Deborah Martohue	1036 23rd Ave N	Opposed
Tel	Eva Kowalewski	39th Ave & 4th St	Opposed
Eml	Goran Ivanov		Opposed
Eml	Greg Tappan	3650 Foster Hill Dr. N	Opposed
Eml	Heather Grzelka		Opposed
Tel	Jennifer Larmen	743 43rd Ave N	Opposed
Eml	Jennifer Teolis	2918 30 th Ave N	Opposed
Tel	Jillian Redford		Opposed
Eml	John Potts	2836 7th Ave N	Opposed
Tel	Judy Windish	4809 6th Ave N	Opposed
Eml	Karen Lorenz		Opposed
Eml	Kate Zamboni	1390 42nd Ave N	Opposed
Tel	Kathleen Stroud	719 22nd St N	Opposed
Eml	Lane Driscoll		Opposed
Tel	Leontine DeBarbiery	2425 9th Ave N	Opposed
Eml	Lisa Presnail	2042 3rd Ave N	Opposed
Eml	Michael Winterbottom	4820 17th Ave N	Opposed
Eml	Michele Angermeier		Opposed
Eml	Mike Battigelli		Opposed
Eml	Norm Zamboni	1390 42nd Ave N	Opposed
Eml	Norma Bouillion		Opposed
Tel	Pat Davis		Opposed
Tel	Pete Wilkins		Opposed
Tel	Raphael Perrier	1016 39th Ave N	Opposed
Tel	Samuel Davis		Opposed

City File:ZM-15
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Eml	Susan Fulmer	9th Ave NE	Opposed
Eml	Thomas Ley	2701 8th ave N	Opposed
Eml	Toby Duffield	Dartmouth Ave N	Opposed
			35
Tel	Brad	Pasadena Heights	Support
Eml	Dustin Baldwin	4th St S	Support
Tel	Andy Schwartz		Support
Eml	Gail Mathews	3433 Haines Rd N	Support
Tel	Henry Berdat	2901 Bay Street	Support
Tel	Jennifer	238 6th Ave NE	Support
Tel	Patrick Ruffin		Support
Tel	Venji		Support
Tel	Erik	757 9th Ave N	Supports
Tel	Franklin Motley	5121 12th Ave N	Supports
Eml	Gina Marie Foti	2643 5th Ave S	Supports
Tel	James Golin	560 Zainsville St S	Supports
Tel	Jeanette Keys	6431 3rd Ave N	Supports
Eml	Joseph Mingione	508 12th Ave S	Supports
Tel	Laryssa Woodward	5300 10th Ave N	Supports
Tel	Mary Ann	2824 5th Ave N	Supports
Tel	Natham Gray	3509 16th Ave S	Supports
Eml	Palmetto Park Neighborhood Assn	2643 5th Ave S	Supports
Eml	Payne	777 29th Ave N	Supports
Eml	Ryan Silveria	2635 14th Ave N	Supports
Eml	Ryan Smith		Supports
Tel	Saffita	4521 Dr. ML King St N	Supports
Tel	Sandie Foster	915 3rd St N	Supports
Tel	Sarah Wine	626 56th St N	Supports
Tel	Scot Andariese	29th Ave/8th St N	Supports
Tel	Sharon Ingram	4423 4th Ave S	Supports
Tel	Tim	Allendale	Supports
			27
After CPPC staff report			
Eml	Jeremy Ledford		Info
Eml	Matt Baldwin		Info
Eml	Orlando Acosta		Info
Tel	Carol Torroni		Info
Eml	Deb & Martin Von Cannon		Info
Eml	Ed Amley	1445 47th Ave n	Opposed
Eml	Cher Lowther	6340 Burlington Ave N	Opposed
Eml	Historic Kenwood (HKNA)		Opposed
Eml	Damien Pallidino	619 22nd St N	Opposed
Eml	DJ Soucy	619 22nd St N	Opposed
Eml	Dee Dinsfriend	633 Burlington Ave N	Opposed
Tel	David Laesser		Opposed
Eml	Anne Light	126 33rd Ave N	Opposed
Tel	Charles Samaha		Opposed
Eml	Anthony Winterbottom	17th Ave & 49th St N	Opposed
Eml	Michelle Gehrig		Opposed
Eml	John Deas & Mary Romanik	1445 29th Ave N	Opposed
Tel	Dianna Fusco		Opposed
Eml	Katryna Ivanov	3220 1st St N	Opposed

City File:ZM-15
Public Comment Registry through 02/22/2023
City Council Public Hearing March 2, 2023

Eml	Orlando Manfredi		Support
After COB 2/13/2023			
Eml	Mark Carman		Info
Eml	Michael Keller		Info
Eml	Kim Crouch	5600 5th Ave N	Info
Eml	Anthony Close		Info
Eml	Jeff Craft		Info
Tel	Johnnie Ruth Carson		Info
Tel	Pat Davis	23rd Ave N	Info
Eml	B Hazelden		Opposed
Eml	Brenda Gordon	2934 Burlington Ave N	Opposed
Eml	Tina DeBarbieri	2425 9th Ave N	Opposed
Eml	Cynthia Porter	934 49th Ave N	Opposed
Eml	Susan B		Opposed
Eml	Roberta Yancy	5942 Burlington Ave N	Opposed
Eml	Evelyn & Kent Dixon	6470 2nd Ave N	Opposed
Eml	Teal Anderson	6115 4th Ave N	Opposed
Eml	Ely Payne		Support
After COB 2/15/2023			
Tel/Mtg	Jim Simmons	1512 57th Ave N	Info
Eml	GWNA		Info
Eml	Tina DeBarbieri	2425 9th Ave N	Opposed (2)
Eml	Jim Bennett	4325 10th St N	Opposed
Eml	Dianna & Damian Cullom	2135 Dr. MLK Jr St N	Opposed
Eml	Haley Busch	1415 29th Ave N	Support
Summary			
	Opposed		59
	Support		30
	Info		83

Ann O. Vickstrom

From: Elizabeth Abernethy
Sent: Friday, February 17, 2023 3:42 PM
To: 'Greater Woodlawn Neighborhood Association President'
Cc: Ann O. Vickstrom; Derek Kilborn
Subject: RE: Greater Woodlawn Neighborhood Meeting Questions for Tue Feb.21st

Thanks Mark

It is helpful to have the questions ahead of time, especially since you have a full agenda!

We were also asked to speak at another neighborhood association on this same night, so I will come to Woodlawn and Derek will cover the other one.

Can you let me know if you will have a computer and screen setup? Or do I need to bring my own equipment? We will be sending you our presentation prior to the meeting and I can bring it on a thumb drive as well

Have a nice weekend,

Thanks!
--Liz

Please note all emails are subject to public records law.

From: Greater Woodlawn Neighborhood Association President <gwnapresident@gmail.com>
Sent: Friday, February 17, 2023 1:58 PM
To: Derek Kilborn <Derek.Kilborn@stpete.org>
Cc: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>; Greater Woodlawn President <gwnapresident@gmail.com>; Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: Greater Woodlawn Neighborhood Meeting Questions for Tue Feb.21st

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Hi Derek and Elizabeth,

Here are the questions from neighbors. I did not edit any of their questions.

There will be a large attendance so I hope the most important questions are answered.

I am sure there are repeat questions that you have answered that you may want to share in order to answer what is most asked.

I noticed some questions are self explanatory when your slide show is presented.

What is the lot size requirement for a 4 unit multi-family unit

Parking is my number one concern! You know if you have a birthday party or gathering people have to park a distance away now. Where will visitors park since 22nd Ave is a major road??

- What is the impact on my property value
- Could a historic designation (home or neighborhood) stop this rezoning effort. What can be done to stop this effort
- Where will these people park
- This sounds like a developer/contractor initiated effort. Why would City Council allow themselves to be controlled by developers
- What is the tax advantage to the city by allowing this rezoning to take place
- Is this low income housing
- How do you guarantee that a portion of this will be affordable housing
- How will the City's infrastructure (stormwater, sewer etc.) handle these additional people.
- Why is the City Council trying to fix citywide issues by damaging our traditional, historic neighborhoods
- Who will monitor City/developer agreements? Codes enforcement is very short staffed and can't keep up currently
- Will the neighborhoods be allowed to review/comment on developer projects that will impact their neighborhood?
- The City has messed up the traffic flow in 9th St what guarantee to the citizens have that this rezoning won't be another boondoggle?

Summary:

1. 30th Avenue N is not a major street and should not become one. It's a two lane, tree-lined minor arterial street that runs from Coffee Pot NE to 71st St, with only eight parcels per acre in Greater Woodlawn.
2. 30th Avenue N is not included in Map 2 - Transportation Level of Service. Current traffic is heavy (likely at the D-F loading level) and should not be increased.
3. Alleys are inadequate for potential traffic increase from 16 to 60 vehicles (assuming two vehicles per unit). Paving alleys will degrade safety by encouraging higher speeds far in excess of the 10 mph limit.
4. Developers are incentivized to acquire entire blocks of adjacent parcels (perhaps at double market value per parcel). Neighborhood character, including adjacent properties, is neither respected nor preserved if entire blocks are redeveloped as multi-family.
5. Current density is 8 units per acre on 30th Avenue N, not the maximum allowed of 15 (as stated in the proposal). An increase to 30 is proposed for multi-family developments. Instead of the explicitly stated doubling of density, this proposal will allow the existing neighborhood block's density to nearly quadruple.
6. The city's proposal does not address the major impact on alley traffic on single family homeowners and tenants that back onto alleys, perhaps because the traffic impact is understated as doubling rather than quadrupling.
7. Corporate rental housing management, while effective, changes the nature of individual tenant-landlord relationships. It degrades the neighborhood by establishing a transactional short-term relationship rather than one where tenants have a long-term investment. Poorly maintained properties are to be prevented by adequately enforced regulations regardless of ownership.
8. Similar recommendations made to the Development Review Commission have not been addressed in the revised proposal.

Recommendations:

1. Limit density in NTM-1 to two multi-family buildings per block to limit harmful impact to existing single family-zoned residential streets rather than quadrupling the existing density (8) to allowed density (30).
2. Maintain consistency with the city's proposal to less than double existing allowed density by revising NTM-1 to limit allowed density to 16 units per acre vs. 30.
3. Do not designate 30th Ave. N. as a major street to avoid degrading property values of adjacent parcels and their adjoining neighborhoods with quadrupled traffic.
4. Encourage redevelopment in-kind of existing multi-family housing in NT-zoned neighborhoods with appropriate density housing (up to three units). Preserve the existing concentration of high-density housing and owner-tenant relationships.
5. Address in writing every valid citizen concern with an adequate explanation for those recommendations not adopted.

I really appreciate your efforts and time to give this presentation. Maybe consider sending another notice out to all the affected residents prior to the City Council Meeting in March.

Regards,
Mark Holguin

Ann O. Vickstrom

From: Bennett <jlb4325@aol.com>
Sent: Friday, February 17, 2023 5:08 PM
To: Derek Kilborn; Ann O. Vickstrom
Subject: Rezoning from NT-1,2 to NTM-1

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kilborn and Ms. Vickstrom,

My name is Jim Bennett, residing at 4325 10th Street North, just across the alley from group of houses scheduled for the proposed rezoning. I was unable to attend the meeting of 14 February before the planning commission as I was otherwise engaged. Know that I did review the recording of the meeting and it brought back memories of my 30+ years as an assistant county attorney for Pinellas County land-use planning and zoning and as the county attorney for the county commission. I am appreciative of the level of effort that goes into the commendable work of the scale of these proposed amendments. I know that an early notice of concerns is generally appreciated in advance of a face-to-face meeting.

I noted in comments from Commissioner Michaels a concern for the need to be sensitive to the variety of issues presented by particular parcels and a later comment by my good friend Commissioner Todd Pressman that in casting a net this broadly there are unavoidable incongruities. I wish to point out one of those "incongruities" and suggest that it is not unavoidable. Once the zoning net is cast flexibility decreases.

If you pull up a map you will note that my home is located between the main entrances to greater Allendale and Monticello Park communities, namely Monticello Blvd and Montrose. Both of those entrances intersect with Dr. Martin Luther King Street at 5-way intersections. Those intersections have been the subject of major traffic accidents and efforts by the City to improve their safety. Those efforts, to date, have left our communities with entrances that continue to be dangerous. An increase in densities along the MLK corridor between Monticello Blvd and Montrose will exacerbate an already bad situation and may well result in the need for additional traffic control along an already level-of-service D roadway and will surely clog 44th Avenue N as people who know seek to avoid those intersections. I ask that you consult traffic engineering on the history of these intersections and reconsider allowing a full level on density increase between those two intersections. Staff did note that the departments were consulted about the broad general outlines of the proposal but that no individual issues such as the one cited here were elevated for their review.

I have lived in this present location for 42 years so I am familiar with the give-and-take of alley entrances. The present residents work very hard to make it work. We presently have one house located at 945 Monticello Blvd (will remain NT-2) that continues to resist past, long-standing code enforcement efforts to reduce its occupancy to the allowed single-family residence and a single ADU. That noncompliant residence is not subject to this rezoning but serves as an example of the parking demand generated by a triplex (or more). During the day there are 5-7 cars and in the evening 10. That number increases dramatically with guests. That property's history also serves as an example of the City being ill equipped to control occupancy limitations, overflow parking into the

neighborhoods and to enforce its restrictions on short-term rentals. I could not help but notice that although featured prominently in the discussion by the public these topics were not among the five issues that staff wished to address.

I leave these issues in your hands to research preliminary to a meeting to discuss your response. Please contact me at jlb4325@aol.com or 727-698-5287. Finally, please acknowledge your receipt of this transmittal.

Respectfully, Jim Bennett

From: Tina De Barbieri-Murphy <tmurphy2002@tampabay.rr.com>
Sent: Sunday, February 19, 2023 9:35 PM
To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Cc: Richmond J. Floyd <Richie.Floyd@stpete.org>
Subject: RE: Re-zoning of the property at 2425 9th Ave N from Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential-1 (NTM-1)

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Ann,

Thank you for your email. I appreciate that my comments will be included in the package for council.

I am responding to your discussion of the post card mailing as well as giving you my thoughts on the recommendations derived at the February 14, 2023 CPPC meeting I attended. *I am copying Richie Floyd on this email as he is the representative on council for this neighborhood. I am hoping he will take the time to review and consider my continued concerns regarding this matter as he shapes his position as my spokesperson and votes on this issue.*

Missing Notification of Re-zoning NTM-1 Information Sessions Nov 2022

Regarding the missing post card, I did receive the one in January, which is why I called you in somewhat of a panic. All the discussions & info sessions had already taken place in Nov, Dec & Jan. I noted on your pdf that the date stamp on the listing of Certificate of Mailing is Jan 12, 2023; which is the date the 2nd set of post cards were mailed.

I do apologize if I was not clear, but the missing post card is the November card. That is the one announcing there will be changes and how/where to participate in public discussions. (It is the one shown on the City Website.) When I received the January card, I went to the city website where I found out a previous postcard was mailed, which I did not receive. Consequently, I was left out of all the discussions and behind the eight ball on the entire issue affecting my property. That is what really upset me. The new zoning will have a material impact and I had no input in the process. I can only react after the fact to the final proposition.

As the City website letter to Property Owners is dated Nov 4/2022, I would surmise the post cards were mailed on or around Nov 4, Nov 7. I am sure there is a USPS Certificate of Mailing for these cards. But please note the certification only indicates the card was mailed. It does not provide proof of delivery.

My issue with this form of mailing is that a small card is mailed with key info for specific/affected property owners. Due to the size & dimensions of this card it is easily mixed with other mail; gets stuck in magazines & brochures; is more likely to be dropped, and not noticed, than a standard #10 business envelope.

Also note that the November General Election was in this time frame, which means an inundation of flyers, post cards and a variety of brochures & one-pagers from a plethora of candidates were being delivered to our mailboxes. That makes it even easier to lose or miss the City's postcard. Mail carriers were overburdened with the extraneous election mail. Homeowners were swamped with the cards,

flyers, booklets, etc. Likely much went directly into recycle or trash. Easy to lose, easy to miss a little post card.

Perhaps, if the intention was to reach and hear from affected homeowners, it would have been strategic to consider the timing of the mailing in conjunction with the election impact on our volume of mail, as well as the physical size of the correspondence. I am premising this on a hope that the new zoning was not an already done deal, from at least the planning standpoint.

I am certain I did not receive the post card in November. I go through all my mail to remove my name and address from any printed material. I touch and open every piece of mail I receive; then I shred the identifying material by hand or by machine. If there had been a post card from the City, it would have been seen. Around that time, I received my water bill. The billing cycle is run just after the month begins. I checked and the bill, sent in a #10 standard business envelope, is in my files.

I am simply suggesting that the comments from various affected residents about not receiving the November information card are likely valid. There were numerous variables in favor of missing cards. As a result of this a intersection of circumstances, I honestly believe there are people, like me, who missed out on interacting with the planners and providing concerns & feedback as the position was being crafted. Hence, pieces of the puzzle are missing in the final submitted report.

CPPC Recommendation to Council Re: NTM-1 Zoning Change

I would like to add my thoughts on the CPPC commission recommendation to City Council regarding the NTM-1 zoning change.

The CPPC commission is submitting 3 recommendations to Council. –

- Recommending the NTM-1 proposed overhaul to the zoning plan.
- Recommending excluding local & national registered properties and Historic districts.
- Recommending roads considered on the future major roadway map be 4 or more lanes.

City legal counsel(Michael Dema) recommended submitting separate recommendations. The reasoning being that if the three combined as one was rejected by council, it would result in a restart of the entire process, which is clearly to be avoided at all costs.

Unfortunately, the three recommendations submitted independently completely detracts from their intent. It obscures the relevance and cohesion of thought; it diminishes the importance of the adjunct recommendations. To some extent the separation makes them appear as an ad hoc afterthought to quell certain interests.

- I appreciate the favored recommendation to be granted to the Historic districts. However most of the issues raised by the residents of Historic Kenwood were about properties on the periphery of their district. If those properties are to be protected/granted favored status, why not protect the properties on the opposite side of the street, facing those properties.
For example: 9th Avenue North between 23rd & 26th Streets – South side is Historic Kenwood, North side is North Kenwood. Protect/exempt the south side, but not the north side? Speaking in terms of consistency of style and form treating each side of the avenue differently makes no sense. Aside from district name, do they not

share the same neighborhood? Should there not be consistency in use & appearance?

- 'Future' major use based on existing number of road lanes is not a forward-looking perspective. This approach simply focuses on the current layout, with the expectation nothing less than 4 lanes can be touched or grown. It unfairly, and frankly shortsightedly, assigns all future growth on these existing roads and said consequences on their residents. A change which does not meet the needs or expectations of those already calling these roads home base. I understand the hesitancy for those on an avenue like 13th Avenue to accept growth. However, it is rather myopic to expect with the growing developments, new single houses and businesses already flourishing on 13th Avenue, that this road cannot accommodate major use. It is being used as such already.
The plan to isolate 4-lane (and greater lane number) roads as 'major use' makes my home on 4-lane 9th Avenue the dumping ground for St Pete's growth in this area. It does not take into consideration the growth already weighing on the roads and resources in the immediate area. So very wrong.

The dichotomy of the many issues tells me that generalizations were used in the City Plan and no consideration was given to the individual neighborhoods or circumstances. The characteristics of existing neighborhoods are being redesigned by a planning process with total disregard for the people living in them, or the circumstances and developments already in play. Broad brush strokes/one-size-fits-all plan meets an organization's needs at the expense of the constituents.

I want to reiterate that the immediate area in which I live, bounded by 9th Ave N, 13th Ave N, between 26th Street and 23rd Street, has faced dense development in the last 10 or so years, and will in the immediate future accommodate more growth than most.

- Booker Creek Apartment community, 2468 13th Ave N, Saint Petersburg, FL 33713 was built in 2010 and has 3 stories with 156 units.
- UPTOWN KENWOOD TOWNHOMES/Condos/Apartments. Bounded by 25th Street North and 13th Avenue North. Sales office- 1190 25TH ST N, Saint Petersburg, FL 33713. Features 69 - 3 story modern townhomes/condos/apartments residences. Built between 2019-2023. Development is sold out.
- SPHA will transform the shuttered Ed White Hospital building at 2323 9th Avenue North in St. Pete. It will be converted into affordable housing for seniors. The project's housing component will consist of a total of 70 units — five studio apartments, 60 one-bedroom apartments, and five two-bedroom apartments. The SPHA will also move some administrative offices to the location.

Through two of these developments at least 225 units/residences have already been added to our area. There are plans for an additional 70 units in the works, as well some SPHA administrative offices will be moving into the area. From these three builds 295 residences alone, a likely minimum of over 440 persons and over 440 vehicles have and will be introduced into our small piece of the neighborhood. No matter what some may say, these numbers bring increasing density, more traffic, more parking issues, more road and alley blockage, more noise and nuisances.

There is no reason to add multi-unit(Duplex & 4-Plex) dwellings, investor ownership and absentee landlords to further amplify the ongoing growth impacts and permanently alter the character and landscape of our neighborhood.

I trust consideration is given to my concerns. Please do not hesitate to contact me should you require clarification.

Respectfully,
Tina De Barbieri

Leontine(Tina) De Barbieri
727-235-4519 (C)
Tmurphy2002@tampabay.rr.com

Ann O. Vickstrom

From: Front Office Damian L. Cullom D.D.S. <stpetesmiledoctor@gmail.com>
Sent: Monday, February 20, 2023 4:12 PM
To: Iris L. Winn; Ann O. Vickstrom; Damian Cullom
Subject: Request to speak at March 23rd City Application ZM-15
Attachments: Cullom Contesting Development MLK Coridor.jpg

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To whom it may concern:

We object to these rezoning changes the the city is proposing at our address and so do most of the residents in the area. Most residents are unaware of what is going on. I spoke to a city employee/patient this morning and she also felt this is absurd and irresponsible of the city to do. The city has caused affordable housing issues by not regulating the rental terms, which allowed investors to swallow up homes for rentals, VRBOS and short term rentals and this is their fix?

We don't understand how this has been in progress since 2018 and we only received notice three weeks ago??? This is the city's way of pushing their agenda and not allowing ample time for residents and business owners to do research and take action. We already have a difficult time with traffic in our alley and other building's workers, tenants, delivery driver's etc using our property for parking on weekly basis. I am not sure if this is the proper form to submit but we object to this rezoning and are requesting to speak. If this isn't the correct form please provide or direct us.

We would also like additional time to create and distribute a petition.

Respectfully,

Diana & Damian Cullom/St. Pete Smile Doctor LLC

--

Damian L. Cullom D.D.S.

2135 Dr. MLK Jr. Street N

St. Petersburg, FL 33704

PH #727-327-7701

[Click Here to View Our Website!](#)

Ann O. Vickstrom

From: Haley Busch <haleyburger228@gmail.com>
Sent: Tuesday, February 21, 2023 4:14 PM
To: Elizabeth Abernethy
Cc: Ross Busch; Greater Woodlawn Neighborhood Association President; Corey D. Malyszka; Derek Kilborn; Thomas M Whalen; Britton N. Wilson; Ann O. Vickstrom
Subject: Comments for Woodlawn NTM-1 presentation tonight

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Good afternoon Liz and staff,

Thanks in advance for taking time to present to Woodlawn neighbors tonight! My husband and I live at 1415 29 Ave N. Unfortunately, I am out of town for work this week and am unable to attend the meeting, but reviewed your powerpoint presentation in advance and wanted to share a few comments.

I am excited to see the City tackling Missing Middle housing and making the necessary zoning and LDR changes to accomplish more opportunities for Missing Middle. I have been watching my hometown, Gainesville, attempt to address zoning reforms for affordable housing but their strategy has caused contention among residents. I appreciate how St. Petersburg is approaching this through a transit oriented development method. Overall, I am very supportive of the transition to NTM-1 zoning and think it will help us bring moderate density increases to our residential areas.

I see you have a slide describing the future major street concept and definition. This is a topic I and my neighbors could use clarified, and I'm glad to see you will be covering this in tonight's presentation. I've heard skepticism about classifying 30th Ave N as a future major street, and some doubt about how that might look, how pedestrians and cyclists will be accommodated, etc. Any elaboration on this tonight would be appreciated! I've tasked my husband with taking good notes...

Thanks again,

Haley Busch
(850) 264-4949



**CITY OF ST. PETERSBURG
COMMUNITY PLANNING & PRESERVATION COMMISSION
PUBLIC HEARING**

**Council Chambers, City Hall
175 – 5th Street North
St. Petersburg, Florida 33701**

**February 14, 2023
Tuesday
2:00 P.M.**

MINUTES

Present: Lisa Wannemacher, Chair
Robert “Bob” Jeffrey
Casey Gardner
Manita Moultrie
Todd Pressman
Ashley Marbet
Michael Huston, Alternate
Joseph Mangello, Alternate
Will Michaels, Alternate

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Britton Wilson, Planner II
Ann Vickstrom, Planner II
Elizabeth Abernethy, Director, Planning and Development Services
Heather Judd, Assistant City Attorney
Michael Dema, Assistant City 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 01/14 Minutes)

The minutes from the January 14, 2023, meeting were approved unanimously

V. PUBLIC COMMENTS

VI. LEGISLATIVE

A. City File ZM-15

Ann Vickstrom

Request: Approval of a city-initiated application amending the Official Zoning Map for Neighborhood Traditional (NT) properties within the Planned Redevelopment – Residential (PR-R) Future Land Use category located within 175 feet of the centerline of a Future Major Street and following NTM locational criteria from Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential-1 (NTM-1)

City Staff Presentation:

Derek Kilborn gave a presentation based on the Staff Report.

49:05

Commissioner Wannemacher: Thank you very much,

49:07

Attorney Michael Dema: Madam Chair. Pardon me?

Commissioner Wannemacher: Yes. I would like to make a correction to the record. If we could go back to the recommendation page of the presentation. The CPPC was identified as the Land Development Regulation Commission, that is generally our DRC. For things like this, you are the local planning agency, and they're both legal terms of art defined in Chapter 163. I just want to make the change that in its capacity as the local planning agency, instead of Land Development Regulation Commission.

Derek Kilborn: That was on me. Sorry about that.

Attorney Michael Dema: No problem. Derek.

Commissioner Wannemacher: Thank you.

Michael Dema: You were on a roll, I didn't want to interrupt you. Thank you, Madam Chair.

Commissioner Wannemacher: Do any of the commissioners have any questions for staff? There will be an opportunity later as well.

Commissioner Wannemacher: There is no Registered Opponent, we will go ahead and just move into public comment. Kate, do we have any more green cards?

Commissioner Wannemacher: Okay, thank you. As we are collecting those, please, I'll remind you all. When you step up to the podium, please state your name, your address, and whether you have been sworn in.

Actually, is there anybody wishing to speak who has not been sworn in yet? If you will, please stand. Kate can swear you in now.

Clerk, K. Connell: Do you swear or affirm any testimony you're about to give will be the truth.

50:45

Commissioner Wannemacher: Thank you. I'm going to call two names at the same time. If one of you will please step up to this podium and the other person step up to this podium. You will each have three minutes, one more reminder, please be respectful of those speaking. Keep your comments to yourself if you're in the audience. If you want to speak please come to the podium and you will have three minutes. Thank you very much.

Public Comment:

Alexis Baum, 2420 7th Avenue North, opposed.
Ross Mabry indicated that he is opposed.
Stephanie Pitts, 860 24th Avenue North, opposed.
Michael Pavlovich, 4526, 4534, 4554 14 Avenue North, 4525, 4565 13th Ave. opposed.
Gregory Cahanin, 6731 1st Avenue South, opposed.
Bob Midowsky at 1095 22nd Avenue and 1086 23rd Avenue, opposed.
Seymore Gordon, 245 Palm Lane North, opposed.
Michelle Gehrig. 1021 10th Street North, opposed.
Henry Richardson. 2435 4th Avenue North, opposed.
Deborah Martohue, 1036 23rd Avenue North, opposed.
Tina de Barbieri, 2425 9th Ave. North, opposed.
Mark Carmen, 3127 8th Avenue North., opposed.
Judy Windish 4809 6th Avenue North, opposed.
Darrell Gordon, 2934 Burlington Avenue North, opposed.
Jean Anschuetz Oakley, 4800 6th Avenue North, opposed.
Domenico Pontoriero 670 10th Avenue South, opposed.
George Wilsey, 3950 11 Street North, opposed.
Martha Joy Rose, 538 28th Street North, opposed.
Steve Nichols, 6335 Lakeshore Drive North, opposed.
Orlando Acosta, 1155 53rd Avenue North, support.
Charles Samaha, Allendale Terrace, opposed.
Andre Correa, 6044 22nd Avenue North, Apt. 3, opposed.
Barbara Stark, 4746 25th Avenue South, opposed.
Judith Turner, 1411 35th Street South, opposed.
Nick Allea, 331 61st Street North, opposed.
Jeff Danner, 2351 Dartmouth Avenue North, opposed.
Linda Callahan, 801 22nd Avenue North, opposed.
Marit McKnight Parker, 1924 Michigan Avenue Northeast, opposed.
Patricia Dillon, registered as opposed.
Catherine Parks, 608 3rd Avenue North, opposed.
Brooke Fait, 1027 6th Street North, opposed.

Linda Callahan, registered as opposed.
Jeff Danner 2351 Dartmouth Avenue North, opposed.
Neil Allen, 331 61st Street North, opposed.
Judith Turner, 1411 35th Street South, opposed.
Barbara Stark, 5817 21st Avenue South, opposed.
Andre Correa, 6044 22nd Ave North, opposed.

Executive Session:

Commissioner Wannemacher: Welcome back. We will now go into Executive Session. I know that we have a lot of expertise up here on this dais, planning, architecture, real estate construction. I'm very interested in hearing what my colleagues have to say. I think we also heard a lot of very, very passionate commentary from the audience. I want to thank you all very much for attending, and for giving us all something to think about. I also would like staff to maybe comment on some of those comments, I want to make sure that everybody truly understands what this application entails and what it does not entail. So let's go into Executive Session. Is there anybody who would like to begin?

2:23:03

Commissioner Pressman: I have a couple questions. There seems there's difference between historic designation and national historic designation one's included what's not. I would like to ask why that is and what that entails, please.

2:23:20

Derek Kilborn: Okay, what I'm going to show you on the map is there are two different historic preservation designations, one of them is national register, and the other is what we formally call the St. Petersburg Register, but commonly referred to it as local landmark. When you are a local landmark on the St. Petersburg Register of Historic Places, there is something called a Certificate of Appropriateness (COA) that is required for all exterior modifications. On this map, you'll see there are these cream colored boxes, these boxes are designated Local Historic Districts. Whenever somebody comes in, and they are proposing exterior modifications, in this case, let's say an addition to the back of the property, maybe they want to build an Accessory Dwelling Unit (ADU) under the current zoning, or in the cases where we have the dark brown parcels, if they want to develop under this zoning, it's going to most likely include some new square footage, and so that goes through the COA. It's a public hearing requirement, and it comes through this commission and this commission gets to review each of those proposals for compatibility. Where the question has been raised is that, and in fact, referring back there was a proposal in one of these local historic districts recently that this commission upon the first public hearing determined that it was incompatible with the surrounding existing buildings and that application was denied. The applicant then came in with an entirely new design, a much smaller, more compatible design, and that was subsequently approved. You do have that protection in place with local landmarks. But the concern that's been raised is related to, again, these dark brown parcels, and I'll do it on both screens. so if you're in the audience here, you'll see too. There are some dark brown parcels over here, right here, and just for the audience, real quick, right here, up across the top here, and then over in here, these brown parcels. Those are not part of a local district. They are in the National

Register, there is no regulation on how those properties are developed other than just the underlying zoning category itself.

Commissioner Pressman: But my question was, why didn't you include the National Historic in as I understand the national historic is not included? Or is included with the ordinance isn't exempted like the local is is that correct?

Derek Kilborn: The National Register and the local were both included in the NTM language when it was written in 2019 and adopted at that time. The discussion at that time was focused on the ability for these structures to be adaptively reused or repurposed from single family to multifamily. That could happen within the existing four walls of the building. It doesn't have to be new construction. Where we've been challenged is now that we're at this point, and we're working on implementation of the actual zoning category, there's been a little confusion about how the language is to be interpreted. What I've been seeing in the public comments is that the language that was adopted in 2019, seems to suggest that in those parcels, the only thing that could happen is adaptive reuse of the existing building. As we implement the standards that we've been talking about, and going through this exercise and getting feedback, as we've gone through the workshop sessions, it's clear to us that there is some opportunity to do new construction. So, what do we do with that, when we don't have the COA process to guide compatibility. That is why in this chart, let me pull this chart up so you can see, one of the ways that we have proposed dealing with this challenge is that you have this companion application that has some text amendments that are going through your sister commission, the Development Review Commission. One of the things that we have proposed in that text amendment to address this issue is that if you are adaptively reusing the existing building, you can add new units within the existing building, and that would be okay. If you're proposing new construction, whether that's an addition or it's a new building on a vacant lot, or it's a new building resulting from demolition, you will not get the benefit of the reduced setbacks and the greater floor area ratio that comes with the NTM-1 zoning. In this, for the audience, I'm looking at this line right here, and then down here. Okay, so right here, you'll see that the NT-2 building setbacks today are twenty five (25) feet in the front twelve (12) feet on the street side, six (6) feet interior side and then the rear yard is six (6) to ten (10) feet. Our suggestion is that the any new construction that's in the National Register or Local is subject to the greater setbacks, which are already existing today in the NT-2 zoning so it would be no change to the existing rule. The same thing with the Floor Area Ratio (FAR) the floor area ratio on the zoning today on these parcels that we're talking about is point four zero (.40), those parcels do qualify for a up to a point two (.2) FAR bonus. You can see in the NTM-1, when that was drafted and adopted, it was increased to allow point five (.5) FAR. Our recommendation would be to take that back down to the point four (.4), where everything is back down to the exact same standard that exists today in NT-2, and you leave open the potential for adaptive reuse of the existing buildings to create or convert the interior spaces to make additional units.

Commissioner Pressman: You have answered my question, thank you.

Derek Kilborn: Hopefully that captures everything that we've been receiving in the public comments. I think that it does.

2:30:50

Commissioner Wannemacher: So the city has thought very carefully about this and put safeguards in place in the text amendments to ensure that at least in Historic Districts and National Register Districts that too much development does not happen... over development.

2:31:13

Derek Kilborn: Yes, I would say that we have tried to address the concern, by returning the setbacks in the Floor Area Ratio to the existing requirement that it's there today in NT. I think it does merit some discussion about whether that is sufficient or not. If they are removed from the NTM rezoning package, then they retain their existing NT zoning, with the larger setbacks in the lower FAR I just showed you. They do not have the ability to create the additional units then. So they would be essentially limited to the single family primary unit, and then the accessory unit in the side or rear of the property.

Commissioner Wannemacher: Right. Thank you. Okay. Questions.

2:32:07

Commissioner Jeffrey: I have one question, one of the speakers mentioned, the capacity that already exists. I remember several rezonings that have gone forward that have significantly increased zoning along Central Avenue. Yet, we haven't had a lot of that development occur yet. Do we know what the capacity is at this point without any zoning changes?

Derek Kilborn: I don't have the exact number for you, but I can confirm that what was presented in the public comment is correct. In 2012, the Central Avenue Revitalization Plan was created and adopted that increased the allowable density along Central Avenue from essentially what was 24 units per acre, up to 60 units per acre. It increased the allowable building height from approximately 48 feet up to 72 feet. Since that time, obviously, as was stated, we haven't seen new construction developing to those allowances west of 34 Street, there is a project 6090 that's been clearing the site now and I think beginning some of their preliminary construction. They are taking advantage of those allowances, but it has been some time and I have asked that question in our meetings with the development community as well, trying to get some answers and figure out why we haven't seen the type of development in that corridor that we expected to see back then.

Commissioner Wannemacher: I also have another question related to the last question. You showed us Kenwood, the Local Historic District, the National Register District. Are there any other of our Local Historic Districts, Adeline Court, for instance, that have parcels that will be affected by this zoning change.

Derek Kilborn: There are several National Register Districts that have parcels. So you have Historic Kenwood, you have Uptown Round Lake, you have just a handful of parcels in North Shore. I believe there's one parcel in Roser Park, and I don't believe there were any parcels in the downtown St. Petersburg National Register District. In total, as much shown on the slide, there are 169 parcels within the National Register Districts.

2:35:13

Commissioner?: Question. I was wondering if you could review again, the bulk and height metrics for the new zoning, and how it compares to the existing. Particularly though the building width I'm kind of interested in, because I think there might be some concern that this is going to lead to garden style apartments, which I know is not the intent of the zoning.

Derek Kilborn: You guys are doing great, I had five key things I heard that I wanted to address. and that was the second of the five that you've already asked. Okay. On this chart, you can see now this table says existing and NT-2, it is and NT-1 and NT-2, but for this chart, I am showing you the NT-2 standards. Then you see NTM-1 on the right side, the first thing that is important to look at when we're talking about neighborhood character, of course, is lot width. One change you see here is a minimum lot width reduction to twenty (20) feet. The reason that twenty (20) feet is identified here and was adopted in 2019 is because there was a lot of discussion at that time about side by side duplexes taking an existing single family lot and splitting it into two fee simple side by side units. We had a number of lots, we I think We started looking at lots that were 60-foot wide, so they could (split) be two 30-foot lots. Then we have many 45-foot lots, and they would be 22.5 feet (wide) each. It was ultimately decided that the NTM-1 should have twenty (20) feet to accommodate side by side fee simple duplex on 45 foot wide lots, that is the first line item. The second one that we look at our building setbacks, you can see that there are similarities and building setbacks, there are some reductions, so you can go a little closer to the property lines. Overall, we felt that these were still compatible with neighborhood character in the traditional areas.

One of the things that came up in public comments was about the interior side yard, and three feet being too low. Now the individual who made those comments was very credentialed in code and building and fire safety work. We did consult with our Construction Services and Permitting Division at the time that these were being drafted to make sure that what was being considered was in accordance with the different building codes, we don't want to ever do something that we can't do otherwise. The discussion at that time was that you would be required a minimum six feet of separation between exterior walls on adjoining properties before you had to do additional enhancements to those walls per the building code at that time. That's why you see three feet, we took six feet divided that by the two part properties and three feet per side.

Building height, no change to the building height. This was really important to us that we keep the building height, the same as it is today. So there are some side by side duplexes on the first avenues that many people are familiar with. They go up three and a half stories, the zoning there allows 36 to 48 feet in height. You cannot build those at these parcels. Your roofline has to start at 24 feet. There is a roof peak of 36 feet. But we felt that was very important to the character.

There is a new standard that we added here, the new standard is a building with a maximum building width of 40 feet. One of the reasons this was put into the regulations in 2019 is we wanted to make sure that the buildings that were proposed, still had a detached, lower scale residential feeling to them, rather than having, for example, a series of townhomes lined up in a contiguous row. By breaking down the width of the buildings, this would create and maintain more of a residential character. Now separate from the code citation, another individual who spoke was talking about 50 foot wide lots, and referring to fourplexes. This 40 foot number, I can tell you comes directly from our field work in the historic uptown neighborhood, where we looked at

fourplexes in that neighborhood, the fourplexes, there were built on 50 foot wide lots, they had five foot side yard setbacks, a 40 foot building width and in those cases, they had a 10 foot front yard, but we felt that was going to be too shallow for compatibility here.

That is the basis for the 40 foot, maximum building width. Finally, floor area ratio, we talked about that a little bit already a slight increase to the floor area ratio from .4 to .5, that was simply to accommodate, the proposal here to do additional units. There is a little change in building coverage 5% and impervious surface from 65% to 75%.

2:41:30

Commissioner Wannemacher: Other questions for city staff?

Commissioner Moultrie: I have a question. The impervious surface area from 65% to 75% is a rationale for the number that was used, was there modeling conducted? To determine the upside?

Derek Kilborn: We were looking at some of our other multifamily categories. What are the other multifamily categories accommodating? In this case, we have a proposal to do up to four units per building, and that is going to require more parking on the site. Since there would be a need for more parking on the site, we thought it was appropriate to slightly increase that number to allow for the type of buildings that we're talking about here in this application.

2:42:19

Commissioner Moultrie: But did your stormwater engineering group evaluate that increase to see what the overall impact would be? If you did that to all the properties proposed.

Derek Kilborn: Not on an individual parcel basis? When we do have new text that is proposed for the code, that text is evaluated across the different departments? We are seeking input from all the departments on the work that's being proposed. In that case, I don't recall specific study or analysis that was performed by the engineering or public works department, other than a more general discussion about here's what the proposals are, and soliciting feedback based on that information.

2:43:12

Commissioner Houston? I had one more question. I don't know if you've done this calculation or not, but I was curious as to I believe this impacts 2,897 Lots. Do you know what percentage of parcels that are zoned NT-1 and NT-2? That comes out to be because I'm guessing it's a pretty low, percentage?

Derek Kilborn: Keep asking questions, we might be able to get that number for you.

Commissioner Houston: Okay, not critical. I was just thought that might be informative.

Derek Kilborn: Three point approximately 3.7%. Okay. We have approximately 80,000 parcels in the city. So it's a much smaller number.

Commissioner Wannemacher: Go ahead and explain, state that fact. One more time, please.

Derek Kilborn: Okay. Did you want to come up into that? Sorry. 3.7% is a quick calculation of the number of parcels as a percent of the total number of parcels in the city.

Commissioner Houston 2:44:23

Okay, so not a percentage of the NT-1 and NT-2 line.

Derek Kilborn: I think your question was a breakdown of how many of the parcels under consideration the 3000 plus our NT-1 and NT-2 correct?

Commissioner Houston: No, it was a question of how many we'll get this new zoning as a percentage of all of the lots that currently have the NT-1 and NT-2 because it only applies to those lots correct.

Derek Kilborn 2:44:55

I'm sorry, I'm trying I'm just trying to understand the nature of the question.

Commissioner Houston: If you take the number of lots that were considering and divided by all of the parcels that have the current zoning, I'm just looking at what percentage of lots are going to be impacted as. If that's not if you don't know what that number is, I thought maybe that had come up in your evaluation.

Derek Kilborn: Okay, we're going to try to get that number,

Commissioner Houston: I think I was thinking it's probably a much smaller percentage than people might consider that it is. So, I thought that might.

Derek Kilborn 2:45:34

Okay. We're gonna see if we can get that for you.

Commissioner Jeffrey: Okay, while you're looking at that, could I ask another clarifying question? I think you said there's little under 3000 parcels that we're talking about as this application, and 169 parcels are in the National Register Historic Districts, so less than 1%?

Derek Kilborn: 169 parcels within National Register Districts. There are 70 parcels within Local Historic Districts. There are 2,895 parcels total.

Commissioner Jeffrey: Thank you.

2:46:22

Commissioner Wannemacher: So those 70 parcels would come before this committee if any change was to occur, but not the ones that are in the national districts, the remaining ones.

Other questions or clarifications from staff?

Derek Kilborn: I was able to cover four of the five in that long answer, there was 1/5, there was an individual spoke during public comments, identified a specific address off 22nd Avenue. indicated they didn't did not receive a postcard we did in the interim, look up and confirm that we do have a stamped certificate of mailing with that name and address on it. I just wanted to point that out for the record.

Commissioner Wannemacher: Thank you.

Commissioner Pressman: I did one follow up, Derek, one concern I have is we've heard from a lot of people from Historic Kenwood who've come down here, that always raises concerns me. In terms of national historic, short answer, national, historic and local historic, how are they affected by this in regard to number of parcels that would be able to just move forward with the new zoning.

Derek Kilborn: How are they I'm sorry,

Commissioner Pressman: I'm trying to better understand how many parcels in Historic Kenwood are going to be affected and be able to move forward with development under this proposal?

Derek Kilborn: I don't have the number for you in just Historic Kenwood, I think our recommendation would be that if we're going to talk about national register and local historic district that we not assign an exclusion to just one neighborhood, that it'd be some principal position that applies to all national register and or all local.

2:48:31

Commissioner Pressman: Okay, thank you.

Commissioner Jeffrey: Are you looking for comments now? Or just

Commissioner Wannemacher: I was just going to open it back up and why don't we open it up for discussion among us?

Commissioner Gardner: First of all, I can completely respect everyone here. Clearly, there's a love of St. Pete and your homes in your neighborhoods. I to have this, I'd like to see further discussion on neighborhoods such as that proposed that are proposed on this in the nationally designated on the nationally designated register. So that would be my comment about homes on the National Register.

Commissioner Michaels: This is certainly a major proposal that's before us and has been before us for some time and we've struggled with it. It has gotten to the point where we have it today. As I looked through the various policies that are cited, there's one that I always kind of look at first and see it as being the most important one, and that's policy LU: 3.6, which says that land use planning decisions shall weigh heavily on the established character of predominantly developed areas where changes of use or intensity of development are contemplated. As we have heard many arguments here today, many comments here today that the proposal does not fit the established character of the neighborhood. The staff report says that it does. The staff report states that the NTM-1 development standards are intended to maintain neighborhood compatibility, in building

placement, scale and design. I respect that and a lot of work has been done to, to address what the buildings are going to look like, so that in terms of appearance, they would, they would blend in at least to some degree, with the surrounding neighborhood.

What I don't think is addressed is the impact of the change in the number of units from one up to potentially, four on that one particular site. I think in that regard, this proposal does not meet the policy. The staff report goes on to say that when applied to official zoning map, the qualified properties are located along future major streets. That is a point, but as you dig into what a future major street is, there's a wide difference. This proposal would I think better fit those major streets where you've got, say four lanes, that is my definition of a major street. In fairness, here, they're talking about future major streets, still, we're dealing here in the present, with many of these future major streets are really only two lanes, I think it's there's a big difference between whether or not this is done, where there's a four lane street or even a three lane street of some type, and just a two lane, two lane street. There's also discussion about in the staff report about mass transit, bus transit is what we're really talking about here. Again, bus transit is not on every, quote future major street. I think we're trying to, to kind of come up with a one size fits all approach where we need to be more differentiated. We've got the historic issues that have been raised here today. I think that's another special feature that needs to be given consideration. We, I think also have that that needs to be weighed here is the emotional attachment of the residents in the neighborhood, to their, to their neighborhood. I think it's been pretty clear here today with most of the folks who have spoken, that your emotional attachment is not meeting what you would consider to be the established character of the neighborhood. This is changing your emotional attachment to the to the neighborhood. I'm inclined to vote against this or at least to ask the city council to significantly address some of these major differences between neighborhoods throughout the city before finally enacting it.

Commissioner Wannemacher: Thank you any others? Yes, Commissioner,

Commissioner Pressman: Madam Chair. This this issue boils down to density, and where we are going to put density and the direction of the staff which is good reason specifically, to allow the potential for accessory dwelling units, small scale multifamily developments to increase housing diversity. With all due respect to gentlemen, the comp plans are inches thick, and you read a good policy and there's many policies on the other side. You can always try policies on one side the other side question is how's the density work when you cast a like net, like the staff is doing across entire city, you're gonna have incongruency there's no way to avoid them. Partly what we've heard today, and this may sound like a negative connotation not meant to be what we've heard today is the haves versus the have nots. We've heard from the folks who own property, and who are citizens and lived here a long time and great respect for you. But this proposal directs for the people who have not spoken today, which are small scale multifamily developments to increase housing diversity and housing supply. That's an important and critical aspect. I would say that's a forefront of what the city has been looking for, to address housing. It's not affordable housing, some of maybe it's housing for the missing middle, which I think is admirable. My only great concern is the impacts on Historic Kenwood, they've come down here, so I agree with you. I would support it, but I think we have to either address it now or send the message city council that they need to address the concerns of groups like Historic Kenwood, and we've come down here in total, with great concern, and I think that cannot be ignored.

Commissioner Wannemacher: Thank you. Commissioner Moultrie?

2:56:19

Commissioner Moultrie: Yes, Madam Chair, I also appreciate the comments that were made. I guess I was a bit, I am a bit more concerned about us not targeting housing, in areas that we've already up zoned versus impacting neighborhoods where there existing housing and properties. Very concerned about what this looks like with developers coming in and I'm sure everyone's already getting offers for their homes and what this will look like five years from now, and what the neighborhoods will look like five years from now. I certainly recognize what this looks like with traffic and environmental issues, which is my background. While I understand the need, I think we could have come up with a better solution than casting a wide net. That's a good I think that's the issue here. Is this not targeted enough or focused enough in areas where it makes sense to actually do so. The net is a bit too broad, and I'm inclined to vote no.

2:57:29

Commissioner Wannemacher: Commissioner Houston,

Commissioner Houston: I also live in Kenwood and I'm one of those transit and renters, I guess. But the other day, I had a couple of people over to my back patio, and three of the five of us were renters. One young lady was an immigrant from Kenya, she worked for a nonprofit, and she rented a duplex catty corner from my house, and the other was a musician. Both of them without any prodding for me started talking about having to look for other places to live, because of rising rents. One of the ladies' houses was going to be renovated and probably to rent was going to be raised. One was looking at moving out to Gandy Boulevard, because that's where the most affordable housing was, and the other one was going to move out of state. I think there is a population, even in Kenwood that benefits from more housing options. I'm not voting today, I'm an alternate, but I'd like to register my support for the zoning amendment. I think we need more housing diversity. I think this is a very sensitive way to do it because of the height and bulk standards that the staff has made. The whole idea is that these are house size buildings that may have more than one unit in them, but they're small scale. I believe the building code issues can be handled, architects kind of know how to do that. I don't think the alleys will be overwhelmed, I've lived in much denser places with alleys with apartments on every lot. There is never a traffic jam in the alley. I think, you know, it's important to keep in mind that Kenwood and other neighborhoods like it are filled with these types of small residential buildings already. This is really not out of character. You can find fourplexes and duplexes and all over these historic neighborhoods, the old Northeast is the same. So those are my comments.

Commissioner Wannemacher: Thank you very much. Any other Commissioner wish to make some comments? Yes. Commissioner Jeffery

Commissioner Jeffrey: So I'm going to start back with our vision 2020 plan, which was done quite a while ago. We recognize that corridors were our, I guess worst asset or best, best in need of improvement. We also recognize that neighborhoods were sacrosanct, and I think that even though we've got vision 2050, now that talks about the need for additional housing, with 30, or 45,000 units in the next 30 years, I think we already have a tremendous amount of capacity that we're not

seeing being built in the appropriate places. I think that's an important thing, because if we just do that broad brush approach again, or cast a wide net, it just scattered, which then doesn't support mass transit, the way we need to incrementally grow that, as we, you know, as we develop more densely in spots. I appreciate actually what staff has done, because this has been going on for three or four years now and there have been significant changes that have been made. They're getting a lot of pressure from people in the community, and other groups that want to see more housing as a way to make housing affordable. Well, that works if you have farmland surrounding you, but it doesn't work in a build out community where we're surrounded by water. The only way we're going to do this is to go up, and densify. That is not going to be affordable, I don't think, you know, everything I see being built right now is in excess of 600 to 900 thousand to a million dollars, I'm not sure developers are going to come in and build a little 500 square foot unit. Even though there are design restrictions on this, that keeps a building it at a smaller scale and breaks it down towards the neighborhood scale, you're still on a typical lot talking about a 4,000 square foot potential building. I'm really concerned about the impacts. I think that you know, when this or whatever gets implemented, gets implemented, real design standards that have to do with where's the trash can going? How is the parking being done? I mean, these are all the devils in the detail that, you know, we haven't really thought about so much at this point. I know staff has and I know they've been very diligent on it. But outside pressures again, you know, I think we have to admit, we're still auto-oriented community here. If you've got, as we saw in one of our early proposals, a four bedroom unit, that's not going to have a single car. I think we have to recognize I think there's other things that are important. I mean, here, we're supposed to be looking at the Comprehensive Plan, and is my fellow commissioner brought up there's many, many pages in that. There's also some we have a historic preservation element, in that historic preservation element, it talks about the importance of preserving place and keeping the character these neighborhoods. I think we have to weigh that in as well, and then I guess, finally, well, two things. One, if we're talking about National Register Districts in the city, we're talking about less or less than 1% of the properties that are being proposed today. So I think that's the first start that we look at National Register Districts is exempt from this, but I think it also has to go farther, at least in my opinion. You know, maybe there needs to be a minimum amount of block space, meaning that you know, if there's, as one of the community members pointed out, only 18 units, and then it becomes spot zoning, I think we have to be very careful about spot zoning. I think that's it and maybe is Commissioner Michael suggests maybe major streets or future major streets need to be at least four lane before things like that. So I think there's a lot of criteria here. I am in support of the idea at some point. We need to address these corridors, but I think we need to be much more thoughtful in how we do that.

3:04:07

Commissioner Wannemacher: Thank you. anybody else on the dais?

All very thoughtful comments, and I really appreciate you participating. I too have some comments. One thing I'm concerned with is that many of the speakers seem to feel that anything other than a single family home it is not a neighborhood, that if your neighborhood or your community has duplexes or quadplexes that it somehow does not constitute a neighborhood. I think we all really need to understand and embrace the fact that housing comes in all different kinds of forms, including accessory dwelling units and carriage houses and garage apartments, and duplexes and quadplexes. One speaker mentioned that a neighborhood, it's made up of the people, it's not the building, it's not the built environment, it's really the people. So if, if you are, if you

are the kind of neighbor that goes out and sits on your porch and greets your neighbor and walks your dog and says, hello, that alone will help foster community and neighborhood in the areas where we live. That was one of my concerns.

I am also very sensitive to this issue of historic districts, the National Districts and our Local Districts. I'm wondering if maybe there's a way that we could incrementally apply this new zoning, maybe instead of allowing quadplexes that we only allow duplexes or just access accessory dwelling units so that in an in a historic district, only two residential units are allowed not four. So maybe there's a way that we can incrementally step up to, to that and maybe that is something we can look at, even in some of the areas, other areas that were mentioned, I'd be real interested to hear what somebody else here might think about that. So maybe, let me just put that out on the table. Instead of going to for going to two allowing two.

3:06:52

Commissioner Jeffrey: Let me address that for a second. In most cases, in the historic districts, both national and local. You're already allowed an accessory dwelling so you've already accomplished that for the most part. I think the reality is that to me, to have it where okay, yes, you can have it, but no, we're gonna have different criteria or whatever. Zoning needs to be very clear cut. It doesn't need to be something where it's like, sort of, maybe, kinda, and that's the problem we had with the 70s and 80s zoning here was that, you know, was trying to address every situation. I think in cases like this, where you've already got that character and neighborhoods that have been developed uptown 25% already have a historic ADUs. Kenwood, I think is 20%, Old Northeast is about 18%. You know, I think that character exists, but what's nice about that character, it's not 100%, it provides that opportunity. So, I just think it's important that whatever, and I guess maybe this is a question for legal here, because we're here to talk about whether this is consistent with the Comprehensive Plan. Can we make some suggestions, recommendations on edits to the actual text or is that beyond our scope at this point?

3:08:10

Attorney, Michael Dema: I do believe, you know, as a body, you can speak through a motion to City Council, for instance, to maybe provide some additional feedback, that is maybe outside of the final vote that you take on the recommendation. Because we were talking about this a little earlier, kind of anticipating that this might be something with the historic aspect, particularly. I like what you had to say their Commissioner about zoning, you can't micromanage it down to you know, and I think that's a credit to what Derek's team did here is to, you know, it was I think it was called one size fits all it really wasn't, it was parameterized on those five things that they're talked about, so that it had brought an equal a applicability citywide. To the extent that the commission wants to discuss maybe what next could happen with the historic properties, both National Register and Local Districts, you know, if you're unsatisfied by the design, and building envelope constrictions that were put in there, you know, you do have that power and if you want to make a motion to kind of additionally recommend something to council, absolutely.

Britton Wilson 3:09:39

Commissioner Wannemacher: And please, will you confirm all of the parcels currently in the historic districts both national and local? By right, can they have accessory dwelling units,

Attorney Michael Dema: The ones that you're looking at here today, they're like NT-1 and NT-2. We've basically expanded ADUs to every single family district in the city last year. These NT-1s and NT-2s have had that for a few years. What the big differences particularly with the local districts is that that new construction of an ADU is going to be subjected to a Certificate of Appropriateness (COA) for the new construction for the addition. So it would get that heightened level of design review by this board. From a foundation of fundamental what the zoning district allows, the ADU is already there.

Commissioner Wannemacher: Right, okay. Thank you for confirming that. I guess a couple other comments. Many comments have been made about density as if it's a bad word, density is not a bad word. It can be done properly, it can be done well. Density in itself is not bad. Even if this does take effect, this zoning change, this density change is not going to happen overnight, we're not going to wake up tomorrow morning, and all the lots on either side of you have been sold and quadplexes have gone up. This will happen incrementally, slowly, it may not even happen in our lifetime. But it's in place and it could potentially be in place as an opportunity for those who come after us. I am again concerned about the historic districts, but I do genuinely support this, this zoning change. If I'm honest, I would like to see it affect even more parcels than just 2,800. That's my that's my opinion. So, if there are any other comments, or questions,

Commissioner Magnello: 3:12:09 One please thing here. You know, I think it's important just hearing everybody, my first day on the job happy to be here. You know, the one thing we haven't talked about on either side of the table, and I do want to add that, you know, we equally sit on this side and we cherish the city and we're all trying to do the right thing here is resiliency, you know, living in tons of different areas of the country, St. Petersburg, my home now architect and builder locally, homeowner, I'm very invested in in this community. But we also need to think about the future and being adaptive and that is, when you look at one of the really important things that staff did about this is everything that we're proposing that the city is proposing rather, is, you know, outside of that coastal that flood zone, because we need to be really cognizant about the future and taking these, you know, multifamily areas that are in flood zones. People can't afford the flood insurance, and they're having to move to other areas. So, you know, I'm at this moment staying neutral on this, but I do want to say that it's an important approach that we collectively as a community really needs to be thoughtful about. About where we're putting these and that was one thing that staff did really well. We didn't really mention that at all today and I think looking to the future 10, 15, 20 years, knowing where we live, seeing what happened unfortunately a few months ago, you know, and when we look at not only residential but commercial, aviation, transportation, how everybody nationally are really, it buzzword resiliency, really looking at this right now. So, something just to kind of keep on both sides in our head when this decision is going through, I think is really important.

3:13:52

Commissioner Wannemacher: Thank you, all very good comments very much appreciate that. And again, very much appreciate all of you coming out to speak today. I know it's very time consuming, but you will all have more opportunity to speak to city council when this topic comes up in front of them, two times actually,

Attorney Michael Dema: Including one after five o'clock. There will be another opportunity to speak before City Council after five o'clock.

Commissioner Wannemacher: If there are no more comments or questions from my colleagues, may I hear a motion?

3:14:38

Commissioner Jeffrey: I'd be happy to attempt it. Staff recommends that the Community Preservation and Community Planning and Preservation Commission in the capacity as the Community Planning Agency did I get that local planning, a Local Planning Agency make a finding of consistency with the City's Comprehensive Plan and recommending to city council approval of the NTM-1 map amendment to the Official Zoning Map as illustrated with the addition of exempting Local National Register Properties and Districts, further finding exemptions from the Future Major Roadway Map with a minimum of four lanes required.

Commissioner Michaels: Second.

3:15:30

Commissioner Pressman: What was that last part?

Commissioner Jeffrey: That, on the Future Major Roadway Map, that would be limited to only being applicable where there are four lanes of roadway not two?

Commissioner Wannemacher: I cannot visualize where that will occur and where it can't occur? And...

Commissioner Pressman: Is that part of the SAP proposal or have you changed that:

Commissioner Jeffrey: I have added those two criteria.

Commissioner Wannemacher: So, we have got a, we have got a motion on the table, we've got a second. Is there any discussion on that particular motion? I want to add that we can, if this fails, or if it is approved, we can come back and modify it. Let's say it fails, can we come back and modify this?

Attorney Michael Dema: No, the way the motion is currently constructed? It's asking for a final recommendation on the entirety of the package. Those conditions were put in there, you know, for complex issues, and I've advised this board in the past that I think it's a little cleaner if we take conditioning language and address them separately prior to a motion on the main, Commissioner. and that's just that's my recommendation, both legally and kind of like a clean procedure.

3:16:55

Commissioner Jeffrey: Oh, can I amend my

Commissioner Wannemacher: I agree. So let's, let's take this motion off the table.

Attorney Michael Dema: And Commissioner Jeffery would have to be the one who withdraws his motion if he chooses.

Commissioner Jeffrey: Let me withdraw that motion.

Commissioner Wannemacher: Hold on one second. Do you withdraw your second?

Commissioner Michaels: Withdraw the second? Yes.

Commissioner Jeffrey: Okay. So, now, I believe we are recommending to exempt Local and National Registered Districts and properties.

Commissioner Wannemacher: Okay, do I have a second on that motion?

Commissioner Michaels: Yes.

Commissioner Wannemacher: We have a motion, we have a second. Let's hear a roll call on that motion to exempt Local and National Historic Districts. And I'd

Michael Dema: I would like to just state that that would be a recommendation. That's

Commissioner Wannemacher: That is a recommendation. Yes. That we would make to city council. Roll call please.

Motion: Commissioner Jeffrey moved approval to exempt properties within a Local Historic District or National Register from the city-initiated application amending the Official Zoning Map for Neighborhood Traditional (NT) properties within the Planned Redevelopment – Residential (PR-R) Future Land Use category located within 175 feet of the centerline of a Future Major Street and following NTM locational criteria from Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential-1 (NTM-1).

Commissioner Michaels: Second.

YES – 7 – Wannemacher, Gardiner, Jeffrey, Marbet, Moultrie, Pressman, Michaels

NO – 0

Motion passed unanimously.

Commissioner Wannemacher: Thank you. Commissioner, Jeffrey, would you like to make a second motion?

Commissioner Jeffrey: I motion that we recommend to city council that Future Major Roadway Map application be limited to only four lanes of traffic. Is that affirmative?

Attorney Michael Dema: Of those future major streets with four more lanes or more lanes? Okay.

Commissioner Michaels: Second.

Commissioner Wannemacher: 3:18:33 We, have a motion and a second. May we please have a roll call on that motion for a recommendation?

Motion: *Commissioner Jeffrey moved approval to limit the properties to include roadways with four or more lanes only in the city-initiated application amending the Official Zoning Map for Neighborhood Traditional (NT) properties within the Planned Redevelopment – Residential (PR-R) Future Land Use category located within 175 feet of the centerline of a Future Major Street and following NTM locational criteria from Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential-1 (NTM-1).*

Commissioner Michaels: Second.

YES –4 – Jeffrey, Marbet, Moultrie, Michaels
NO – 3 - Wannemacher, Gardiner, Pressman

Motion passed by a vote of four.

3:19:07

Commissioner Wannemacher: Okay, and now, we need a motion on the overall to recommend to city council. The overall comprehensive plan zoning change, but knowing that it will include both of our motions as recommendations as well Correct?

Attorney Michael Dema: Correct.

Commissioner Wannemacher: Okay. May I have a motion please?

Unknown Speaker 3:19:41

Commissioner Jeffrey: Staff recommends that the Community Planning and Preservation Commission in its capacity as the Local Planning Agency make the finding of consistency with the City's Comprehensive Plan and recommending to city council approval of the NTM-1 map amendments to the Official Zoning Map as illustrated.

Commissioner Michaels: Second.

Attorney Michael Dema: So that's a motion? Commissioner, I think you started by just kind of reading the recommendation. So...

Commissioner Jeffrey: I make the motion that.

Commissioner Michaels: Second.

Motion: *Commissioner Jeffrey moved approval of a city-initiated application amending the Official Zoning Map for Neighborhood Traditional (NT) properties within the Planned Redevelopment – Residential (PR-R) Future Land Use category located within 175 feet of the*

centerline of a Future Major Street and following NTM locational criteria from Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential-1 (NTM-1).

Commissioner Michaels: Second.

*YES – 6 – Wannemacher, Gardiner, Jeffrey, Marbet, Pressman, Michaels
NO – 1- Moultrie*

Motion passed by a vote of five.

VII. UPDATES AND ANNOUNCEMENTS

VIII. ADJOURN

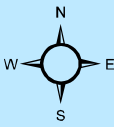
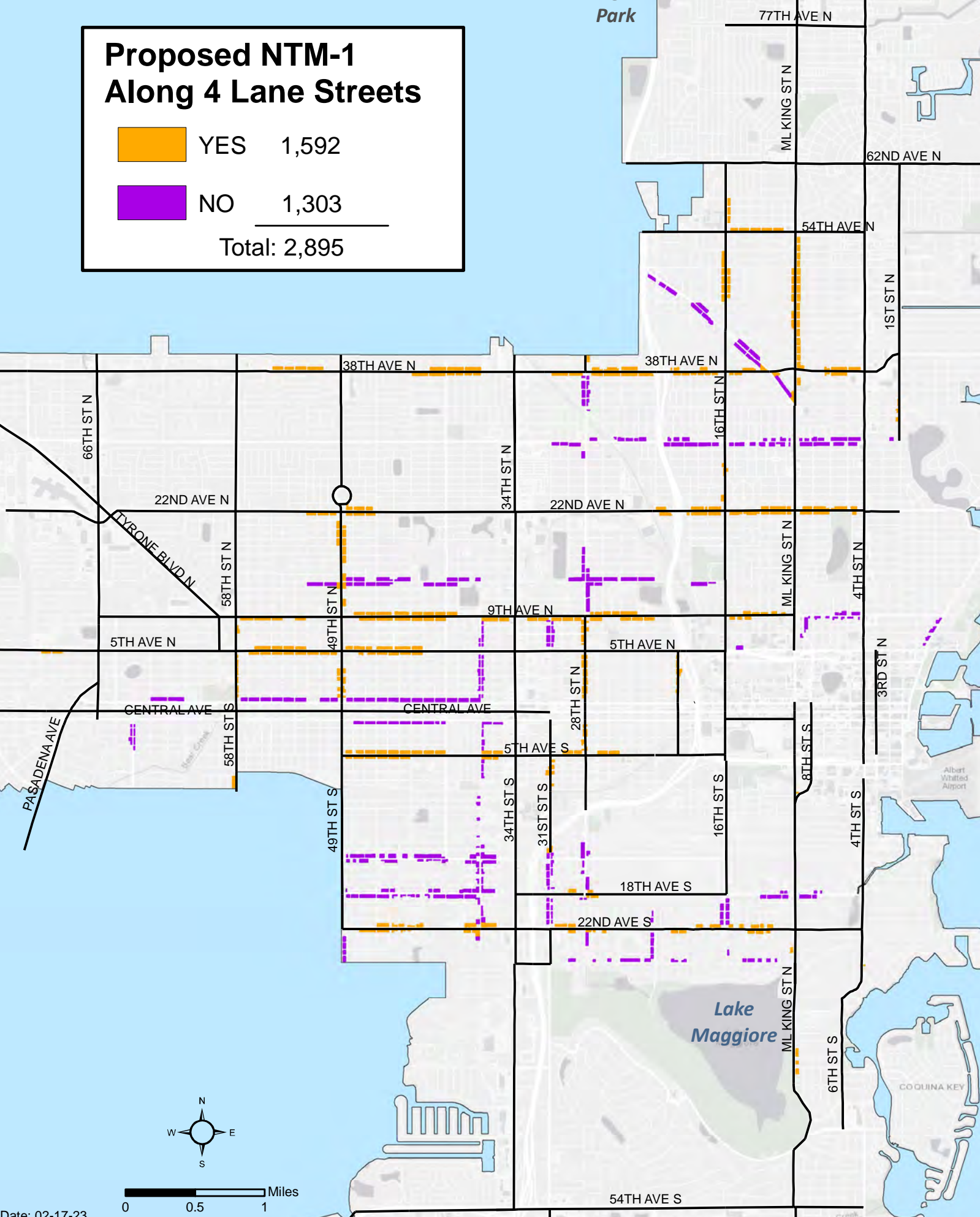
DRAFT

Proposed NTM-1 Along 4 Lane Streets

YES 1,592

NO 1,303




Total: 2,895

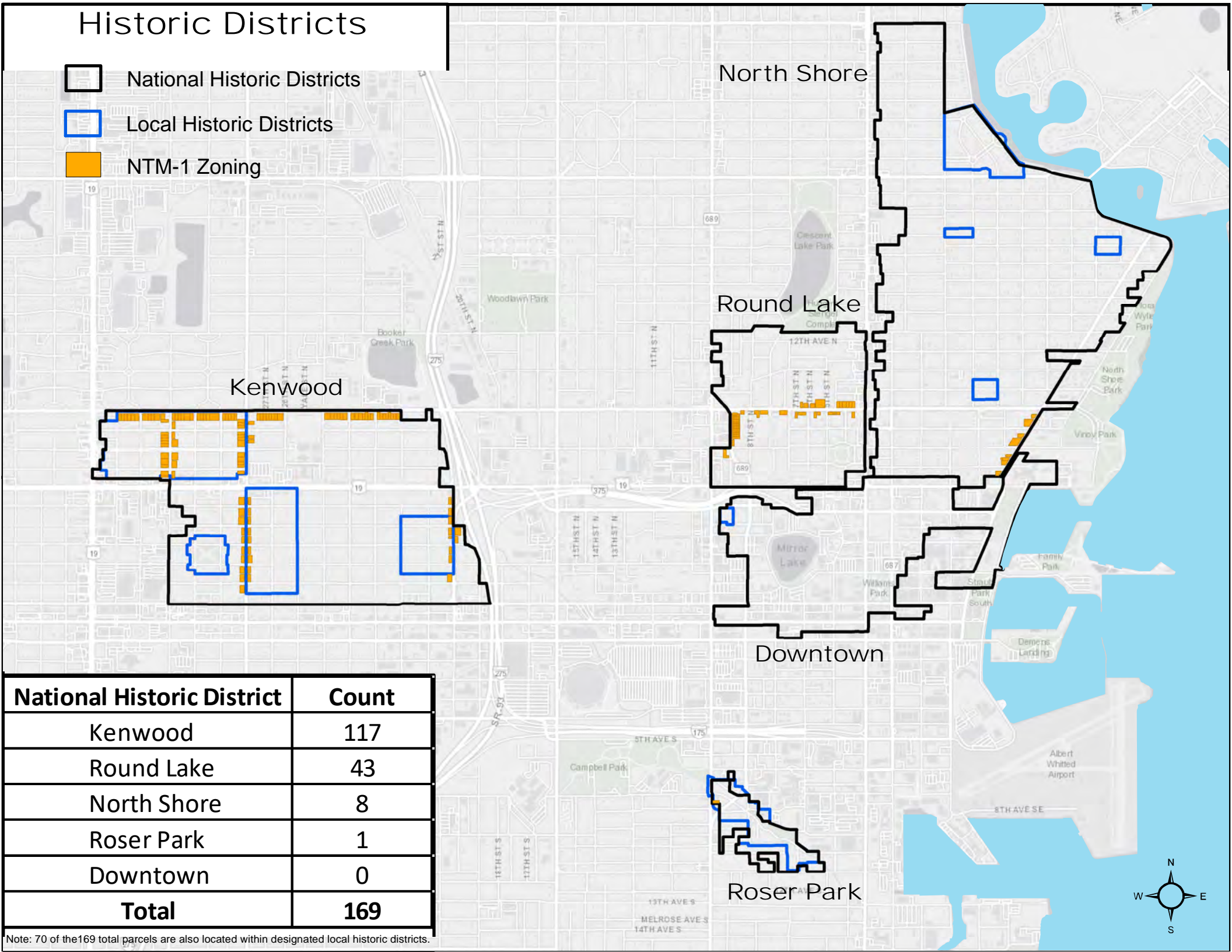


0 0.5 1 Miles

Date: 02-17-23

Historic Districts

-  National Historic Districts
-  Local Historic Districts
-  NTM-1 Zoning



National Historic District	Count
Kenwood	117
Round Lake	43
North Shore	8
Roser Park	1
Downtown	0
Total	169

Note: 70 of the 169 total parcels are also located within designated local historic districts.

City File:ZM-15
Public Comment Registry through 02/22/2023
City Council Public Hearing March 2, 2023

Eml	Grant Crockett	5300 24th TerraceN	Incorrect Application
Tel	Allison Swift		Info
Tel	Andrew Davis	1666 21st Ave N	Info
Tel	Angela Hamilton		Info
Tel	Anne Duran	4094 38th Ave N	Info
Tel	Bernice William	2700 3rd Ave S	Info
Tel	Bibi Ganie		Info
Eml	Bill McCain & Jeff Kenner	6900 Dartmouth	Info
Eml	Bob Singer	4319 2nd Ave S	Info
Eml	Bob Watson	4326 Queensboro St S	Info
Eml	Bruno Fernandez	2738 16th Ave N	Info
Tel	Charles Samaha	834 39th Ave N	Info
Tel	Dale Marks		Info
Tel	Dan Khoury	4551 22nd Ave N	Info
Eml	Dan Kowalski	1666 30th Ave N	Info
Tel	Dan Moranda		Info
Eml	David Delrahim	808 16th St N	Info
Tel	Debra Scanlon	St. Pete Housing	Info
Tel	Ed McGrath	206 6th Ave NE	Info
Eml	Elizabeth Vogt		Info
Eml	ESPNA		Info
Tel	Ethel Bentley		Info
Tel	George Busack	1055 55th Ave N	Info
Tel	Green	2520 Dr. ML King St S	Info
Eml	GWNA		Info
eml	Herzfeld		Info
Eml	Jalessa Blackshear	2510 10th St N	Info
Tel	Jamie Dickerson	861 42nd Ave N	Info
Tel	Janet Young	5284 37th Ave N	Info
Tel	Jen		Info
Eml	Jennifer Ryan-Molesky	511 29th Ave N	Info
Tel	Justine Rhodes	1224 21st Ave N	Info
Tel	Kara King	4832 13th Ave N	Info
Tel	Katherine Nichol	3923 39th Ave N	Info
Eml	Kelli Quincel		Info
Eml	Ken Rikard	2728 3rd Ave N	Info
Eml	Ky Fer	793 30th Ave N	Info
Eml	Leroy Green	3525 29 th Avenue S	Info
Tel	Linda Aure		Info
Eml	Lisa Lippincott	4649 8th Ave N	Info
Tel	Lisa Mclusky		Info
Tel	Lisa Till		Info
Tel	Liz		Info
Eml	Madeline Gulliver	301 49th St N	Info
Eml	Mark & Cynthia Stephens	4320 Queen St N	Info
Eml	Mark Holguin	Greater Woodlawn NAInfo	Info
Tel	Mark McGrath	3500 9th St S	Info
Tel	Matthew May	701 75th Ave N	Info
Tel	Mellissa	751 37th Ave N	Info
Eml	Michael Szabo		Info

City File:ZM-15
Public Comment Registry through 02/22/2023
City Council Public Hearing March 2, 2023

Eml	Michael Williams	1001 56th St N	Info
Eml	Mindy Durkin	921 22nd Ave N	Info
Tel	Mr. Waznegger	3918 25th St N	Info
Eml	Nick Price		Info
Tel	Nicole Harder		Info
Eml	Niel Allen		Info
Tel	Paul Hudson	2301 8th Ave N	Info
Eml	PCPAO Wright		Info
Eml	Robbie Griffie	6338 2nd Ave S	Info
Eml	Robin Reed	16th Ave NE	Info
Tel	Rose Brown		Info
Tel	Rose Gullet		Info
Tel	Scott Seaman		Info
Tel	Sharon Newton		Info
Tel	Tony Rodriquez	1668/1715 24th Ave N	Info
Eml	Vicki Morgan	4150 8th Ave N	Info
Eml	Willingham		Info
Eml	Woodlawn Oaks		Info
Eml	Zack Zehnder	1217/1235 21st Ave N	Info
			69
Eml	Barbara Nicolaisen		Opposed
Tel	Beth Murphy	438 39th Ave N	Opposed
Tel	Carmen Prime	30th Ave & 30 St N	Opposed
Eml	Carol Gruszka		Opposed
Tel	Carol Terroni		Opposed
Eml	Cathy Wilson	1471 29th Ave N	Opposed
Eml	Corey Vongsalay		Opposed
Eml	Deborah Martohue	1036 23rd Ave N	Opposed
Tel	Eva Kowalewski	39th Ave & 4th St	Opposed
Eml	Goran Ivanov		Opposed
Eml	Greg Tappan	3650 Foster Hill Dr. N	Opposed
Eml	Heather Grzelka		Opposed
Tel	Jennifer Larmen	743 43rd Ave N	Opposed
Eml	Jennifer Teolis	2918 30 th Ave N	Opposed
Tel	Jillian Redford		Opposed
Eml	John Potts	2836 7th Ave N	Opposed
Tel	Judy Windish	4809 6th Ave N	Opposed
Eml	Karen Lorenz		Opposed
Eml	Kate Zamboni	1390 42nd Ave N	Opposed
Tel	Kathleen Stroud	719 22nd St N	Opposed
Eml	Lane Driscoll		Opposed
Tel	Leontine DeBarbiery	2425 9th Ave N	Opposed
Eml	Lisa Presnail	2042 3rd Ave N	Opposed
Eml	Michael Winterbottom	4820 17th Ave N	Opposed
Eml	Michele Angermeier		Opposed
Eml	Mike Battigelli		Opposed
Eml	Norm Zamboni	1390 42nd Ave N	Opposed
Eml	Norma Bouillion		Opposed
Tel	Pat Davis		Opposed
Tel	Pete Wilkins		Opposed
Tel	Raphael Perrier	1016 39th Ave N	Opposed
Tel	Samuel Davis		Opposed

City File:ZM-15
Public Comment Registry through 02/22/2023
City Council Public Hearing March 2, 2023

Eml	Susan Fulmer	9th Ave NE	Opposed
Eml	Thomas Ley	2701 8th ave N	Opposed
Eml	Toby Duffield	Dartmouth Ave N	Opposed
			35
Tel	Brad	Pasadena Heights	Support
Eml	Dustin Baldwin	4th St S	Support
Tel	Andy Schwartz		Support
Eml	Gail Mathews	3433 Haines Rd N	Support
Tel	Henry Berdat	2901 Bay Street	Support
Tel	Jennifer	238 6th Ave NE	Support
Tel	Patrick Ruffin		Support
Tel	Venji		Support
Tel	Erik	757 9th Ave N	Supports
Tel	Franklin Motley	5121 12th Ave N	Supports
Eml	Gina Marie Foti	2643 5th Ave S	Supports
Tel	James Golin	560 Zainsville St S	Supports
Tel	Jeanette Keys	6431 3rd Ave N	Supports
Eml	Joseph Mingione	508 12th Ave S	Supports
Tel	Laryssa Woodward	5300 10th Ave N	Supports
Tel	Mary Ann	2824 5th Ave N	Supports
Tel	Natham Gray	3509 16th Ave S	Supports
Eml	Palmetto Park Neighborhood Assn	2643 5th Ave S	Supports
Eml	Payne	777 29th Ave N	Supports
Eml	Ryan Silveria	2635 14th Ave N	Supports
Eml	Ryan Smith		Supports
Tel	Saffita	4521 Dr. ML King St N	Supports
Tel	Sandie Foster	915 3rd St N	Supports
Tel	Sarah Wine	626 56th St N	Supports
Tel	Scot Andariese	29th Ave/8th St N	Supports
Tel	Sharon Ingram	4423 4th Ave S	Supports
Tel	Tim	Allendale	Supports
			27
After CPPC staff report			
Eml	Jeremy Ledford		Info
Eml	Matt Baldwin		Info
Eml	Orlando Acosta		Info
Tel	Carol Torroni		Info
Eml	Deb & Martin Von Cannon		Info
Eml	Ed Amley	1445 47th Ave n	Opposed
Eml	Cher Lowther	6340 Burlington Ave N	Opposed
Eml	Historic Kenwood (HKNA)		Opposed
Eml	Damien Pallidino	619 22nd St N	Opposed
Eml	DJ Soucy	619 22nd St N	Opposed
Eml	Dee Dinsfriend	633 Burlington Ave N	Opposed
Tel	David Laesser		Opposed
Eml	Anne Light	126 33rd Ave N	Opposed
Tel	Charles Samaha		Opposed
Eml	Anthony Winterbottom	17th Ave & 49th St N	Opposed
Eml	Michelle Gehrig		Opposed
Eml	John Deas & Mary Romanik	1445 29th Ave N	Opposed
Tel	Dianna Fusco		Opposed
Eml	Katryna Ivanov	3220 1st St N	Opposed

City File:ZM-15
Public Comment Registry through 02/22/2023
City Council Public Hearing March 2, 2023

Eml	Orlando Manfredi		Support
After COB 2/13/2023			
Eml	Mark Carman		Info
Eml	Michael Keller		Info
Eml	Kim Crouch	5600 5th Ave N	Info
Eml	Anthony Close		Info
Eml	Jeff Craft		Info
Tel	Johnnie Ruth Carson		Info
Tel	Pat Davis	23rd Ave N	Info
Eml	B Hazelden		Opposed
Eml	Brenda Gordon	2934 Burlington Ave N	Opposed
Eml	Tina DeBarbieri	2425 9th Ave N	Opposed
Eml	Cynthia Porter	934 49th Ave N	Opposed
Eml	Susan B		Opposed
Eml	Roberta Yancy	5942 Burlington Ave N	Opposed
Eml	Evelyn & Kent Dixon	6470 2nd Ave N	Opposed
Eml	Teal Anderson	6115 4th Ave N	Opposed
Eml	Ely Payne		Support
After COB 2/15/2023			
Tel/Mtg	Jim Simmons	1512 57th Ave N	Info
Eml	GWNA		Info
Eml	Tina DeBarbieri	2425 9th Ave N	Opposed (2)
Eml	Jim Bennett	4325 10th St N	Opposed
Eml	Dianna & Damian Cullom	2135 Dr. MLK Jr St N	Opposed
Eml	Haley Busch	1415 29th Ave N	Support
Summary			
	Opposed		59
	Support		30
	Info		83

Ann O. Vickstrom

From: Elizabeth Abernethy
Sent: Friday, February 17, 2023 3:42 PM
To: 'Greater Woodlawn Neighborhood Association President'
Cc: Ann O. Vickstrom; Derek Kilborn
Subject: RE: Greater Woodlawn Neighborhood Meeting Questions for Tue Feb.21st

Thanks Mark

It is helpful to have the questions ahead of time, especially since you have a full agenda!

We were also asked to speak at another neighborhood association on this same night, so I will come to Woodlawn and Derek will cover the other one.

Can you let me know if you will have a computer and screen setup? Or do I need to bring my own equipment? We will be sending you our presentation prior to the meeting and I can bring it on a thumb drive as well

Have a nice weekend,

Thanks!
--Liz

Please note all emails are subject to public records law.

From: Greater Woodlawn Neighborhood Association President <gwnapresident@gmail.com>
Sent: Friday, February 17, 2023 1:58 PM
To: Derek Kilborn <Derek.Kilborn@stpete.org>
Cc: Elizabeth Abernethy <Elizabeth.Abernethy@stpete.org>; Greater Woodlawn President <gwnapresident@gmail.com>; Ann O. Vickstrom <Ann.Vickstrom@stpete.org>
Subject: Greater Woodlawn Neighborhood Meeting Questions for Tue Feb.21st

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Derek and Elizabeth,

Here are the questions from neighbors. I did not edit any of their questions.

There will be a large attendance so I hope the most important questions are answered.

I am sure there are repeat questions that you have answered that you may want to share in order to answer what is most asked.

I noticed some questions are self explanatory when your slide show is presented.

What is the lot size requirement for a 4 unit multi-family unit

Parking is my number one concern! You know if you have a birthday party or gathering people have to park a distance away now. Where will visitors park since 22nd Ave is a major road??

- What is the impact on my property value
- Could a historic designation (home or neighborhood) stop this rezoning effort. What can be done to stop this effort
- Where will these people park
- This sounds like a developer/contractor initiated effort. Why would City Council allow themselves to be controlled by developers
- What is the tax advantage to the city by allowing this rezoning to take place
- Is this low income housing
- How do you guarantee that a portion of this will be affordable housing
- How will the City's infrastructure (stormwater, sewer etc.) handle these additional people.
- Why is the City Council trying to fix citywide issues by damaging our traditional, historic neighborhoods
- Who will monitor City/developer agreements? Codes enforcement is very short staffed and can't keep up currently
- Will the neighborhoods be allowed to review/comment on developer projects that will impact their neighborhood?
- The City has messed up the traffic flow in 9th St what guarantee to the citizens have that this rezoning won't be another boondoggle?

Summary:

1. 30th Avenue N is not a major street and should not become one. It's a two lane, tree-lined minor arterial street that runs from Coffee Pot NE to 71st St, with only eight parcels per acre in Greater Woodlawn.
2. 30th Avenue N is not included in Map 2 - Transportation Level of Service. Current traffic is heavy (likely at the D-F loading level) and should not be increased.
3. Alleys are inadequate for potential traffic increase from 16 to 60 vehicles (assuming two vehicles per unit). Paving alleys will degrade safety by encouraging higher speeds far in excess of the 10 mph limit.
4. Developers are incentivized to acquire entire blocks of adjacent parcels (perhaps at double market value per parcel). Neighborhood character, including adjacent properties, is neither respected nor preserved if entire blocks are redeveloped as multi-family.
5. Current density is 8 units per acre on 30th Avenue N, not the maximum allowed of 15 (as stated in the proposal). An increase to 30 is proposed for multi-family developments. Instead of the explicitly stated doubling of density, this proposal will allow the existing neighborhood block's density to nearly quadruple.
6. The city's proposal does not address the major impact on alley traffic on single family homeowners and tenants that back onto alleys, perhaps because the traffic impact is understated as doubling rather than quadrupling.
7. Corporate rental housing management, while effective, changes the nature of individual tenant-landlord relationships. It degrades the neighborhood by establishing a transactional short-term relationship rather than one where tenants have a long-term investment. Poorly maintained properties are to be prevented by adequately enforced regulations regardless of ownership.
8. Similar recommendations made to the Development Review Commission have not been addressed in the revised proposal.

Recommendations:

1. Limit density in NTM-1 to two multi-family buildings per block to limit harmful impact to existing single family-zoned residential streets rather than quadrupling the existing density (8) to allowed density (30).
2. Maintain consistency with the city's proposal to less than double existing allowed density by revising NTM-1 to limit allowed density to 16 units per acre vs. 30.
3. Do not designate 30th Ave. N. as a major street to avoid degrading property values of adjacent parcels and their adjoining neighborhoods with quadrupled traffic.
4. Encourage redevelopment in-kind of existing multi-family housing in NT-zoned neighborhoods with appropriate density housing (up to three units). Preserve the existing concentration of high-density housing and owner-tenant relationships.
5. Address in writing every valid citizen concern with an adequate explanation for those recommendations not adopted.

I really appreciate your efforts and time to give this presentation. Maybe consider sending another notice out to all the affected residents prior to the City Council Meeting in March.

Regards,
Mark Holguin

Ann O. Vickstrom

From: Bennett <jlb4325@aol.com>
Sent: Friday, February 17, 2023 5:08 PM
To: Derek Kilborn; Ann O. Vickstrom
Subject: Rezoning from NT-1,2 to NTM-1

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kilborn and Ms. Vickstrom,

My name is Jim Bennett, residing at 4325 10th Street North, just across the alley from group of houses scheduled for the proposed rezoning. I was unable to attend the meeting of 14 February before the planning commission as I was otherwise engaged. Know that I did review the recording of the meeting and it brought back memories of my 30+ years as an assistant county attorney for Pinellas County land-use planning and zoning and as the county attorney for the county commission. I am appreciative of the level of effort that goes into the commendable work of the scale of these proposed amendments. I know that an early notice of concerns is generally appreciated in advance of a face-to-face meeting.

I noted in comments from Commissioner Michaels a concern for the need to be sensitive to the variety of issues presented by particular parcels and a later comment by my good friend Commissioner Todd Pressman that in casting a net this broadly there are unavoidable incongruities. I wish to point out one of those "incongruities" and suggest that it is not unavoidable. Once the zoning net is cast flexibility decreases.

If you pull up a map you will note that my home is located between the main entrances to greater Allendale and Monticello Park communities, namely Monticello Blvd and Montrose. Both of those entrances intersect with Dr. Martin Luther King Street at 5-way intersections. Those intersections have been the subject of major traffic accidents and efforts by the City to improve their safety. Those efforts, to date, have left our communities with entrances that continue to be dangerous. An increase in densities along the MLK corridor between Monticello Blvd and Montrose will exacerbate an already bad situation and may well result in the need for additional traffic control along an already level-of-service D roadway and will surely clog 44th Avenue N as people who know seek to avoid those intersections. I ask that you consult traffic engineering on the history of these intersections and reconsider allowing a full level on density increase between those two intersections. Staff did note that the departments were consulted about the broad general outlines of the proposal but that no individual issues such as the one cited here were elevated for their review.

I have lived in this present location for 42 years so I am familiar with the give-and-take of alley entrances. The present residents work very hard to make it work. We presently have one house located at 945 Monticello Blvd (will remain NT-2) that continues to resist past, long-standing code enforcement efforts to reduce its occupancy to the allowed single-family residence and a single ADU. That noncompliant residence is not subject to this rezoning but serves as an example of the parking demand generated by a triplex (or more). During the day there are 5-7 cars and in the evening 10. That number increases dramatically with guests. That property's history also serves as an example of the City being ill equipped to control occupancy limitations, overflow parking into the

neighborhoods and to enforce its restrictions on short-term rentals. I could not help but notice that although featured prominently in the discussion by the public these topics were not among the five issues that staff wished to address.

I leave these issues in your hands to research preliminary to a meeting to discuss your response. Please contact me at jlb4325@aol.com or 727-698-5287. Finally, please acknowledge your receipt of this transmittal.

Respectfully, Jim Bennett

From: Tina De Barbieri-Murphy <tmurphy2002@tampabay.rr.com>

Sent: Sunday, February 19, 2023 9:35 PM

To: Ann O. Vickstrom <Ann.Vickstrom@stpete.org>

Cc: Richmond J. Floyd <Richie.Floyd@stpete.org>

Subject: RE: Re-zoning of the property at 2425 9th Ave N from Neighborhood Traditional (NT) to Neighborhood Traditional Mixed Residential-1 (NTM-1)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ann,

Thank you for your email. I appreciate that my comments will be included in the package for council.

I am responding to your discussion of the post card mailing as well as giving you my thoughts on the recommendations derived at the February 14, 2023 CPPC meeting I attended. *I am copying Richie Floyd on this email as he is the representative on council for this neighborhood. I am hoping he will take the time to review and consider my continued concerns regarding this matter as he shapes his position as my spokesperson and votes on this issue.*

Missing Notification of Re-zoning NTM-1 Information Sessions Nov 2022

Regarding the missing post card, I did receive the one in January, which is why I called you in somewhat of a panic. All the discussions & info sessions had already taken place in Nov, Dec & Jan. I noted on your pdf that the date stamp on the listing of Certificate of Mailing is Jan 12, 2023; which is the date the 2nd set of post cards were mailed.

I do apologize if I was not clear, but the missing post card is the November card. That is the one announcing there will be changes and how/where to participate in public discussions. (It is the one shown on the City Website.) When I received the January card, I went to the city website where I found out a previous postcard was mailed, which I did not receive. Consequently, I was left out of all the discussions and behind the eight ball on the entire issue affecting my property. That is what really upset me. The new zoning will have a material impact and I had no input in the process. I can only react after the fact to the final proposition.

As the City website letter to Property Owners is dated Nov 4/2022, I would surmise the post cards were mailed on or around Nov 4, Nov 7. I am sure there is a USPS Certificate of Mailing for these cards. But please note the certification only indicates the card was mailed. It does not provide proof of delivery.

My issue with this form of mailing is that a small card is mailed with key info for specific/affected property owners. Due to the size & dimensions of this card it is easily mixed with other mail; gets stuck in magazines & brochures; is more likely to be dropped, and not noticed, than a standard #10 business envelope.

Also note that the November General Election was in this time frame, which means an inundation of flyers, post cards and a variety of brochures & one-pagers from a plethora of candidates were being delivered to our mailboxes. That makes it even easier to lose or miss the City's postcard. Mail carriers were overburdened with the extraneous election mail. Homeowners were swamped with the cards,

flyers, booklets, etc. Likely much went directly into recycle or trash. Easy to lose, easy to miss a little post card.

Perhaps, if the intention was to reach and hear from affected homeowners, it would have been strategic to consider the timing of the mailing in conjunction with the election impact on our volume of mail, as well as the physical size of the correspondence. I am premising this on a hope that the new zoning was not an already done deal, from at least the planning standpoint.

I am certain I did not receive the post card in November. I go through all my mail to remove my name and address from any printed material. I touch and open every piece of mail I receive; then I shred the identifying material by hand or by machine. If there had been a post card from the City, it would have been seen. Around that time, I received my water bill. The billing cycle is run just after the month begins. I checked and the bill, sent in a #10 standard business envelope, is in my files.

I am simply suggesting that the comments from various affected residents about not receiving the November information card are likely valid. There were numerous variables in favor of missing cards. As a result of this a intersection of circumstances, I honestly believe there are people, like me, who missed out on interacting with the planners and providing concerns & feedback as the position was being crafted. Hence, pieces of the puzzle are missing in the final submitted report.

CPPC Recommendation to Council Re: NTM-1 Zoning Change

I would like to add my thoughts on the CPPC commission recommendation to City Council regarding the NTM-1 zoning change.

The CPPC commission is submitting 3 recommendations to Council. –

- Recommending the NTM-1 proposed overhaul to the zoning plan.
- Recommending excluding local & national registered properties and Historic districts.
- Recommending roads considered on the future major roadway map be 4 or more lanes.

City legal counsel(Michael Dema) recommended submitting separate recommendations. The reasoning being that if the three combined as one was rejected by council, it would result in a restart of the entire process, which is clearly to be avoided at all costs.

Unfortunately, the three recommendations submitted independently completely detracts from their intent. It obscures the relevance and cohesion of thought; it diminishes the importance of the adjunct recommendations. To some extent the separation makes them appear as an ad hoc afterthought to quell certain interests.

- I appreciate the favored recommendation to be granted to the Historic districts. However most of the issues raised by the residents of Historic Kenwood were about properties on the periphery of their district. If those properties are to be protected/granted favored status, why not protect the properties on the opposite side of the street, facing those properties.
For example: 9th Avenue North between 23rd & 26th Streets – South side is Historic Kenwood, North side is North Kenwood. Protect/exempt the south side, but not the north side? Speaking in terms of consistency of style and form treating each side of the avenue differently makes no sense. Aside from district name, do they not

share the same neighborhood? Should there not be consistency in use & appearance?

- 'Future' major use based on existing number of road lanes is not a forward-looking perspective. This approach simply focuses on the current layout, with the expectation nothing less than 4 lanes can be touched or grown. It unfairly, and frankly shortsightedly, assigns all future growth on these existing roads and said consequences on their residents. A change which does not meet the needs or expectations of those already calling these roads home base. I understand the hesitancy for those on an avenue like 13th Avenue to accept growth. However, it is rather myopic to expect with the growing developments, new single houses and businesses already flourishing on 13th Avenue, that this road cannot accommodate major use. It is being used as such already.
The plan to isolate 4-lane (and greater lane number) roads as 'major use' makes my home on 4-lane 9th Avenue the dumping ground for St Pete's growth in this area. It does not take into consideration the growth already weighing on the roads and resources in the immediate area. So very wrong.

The dichotomy of the many issues tells me that generalizations were used in the City Plan and no consideration was given to the individual neighborhoods or circumstances. The characteristics of existing neighborhoods are being redesigned by a planning process with total disregard for the people living in them, or the circumstances and developments already in play. Broad brush strokes/one-size-fits-all plan meets an organization's needs at the expense of the constituents.

I want to reiterate that the immediate area in which I live, bounded by 9th Ave N, 13th Ave N, between 26th Street and 23rd Street, has faced dense development in the last 10 or so years, and will in the immediate future accommodate more growth than most.

- Booker Creek Apartment community, 2468 13th Ave N, Saint Petersburg, FL 33713 was built in 2010 and has 3 stories with 156 units.
- UPTOWN KENWOOD TOWNHOMES/Condos/Apartments. Bounded by 25th Street North and 13th Avenue North. Sales office- 1190 25TH ST N, Saint Petersburg, FL 33713. Features 69 - 3 story modern townhomes/condos/apartments residences. Built between 2019-2023. Development is sold out.
- SPHA will transform the shuttered Ed White Hospital building at 2323 9th Avenue North in St. Pete. It will be converted into affordable housing for seniors. The project's housing component will consist of a total of 70 units — five studio apartments, 60 one-bedroom apartments, and five two-bedroom apartments. The SPHA will also move some administrative offices to the location.

Through two of these developments at least 225 units/residences have already been added to our area. There are plans for an additional 70 units in the works, as well some SPHA administrative offices will be moving into the area. From these three builds 295 residences alone, a likely minimum of over 440 persons and over 440 vehicles have and will be introduced into our small piece of the neighborhood. No matter what some may say, these numbers bring increasing density, more traffic, more parking issues, more road and alley blockage, more noise and nuisances.

There is no reason to add multi-unit(Duplex & 4-Plex) dwellings, investor ownership and absentee landlords to further amplify the ongoing growth impacts and permanently alter the character and landscape of our neighborhood.

I trust consideration is given to my concerns. Please do not hesitate to contact me should you require clarification.

Respectfully,
Tina De Barbieri

Leontine(Tina) De Barbieri
727-235-4519 (C)
Tmurphy2002@tampabay.rr.com

Ann O. Vickstrom

From: Front Office Damian L. Cullom D.D.S. <stpetesmiledoctor@gmail.com>
Sent: Monday, February 20, 2023 4:12 PM
To: Iris L. Winn; Ann O. Vickstrom; Damian Cullom
Subject: Request to speak at March 23rd City Application ZM-15
Attachments: Cullom Contesting Development MLK Coridor.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

We object to these rezoning changes the the city is proposing at our address and so do most of the residents in the area. Most residents are unaware of what is going on. I spoke to a city employee/patient this morning and she also felt this is absurd and irresponsible of the city to do. The city has caused affordable housing issues by not regulating the rental terms, which allowed investors to swallow up homes for rentals, VRBOS and short term rentals and this is their fix?

We don't understand how this has been in progress since 2018 and we only received notice three weeks ago??? This is the city's way of pushing their agenda and not allowing ample time for residents and business owners to do research and take action. We already have a difficult time with traffic in our alley and other building's workers, tenants, delivery driver's etc using our property for parking on weekly basis. I am not sure if this is the proper form to submit but we object to this rezoning and are requesting to speak. If this isn't the correct form please provide or direct us.

We would also like additional time to create and distribute a petition.

Respectfully,

Diana & Damian Cullom/St. Pete Smile Doctor LLC

--

Damian L. Cullom D.D.S.

2135 Dr. MLK Jr. Street N

St. Petersburg, FL 33704

PH #727-327-7701

[Click Here to View Our Website!](#)

Ann O. Vickstrom

From: Haley Busch <haleyburger228@gmail.com>
Sent: Tuesday, February 21, 2023 4:14 PM
To: Elizabeth Abernethy
Cc: Ross Busch; Greater Woodlawn Neighborhood Association President; Corey D. Malyszka; Derek Kilborn; Thomas M Whalen; Britton N. Wilson; Ann O. Vickstrom
Subject: Comments for Woodlawn NTM-1 presentation tonight

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Liz and staff,

Thanks in advance for taking time to present to Woodlawn neighbors tonight! My husband and I live at 1415 29 Ave N. Unfortunately, I am out of town for work this week and am unable to attend the meeting, but reviewed your powerpoint presentation in advance and wanted to share a few comments.

I am excited to see the City tackling Missing Middle housing and making the necessary zoning and LDR changes to accomplish more opportunities for Missing Middle. I have been watching my hometown, Gainesville, attempt to address zoning reforms for affordable housing but their strategy has caused contention among residents. I appreciate how St. Petersburg is approaching this through a transit oriented development method. Overall, I am very supportive of the transition to NTM-1 zoning and think it will help us bring moderate density increases to our residential areas.

I see you have a slide describing the future major street concept and definition. This is a topic I and my neighbors could use clarified, and I'm glad to see you will be covering this in tonight's presentation. I've heard skepticism about classifying 30th Ave N as a future major street, and some doubt about how that might look, how pedestrians and cyclists will be accommodated, etc. Any elaboration on this tonight would be appreciated! I've tasked my husband with taking good notes...

Thanks again,

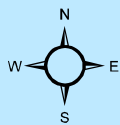
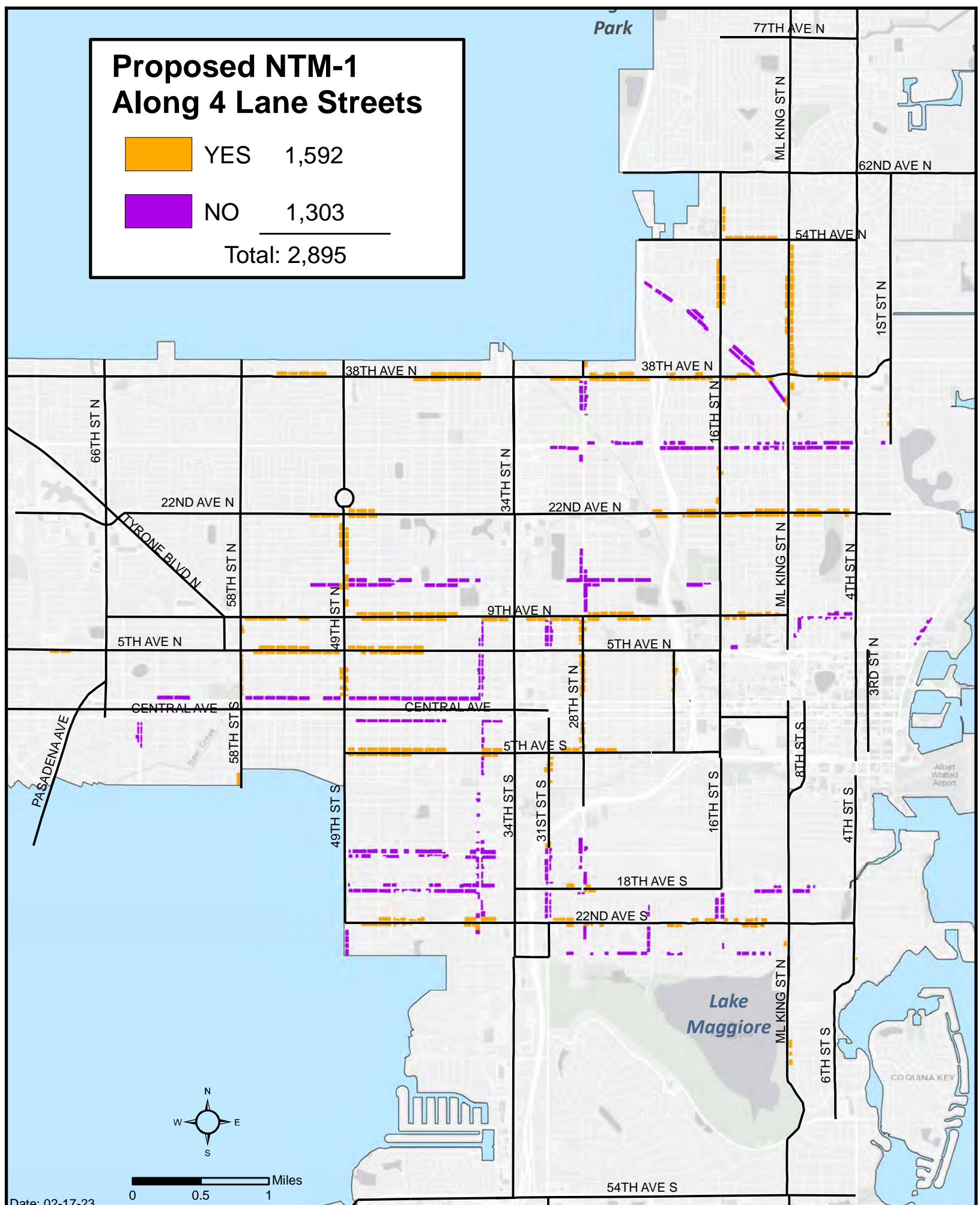
Haley Busch
(850) 264-4949

Proposed NTM-1 Along 4 Lane Streets

YES 1,592

NO 1,303




Total: 2,895

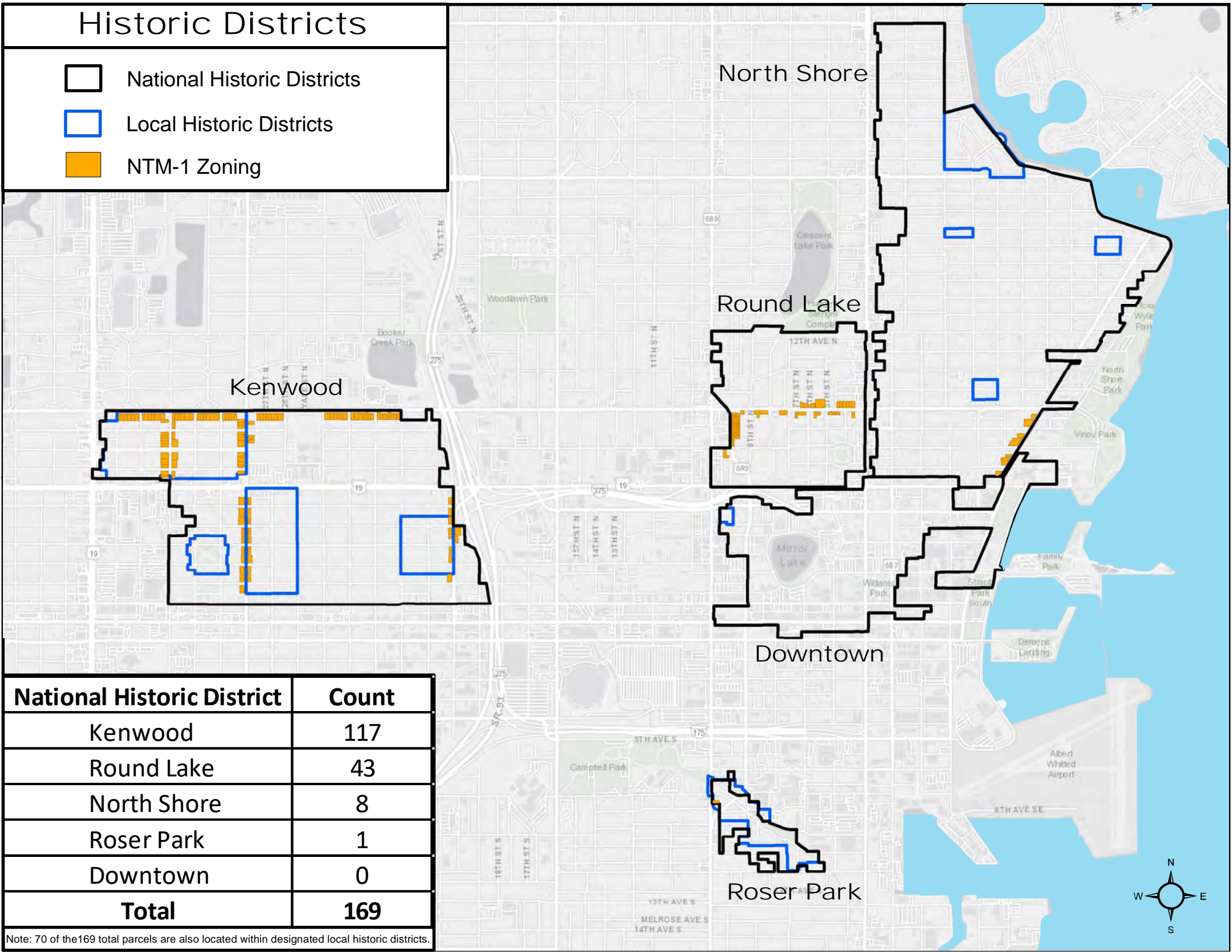


0 0.5 1 Miles

Date: 02-17-23

Historic Districts

-  National Historic Districts
-  Local Historic Districts
-  NTM-1 Zoning



National Historic District	Count
Kenwood	117
Round Lake	43
North Shore	8
Roser Park	1
Downtown	0
Total	169

Note: 70 of the 169 total parcels are also located within designated local historic districts.

The following page(s) contain the backup material for Agenda Item: Private initiated application for a 0.42-acre site located at 423, 429, 437 11th Avenue South requesting amendments to the Future Land Use and Official Zoning maps. (City File: FLUM-68) (Quasi-Judicial)
Please scroll down to view the backup material.





ST. PETERSBURG CITY COUNCIL

Meeting of March 23, 2023

- TO:** The Honorable Brandi Gabbard, Chair and Members of City Council
- SUBJECT:** **City File FLUM-68:** Private initiated application for a 0.42-acre site located at 423, 429, 437 11th Avenue South requesting amendments to the Future Land Use and Official Zoning maps.
- (a) ORDINANCE 753-L, amending the Future Land Use Map from Planned Redevelopment – Residential (PR-R) to Residential Medium (RM); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.
 - (b) ORDINANCE 784-Z, amending the Official Zoning Map from Neighborhood Traditional -2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Public Input: Two letters from the public in opposition have been received citing proximity to and being out of character with the Roser Park Local Historic District located approximately 600 feet to the west. A third letter was received that did not oppose the project but shared traffic related concerns.

Community Planning and Preservation Commission (CPPC): On February 14, 2023, 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 Map amendment.

Previous City Council Action: On March 2, 2023, City Council conducted the first reading and voted unanimously to set the second reading and adoption public hearing for March 23, 2023.

Recommended City Council Action:

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

Attachments: Ordinance 753-L, Ordinance 784-Z, CPPC Staff Report, and CPPC Minutes.

ORDINANCE NO. 753-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 FOR A 0.42-ACRE PROPERTY LOCATED AT 423, 429, 437 11TH AVENUE SOUTH, FROM PLANNED REDEVELOPMENT – RESIDENTIAL (PR-R) TO RESIDENTIAL MEDIUM (RM); 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 Countywide Future Land Use Map; 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:

Property

The following property currently designated as Planned Redevelopment – Residential (PR-R) as shown on “Attachment A”:

BROOKSIDE PARK LOT 68, BROOKSIDE PARK LOT 69, AND BROOKSIDE PARK LOT 70

Land Use Category

From: Planned Redevelopment – Residential (PR-R)

To: Residential Medium (RM)

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-68
(Land Use)

/s/ Elizabeth Abernethy

02/16/23

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DATE

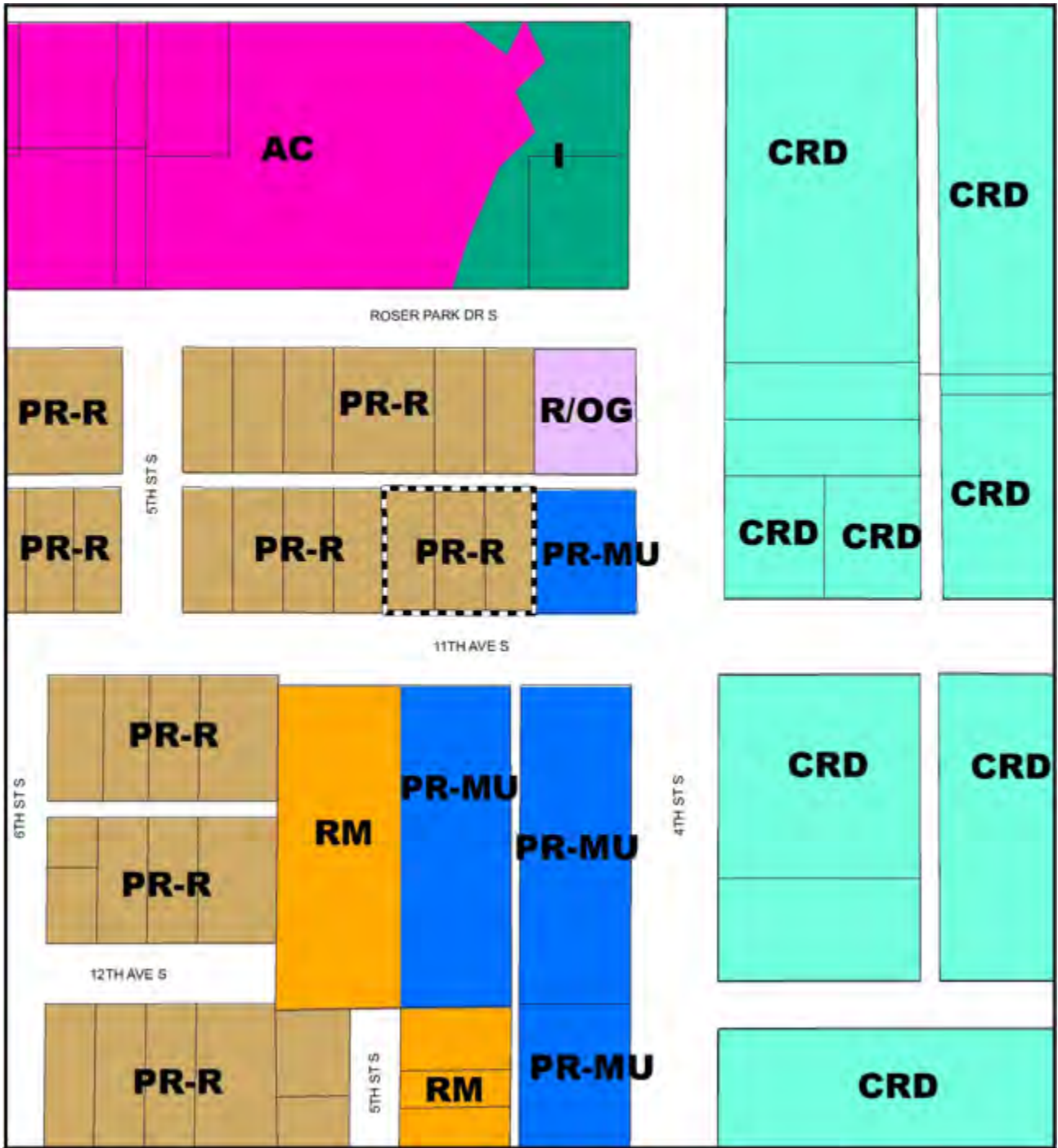
[Handwritten Signature]

2/16-23

ASSISTANT CITY ATTORNEY

DATE

ATTACHMENT A



ORDINANCE NO. 784-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF A 0.42-ACRE PROPERTY LOCATED AT 423, 429, 437 11TH AVENUE SOUTH FROM NEIGHBORHOOD TRADITIONAL-2 (NT-2) TO NEIGHBORHOOD SUBURBAN MULTI-FAMILY-1 (NSM-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

The following three parcels currently designated as Neighborhood Traditional – 2 (NT-2) and as shown on “Attachment A”:

BROOKSIDE PARK LOT 68, BROOKSIDE PARK LOT 69, AND BROOKSIDE PARK LOT 70

Parcel ID Numbers:

30-31-17-12114-000-0680, 30-31-17-12114-000-0690 and 30-31-17-12114-000-0700

District

From: Neighborhood Traditional – 2 (NT-2)

To: Neighborhood Suburban Multifamily – 1 (NSM-1)

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

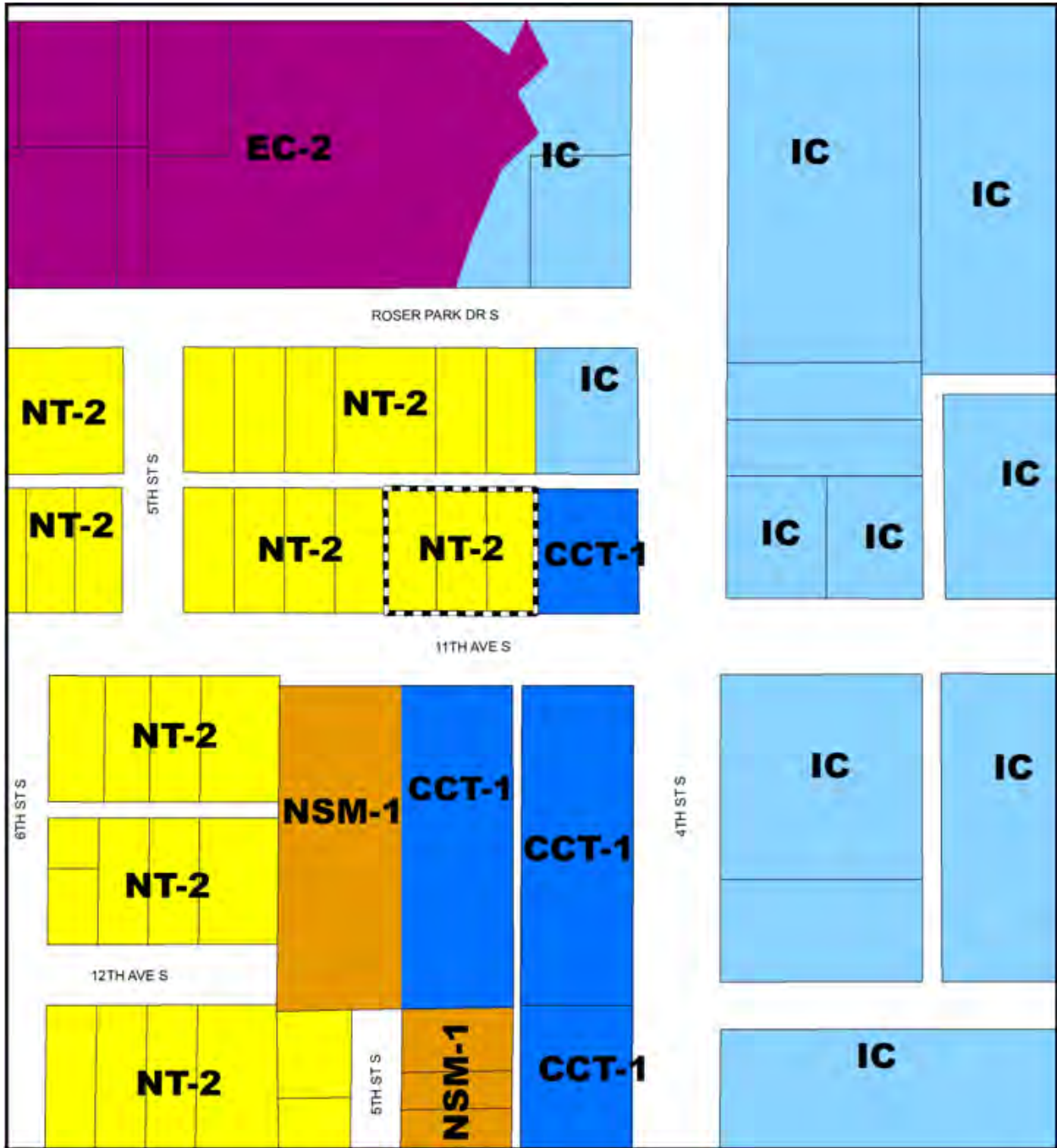
SECTION 3. This ordinance shall become effective upon the date the ordinance adopting the required amendment to the City of St. Petersburg Comprehensive Plan’s Future Land Use Map becomes effective (Ordinance 752-L).

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-68 (Zoning)

<u>/s/ Elizabeth Abernethy</u>	<u>02/16/23</u>
PLANNING & DEVELOPMENT SERVICES DEPARTMENT	DATE
<u></u>	<u>2/16/23</u>
ASSISTANT CITY ATTORNEY	DATE

ATTACHMENT A





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

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

For Public Hearing and Executive Action on Tuesday, February 14, 2023
at 2:00 p.m. in City Council Chambers, City Hall
175 5th St North, St. Petersburg, FL 33701.

According to Planning and Development Services records, there are no Community Planning & Preservation Commission members that have a direct or indirect ownership interest in real property located within 1,000 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-68

423, 429 and 437 11th Ave South

This is a private-initiated application requesting the Community Planning and Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency (“LPA”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following Future Land Use Map amendment from Planned Redevelopment – Residential (PR-R) to Residential Medium (RM) and concurrent amendment to the Official Zoning Map from Neighborhood Traditional - 2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1) for a 0.42-acre site located at 423, 429 and 437 11th Avenue South.

APPLICANT INFORMATION

APPLICANT/OWNER: **TRB Development Pinellas LLC**
400 6th Street South
St. Petersburg, Florida 33701
Jon@TRBDevelopment.com

AGENT: **Johnathan Carlon**
400 6th Street South
St. Petersburg, Florida 33701
Jon@TRBDevelopment.com

CITY STAFF: **Britton Wilson, AICP**
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One 4th Street North
St. Petersburg, Florida 33731
Britton.wilson@stpete.org
(727) 551-3542

REQUEST

The applicant is requesting an amendment to the Future Land Use Map from Planned Redevelopment – Residential (PR-R) to Residential Medium (RM) and a concurrent amendment to the Official Zoning Map from Neighborhood Traditional - 2 (NT-2) to Neighborhood Suburban Multifamily -1 (NSM-1) for a 0.42-acre site located at 423, 429 and 437 11th Avenue South. The site is located within the Intown Activity Center (AC) overlay on the Future Land Use Map, which will remain. The purpose of the proposed amendments, as stated by the applicant, is to allow for the continued use of medium density residential duplexes that have historically been on site since 1938 but were recently demolished.

SITE DESCRIPTION

Street Address:	423, 429 and 437 11 th Avenue South
Parcel ID No.:	30-31-17-12114-000-0680, 30-31-17-12114-000-0690 and 30-31-17-12114-000-070
Acreage:	0.42
Future Land Use:	From Planned Redevelopment – Residential (PR-R) with Activity Center Overlay to Residential Medium (RM) with Activity Center Overlay
Zoning:	From Neighborhood Traditional - 2 (NT-2) to Neighborhood Suburban Multifamily -1 (NSM-1)
Countywide Plan Map:	Activity Center (AC) – no change proposed
Existing Use:	Vacant residential – formerly three duplexes consisting of six dwelling units
Surrounding Uses:	North: Single-family residential, New Frontier Freedom House (Institutional), and Multifamily residential West: Single-family residential and a duplex South: Future site of the Tampa Bay Innovation Center (TBIC) East: Vacant commercial
Neighborhood Association:	Within the Historic Roser Park Neighborhood Association and the Innovation District Business Association. Within 300 ft of Bartlett Park Neighborhood Association and the Downtown Neighborhood Association.

BACKGROUND

The subject 0.42-acre parcel contains three platted lots (68, 69 and 70) in the Brookside Park Subdivision that are bounded to the east by a vacant commercial building built in 1946 which fronts 4th Street South. The parcel is bounded to the north by an alley. On the north side of the alley uses include a single-family home, a 10-unit multi-family apartment building and the New Frontier Freedom House, which is an institutional use supporting Narcotics Anonymous. To the west on the north side of 11th Avenue South to 5th Street South are single-family homes and one duplex. On the south side of 11th Avenue South is a 2.5-acre site that is currently under construction for the 45,000 square-foot Tampa Bay Innovation Center (TBIC). The TBIC is a project spearheaded by Pinellas County that was awarded a Federal Economic Development Administration grant to construct a business incubator set to open in the fall of 2023. The western one-third of the TBIC property is zoned Neighborhood Suburban Multifamily -1 (NSM-1). Property located to the southwest is owned by the City of St. Petersburg and functions as a stormwater retention area.

Per the associated Property Card Interpretations (PCIs), in total, the three lots contained six dwelling units, three of which were considered grandfathered until they were demolished by the current owner in April of 2022. In 1990, the property was granted Special Exception approval to allow for the operation of a social service agency for the homeless with variances to setbacks and parking. The site has since operated under

various social service agencies where various building alterations were made. Details on the property history of each lot are as follows:

- Lot 70 located at 423 11th Avenue South contained two buildings, a front building with two bedrooms for staff and a second rear building that contained two second floor apartments located above an enclosed garage. The front building with staff bedrooms did not vest as residential density because it was operated by social service agencies, and it was therefore determined that there were two grandfathered dwelling units.
- Lot 69 located at 429 11th Avenue South contained one residential duplex building and it was determined that there were two grandfathered dwelling units.
- Lot 68 located at 437 11th Avenue South was permitted in 1926 for a single structure rooming house with six 264 square feet living units that was later used as a women and children group shelter from 1994 to 2003 and then the St. Petersburg Free Clinic, Inc from 2013 to 2021. In accordance with Section 16.60.010.2G, residential equivalent uses are calculated as follows for residential density: three beds equate to one dwelling unit. Accordingly, it was determined that there were two grandfathered units.

The redevelopment of grandfathered uses is permitted in accordance with LDR Section 16.70.040.1.15, where redevelopment of the site to accommodate three two-unit duplexes would be permitted provided that a redevelopment plan is submitted and approved by the City prior to voluntary demolition of the grandfathered use. If a redevelopment plan is not approved prior to demolition, new development shall conform to the regulations for the district in which the property is located. The subject structures were voluntarily demolished by the owner in April of 2022; therefore, a redevelopment plan is no longer an option.

The current zoning of Neighborhood Traditional - 2 (NT-2) has been in place 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 Office - 2 (RO-2), which was intended to permit a mix of multifamily residential at densities up to 12 dwelling units per acre and office uses.

The majority of the site is located within the Coastal High Hazard Area (CHHA) and the 100-year flood plain with a base flood elevation of eight to nine feet. Of the total 18,325 square foot site, only approximately 98 square feet are not within the CHHA.

CONSISTENCY AND COMPATIBILITY

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

The property owner's intent to redevelop the site to replace the former structures containing a total of six grandfathered units with three new duplexes is not consistent with the current Planned Redevelopment – Residential (PR-R) Future Land Use designation and Neighborhood Traditional - 2 (NT-2) zoning district. The PR-R land use designation is intended for low to moderate density residential uses not to exceed 15 dwelling units per net acre. Similarly, the NT-2 zoning district also only allows for single-family residential homes with accessory dwelling units, and duplexes are considered to be a “Grandfathered” use. On the Future Land Use map, the site is also located within the Intown Activity Center (AC) overlay. An AC overlay provides for density and intensity increases for mixed use zoning districts. Since the subject site is zoned NT-2, which only allows for single-family residential and does not allow for a mix of uses, the AC overlay does not provide for density or intensity increases.

The proposed Residential Medium (RM) Future Land Use designation allows for medium density residential uses not to exceed 15 dwelling units per net acre. Similar to PR-R, RM does not allow for a mix of uses, therefore the AC overlay does not provide for density or intensity increases.

A land use change to RM would allow for the proposed rezoning to Neighborhood Suburban Multifamily – 1 (NSM-1). The purpose of the NSM-1 district is to allow for medium-intensity garden apartments reflecting both small- and large-scale apartment complexes. Both NT-2 and NSM-1 allow up to the same maximum density of 15 dwelling units per acre, however the building form of the units for NT-2 is single-family with an accessory dwelling unit or ADU and the form of the units for NSM-1 is multifamily which may include duplexes.

The requested amendments to the RM land use designation and NSM-1 zoning district are 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 LU3.4 that calls for the Land Use Plan to provide for compatible land use transitions through an orderly land use arrangement. The request furthers this policy as the proposed amendments are consistent with the established land use and zoning pattern of 4th Street South from 11th to 18th Avenue South at Bartlett Park, where the parcels fronting 4th Street South on the west side of the road are zoned Corridor Commercial Traditional – 1 (CCT-1) followed by a western transition in density to NSM-1 and then NT-2 (see below zoning map figure). The proposed amendments will be a continuation of the existing transition in intensity resulting in an orderly and logical land use arrangement.

Zoning Map demonstrating the existing transition in intensity on the west side of 4th Street South:



The proposed amendments are also consistent with Countywide Land Use Strategy Map, where the subject property is designated Activity Center (AC) with an Urban Center subcategory designation, which provides for the highest density and intensity development standards. The Countywide Plan Rules identifies the Urban Center as providing for up to 200 dwelling units an acre and a Floor Area Ratio (FAR) of 8.0. The Land Use Strategy Map and the Advantage Pinellas Plan, also known as the 2045 Long Range Transportation Plan, identify this section of 4th Street South as a supporting multimodal corridor which are key priority investment corridors to be served with high frequency transit. Both plans prioritize investment in projects that support these investment corridors as they are best suited for regional connectivity of housing and employment by promoting travel options and economic redevelopment while protecting established communities.

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:

LU 2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

The subject amendment is supporting redevelopment of a site that is served by public facilities with excess capacity available.

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

The request furthers this policy as the proposed amendments are consistent with the established land use and zoning pattern of 4th Street South from 11th to 18th Avenue South at Bartlett Park, where the parcels fronting 4th Street South on the west side of the road are zoned Corridor Commercial Traditional – 1 (CCT-1) followed by a western transition in density to NSM-1 and then NT-2 (see above zoning map). The proposed amendments will be a continuation of the existing transition in intensity resulting in a logical and orderly land use pattern.

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

The proposed amendments are not increasing density or intensity but changing the allowed building design form from single-family homes to multifamily homes such as duplexes, similar to what has historically been located on site since the mid-1930s and was permitted by the zoning district until 2007, where the existing duplexes became legal nonconforming uses. Additionally, as stated above, the proposed land use and zoning change is consistent with the predominant zoning pattern on the west side of 4th Street South.

- LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.
- Land use boundaries are logically drawn and are of a relatively consistent depth in relation to existing land use and zoning pattern on the west side of 4th Street North. The purpose of proposed amendment, as stated by the applicant is to redevelop the site in similar form as to what was historically on site, three two-unit duplexes.*
- LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic, and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.
- The proposed amendments will allow for the site's former use of two-unit duplexes that were considered legal nonconforming uses to be redeveloped as legal conforming duplexes thereby not changing its historic nature and remaining a compatible and appropriate use for the immediate area.*
- LU3.11 More dense residential uses (more than 7.5 units per acre) may be located along (1) passenger rail lines and designated major streets or (2) in close proximity to activity centers where compatible.
- The amendment area is maintaining its density of 15 dwelling units per acre and is located near 4th Street South, which is designated as a future major street on the Future Major Streets Map (Comprehensive Plan Map 20) and a high frequency transit route. The subject site is also located with the Intown Activity Center, which is identified as an area suitable for concentrated growth and economic development.*
- 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 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.*
- LU 7.1 The City shall consider flood potential, sea level rise and hurricane hazards when processing map amendment requests in the Coastal High Hazard Area ("CHHA"). The City shall deny any request to amend the Future Land Use Map for property within the CHHA that results in an increase of residential density, except that the City may, at its sole and absolute discretion, consider approving such amendment based upon a balancing of the following criteria, as are determined applicable and significant to the subject amendment with items B, C, J, and K weighted as mandatory minimum criteria.
- Most of the subject amendment area is located within the Coastal High Hazard Area (CHHA) with the current PR-R density allowance of up to 15 dwelling units per acre or 6 units. The proposed land use classification to RM also allows 15 du/acre, or 6 units. Therefore, the proposed amendments do not increase density in the CHHA.*
- Additionally, the proposed amendment furthers a goal of the StPete2050 Vision Plan theme of Community Character and Growth that calls for the allowance of redevelopment in the CHHA that reduces at-risk properties and populations and increases resilient development and structures.*

- LU19.3 The land use pattern shall contribute to minimizing travel requirements and anticipate and support increased usage of mass transit systems.
- The proposed land use amendment contributes to minimizing travel requirements as the site is located on 4th Street South, which is a high frequency transit route with bus stops located in close proximity, just south of 11st Avenue South.*
- 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.
- The proposed amendments to the City's Future Land Use Map and Official Zoning Map are consistent with the Countywide Rules and Future Land Use Plan as the site is already designated Activity Center (AC). Therefore, no amendment to the Countywide Map is required.*
- LU23.1 The City's development review policies and procedures shall continue to integrate land use and transportation planning so that land development patterns support mobility choices and reduced trip lengths.
- The subject property is adjacent to 4th Street South which is classified as a Future Major Street and a supporting multimodal corridor. The redevelopment of the site for three two-unit duplexes will continue to integrate with land use with transportation planning as the site is currently served with high frequency transit while being located within the northern boundaries of the Intown Activity Center.*
- CM10B The City shall direct population concentrations away from known or predicted coastal high hazard areas consistent with the goals, objectives, and policies of the Future Land Use Element.
- As previously noted, most of the amendment area is located within the Coastal High Hazard Area (CHHA) and is currently zoned for residential allowing up to 15 dwelling units per acre or 6 units. The proposed amendments also allow for up to 15 dwelling units per acre, therefore net residential density increase is being proposed.*
- T13.2 The City shall include criteria in the FLUM amendment process in the Land Development Regulations to give additional weight to amendments that increase densities for projects that are located in close proximity to Activity Centers or along corridors where transit or facilities for high occupant vehicles exist, where compatible with the policies established in the Land Use Element.
- As stated above, the proposed amendments will allow for the continued use of multifamily housing that is located within the Intown Activity Center and served by high frequency transit.*
- Additionally, a goal of the StPete2050 Vision Plan theme of Sustainability and Resilience is to reduce vehicle miles traveled and parking demand by increasing development that is supported by high-frequency transit service.*
- PR1.1 The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- The subject property owner has initiated the subject land use and zoning map amendments in order to further their interests in their private property.*

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

The subject property owner has initiated the subject land use and zoning map amendments in order to expand upon their existing entitlements and to develop according to state law and local ordinances.

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

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

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

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

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

The proposed amendment would not adversely affect any environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan. The site was developed in the 1930's with three two-unit duplexes.

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

The existing PR-R and proposed RM Future Land Use designations both allow for 15 dwelling units per acre, or 6 dwelling units on the subject property. However, as stated above, the current zoning allows for single-family residential but historically the lots were developed as two-unit multifamily duplexes. Assuming 1.5 people per multi-family dwelling unit, both the previous use and the proposed use could support a total population of 9 people, which represents no net increase in population.

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 72.4 gpcd. The City's overall potable water demand is approximately 26.8 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.

SANITARY SEWER

The subject property is served by the Southwest Water Reclamation Facility, which presently has an estimated excess average daily capacity of 5.26 mgd. The estimate is based on permit capacity of 20 mgd and a calendar year 2021 daily average flow of 14.74 mgd. With approximately 26% available capacity, there is excess average daily capacity to serve the amendment area.

Following several major rain events in 2015-2016, the City increased its' peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak flow capacity. As outlined in the St. Pete Water Plan, the City is implementing system reliability improvements at the WRFs, aggressively improving the gravity collection system to decrease Inflow and Infiltration (I&I) which reduces peak flows at the WRFs, and addressing sea level rise system vulnerabilities at lift stations.

The City remains committed to continued I&I reduction. Also, the City is fully committed to implementing selected recommendations from the St. Pete Water Plan, which incorporates growth projections and outlines the required system and network improvements needed to provide a resilient wastewater collection and treatment system.

SOLID WASTE/SANITATION

Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year. The County currently receives and disposes of municipal solid waste generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted, or buried at the Bridgeway Acres sanitary landfill. The City and County's commitment to recycling and waste reduction programs have assisted in keeping down the actual demand for solid waste disposal, which continues to extend the life span of Bridgeway Acres Sanitary Landfill. The landfill is expected to remain in use for approximately 82 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to serve the amendment area.

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. With a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would still have 20.14 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 LDR Section 16.40.030. This ordinance requires all new development projects to be permitted through the City

and SWFWMD to ensure projects meet quantity and quality design standards for stormwater treatment.

Prior to redevelopment of the subject property, site plan approval will be required. At that time, City Code and Southwest Florida Water Management District (SWFWMD) site requirements for stormwater management criteria will be implemented. The City'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 2023. While this update is consistent with the SWFWMD guidelines, it is enhanced as it takes into consideration sea level rise to identify projects to maintain LOS and enhance water quality. The City's Stormwater Design Standards are being updated to incorporate Low Impact Design (LID) to reduce stormwater runoff and increase water quality. Likewise, the City recently updated its' impervious service mapping throughout the City and will be working towards a credit-based stormwater rate system for commercial and residential properties who implement LID and rain harvesting elements. Examples of such credits may be underground stormwater vaults, pervious pavements, greywater systems, and vegetative swales.

TRAFFIC

Existing and Projected Roadway Conditions

The subject property is located on the northern side of 11th Avenue South and west of a commercial building on 4th Street South. The City of St. Petersburg maintains 11th Avenue South, a two-lane, undivided local road, and 4th Street South, a four-lane, divided collector road. Fourth Street South from 9th Avenue South to 18th Avenue South carries 15,395 vehicles on a typical day and has a level of service (LOS) of "D" based on the Forward Pinellas "2022 Annual Level of Service Report." According to the Florida Department of Transportation, LOS is a quantitative stratification of a performance measure or measures that represent the quality of service, measured on an "A" to "F" scale, with LOS "A" representing the best operating conditions from the traveler's perspective and LOS "F" the worst. Forward Pinellas does not provide LOS data for 11th Avenue South because it is not a major road. Traffic volumes on 11th Avenue South are low. The City conducted a traffic count on 11th Avenue South at 7th Street in 2018. The daily traffic count was 938 (276 trips eastbound and 662 westbound).

The subject property previously had three duplex buildings totaling six units. The applicant intends to build three duplexes. The Transportation and Parking Management Department staff utilized the Institute of Transportation Engineer's (ITE)' "Trip Generation Manual" (11th Edition) to estimate trip generation for the proposed and prior developments. Using ITE Land Use Code 215 for single-family attached housing (a single structure with two distinct dwelling units), staff estimated that three duplexes generate 3 p.m. peak hour trips (2 trips entering the site and 1 leaving the site). The proposed duplexes will likely have a minimal impact on roadway capacity and operating conditions, even without a trip credit from the previous development.

TRANSIT

The Citywide LOS for mass transit will not be affected. The Pinellas Suncoast Transit Authority's (PSTA's) Route 4 serves 4th Street and has 15-minute headways, which is very frequent service. A Route 4 bus stop is located just south of 11th Avenue South. The northbound service typically has 11 riders boarding or alighting at this location per day, and the southbound service typically has four (4) riders boarding or alighting per day.

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 City adopted the Complete Streets Implementation Plan in May 2019. Several existing and planned bicycle and pedestrian facilities are located near the subject property.

Pedestrian Network

Sidewalks exist on the northern and southern sides of 11th Avenue South and eastern and western sides of 4th Street. There is a planned crosswalk at the 11th Avenue South and 4th Street intersection, and a planned rectangular rapid-flashing beacon (RRFB) will better enable pedestrians to cross 4th Street at 11th Avenue South.

Bicycle Network

A proposed bicycle/pedestrian trail along the northern side of 11th Avenue South will cross 4th Street. Given the need to provide a safe crossing for trail users, a traffic signal is warranted at the intersection of 11th Avenue South and 4th Street. Funding for the design and construction of the signal has not yet been programmed.

Neighborhood Traffic Plan

The subject property is in the Historic Roser Park neighborhood. According to the neighborhood traffic plan, three brick-imprinted speed plateaus exist on 11th Avenue South between 4th Street and Martin Luther King Street.

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

The land area is both appropriate and adequate for the applicants stated intention to redevelop the site to replace the former three building two-unit duplexes that were legal nonconforming uses with new duplexes that are legal and conform with the land use and zoning designation.

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

Not applicable as the site is intended for redevelopment and replacement equal to its former use.

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

The requested RM land use designation and NSM-1 zoning are consistent with the established land use and zoning pattern of 4th Street South from 11th Avenue South to 18th Avenue South at Bartlett Park, where the parcels fronting 4th Street South on the west side of the road are zoned Corridor Commercial Traditional – 1 (CCT-1) followed by a western transition in density to NSM-1 and then NT-2 (see above zoning 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 continue to be so with the proposed districts and the property will not have split zoning.

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

Not applicable as the current residential use will remain.

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 within the 100-year flood plain, hurricane evacuation level zone A and the Coastal High Hazard Area. The entirety of the property is currently in hurricane evacuation level zone A.

11. Other pertinent facts.

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

CONSISTENCY WITH THE COUNTYWIDE PLAN:

Proposed amendments to local future land use plans 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 subject property’s Countywide Plan Map designation of Activity Center (AC) is consistent with the proposed City land use designation of RM, therefore no amendment to the Countywide Map is required.

PUBLIC NOTICE and COMMENTS

Public Notice

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

- December 21, 2022: Pursuant to City Code, the applicant sent a “Notice of Intent to File” to the Council of Neighborhood Associations (“CONA”), the Federation of Inner-City Organizations (“FICO”), the nearby neighborhood associations of Historic Roser Park, Bartlett Park, Downtown and the Innovation District Business Association.
- January 4, 2023: The City’s Urban Planning and Historic Preservation Division (“Division”) received an application for processing.
- January 5, 2023: An email notification and the submitted application was sent by the Division to CONA, and the nearby neighborhood associations of Historic Roser Park, Bartlett Park, Downtown and the Innovation District Business Association.
- January 20, 2023: Public notification signs were posted on the subject property. In addition to noticing the public hearing, and two (2) online links were included for accessing the information described above.
- January 20, 2023: Public notification letters were sent by direct mail to neighboring property owners within 300-linear feet of the subject property. Additional letters of notification were sent to CONA, FICO, and the nearby neighborhood associations of Historic Roser Park, Bartlett Park, Downtown and the Innovation District Business Association. In addition to the standard information, this notification included both the CPPC and City Council public hearing dates and times, web links to review the then-pending staff reports, and a link to the current planning projects webpage for more information.

Public Comments

To date, 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 agrees with the application narrative and finds that the proposed Future Land Use and Official Zoning Map amendments at the subject location are consistent with the Comprehensive Plan in the review of the Land Use, Utilities, and Transportation 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 and Official Zoning Map amendments described herein.

REPORT PREPARED BY:

Britton Wilson

01/17/2023

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

DATE

REPORT APPROVED BY:

Derek A. Kilborn

01/17/2023

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

DATE

ATTACHMENTS

1. Application
2. Subject Area Maps



ATTACHMENT NO. 1

Map Series

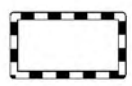


AERIAL

CITY FILE

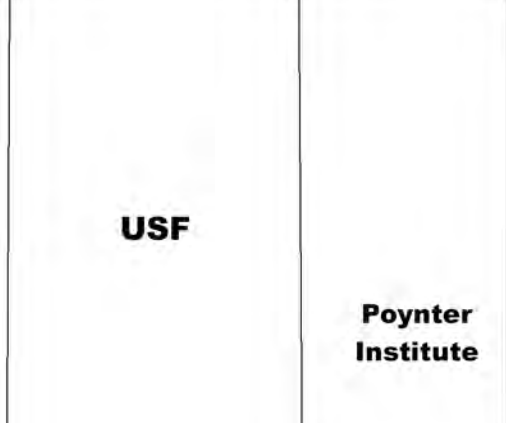
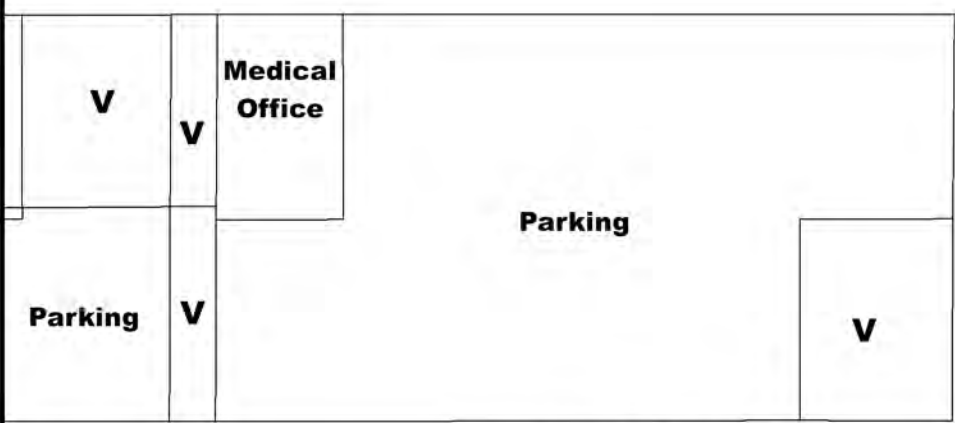
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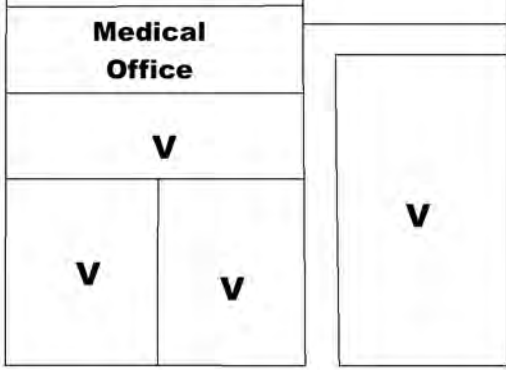
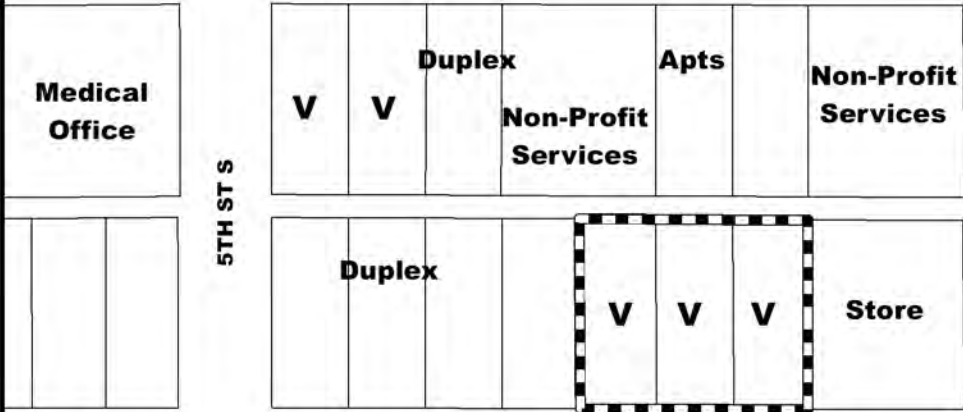


SUBJECT AREA

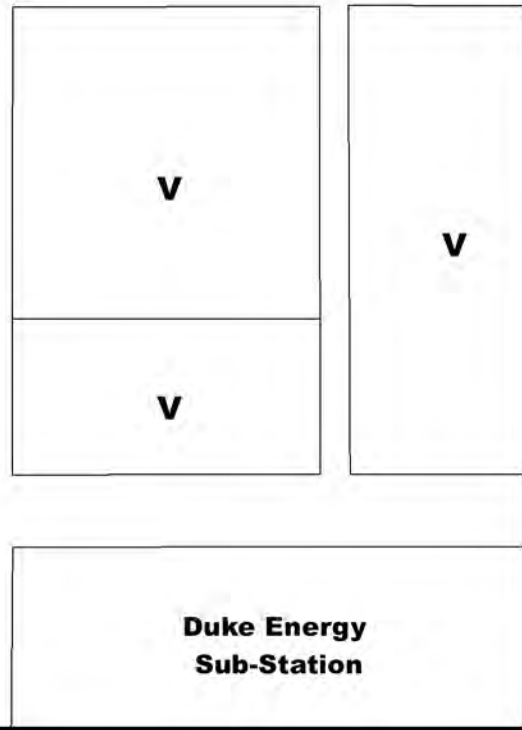
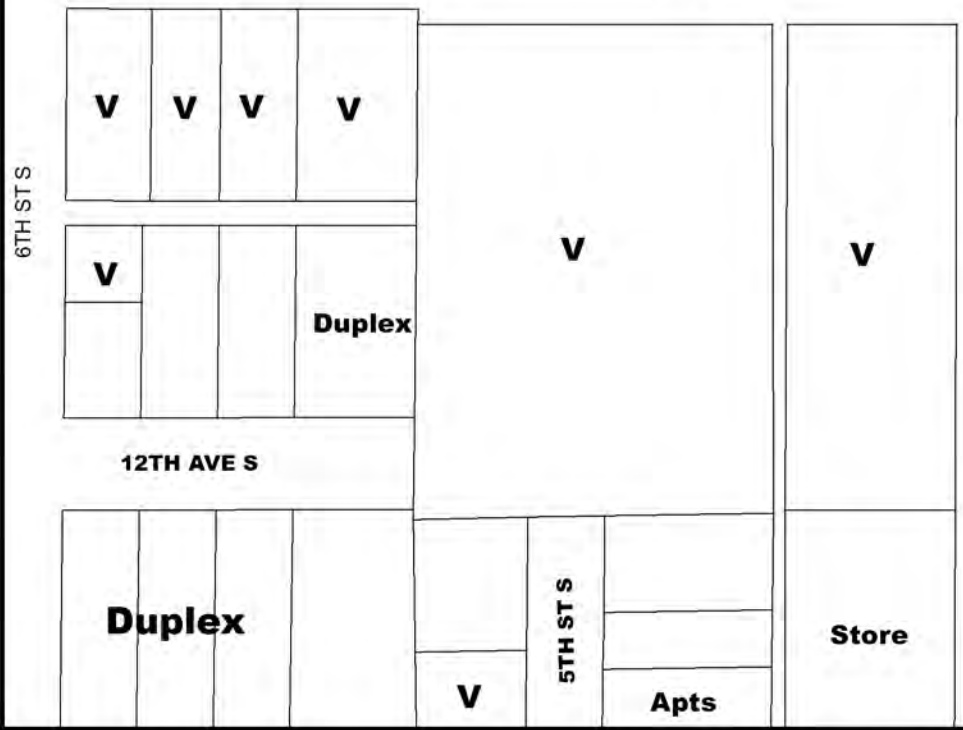




ROSER PARK DR S



11TH AVE S



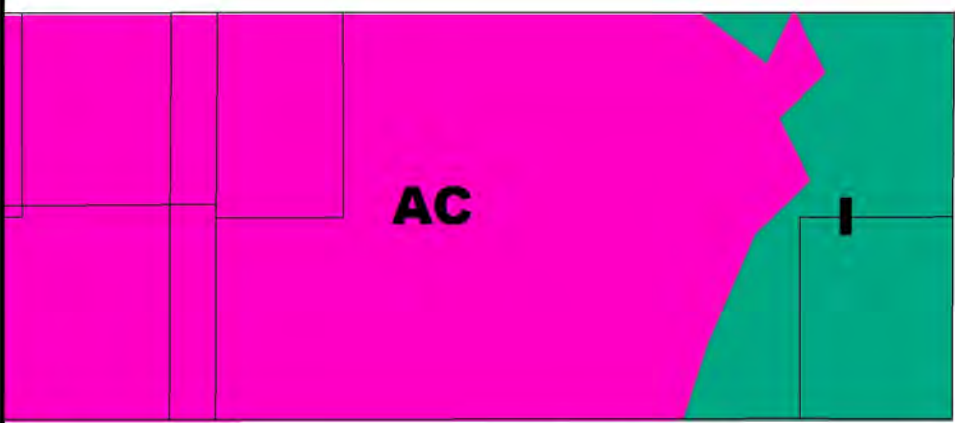
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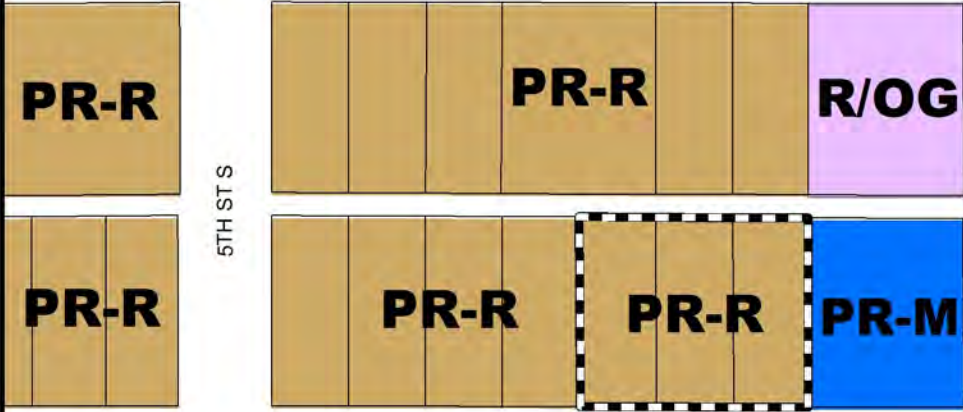
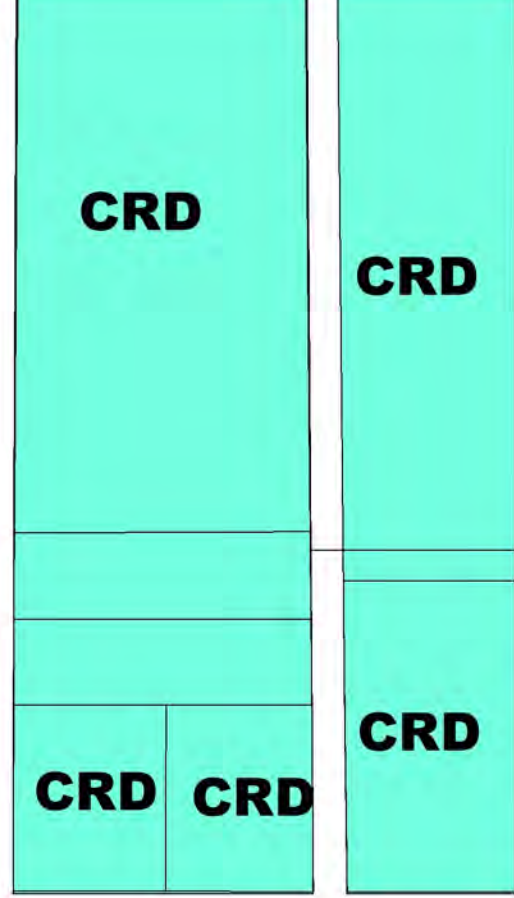
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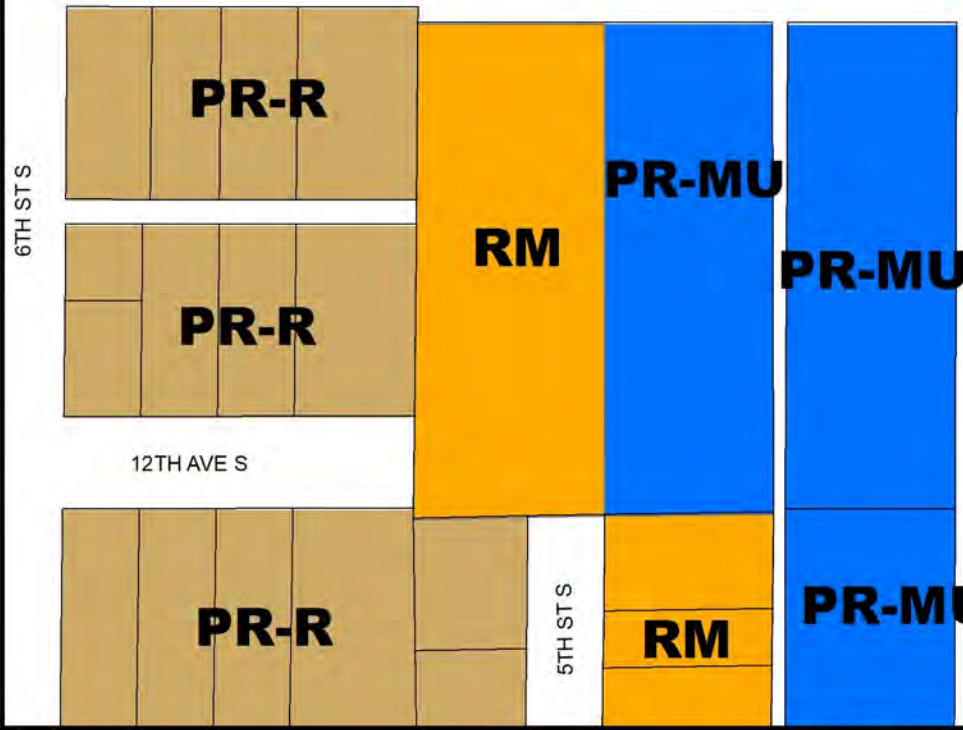


ROSER PARK DR S



5TH ST S

11TH AVE S

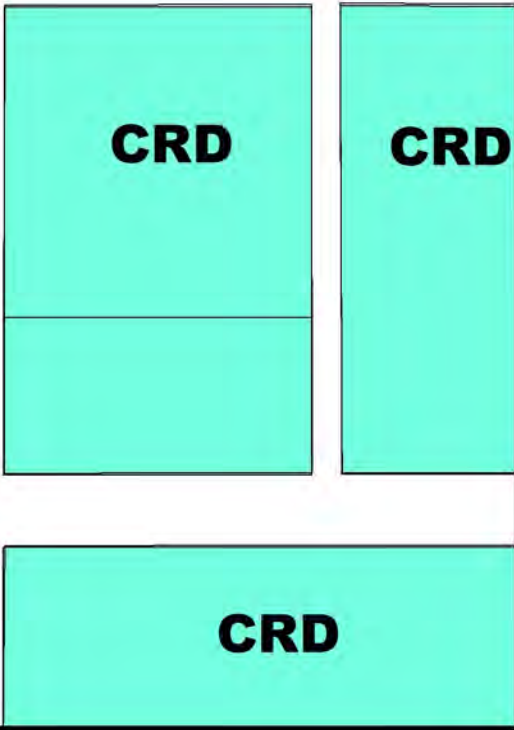


6TH ST S

4TH ST S

12TH AVE S

5TH ST S




FUTURE LAND USE

CITY FILE
FLUM-68
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From: PR-R
 (Planned Redevelopment-Residential)
 with Activity Center Overlay

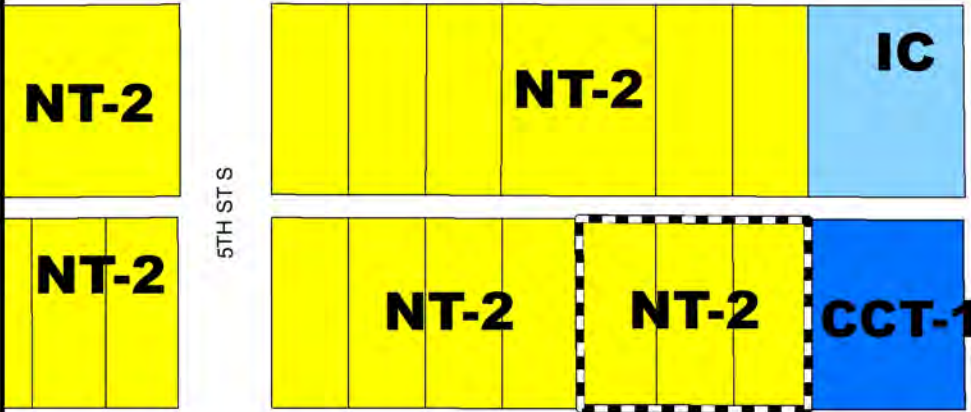
To: RM
 (Residential Medium)
 with Activity Center Overlay

 **SUBJECT AREA**



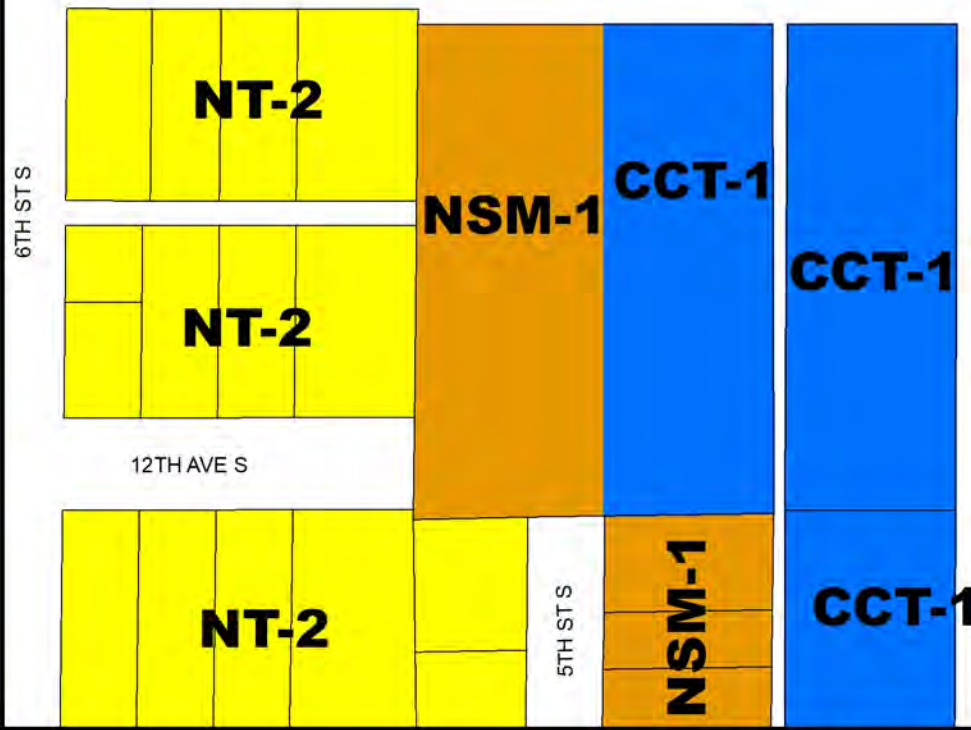


ROSER PARK DR S



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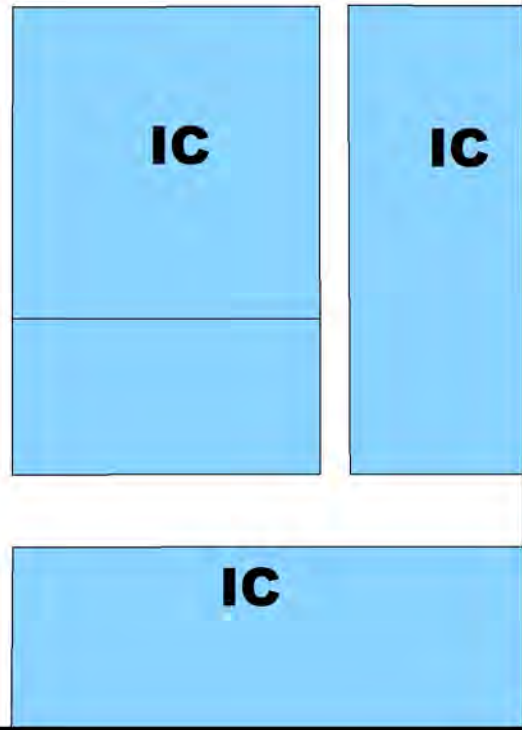
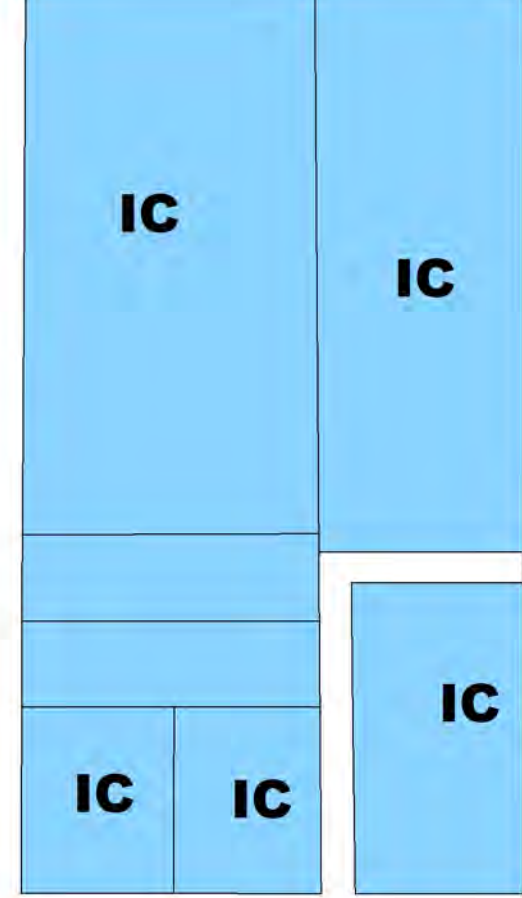


6TH ST S

4TH ST S

12TH AVE S

5TH ST S



EXISTING ZONING

CITY FILE
FLUM-68

From: NT-2
(Neighborhood Traditional
Single Family - 2)

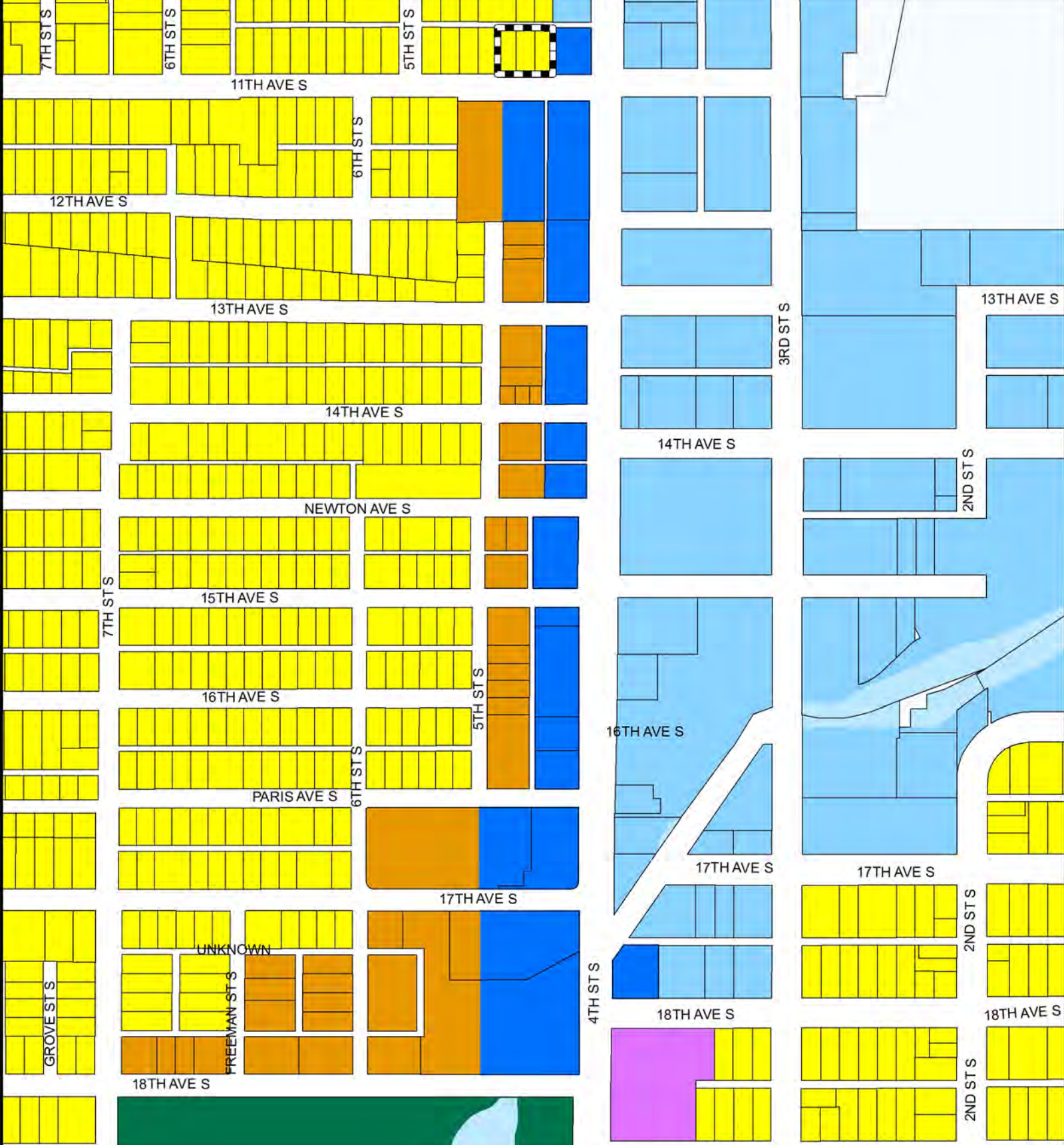
To: NSM-1
(Neighborhood Suburban
Multifamily -1)



SUBJECT AREA







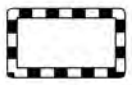


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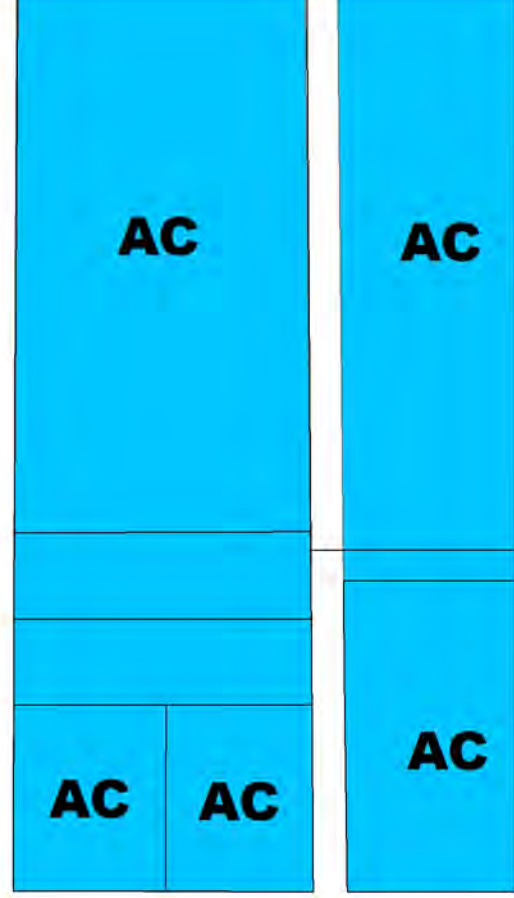


EXISTING ZONING

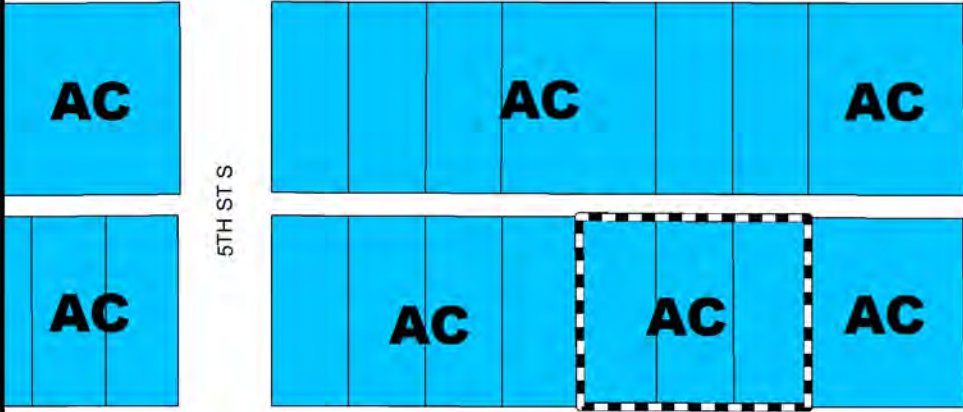
CITY FILE
FLUM-68
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 NT-2	 NSM-1	 NSE
 CRT-1	 CCT-1	 IC
 SUBJECT AREA		

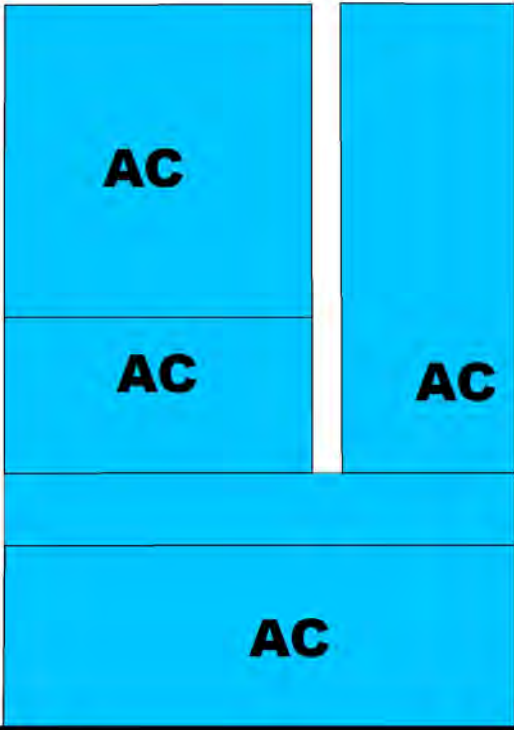
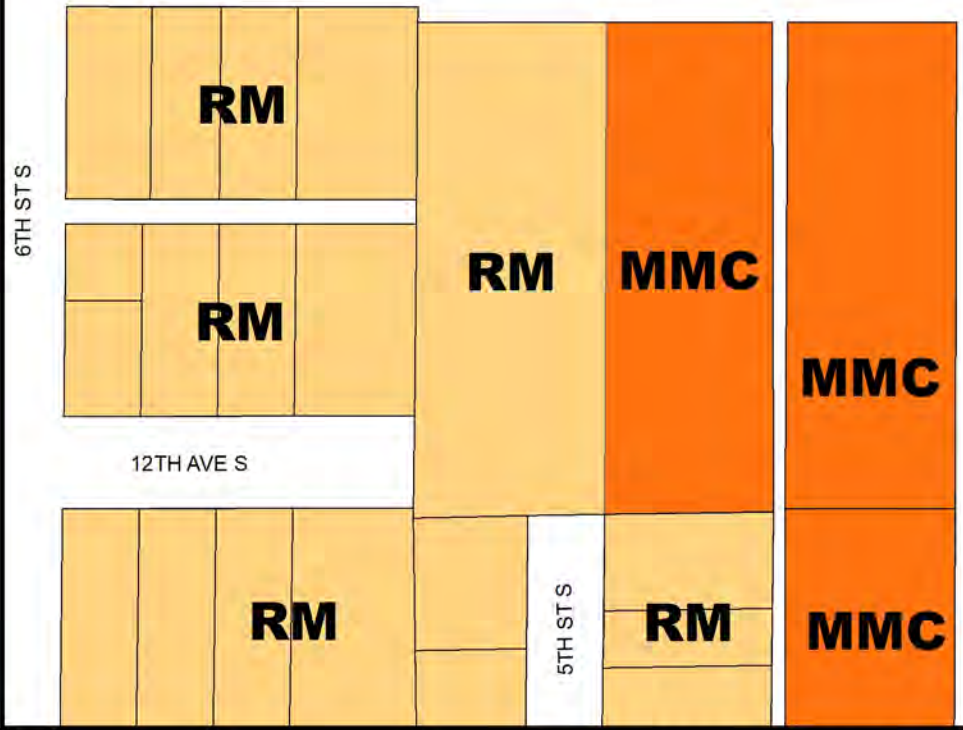




ROSER PARK DR S



11TH AVE S



COUNTYWIDE PLAN MAP

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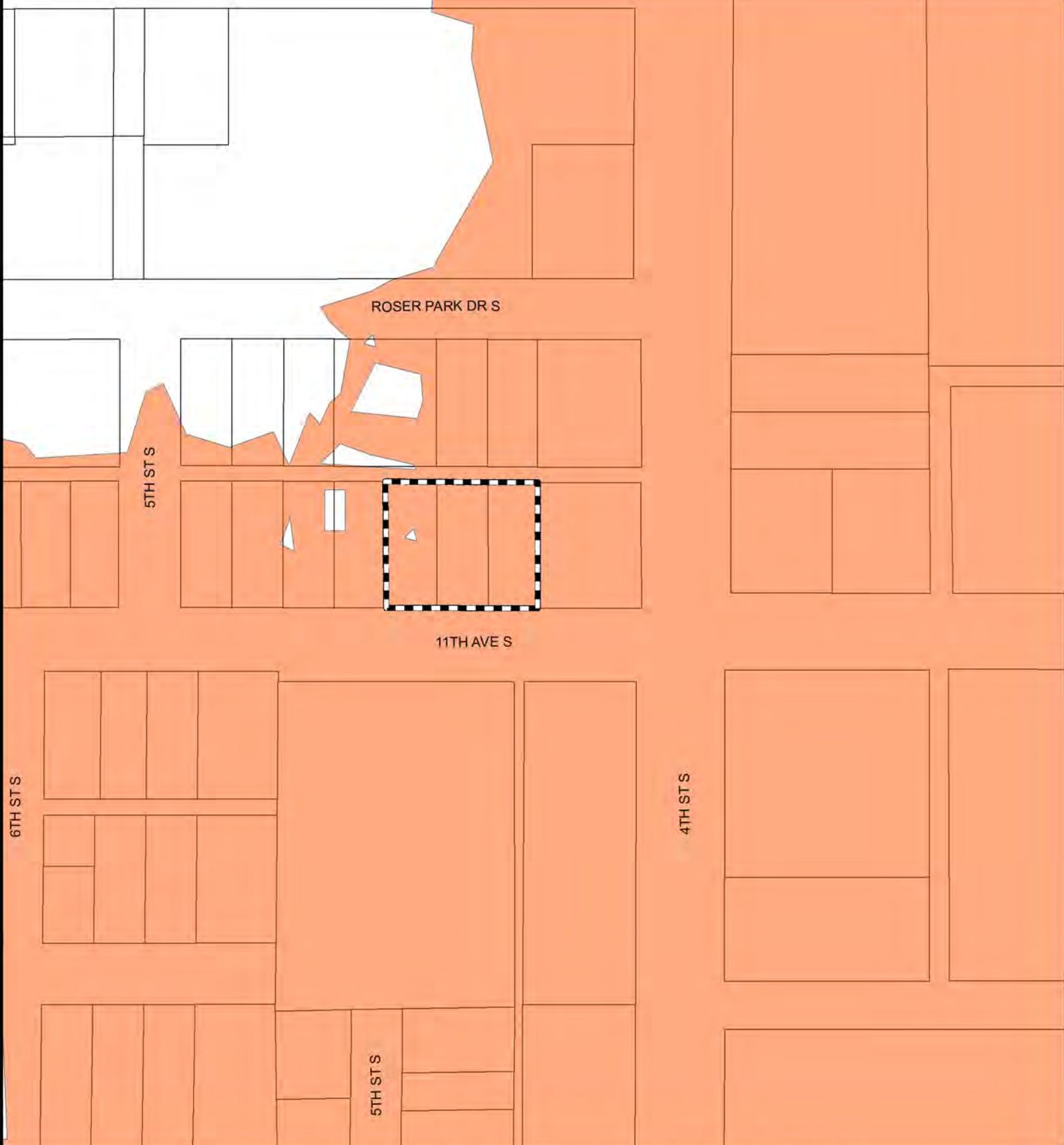
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SCALE: 1" = 125'



SUBJECT AREA





Coastal High Hazard Area (CHHA)

CITY FILE

FLUM-68

SCALE: 1" = 125'



SUBJECT AREA



CHHA





ATTACHMENT NO. 2

Application



FUTURE LAND USE PLAN CHANGE REZONING

Application No. FLUM-68

(To Be Assigned)

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

GENERAL INFORMATION

APPLICATION

Date of Submittal: January 4, 2023

Street Address: 437, 429, 423 11th Ave S., St Petersburg, FL 33701

Parcel ID or Tract Number: 30-31-17-12114-000-0680 and 30-31-17-12114-000-0690 and 30-31-17-12114-000-0700

Zoning Classification: Present: NT-2 Proposed: NSM-1

Future Land Use Plan Category: Present: PR-R Proposed: RM

NAME of APPLICANT (Property Owner): TRB Development Pinellas LLC

Street Address: 400 6th St S.

City, State, Zip: St Petersburg, FL 33701

Telephone No: 407-247-7545

Email Address: Jon@TRBDevelopment.com

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

Specify Interest Held:

Is such Interest Contingent or Absolute:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

NAME of AGENT OR REPRESENTATIVE: Jonathan Carlon / Manager

Street Address: 400 6th St S.

City, State, Zip: St Petersburg, FL 33701

Telephone No: 407-247-7545

Email Address: Jon@TRBdevelopment.com

AUTHORIZATION

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

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

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

Signature: _____

Date: _____

12/20/22

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



FUTURE LAND USE PLAN CHANGE REZONING

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address: 437, 429, 423 11th Ave S., St Petersburg, FL 33701

Parcel ID or Tract Number: 30-31-17-12114-000-0680 and 30-31-17-12114-000-0690 and 30-31-17-12114-000-0700

Square Feet: 18,751

Acreage: .43

Proposed Legal Description:

Lot 68, 69, AND 70, H.A. MURPHY BROOKSIDE PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 64, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

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

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

Is contract conditional or absolute:

Are there any options to purchase on the subject property: NO

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

REQUEST:

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

Consistent zoning mix along 4th St South Corridor. Encourage Medium-intensity Suburban style multifamily density. Allowing for pedestrian friendly transition area between Commercial zoning (CCT-1) and Neighborhood Traditional Single Family (NT-2).

Additional narrative attached separately

Future Land Use Plan Change / Rezoning

Narrative

Re: 437, 429, 423 11th Ave S., St Petersburg, FL 33701

Standards for review. In addition to the standards of review for a zoning and planning decision generally, a decision shall be guided by the following factors:

1.

Compliance of the proposed use with the goals, objectives, polices and guidelines of the Comprehensive Plan;

Application for Map Amendment encourages appropriate use of the subject properties consistent with properties in similar proximity to downtown thoroughfares. Establishes additional housing units adjacent to business and educational growth centers.

2.

Whether the proposed amendment would adversely affect environmentally sensitive lands or properties which are documented as habitat for the listed species as defined by the conservation element of the Comprehensive Plan;

Each of the properties were historically multiple housing units. Redevelopment per proposed map amendment would have no adverse environmental effects.

3.

Whether the proposed changes would alter the population density pattern and thereby adversely affect residential dwelling units or public schools;

The properties have historically been multi-family as per Property Card Interpretations. There were 6 total historical units on the 3 properties. The proposed zoning would allow for 6 total units. No increase to density.

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 properties have historically been multi-family as per Property Card Interpretations. There were 6 total historical units on the 3 properties. The proposed zoning would allow for 6 total units. No change to LOS for Public services.

5.

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

Applying the proposed zoning to the subject parcels would be historically consistent in front setbacks, parcel size, and relative location to primary thoroughfare as well as similar nearby parcels.

6.

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

Minimal other vacant land of similar location or size for redevelopment. These properties are unique as they are the only NT-2 zoned parcels immediately adjacent to the CCT-1 zoning. Proposal would establish these parcels as NSM-1 zoning which is consistent with similar parcels immediately to the South. See Appendix A.

7.

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

These properties are the only NT-2 zoned parcels immediately adjacent to the CCT-1 zoning. The size of the 3 parcels, if rezoned, create a consistent transition between Commercial (CCT-1) and Neighborhood Traditional (NT-2) zoning. See Appendix A.

8.

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

Proposed zoning amendment would create a more logical buffer between Commercial and Neighborhood zoning.

9.

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

NA. Proposed amendment is Residential use to Residential use.

10.

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

The subject parcels are located within the Coastal High Hazard Area as well as Hurricane evacuation zone A.

11.

Other pertinent facts.

The subject parcels have always been Multi-Family in nature as per Property Card Interpretations. Most recently the property was being used as transitional housing for the St Pete Free Clinic. The clinic sold the properties to TRB Development to generate capital for themselves and encourage redevelopment consistent with growth in the immediate vicinity. In an effort to reduce the attractive nuisance of the vacated housing units and limit dangerous trespassing, the dilapidated buildings onsite were demolished. While the PCI reports supported a grandfathered density of 2 units per parcel, upon demolition of the existing structures, that grandfathered use was forfeited.

We are now applying to re-zone the subject parcels to establish consistent land use along the 4th St S corridor and promote additional housing units in the immediate vicinity of burgeoning neighborhoods and business.

Appendix A



February 6th, 2023

RE: FLUM 68

Dear Commissioners,

I am a lifetime resident of South St. Petersburg, and I have lived across the alley - diagonally to the north-west - from the subject at sites 450 Roser Park Dr. S. since 2003. I am against approval for these changes, and ask you to carefully consider your decisions on this request and my reasons for being against approval.

The staff report heavily weights consideration of this request from the view of the 4th St. corridor and the in-progress construction across the street. I instead ask you to view this request from the view of the established, historic district to the West, the history and residents of the subject area, and the enormous effort undertaken by residents and staff in more recent years on zoning and the Comprehensive Plan.

Please ask yourself why the properties closest to the CCT 1 on the subject block are not already in the NSM zone? Why wasn't the NSM zone automatically added to this block as it was added to the single and multi-family properties and the commercial properties to the South? Why was zoning downgraded in 2007? These are not mistakes. Unfortunately, with the loss of Kai Warren and Peter Belmont's illness this history may be a little harder to find but I'm sure there are others in the community who fought for these exceptions, and people in the planning office who worked on the implementation, who will remember why properties on my block were excluded from the NSM zoning?

I know my block is looked at as a gateway into one of St. Peterburg's oldest neighborhoods, with Roser Park Dr./10th Ave S. and Ingleside Ave./11th Ave. S. being main entrances. Even if you don't have a memory of why the NSM zoning was not applied, I hope you give credence to my knowledge. The City is meant to view the zoning and development of this block from the view of the historic district and the neighborhood, and NOT from the view of the CCT-1 or the Innovation Center. Roser Park residents and other community members put in a lot of time and effort, at the request of the City, shaping our zoning and Comprehensive Plan to protect what we love. Please show us it matters.

I have included some pictures of this neighborhood block to show the character and scale not represented in Redevelopment Applications (submitted but not reviewed) nor in the Staff Report. These include:

- the two single-family properties immediately West of the razed properties with the preceding duplex and single-family (ADU) properties
- the commercial property to the East of 423 11th Ave fronting 4th St. (currently being remodeled inside)
- the well maintained, non-nuisance subject properties demolished last year
- the properties on the north side of the block
 - the 10-unit apartment building (housed in 4,908 sq. ft)
 - the single-family home directly north of 423 11th Ave. S.
 - the meeting house directly north of 431 11th Ave. S.
 - my home

I have concerns the new zoning and subsequent development will be out of character, scale and rhythm with the block- much less merging with the historic district. The developer demolished approximately 6,553 sq. ft. of buildings and presented plans to replace it with approximately 12,125 sq. ft. (.65 FAR). It is my understanding the NSM will require a reduction in size to approximately 9,375 sq. ft. (.5 FAR). However, with the reduction in the scale of the building , the Neighborhood Suburban zoning does not require the inclusion of traditional elements such as a front porch/stoop nor does it stop the repeating of substantially similar designs. Please do not let fast paced, overdevelopment impinge on the areas which make St. Petersburg shine.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Schuh". The signature is fluid and cursive, with a long horizontal stroke at the end.

Elizabeth Schuh
450 Roser Park Dr. S.



423 11th Ave S. (Demolished)



431 11th Ave S. (Demolished)



437 11th Ave S. (Demolished)



445 11th Ave S. (Single family abutting subject property)



451 11th Ave. S. Single Family (Duplex)



471 & 461 11th Ave. S. (Single Family with ADU and Single Family Duplex)



11th Ave S.



420 Roser Park Dr. S. (Single Family)



428 Roser Park Dr. S. (10-unit apartment building)





440 Roser Park Dr. S. (meeting house)



450 Roser Park Dr. S (Single Family plex)



Roser Park Dr. S.

Dear Community Planning and Preservation Commissioners,

RE: FLUM-68

As a property owner and resident of the City of St. Petersburg, I am opposed to FLUM-68 and provide these concerns for your consideration.

1. This request will cut a multi-family zone (NSM) into a traditional single family neighborhood (NT-2). A neighborhood that includes historic Roser Park. Simply because these properties are near an NSM zone does not mean they should qualify to be rezoned the same way. If this application moves forward and this precedent set, the City is telling its owners that any property near a different zoning category can be rezoned. There could be Commercial mixed with Multi-Family or Industrial mixed with Single-Family! How will the City be able to successfully plan for water & wastewater, traffic, and parking if any property owner can request an exception to change their land use?
2. The staff report clearly points out that these properties were grandfathered into the current NT-2 zone as duplexes. The current owner could have retained that status by either:
 - a. not demolishing the buildings or
 - b. working within the existing City processes to retain the grandfathered status in their redevelopment plan prior to demolition

The City likely alerted the owner to these options when the demolition permit was attained. Why didn't the applicant pursue existing processes? If agreeable to the City and the adjacent neighbors, let the applicant submit a redevelopment plan as would have been allowed before demolition rather than rezone.

Zoning and City processes are in place for a reason. Without them, St. Petersburg will NOT have a City plan. I ask you to consider the residents who were pioneers, who have invested both personally and financially in this neighborhood, fought through the hardships that come with converting a transitional neighborhood, and created a desirable historic district. Please do not dismiss our City processes and zoning code by rezoning these properties. Protect this gem of a neighborhood and vote no on this application.

Respectfully,
Michelle Gehrig
1021 10th St N

Britton N. Wilson

Subject: FW: FLUM-68

Thanks for the clarification on the parking, great news!

I've been previously told the light is planned but unfunded, which basically means nothing- please let me know if that is still the case, if so my comments about continued redevelopment in the area and referring to a traffic study from 2018 stand.

Thanks again for your help,
Melinda

On Fri, Feb 3, 2023 at 8:34 PM Britton N. Wilson <Britton.Wilson@stpete.org> wrote:

Hi Melinda - there is a traffic light planned for 4th and 11th through the city's complete streets program, it's should've been included in the report, I will double check that Monday. Also, all new housing is required to provided onsite parking per the LDRs. The submitted plans showed enclosed parking garages. Street parking doesn't qualify for the required parking.

Thanks so much, have a great weekend!

On Feb 3, 2023, at 6:45 PM, Melinda Spall <melindaspall@gmail.com> wrote:

Thank you for that report, it is very helpful. I do have some comments:

LU3.8 regarding traffic- I see the City did their last traffic study on 11th Ave S in 2018, a lot has changed in the area since then and the volume of traffic has drastically increased. I do not think it is safe to not include a light/crosswalk at 4th St and 11th Ave S when considering redevelopment within the area. There are also no parking mitigation options included in the plan, the street parking is already limited with the homes available. Not to mention the addition of the innovation center with no planned traffic or pedestrian safety mitigation

I take no issue with the re-designation of the area, but I do take issue with the re-development that has been occurring with no traffic calming/pedestrian safety improvements. A light/crosswalk is needed at the 4th St and 11th Ave S intersection. Also, with the limited street parking, most of the houses on the block only have street parking as the option so I believe alley parking should be required with this project.

Thanks again for your time, and if you have any additional information related to my concerns please let me know.

Melinda
471 11th Ave S

On Fri, Feb 3, 2023 at 4:41 PM Britton N. Wilson <Britton.Wilson@stpete.org> wrote:

Hi Melinda –

Attached is the staff report that includes that application as an attachment at the end. The report speaks to the CHHA, proposed density and traffic analysis.

Please feel free to reach back out with any further comments, questions or concerns.

Thank you for your interest in the project.

Britton Wilson, AICP

Planner II

Urban Planning and Historic Preservation Division

Planning and Development Services Department

City of St. Petersburg

727.551.3542

From: Melinda Spall <melindaspall@gmail.com>

Sent: Friday, February 3, 2023 2:21 PM

To: Britton N. Wilson <Britton.Wilson@stpete.org>; jon@trbdevelopment.com

Subject: FLUM-68

I received the notice about the above request. Can you specify what the limits of residential Medium are?

Also, what are the requirements to provide increase in parking spaces and traffic/calming safety to the area/nearby intersection with the increase in capacity?

What are the requirements in regards to coastal high hazard area?

Thanks for your time,

Melinda Spall

471 11th Ave S



**CITY OF ST. PETERSBURG
COMMUNITY PLANNING & PRESERVATION COMMISSION
PUBLIC HEARING**

**Council Chambers, City Hall
175 – 5th Street North
St. Petersburg, Florida 33701**

**February 14, 2023
Tuesday
2:00 P.M.**

MINUTES

Present:

Lisa Wannemacher, Chair
Robert “Bob” Jeffrey
Casey Gardner
Manita Moultrie
Todd Pressman
Ashley Marbet
Michael Huston, Alternate
Joseph Mangello, Alternate
Will Michaels, Alternate

Staff Present:

Derek Kilborn, Manager, Urban Planning & Historic Preservation
Britton Wilson, Planner II
Ann Vickstrom, Planner II
Elizabeth Abernethy, Director, Planning and Development Services
Heather Judd, Assistant City Attorney
Michael Dema, Assistant City 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 01/14 Minutes)

The minutes from the January 14, 2023, meeting were approved unanimously

V. PUBLIC COMMENTS

VI. QUASI-JUDICIAL HEARING

A. City File FLUM-68

Britton Wilson

Request: Private-initiated application to amend the Comprehensive Plan Future Land Use map from Planned Redevelopment – Residential (PR-R) to Residential Medium (RM) with a concurrent amendment to the Official Zoning Map from Neighborhood Traditional - 2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1) for a 0.42-acre site located at 423, 429 and 437 11th Avenue South

City Staff Presentation:

Britton Wilson gave a presentation based on the Staff Report.

Applicant/Agenda Presentation:

Agent gave a presentation in support of the project.

Public Comment: 15:34

Elizabeth Shuh spoke in opposition to the zoning change.

Todd Reinert spoke in opposition to the zoning change.

Michelle Gehrig spoke in opposition to the zoning change.

Cross Examination:

City Staff and Agent waived.

Rebuttal/Closing Remarks:

City Staff and Agent waived.

Executive Session:

Commissioner Wannemacher: Thank you Ms. Wilson, does anyone have a question for Ms. Wilson?

Commissioner Pressman: I do Madam Chair of the two letters in opposition Where are they located? In regard to the site?

11:26

Britton Wilson: Kate, can you pull up the zoning map or the aerials, probably the second aerial. I do know that one of the letters offhand they do not live nearby they live in Old Northeast, The other letter lives, diagonal to the north. And then the third letter it about a block to the west. So

one of them is right here. And another one is off this map over here and another one is Old Northeast.

Commissioner Pressman: Okay. Thank you.

Commissioner Wannemacher: Any other questions for staff? Would the applicant like to speak or make a presentation? As a reminder, please come to the come to the podium, state your name, your address and whether you've been sworn in.

12:20

Applicant, Sergio DeSanto: I've been sworn in my name is Sergio DeSanto Renker Eich Parks Architects. We represent TRB development as their architects, I simply brought with us today some renderings to illustrate what TRB development has in store for the three sites. They are proposing six townhomes essentially six homes, two townhomes per site symbol fee and so you can see this rendering this is 11th Avenue you're looking due North this would it be facing that Innovation Center incubator and we just want to illustrate that essentially you know the design is in keeping with NT-2 it is, it could pass it for NT-2 right now.

Commissioner Wannemacher: Sorry to interrupt, can we please get the lights. Thank you.

13:10

Applicant, Sergio DeSanto: So, you know, we established you know, historical precedents with recessed porches meets the new flood code for FEMA. Two feet above base flood elevation, which is nine (9) feet so we're at eleven (11) feet, datum, four (4) feet above grade and with variation so just wanted to walk you through that. This is the site. These are the letters that were sent out for public notice. A detached garage and the rear with ten (10) foot, nine (9) foot setbacks ten (10) feet, excuse me. Four bedroom townhomes, so you're looking at the townhome split down the middle. Variation, character, gable, a cornice roof, and the other one is a hip. Different materials such as stucco and some has siding creating a neighborhood feel and vernacular. Here's your base flood elevation. The three sites architectural diversity, traditional elements covered front porch diverse and complementary finished materials, scale and massing appropriate again, very NT-2 and neighborhood feel. Some other images as well, landscaping will meet code as well, and trees. But each one has a distinct character and feel and bringing again, six family homes, single family homes. That is what I have for you all, unless anyone has any questions.

Commissioner Wannemacher: Thank you very much. Does anyone any of the commissioners have any questions for the applicant at this time? Thank you very much.

I do have three cards, public comments so when I call your name please step to the podium and once again please state your name, your address and whether you've been sworn in. First is Elizabeth Shue.

Commissioner Wannemacher: Thank you. Is there anybody else wishing to speak on this application?

Okay. I guess we can. We don't have any registered opponent, but is there any cross examination from city staff?

Cross Examination:

City Staff and Applicant Waived.

Closing Arguments\Rebuttal:

City Staff Waived.

Applicant, Sergio DeSanto: I just wanted to appreciate those that could see what TRB is proposing. Again, in spite of the zoning change, the intent, which will be seen through, is in keeping with the historical precedence in that area as duplex design. I hope all can see that and keep that in mind for the council as well. Thank you all.

23:40

Commissioner Wannemacher: Thank you. With that, we will move into Executive Session. Is there any of my fellow Commissioners that would like to begin?

Yes, Commissioner Jeffrey.

Commissioner Jeffrey: I have a question. I'm not sure whether it's for legal or for Mr. Kilborn, but it's my understanding that once demolition takes place, there's no going back and going through a redevelopment plan process. Is that accurate?

Attorney Heather Judd: Well, I will say, I'll let staff go first, if they want to answer that.

Britton Wilson: Madam Chair, Commissioner, that's correct that once those structures are demolished, a redevelopment plan to reinstate the grandfathered use is no longer an option.

Attorney Heather Judd: And then I will also say that the application as it sits right now is for a change to the Future Land Use Map (FLUM) and a companion zoning change and while you were shown some renderings you're not voting on those renderings, that would be a site plan review. That's not the subject of this board, so if the zoning change and the Future Land Use Map plan change were approved, then the applicant or future owner of that property would be able to utilize any of the development potential of that Future Land Use Map category and zoning category. I just wanted to make that clear for all the commissioners.

Commissioner Wannemacher: Thank you. Any other comments? Yes, Commissioner.

Commissioner **Pressman/Jeffrey?**: Yes, I was wondering if I get asked staff to clarify why the existing zone NR-2 is not compatible with the proposed development? I think I understand why, but maybe for the opponents, they would like an explanation.

25:30

Britton Wilson: Sure, Commissioner. NT-2 is a single family form of housing development. So, you can have a primary house and then a secondary accessory dwelling unit. The accessory dwelling unit has to be subservient to the main unit, it can't be equal in size, whereas the multifamily allows for equal sized duplexes to be side by side, which is what's been historically in place on site.

Commissioner Michaels: There were a couple of notice concerns that were raised. Could you review the notice process on this for us, please?

Britton Wilson: Yes, mail notices were sent to all neighbors within 300 feet of the subject property. We did receive a certificate of mailing proof that mail notices were sent out, and signs were placed on the property.

Derek Kilborn: There are two addresses you are provided in the testimony during public comments. While they were talking, I checked those two addresses and have confirmed that one address is on the stamped certificate of mailing. The other address was a redacted address. Both of the properties according to our records have been properly noticed.

Commissioner Michaels: What does the redacted address mean?

Britton Wilson: That means that staff is responsible for sending out that notice and the name is redacted because they are some sort of profession that is a protected service.

Commissioner Michaels: Thank you. Thank you.

Commissioner Wannemacher: Are there any other comments or questions? Yes,

27:13

Commissioner Pressman: I would just say the one slide by the staff showed compatibility it showed compatibility with the F.A.R. doesn't change. I believe the height was included. So it was very clear to me that there's good compatibility for future land use and zoning from what's existing was proposed.

Commissioner Wannemacher: Any other comments? Well, I will comment that I did, I'm quite familiar with the Roser Park. Historic District. I've spent a lot of time spent a lot of time there. Just this morning, I drove back through the neighborhood for quite a while, really circled the site up and down all of the alleys. The roadways and what is so striking about that area is the eclectic mix of homes and residential stock that you see there. There are contemporary homes. There are one story bungalows, there are new, two story almost even two and a half story homes. There are some smaller duplexes, but that entire neighborhood is quite diverse in its housing stock. It really makes that neighborhoods so interesting. I believe that this developer, along with their architect will

create a development that will add to the value of the character and that neighborhood, rather than take away. They are not proposing anything more dense than what has historically been there and I truly believe that this new development will be an asset to the neighborhood. I will be voting in favor of this zoning change. If there are no more comments, then I will accept a motion.

Motion: Commissioner Michaels moved approval of the private-initiated application to amend the Comprehensive Plan Future Land Use map from Planned Redevelopment – Residential (PR-R) to Residential Medium (RM) with a concurrent amendment to the Official Zoning Map from Neighborhood Traditional - 2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1) for a 0.42-acre site located at 423, 429 and 437 11th Avenue South.

Commissioner Moultrie: Second.

YES – 7 – Wannemacher, Gardiner, Jeffrey, Marbet, Moultrie, Pressman, Michaels

NO – 0

Motion passed unanimously.



FLUM-68
423, 429 and 437 11th Ave N
TRB Development, LLC

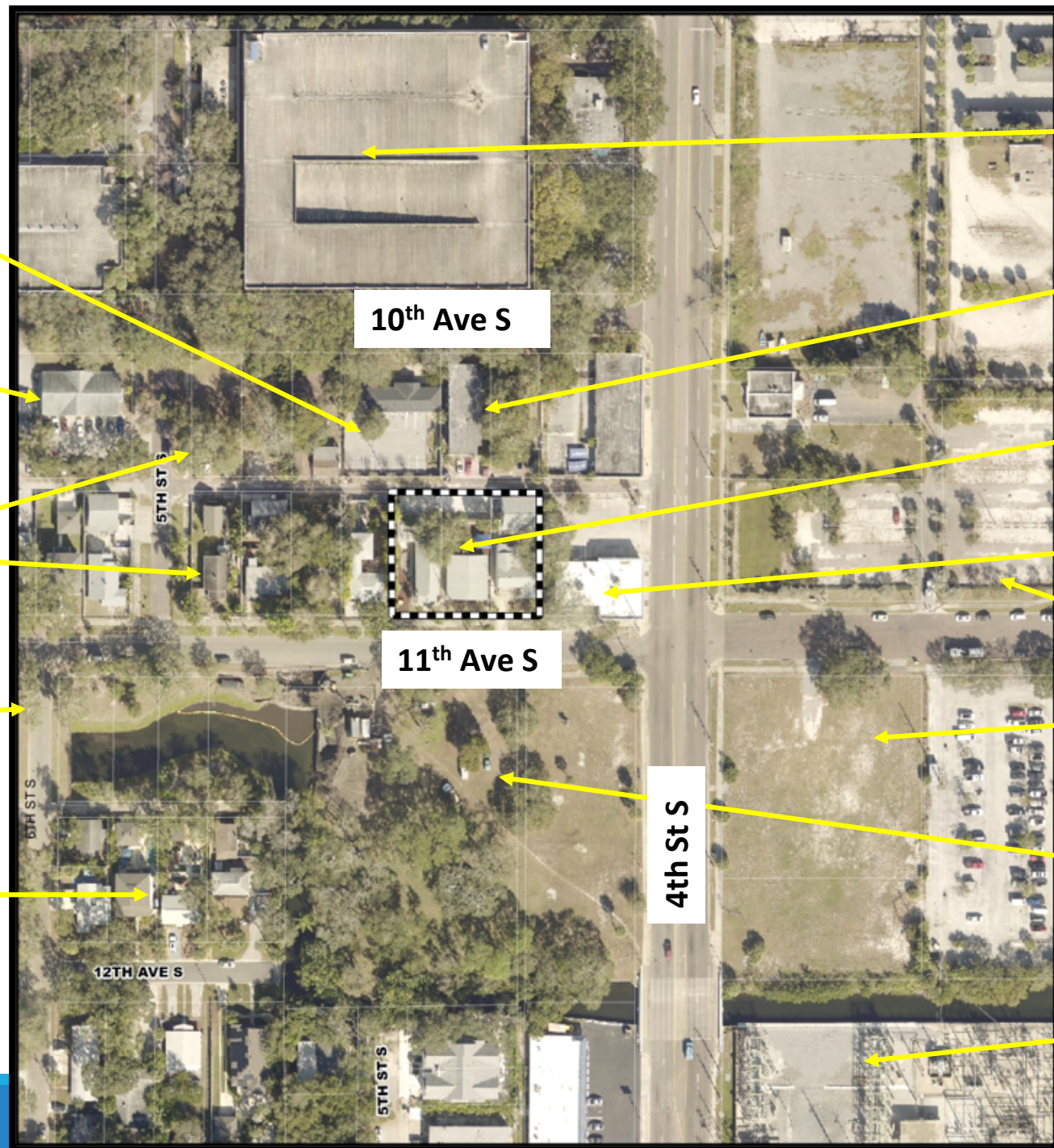
CITY COUNCIL
MARCH 23, 2023
AGENDA ITEM I.5.



**Previous Uses 1990-2021:
6 Dwelling Units for Social Service Agency Supporting Homelessness**



Vacant Since March 2022



Institutional

Medical Office

Vacant, Single-family, ADUs, Duplexes, Triplexes

Oaks Apartments – 12 Units

Single Family and Duplexes

All Children’s Parking Garage

Apartments – 10 Units

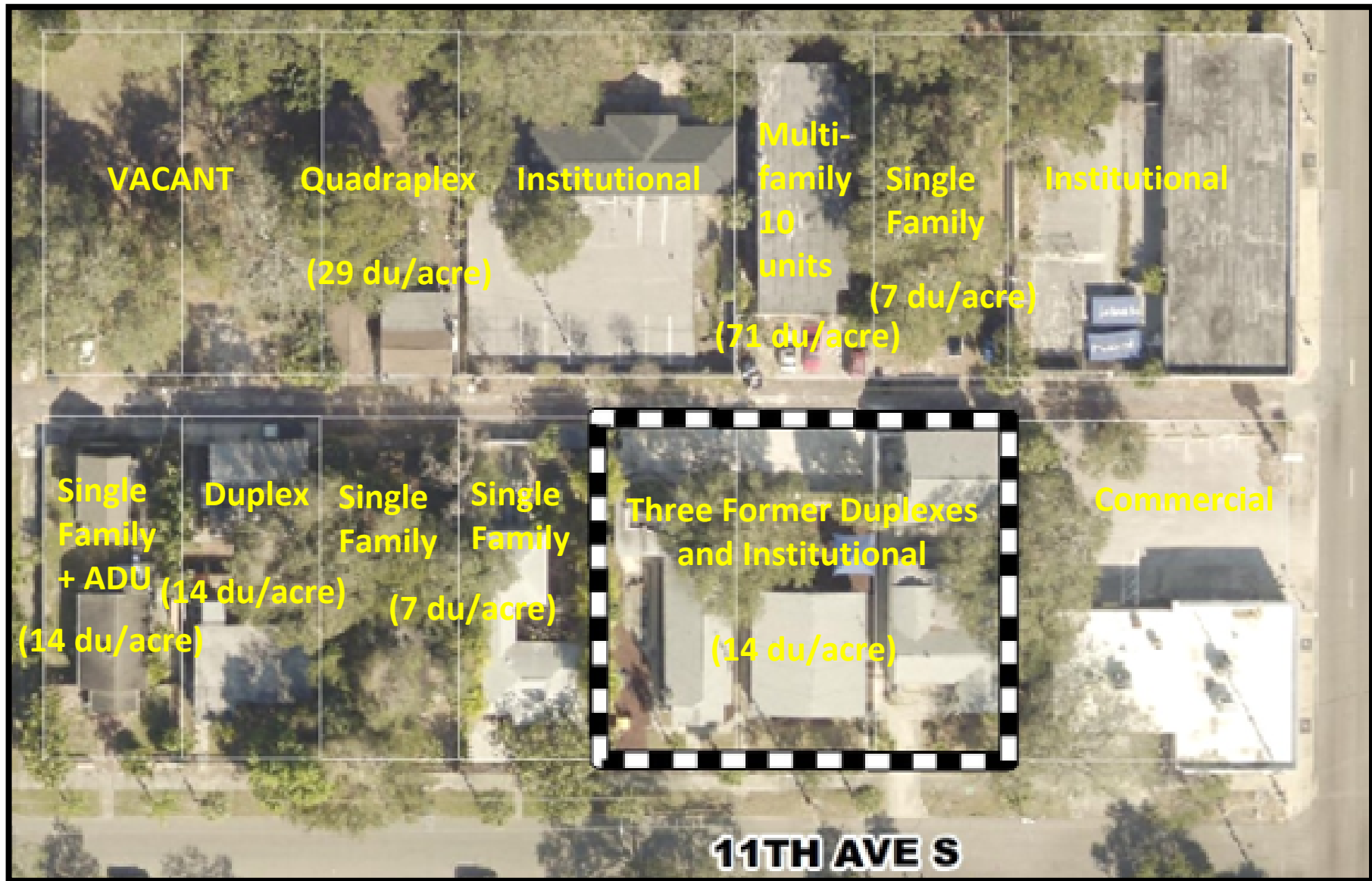
Vacant

Vacant Commercial

Surface Parking

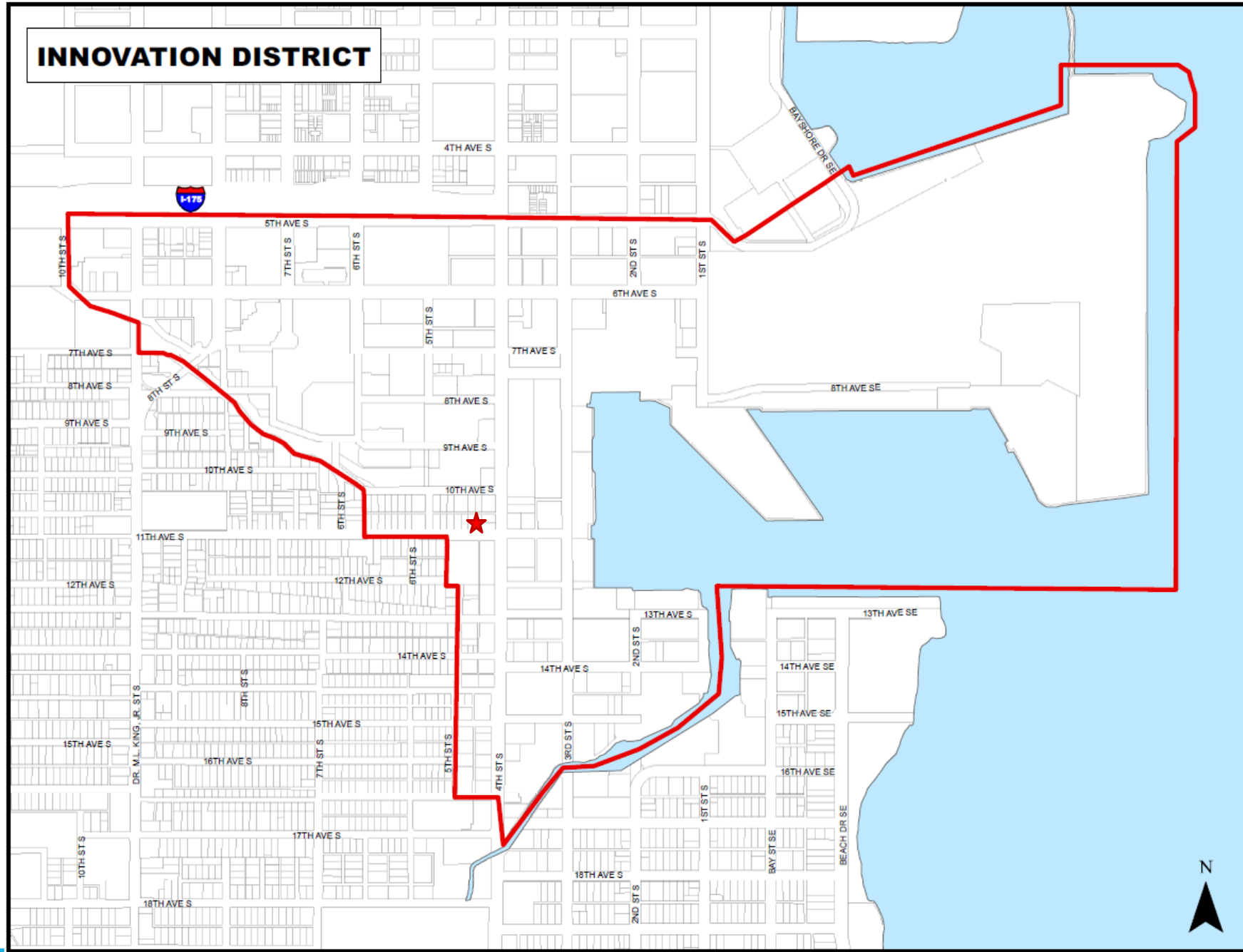
Tampa Bay Innovation Center

Power Substation

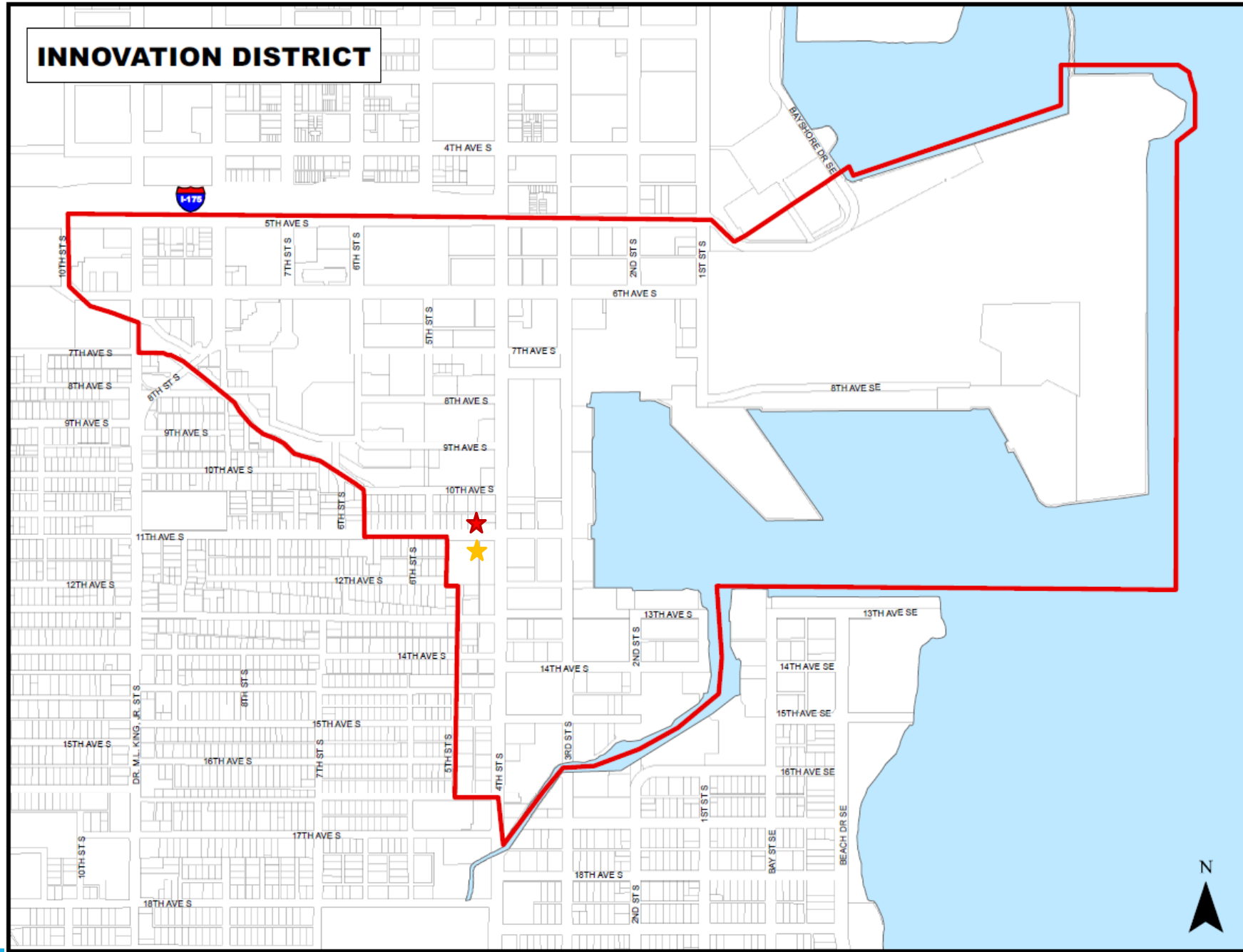


Existing Surrounding Density

INNOVATION DISTRICT

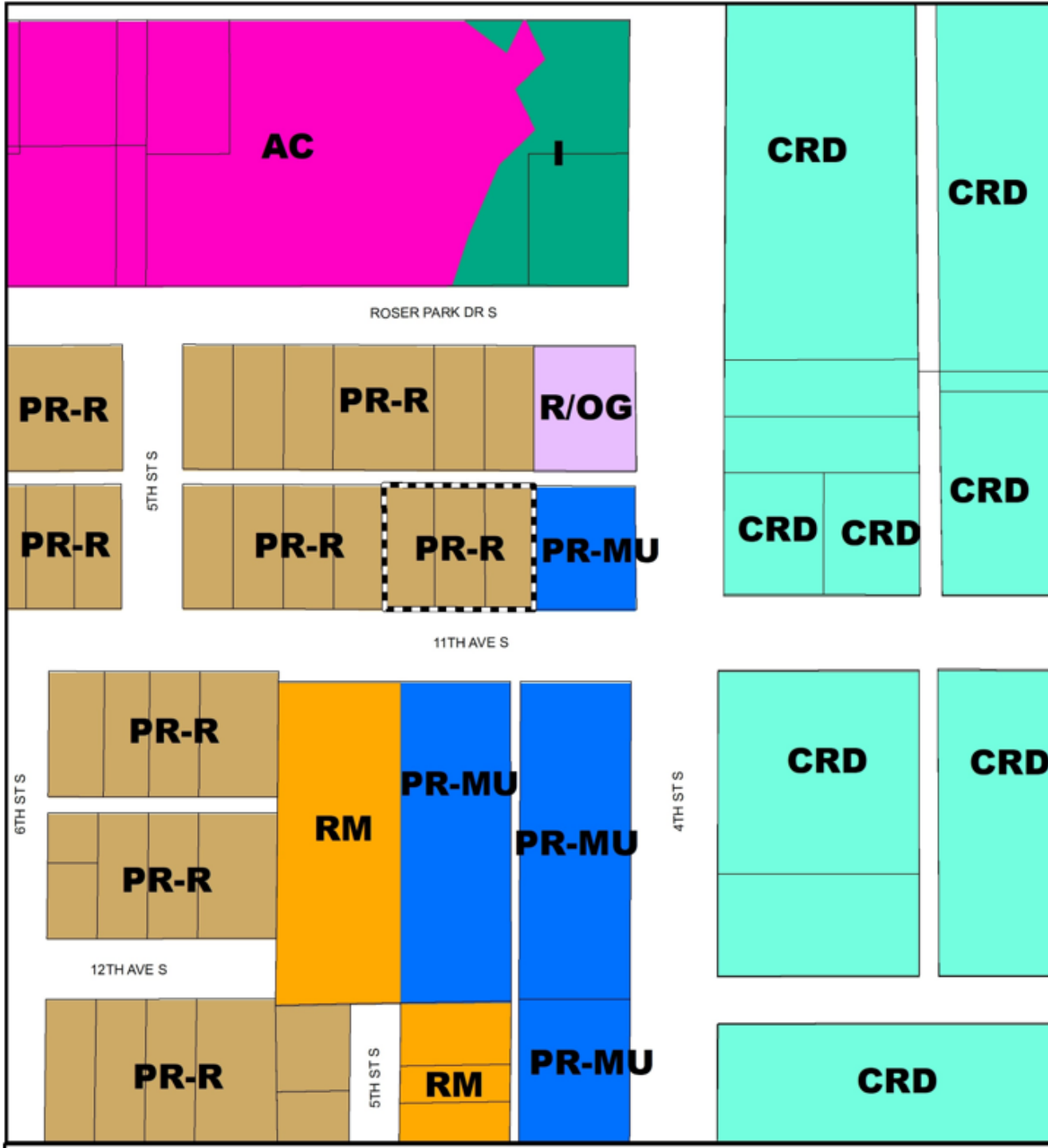


INNOVATION DISTRICT





Tampa Bay Innovation Center

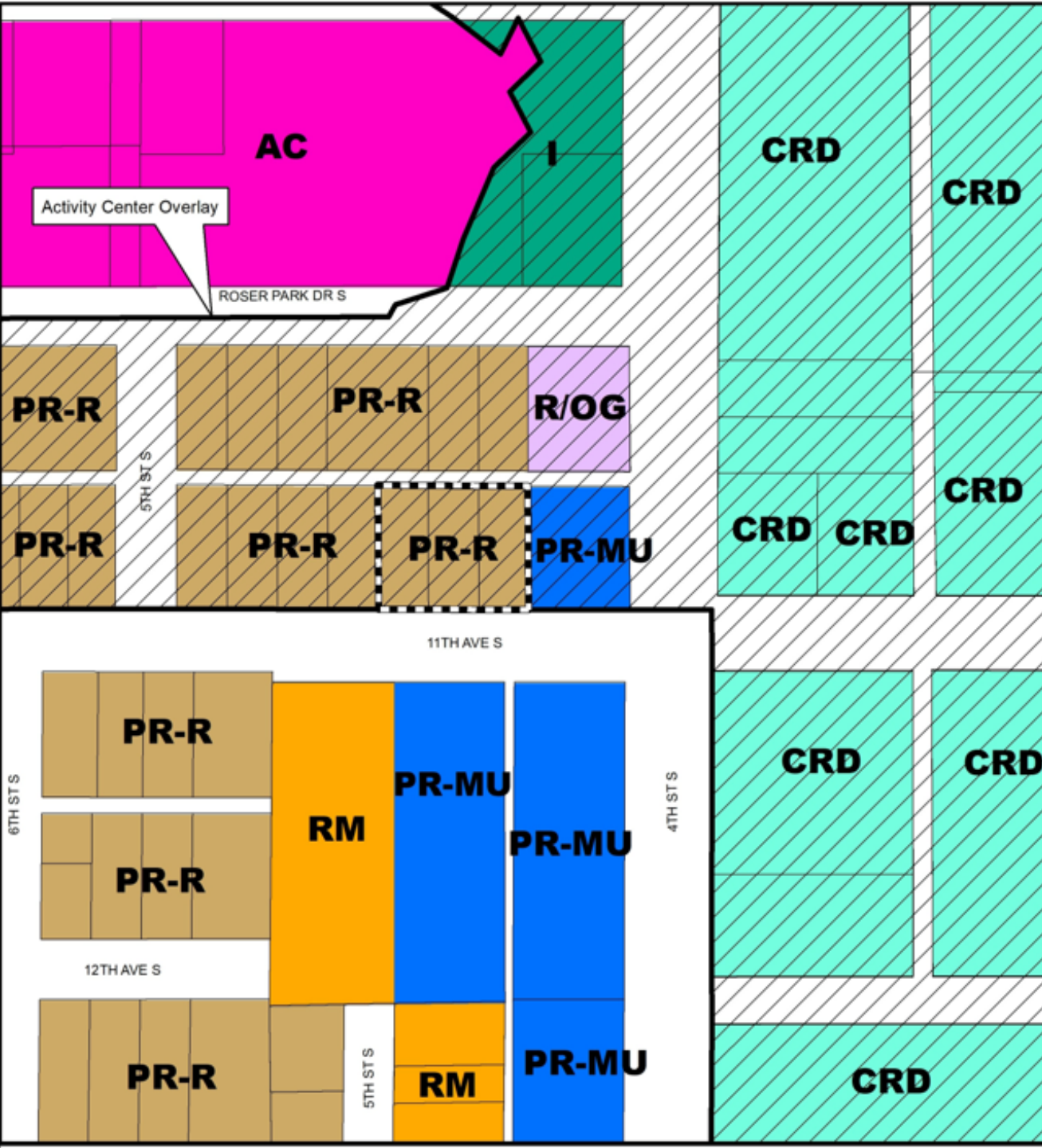


Existing
Future Land Use

Planned
Redevelopment –
Residential
(PR-R)

Proposed
Future Land Use

Residential Medium
(RM)



Existing Future Land Use

Planned
Redevelopment –
Residential
(PR-R)

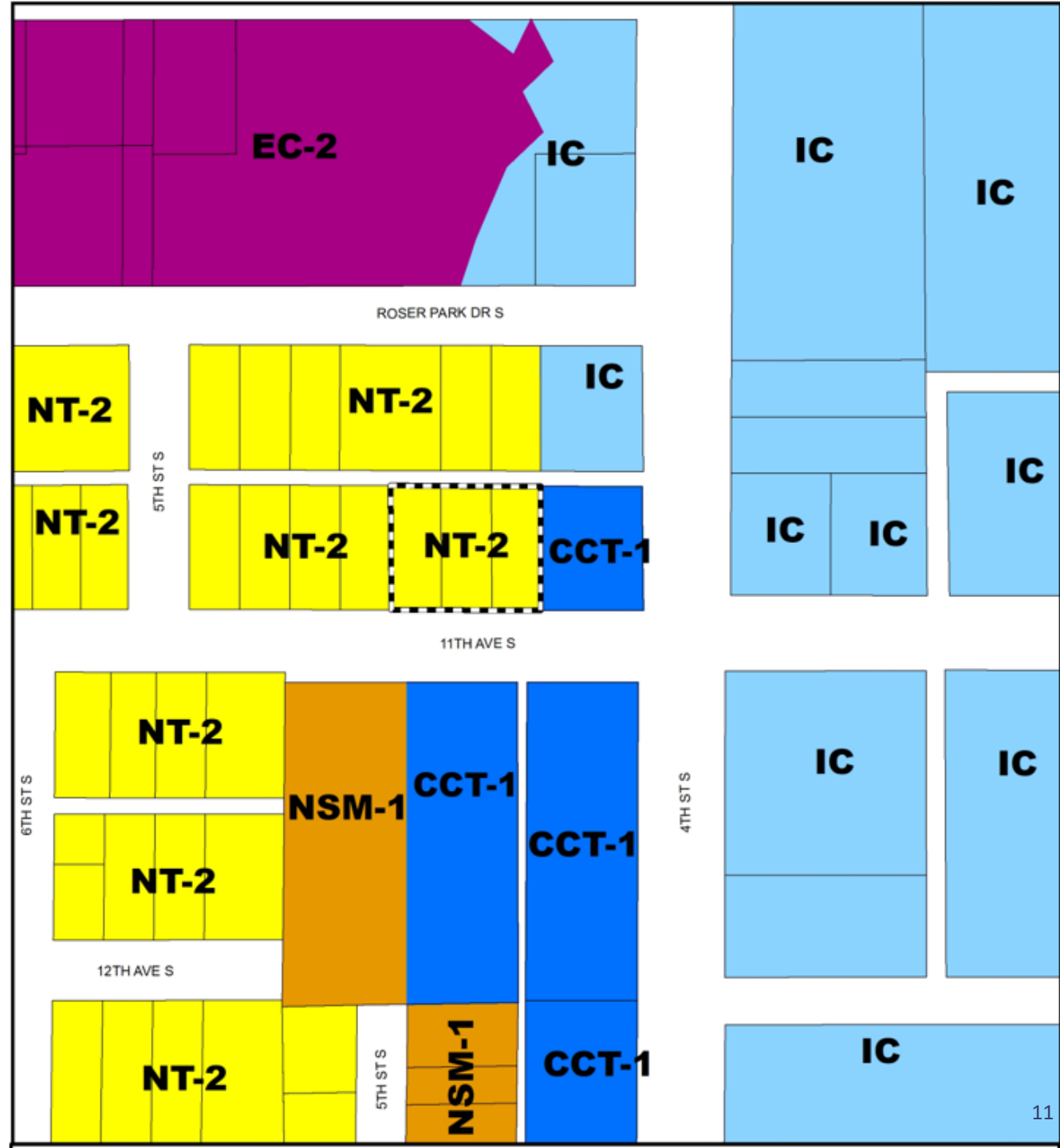
Intown - Activity
Center Overlay

Existing Zoning

Neighborhood
Traditional – 2
NT-2

Proposed Zoning

Neighborhood
Suburba-1
Multifamily (NSM-1)

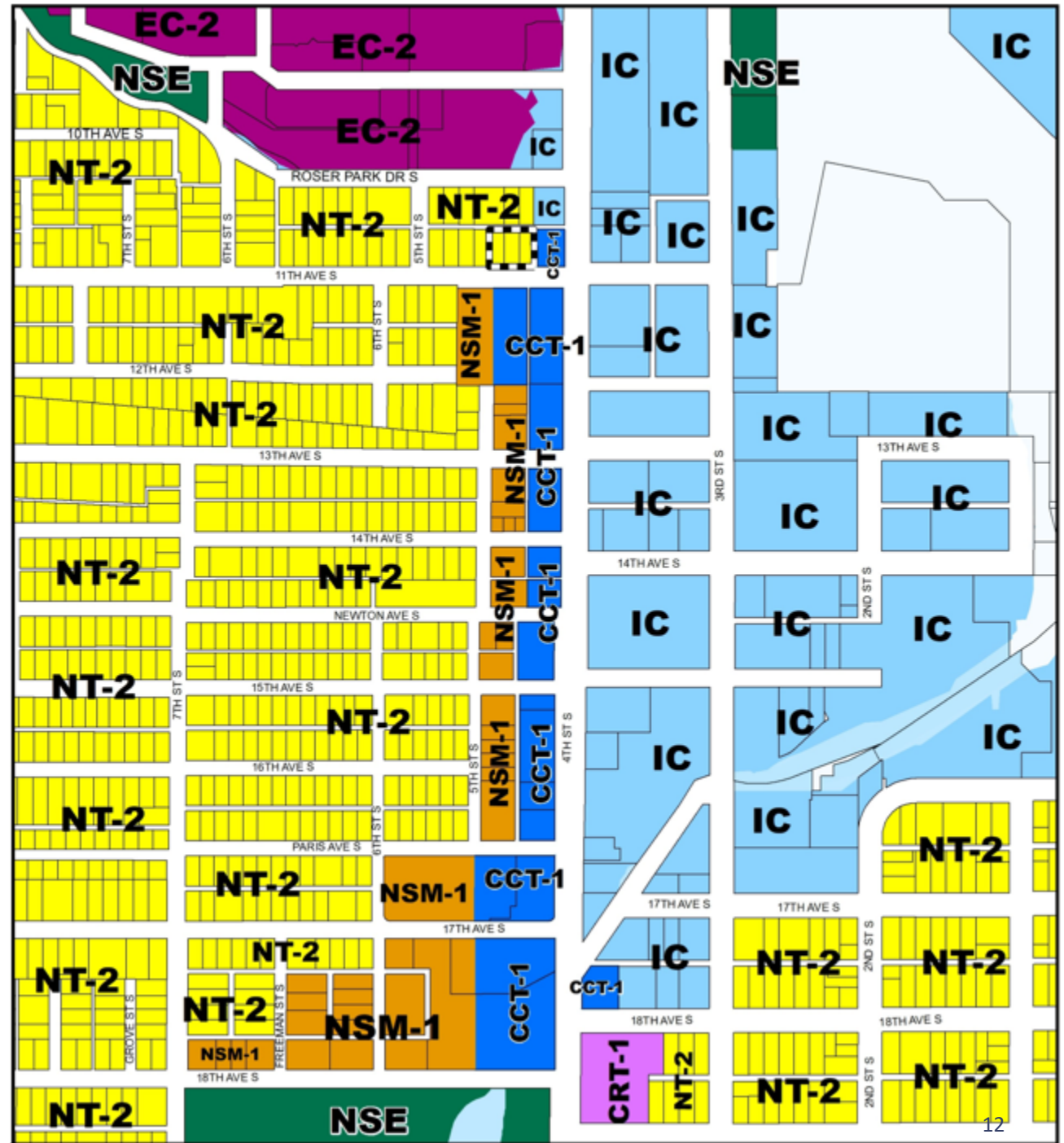


Existing Zoning

Neighborhood
Traditional – 2
NT-2

Proposed Zoning

Neighborhood
Suburba-1
Multifamily (NSM-1)



Change in Development Potential

EXISTING NT-2

- 15 dwelling units/acre (3 SF + 3 ADU)
- Development Intensity: 0.5 FAR
- Height 36' to Peak
- Max Impervious Surface: 0.65
- Activity Center Bonus: None
- Workforce Housing Density Bonus: 0

PROPOSED NSM-1

- 15 dwelling units/acre (6 MF units)
- Development Intensity: 0.5 FAR
- Height 48' to Peak
- Max Impervious Surface: 0.65
- Activity Center Bonus: None
- Workforce Housing Density Bonus: 8 dwelling units per acre (3)



Comprehensive Plan Consistency

Policy
LU 3.4

Provide for a compatible land use transition through an orderly land use arrangement.

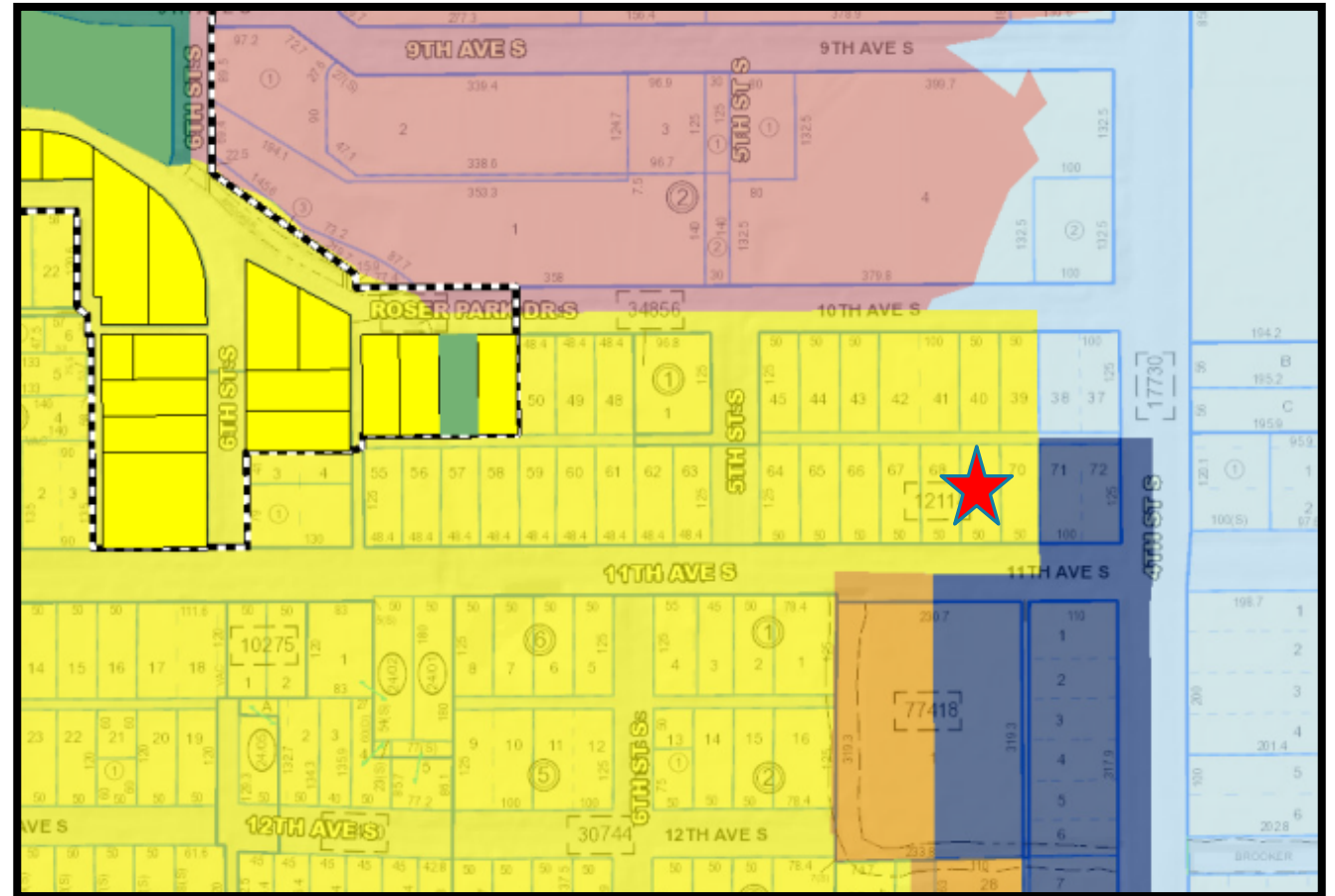
Policy
LU 3.6

Planning decisions shall weigh heavily on the established character of the area...



Public Comments

- Two letters against the proposal siting proximity to and being out of character with the Roser Park Local Historic District.
- One comment letter stating no issue with the proposal but general traffic concerns for the area.



Recommendation

Staff recommends a finding of consistency with the Comprehensive Plan and **APPROVAL** of the proposed Future Land Use change from PR-R to RM and proposed Rezoning from NT-2 to NSM-1 because it:

- Furthers provisions of the Comprehensive Plan;
- Is consistent with the established land use and zoning pattern of 4th Street South from 11th to 18th Avenue South; and
- Consistent with the immediate neighborhoods established density pattern.

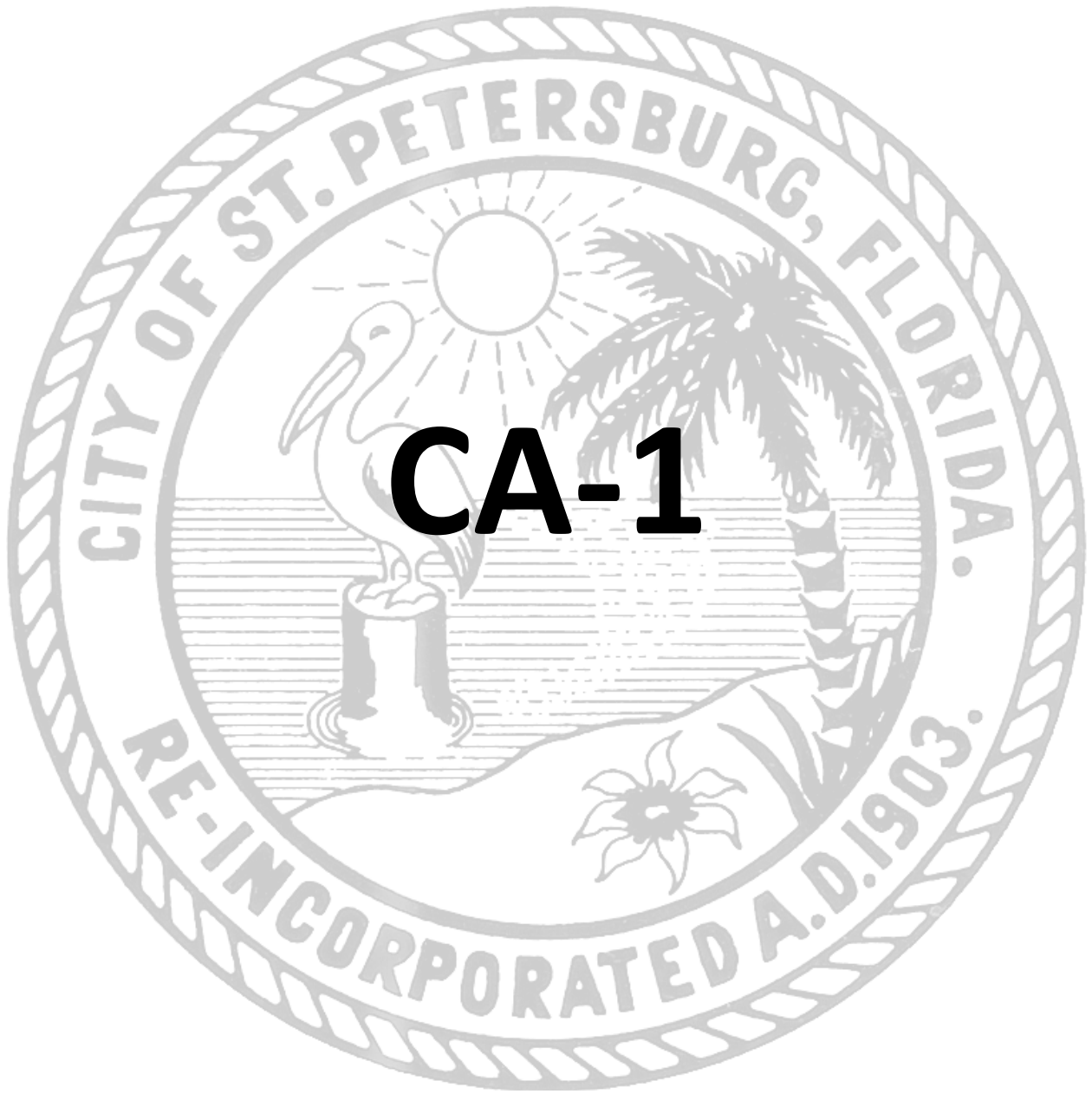




FLUM-68
423, 429 and 437 11th Ave N
TRB Development, LLC



The following page(s) contain the backup material for Agenda Item: Approving the renewal of a two-year blanket purchase agreement with Standard Insurance Company, group Life & disability insurance, at an estimated annual cost of \$991,625.69, for a total contract amount of \$4,310,471. Please scroll down to view the backup material.



CA-1

**ST PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023**

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Approving the renewal of a two-year blanket purchase agreement with Standard Insurance Company, group Life & Disability insurance, at an estimated annual cost of \$991,625.69, for a total contract amount of \$4,310,471.

Explanation: On December 12, 2019, City Council approved a three-year blanket purchase agreement for group life & disability insurance through March 31, 2023. The agreement has one, two-year renewal option. This is the first and only renewal.

The vendor provides basic life and accident death & dismemberment (AD&D) insurance for employees and retirees; voluntary supplemental life insurance for employees and their dependents; voluntary AD&D insurance for employees, retirees and their respective dependents and long-term disability (LTD) for management employees and professional employees who choose to participate in the 401(a) retirement plan.

Basic life and AD&D insurance coverage is paid for by the city for full-time employees and is available to retirees at their expense. Voluntary supplemental life insurance is available for full-time employees and their dependents at the employee's expense. Voluntary AD&D is available for both full-time employees and retirees and their respective dependents at their expense; LTD insurance is paid for by the city.

The actual rates charged to employees, retirees and departments will be slightly higher than the contracted rates to fund the cost of administrative expenses and maintain the required fund balance.

The Procurement Department, in cooperation with the Human Resources Department, recommends:

Standard Insurance Company.....\$1,983,251.37
(two years @ \$991,625.69)

Basic Life and AD&D Insurance

Employees	\$ 275,537
Retirees	\$ 653,749

Voluntary Supplemental Life Insurance

Employee	
Spouse	\$ 756,117
Child(ren)	\$ 80,903
	\$ 12,830

Voluntary AD&D

Employee/Retirees	\$ 118,692
Family	\$ 274,806
Long Term Disability	\$ 153,832

Standard Insurance Company has agreed to renew under the same terms and conditions of RFP No. 7436, dated September 9, 2019. Standard currently provides these services to the city and has performed satisfactorily. This agreement will be effective through March 31, 2025. For Plan Year April 2023 – March 2024 the City's cost is projected to be \$124,143; the employees' portion is projected to be \$325,870, and the retirees' portion is projected to be \$274,715 (actual amounts are dependent upon enrollment).

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Life Insurance Fund (5123), Human Resources Department, Human Resources Group Benefits Division (0901177).

Attachments: Insurance Rate History (2 pages)
Resolution

City of St. Petersburg

Group Insurance

Internal Service Fund Charged Rates

	Plan Year				
	2018- 2019	2019- 2020	2020- 2021	2021- 2022	2022- 2023
Basic Employee Life Insurance*	\$0.128	\$0.128	\$0.128	\$0.128	\$0.128
Basic Retiree Life Insurance*	\$5.792	\$5.366	\$5.366	\$5.366	\$5.366
Employee Supplemental Life*	\$0.337	\$0.337	\$0.337	\$0.337	\$0.337
Spouse Supplemental Life*	\$0.512	\$0.258	\$0.258	\$0.258	\$0.258
Dependent Supplemental Life*	\$0.140	\$0.140	\$0.140	\$0.140	\$0.140
Voluntary AD&D Insurance- EE**	\$0.023	\$0.023	\$0.023	\$0.023	\$0.023
Voluntary AD&D Insurance- Family*	\$0.035	\$0.035	\$0.035	\$0.035	\$0.035
Long Term Disability**	\$0.221	\$0.221	\$0.221	\$0.221	\$0.221

*Cost per \$1,000 of coverage

**Cost per \$100 of covered earnings

City of St. Petersburg

Group Insurance

Standard Insurance Company Rates

	Plan Year				
	2018- 2019	2019- 2020	2020- 2021	2021- 2022	2022- 2023
Basic Employee Life Insurance*	\$0.110	\$0.110	\$0.110	\$0.110	\$0.110
Basic Retiree Life Insurance*	\$4.980	\$4.580	\$4.580	\$4.580	\$4.580
Employee Supplemental Life*	\$0.290	\$0.290	\$0.290	\$0.290	\$0.290
Spouse Supplemental Life*	\$0.440	\$0.220	\$0.220	\$0.220	\$0.220
Dependent Supplemental Life*	\$0.120	\$0.120	\$0.120	\$0.120	\$0.120
Voluntary AD&D Insurance- EE**	\$0.020	\$0.020	\$0.020	\$0.020	\$0.020
Voluntary AD&D Insurance- Family*	\$0.030	\$0.030	\$0.030	\$0.030	\$0.030
Long Term Disability**	\$0.190	\$0.190	\$0.190	\$0.190	\$0.190

*Cost per \$1,000 of coverage

**Cost per \$100 of covered earnings

RESOLUTION NO. 2023-_____

A RESOLUTION APPROVING THE RENEWAL OPTION TO THE AGREEMENT WITH STANDARD INSURANCE COMPANY FOR GROUP LIFE AND DISABILITY INSURANCE TO EXTEND THE TERM THROUGH MARCH 31, 2023 AND INCREASE THE CONTRACT AMOUNT IN THE AMOUNT OF \$1,983,251.37 FOR THIS RENEWAL TERM; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$4,310,471; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 12, 2019, City Council approved the award of a three-year blanket purchase agreement with one two-year renewal option to Standard Insurance Company for group life and disability insurance at a total contract amount not to exceed \$2,327,219.63 for the initial term through March 31, 2023; and

WHEREAS, the City desires to exercise the renewal option to extend the term of the agreement through March 31, 2025 and increase the contract amount in the amount of \$1,983,251.37 for this renewal term; and

WHEREAS, Standard Insurance Company has agreed to renew under the same terms and conditions of RFP No. 7436; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Human 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 Standard Insurance Company for group life and disability insurance to extend the term through March 31, 2025 and increase the contract amount in the amount of \$1,983,251.37 for this renewal term is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$4,310,471.

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:




00668311

DEPARTMENT:



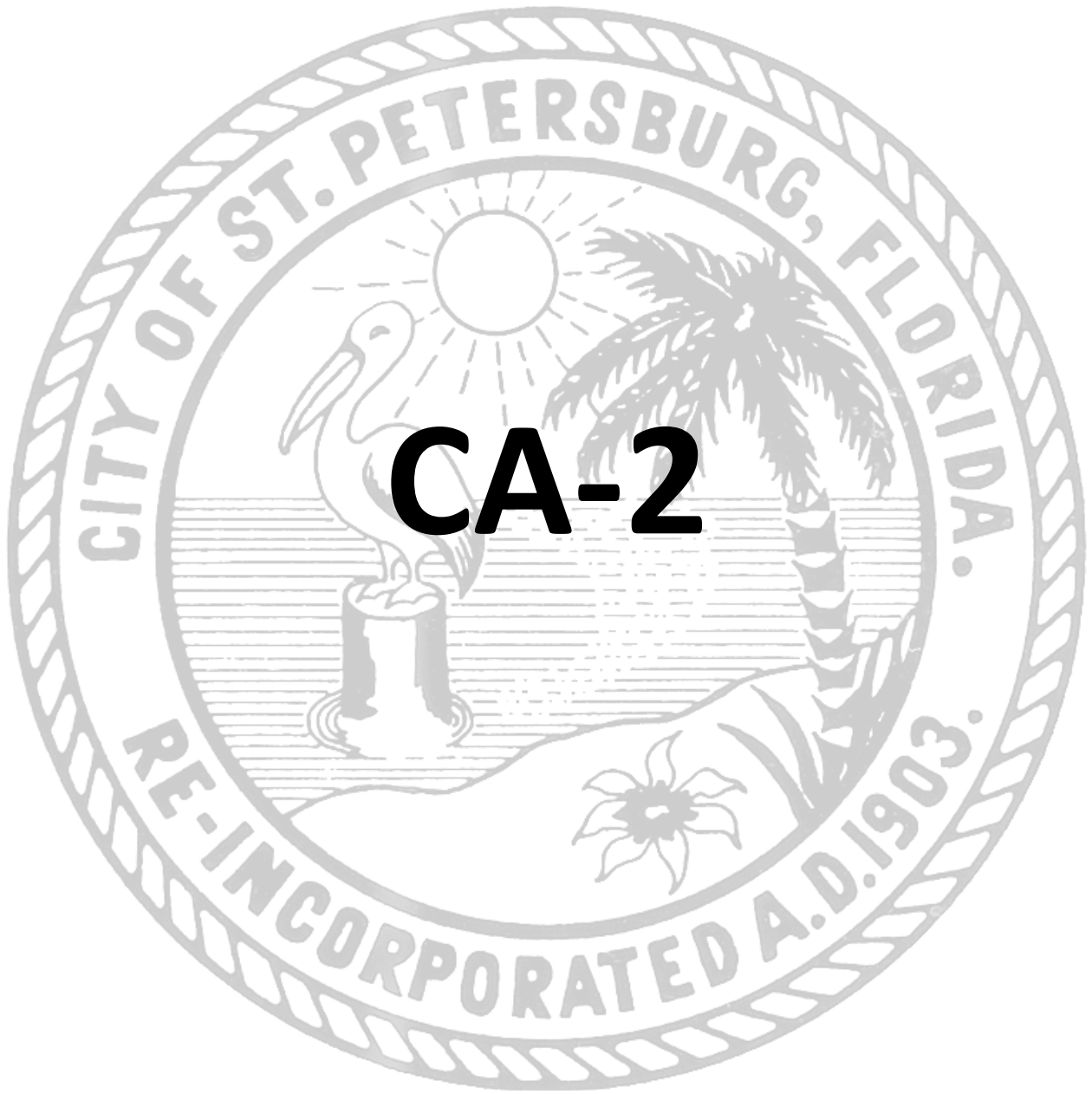
Christopher M. Guella

 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203822
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Group Life & Disability, March 23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Insurance, Group Life & Disability, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	06-MAR-2023	User Defined
2	Greene, Thomas Andrew	Greene, Thomas Andrew	APPROVE	08-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Accepting a bid from Cardinal Fence, LLC., for the removal and replacement of the perimeter fence and gates at the COSME Water Treatment Plant, Well Field, and South Pasco Well Field areas, at a total cost of \$2,860,580. Please scroll down to view the backup material.



CA-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Accepting a bid from Cardinal Fence, LLC., for the removal and replacement of the perimeter fence and gates at the COSME Water Treatment Plant, Well Field, and South Pasco Well Field areas, at a total cost of \$2,860,580.

Explanation: The Procurement and Supply Management Department received three bids for the COSME fencing project. The bids were opened on February 2, 2023 and are tabulated as follows:

<u>Bidders</u>	<u>Amount</u>
Cardinal Fence, LLC.	\$2,860,580
Smith Industries, Inc. DBA Smith Fence Company	\$3,719,735
HG Construction Development & Investment, Inc	\$6,584,582

The work consists of furnishing all labor, equipment, and materials to remove the existing fence and install a new seven-foot-high chain link with barbed wire, various alternate fencing in certain areas, and numerous access gates. The contractor will remove approximately 24,419 linear feet of existing fence and gates, clear and grub the work area, and install approximately 61,178 linear feet of new fencing and gates. The existing fence has exceeded its useful life, is in poor condition, and needs to be replaced and upgraded per Homeland Security recommendations.

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

Cardinal Fence, LLC. (Clearwater, FL).....\$2,860,580

Cardinal Fence, LLC., the lowest responsible and responsive bidder, has met the requirements of IFB No. 8532, dated December 2, 2022. They have performed similar work for the Pinellas County Jail, Tyrone Elementary School, and Toronto Blue Jays Spring Training Facility.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Capital Project Fund (4003), COS Homeland Security Fence FY20 Project (17443), COS Wellfield Fence Replacement FY20 Project (17444), and COS South Pasco Fence FY20 Project (17581).

Attachments: Resolution

RESOLUTION NO. 2023-____

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO CARDINAL FENCE, LLC. FOR THE COSME FENCING PROJECT FOR A TOTAL COST OF \$2,860,580; 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 three (3) bids for the removal and replacement of the perimeter fence and gates at the COSME Water Treatment Plant, Well Field, and South Pasco Well Field areas pursuant to IFB No. 8532 dated December 2, 2022; and

WHEREAS, Cardinal Fence, LLC., the lowest responsible and responsive bidder, has met the requirements of IFB No. 8532; and

WHEREAS, the Procurement Department, in cooperation with the Water Resources Department, recommends approval of this award.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the bid is accepted and the award of an agreement to Cardinal Fence, LLC. for the COSME Fencing Project for a total cost of \$2,860,580 is hereby approved.

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

This Resolution shall become effective immediately upon its adoption.


LEGAL:



00668583

DEPARTMENT:



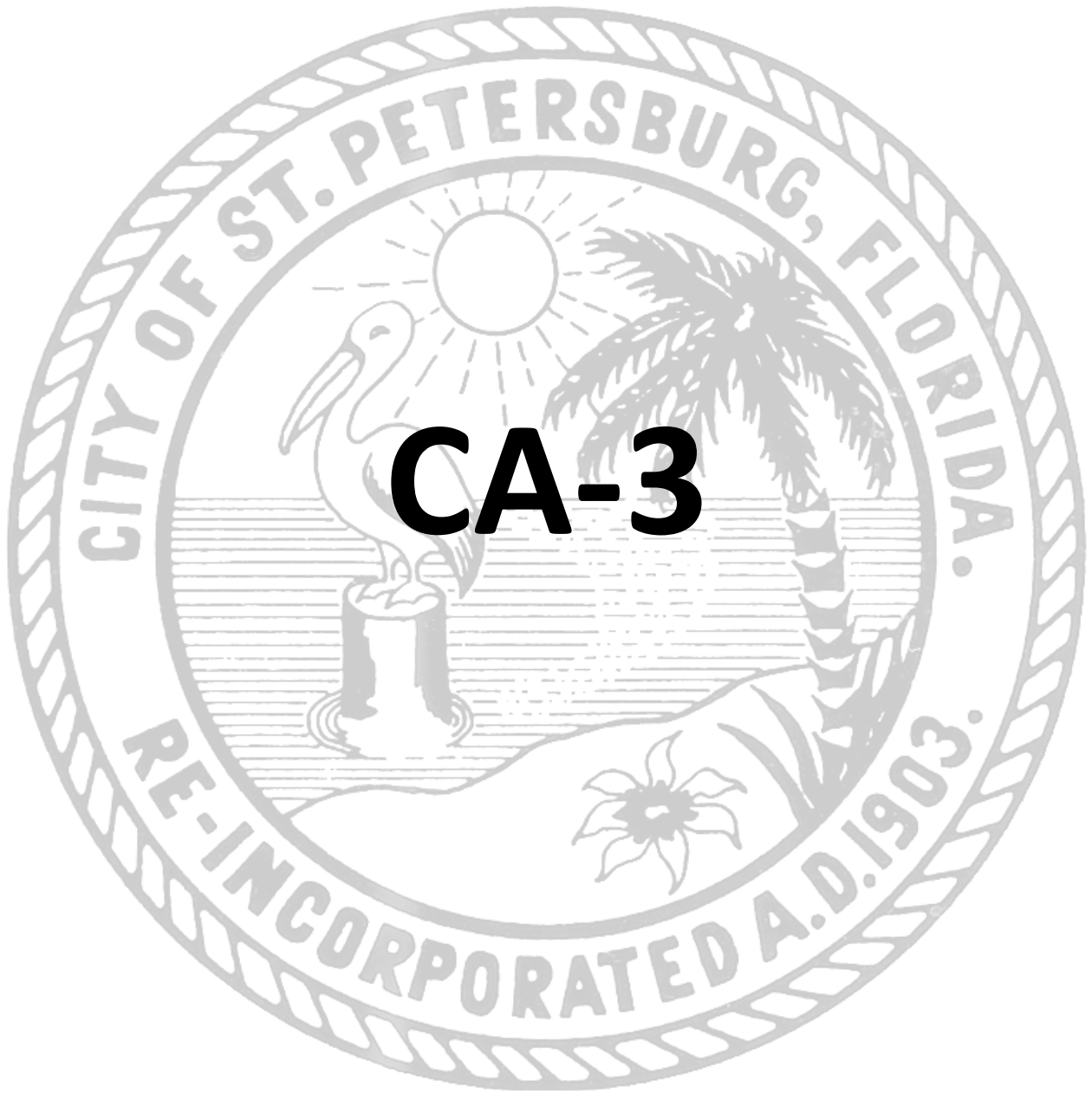
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203815
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Fencing, COSME Water Plant, March 23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Fencing, COSME Water Plant, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	03-MAR-2023	User Defined
2	McDonald, Michael L	McDonald, Michael L	APPROVE	03-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation for calcium oxide supply services with Lhoist North America of Alabama LLC., and Carmeuse Lime & Stone Inc. for the Water Resources Department, in the amount of \$600,000, for a total contract amount of \$2,432,863.

Please scroll down to view the backup material.



CA-3

**ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023**

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Approving an increase in allocation for calcium oxide supply services with Lhoist North America of Alabama LLC., and Carmeuse Lime & Stone Inc. for the Water Resources Department, in the amount of \$600,000, for a total contract amount of \$2,432,863.

Explanation: On July 15, 2021 City Council approved a three-year blanket purchase agreement for calcium oxide supply services through July 31, 2024. Due to increased costs in raw materials used in the production of calcium oxide resulting in an increased price to the City, an allocation increase is necessary.

The vendors will furnish and deliver ground quicklime (calcium oxide) to the Cosme Water Treatment Plant (Cosme WTP) to soften and adjust pH levels of potable water and reduce pipe corrosion within the potable water distribution system.

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

Calcium Oxide Supply Services \$2,432,863

Lhoist North America of Alabama, LLC. (Fort Worth, TX)
Carmeuse Lime & Stone, Inc. (Pittsburgh, PA)

Original agreement amount	\$1,832,863
Allocation increase	<u>600,000</u>
Total agreement amount	\$2,432,863

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Operating Fund (4001), Water Resources Department, Cosme Water Treatment Plant Operations & Maintenance Division (420-2077).

Attachments: Resolution

RESOLUTION NO. 2023-___

A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF \$600,000 TO THE ALLOCATION FOR THE BLANKET PURCHASE AGREEMENTS WITH LHOIST NORTH AMERICA OF ALABAMA, LLC AND CAMEUSE LIME & STONE, INC. FOR CALCIUM OXIDE SUPPLY SERVICES FOR THE WATER RESOURCES DEPARTMENT; PROVIDING THAT THE TOTAL COMBINED CONTRACT AMOUNT FOR THE ABOVE REFERENCED AGREEMENTS SHALL NOT EXCEED \$2,432,863; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 15, 2021, City Council approved three-year blanket purchase agreements with Lhoist North America of Alabama, LLC and Cameuse Lime & Stone, Inc. for calcium oxide supply services for a total combined contract amount not to exceed \$1,832,863 for the initial term through July 31, 2024; and

WHEREAS, an increase in the amount of \$600,000 to the allocation for these agreements is necessary due to a price increase resulting from the increased costs in raw materials used to produce calcium oxide; 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 an increase in the amount of \$600,000 to the allocation for the blanket purchase agreements with Lhoist North America of Alabama, LLC and Cameuse Lime & Stone, Inc. for calcium oxide supply services for the Water Resources Department is hereby approved.

BE IT FURTHER RESOLVED that the total combined contract amount for the above referenced agreements shall not exceed \$2,432,863.

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:



00668235

DEPARTMENT:



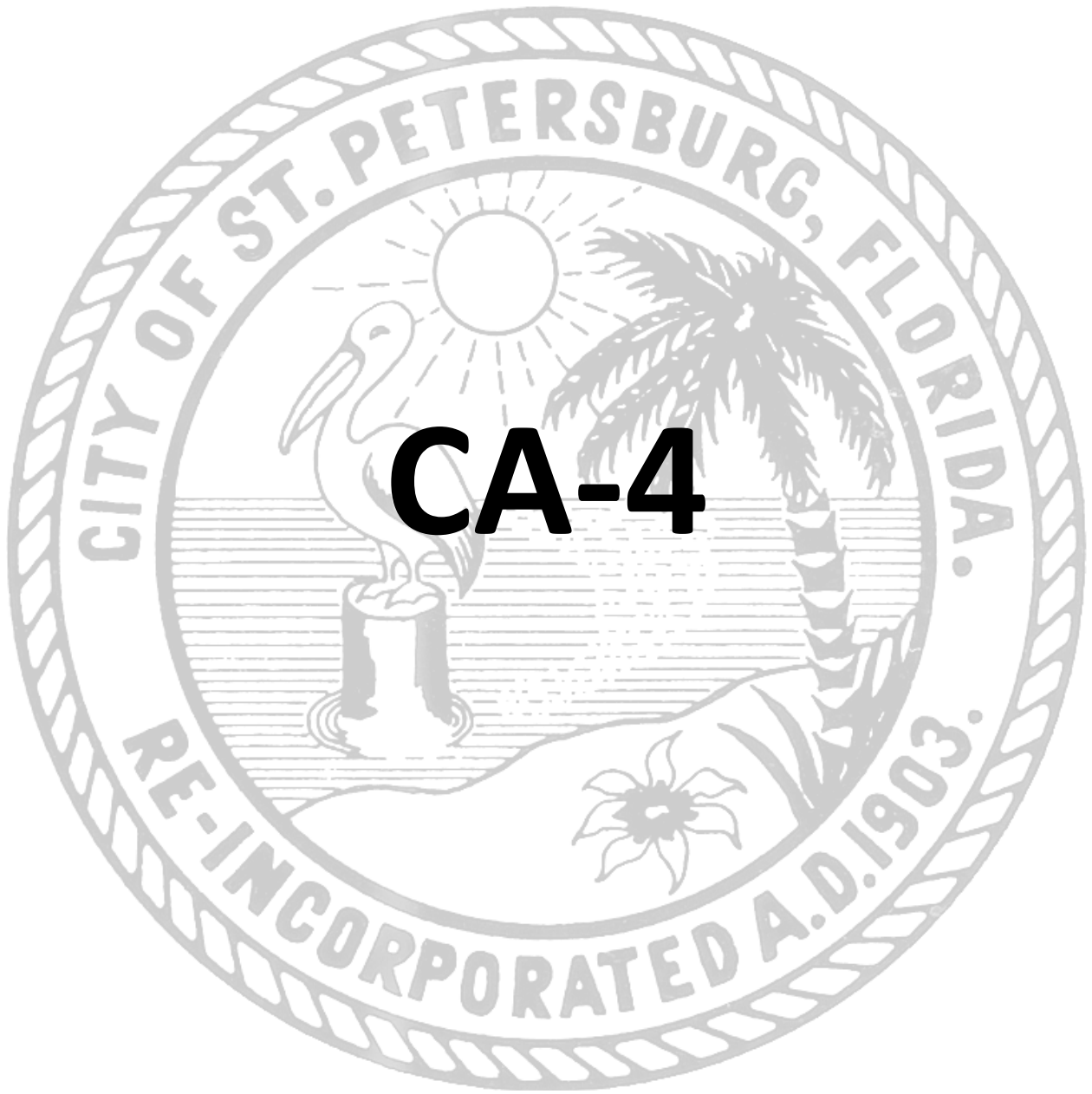
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203800
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Chemical, Calcium Oxide, March 23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Chemical, Calcium Oxide, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	03-MAR-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	06-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving a one-year extension of a blanket purchase agreement with Symetra Life Insurance, for specific and aggregate stop loss insurance coverage at an annual premium of \$1,966,646 and requesting a waiver of Procurement Code 2-215 (a) pursuant to Procurement Code Section 2-222 to effectuate a one-year contract extension; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.

Please scroll down to view the backup material.



CA-4

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Approving a one-year extension of a blanket purchase agreement with Symetra Life Insurance, for specific and aggregate stop loss insurance coverage at an annual premium of \$1,966,646 and requesting a waiver of Procurement Code 2-215 (a) pursuant to Procurement Code Section 2-222 to effectuate a one-year contract extension; and authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.

Explanation: On March 3, 2022, City Council approved a one-year blanket purchase agreement for specific and aggregate stop loss insurance. The City was projecting a 20% increase to the stop-loss rate. Symetra has agreed to hold and not increase rates resulting in a \$413,000 savings in projected funding for the 2023/2024 plan year. Therefore, a waiver of Procurement Code 2-215 (a) is being requested.

The insurance carrier provides aggregating specific stop loss insurance, which limits the amount the group health plan will pay for any individual claim. The carrier will reimburse the program for claims in excess of the contracted amount. The carrier also provides aggregating specific stop loss insurance with a second tier deductible of \$150,000. The second deductible lowers the stop loss insurance premiums without increasing the City's total liability for large claims exceeding the individual claim deductible of \$450,000. There is no change in the design of the program from the prior year.

The total estimated cost from Symetra Life Insurance for the 2023-2024 is \$137,665 higher than the premium cost of individual stop loss for the prior plan year, a 7% increase due to increased participation.

The Procurement and Supply Management Department, in cooperation with the Human Resources Department, recommends approval:

Carrier:	Symetra Life Insurance
Coverage:	Medical/Rx
Premium:	\$2,104,311* (\$44.45 per participant per month)
Specific Stop Loss Level:	\$450,000
Term:	April 1, 2023 through March 31, 2024

*Dependent upon monthly enrollment

Symetra Life Insurance has agreed to hold rates firm and extend the same terms and conditions of RFP No. 8382, dated January 13, 2022. Symetra Life Insurance has satisfactorily performed these services for the City in the past. The agreement will be effective from April 1, 2023, to March 31, 2024, with no renewal options. The service will be re-solicited prior to the beginning of each group insurance plan year to ensure that the City optimizes coverage in accordance with market pricing and claim trends.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Health Insurance Fund (5121), Human Resources Department, Human Resources Group Benefits Division (0901177).

Attachments: Aggregating Specific Stop Loss Description (2 pages)
Resolution

Aggregating Specific Stop Loss

- Aggregating Specific Stop Loss
 - all claims over the Individual Stop Loss ('ISL') accumulate towards the second tier deductible
 - Once the total claims fill the “bucket”, then reimbursement is made by carrier

Aggregating Specific Stop Loss

Example Year

3 Claimants over \$400,000

	Claim	ISL	ISL Reimbursement
Claimant 1	\$650,000	\$400,000	\$250,000
Claimant 2	\$575,000	\$400,000	\$175,000
Claimant 3	\$430,000	\$400,000	\$30,000
			\$455,000
Aggregating Specific Deductible			\$150,000
Claims Eligible for Reimbursement under Aggregating Specific			\$305,000

RESOLUTION NO. 2023-____

A RESOLUTION WAIVING 2-215(A) OF THE ST. PETERSBURG CITY CODE SO THAT THE TERM OF THE AGREEMENT WITH SYMETRA LIFE INSURANCE (“SYMETRA LIFE”) DATED APRIL 1, 2019 FOR SPECIFIC AND AGGREGATE STOP LOSS INSURANCE COVERAGE CAN BE EXTENDED FOR ONE ADDITIONAL YEAR, WHICH WILL EXCEED THE TERM SET FORTH IN THE SOLICITATION DOCUMENT; APPROVING AN AMENDMENT TO THE AGREEMENT TO EXTEND THE TERM THROUGH MARCH 31, 2024 AT AN ANNUAL PREMIUM OF \$1,966,646; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 3, 2022, City Council approved a one-year agreement (“Agreement”) with Symetra Life Insurance (“Symetra Life”) for specific and aggregate stop loss insurance coverage at an annual premium of \$1,966,646; and

WHEREAS, Symetra Life was selected pursuant to RFP No. 8382, dated January 13, 2022 for an initial term of one year with no renewal options; and

WHEREAS, section 2-215(a) of the St. Petersburg City Code provides that the term of a contract shall be for a period of time that is determined by the POD to be in the best interest of the City provided that the initial term of a contract and renewal options shall be set forth in the solicitation documents; and

WHEREAS, section 2-222 of the St. Petersburg City Code provides that City Council may waive any provision of the procurement code (i.e., Chapter 2, Article V, Division 3 of the St. Petersburg City Code) by a resolution receiving at least five (5) affirmative votes; and

WHEREAS, Administration desires to extend the Agreement for one (1) year beyond the initial term to complete the solicitation and negotiation of a replacement contract for specific and aggregate stop loss insurance coverage; and

WHEREAS, Administration recommends that City Council (i) waive 2-215(a) of the St. Petersburg City Code so that the term of the Agreement with Symetra Life for specific and aggregate stop loss insurance coverage dated April 1, 2019 can be extended for one additional year and (ii) approve an amendment to such agreement extending the term through March 31, 2024 at an annual premium of \$1,966,646.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that City Council hereby waives 2-215(a) of the St. Petersburg City Code so that the term of

the agreement with Symetra Life Insurance (“Symetra Life”) dated April 1, 2019, for specific and aggregate stop loss insurance coverage can be extended for one additional year, which will exceed the term set forth in the solicitation document.

BE IT FURTHER RESOLVED that an amendment to the Agreement to extend the term through March 31, 2024 at an annual premium of \$1,966,646 is hereby approved.

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

This resolution shall become effective immediately upon its adoption.


LEGAL:



00668831

DEPARTMENT:

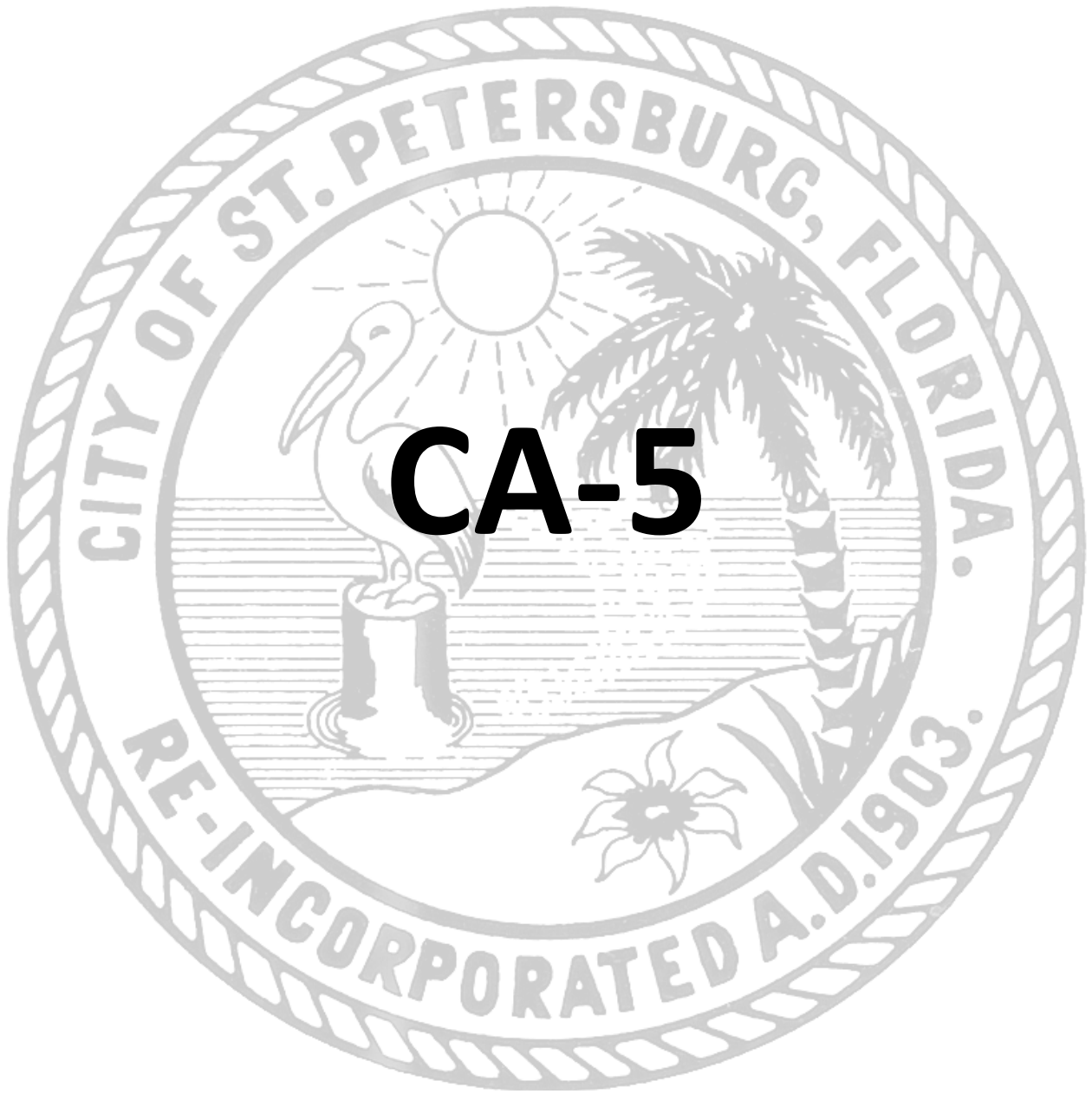


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203820
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Insurance Medical Plan Stop Loss, March 23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Insurance, Medical Plan Stop Loss, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	06-MAR-2023	User Defined
2	Greene, Thomas Andrew	Greene, Thomas Andrew	APPROVE	08-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the renewal of a blanket purchase agreement with Ferris Pools Inc., for pool maintenance services, at an estimated annual cost of \$207,500 per year, for a total contract amount of \$824,000.
Please scroll down to view the backup material.



CA-5

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Approving the renewal of a blanket purchase agreement with Ferris Pools Inc., for pool maintenance services, at an estimated annual cost of \$207,500 per year, for a total contract amount of \$824,000.

Explanation: On March 12, 2020, City Council approved a three-year blanket purchase agreement for pool maintenance services through March 31, 2023. The agreement has one, two-year renewal option. On September 8, 2022, City Council approved an allocation increase in the amount of \$100,000. This is the first and only renewal option.

The vendor provides all labor, materials, equipment, and tools to maintain eight neighborhood swimming pool facilities, including one with an interactive water feature, and two splash pads. Services include, but are not limited to, water quality testing, and the maintenance and repair of equipment, including pumps, motors, circulation/filtration systems, ladders, handrails, guard chairs and water recreation equipment.

The Procurement and Supply Management Department, in cooperation with Parks and Recreation Department, recommends for renewal:

Ferris Pools Inc. (St. Petersburg, FL) (SBE)	\$415,000
Original agreement amount	\$309,000
Allocation increase	100,000
Renewal	<u>415,000</u>
Total agreement amount	\$824,000

The vendor has agreed to renew under the same terms and conditions of IFB No. 7561, dated December 13, 2019. Administration recommends renewal of the agreement based on the vendors past satisfactory performance and demonstrated ability to comply with the terms and conditions of the agreement. This renewal will be effective through March 31, 2025.

Ferris Pools Inc. is a certified Small Business Enterprise (SBE).

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Parks and Recreation Department (190), various divisions.

Attachments: Resolution

RESOLUTION NO. 2023-_____

A RESOLUTION APPROVING THE RENEWAL OPTION TO THE AGREEMENT WITH FERRIS POOLS INC. FOR POOL MAINTENANCE SERVICES TO EXTEND THE TERM THROUGH MARCH 31, 2025 AND INCREASE THE CONTRACT AMOUNT BY AN AMOUNT NOT TO EXCEED \$415,000 FOR THE RENEWAL TERM; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$824,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on March 12, 2020, City Council approved the award of a three-year blanket purchase agreement with a two-year renewal option to Ferris Pools Inc. for pool maintenance services at a total contract amount not to exceed \$309,000 for the initial term; and

WHEREAS, on September 8, 2022, City Council approved an increase in the allocation to the Agreement in the amount of \$100,000; and

WHEREAS, the City desires to exercise the renewal option to extend the term of the agreement through March 31, 2025; and

WHEREAS, Ferris Pools Inc. has agreed to renew under the same terms and conditions; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Parks and Recreation Department, recommend 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 Ferris Pools Inc. for pool maintenance services to extend the term through March 31, 2025 and increase the contract amount by an amount not to exceed \$415,000 for the renewal term is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$824,000.

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:

A handwritten signature in black ink, appearing to be 'A. B.', written over a horizontal line.

00668766

DEPARTMENT:

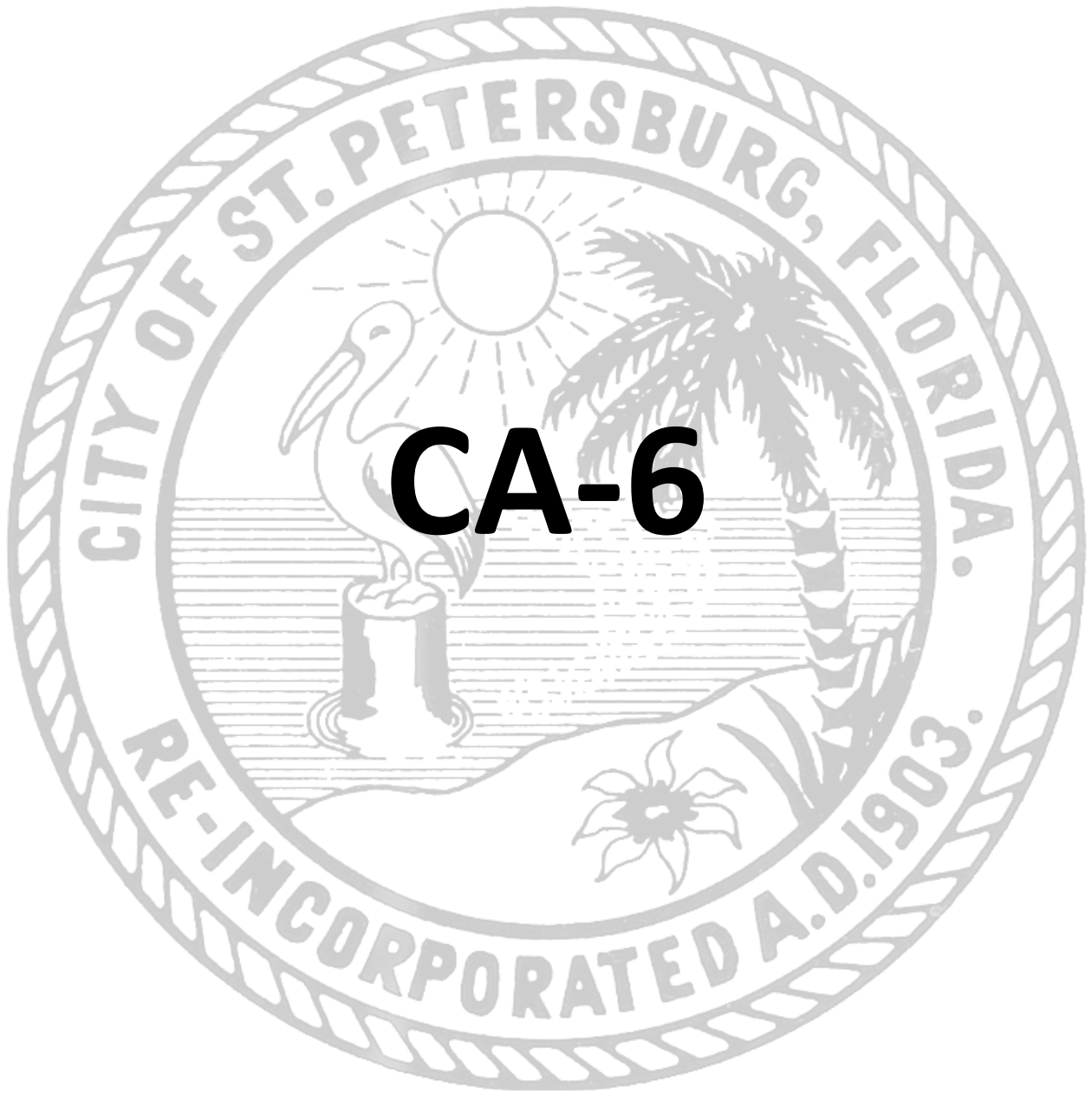
A solid horizontal line, likely intended for a signature or stamp.

 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203808
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Pool Maintenance, March 23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Pool Maintenance, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	Stanford, Lance N	Stanford, Lance N	APPROVE	03-MAR-2023	User Defined
2	Jefferis, Michael J II	Jefferis, Michael J II	APPROVE	03-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation with Samsara Networks Inc., for global positioning system (GPS) and telematics asset tracking technology, in the amount of \$260,000, for a total contract amount of \$691,169. Please scroll down to view the backup material.



CA-6

**ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023**

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Approving an increase in allocation with Samsara Networks Inc., for global positioning system (GPS) and telematics asset tracking technology, in the amount of \$260,000, for a total contract amount of \$691,169.

Explanation: On January 21, 2021, City Council approved a three-year blanket purchase agreement for GPS and telematics asset tracking technology through March 25, 2024 with no renewal options. On November 17, 2022 an administrative increase was added in an amount of \$6,500.

The vendor provides equipment, software and hardware for the City's GPS and telematics asset tracking technology requirements. This technology helps the city with accident investigations, identify ways to reduce route overlap, improve operator safety, identify idle reduction opportunities, collect real-time data necessary to support cost saving initiatives and optimize fleet size, identify ways to increase fuel economy and reduce mechanical wear, real time identification of mechanical issues to reduce labor hours and vehicles down time, increase productivity and visibility of City fleet vehicle utilization and collect data for Green Fleet Initiatives.

Initially the program was approved to cover approximately 500 vehicle assets. After the success of the program, it was implemented into more departments throughout the City. With more departments, the demand and spend increased, therefore an allocation increase is being requested.

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

Samsara Networks, Inc. (San Francisco, CA).....	\$260,000
Original agreement	\$424,669
Administrative Increase	6,500
Allocation Increase	<u>260,000</u>
New agreement amount	\$691,169

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Fleet Management Fund (5001), Fleet Management Department, Fleet Mechanical Costs Division (800-2527).

Attachments: Resolution

RESOLUTION NO. ____

A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF \$260,000 TO THE ALLOCATION FOR THE AGREEMENT WITH SAMSARA NETWORKS, INC. FOR GLOBAL POSITIONING SYSTEM (GPS) AND TELEMATICS ASSET TRACKING TECHNOLOGY; PROVIDING THAT THE TOTAL CONTRACT AMOUNT FOR THIS AGREEMENT SHALL NOT EXCEED \$691,169 FOR THE CONTRACT TERM THROUGH MARCH 25, 2024; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 21, 2021, City Council approved a three-year blanket purchase agreement with Samsara Networks, Inc. for global positioning system (GPS) and telematics asset tracking technology in amount not to exceed \$424,669 through March 25, 2024 (“Agreement”); and

WHEREAS, on November 17, 2022, Administration approved an administrative increase in the amount of \$6,500 to the allocation for the Agreement; and

WHEREAS, an additional increase in the amount of \$260,000 to the allocation for this Agreement is necessary due to an increased demand throughout City departments; 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 \$260,000 to the allocation for the Agreement with Samsara Networks, Inc for global positioning system (GPS) and telematics asset tracking technology for the contract term through March 25, 2024 is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount for this Agreement shall not exceed \$691,169.

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

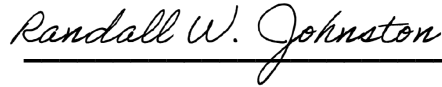
This Resolution shall become effective immediately upon its adoption.


LEGAL:



00668166

DEPARTMENT:

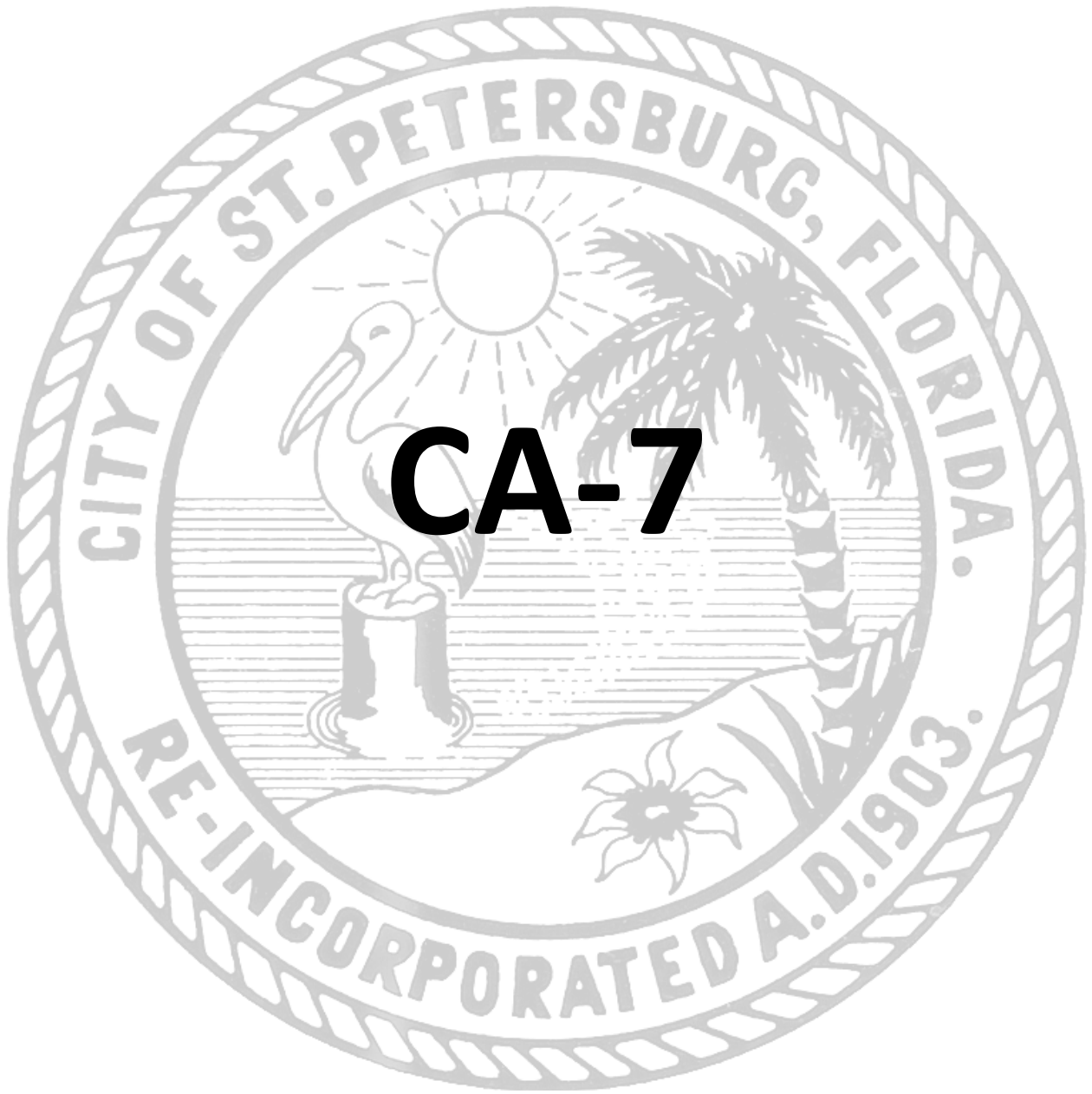


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					204033
Name:	Pocengal, Nicholas W	Request Date:	06-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Hardware and Software GPS Telematics, 3/23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Hardware and Software, GPS Telematics, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	06-MAR-2023	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	06-MAR-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	07-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the renewal of a blanket purchase agreement with ICON Technologies, a sole source supplier, for variable frequency drives, for a total contract amount of \$549,000.
Please scroll down to view the backup material.



CA-7

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Approving the renewal of a blanket purchase agreement with ICON Technologies, a sole source supplier, for variable frequency drives, for a total contract amount of \$549,000.

Explanation: On March 23, 2020, Administration approved a three-year blanket purchase agreement for variable frequency drives through March 31, 2023. The agreement has one, two-year renewal option. On February 19, 2021, an Administrative increase was added in the amount of \$24,000. On December 2, 2021, City Council approved an allocation increase in the amount of \$450,000. No additional funds are being requested, as the remaining balance on the Blanket Purchase Agreement will adequately cover the two-year renewal.

The vendor furnishes and delivers factory engineered Yaskawa variable frequency drive systems, their components, and related appurtenances together with factory technical support for the maintenance of new and existing installations. These systems are used for efficiently driving rotating machinery used in Water Resources Lift Stations, Water and Wastewater Treatment Facilities.

The estimated usage includes the following: NWWRF, one (1) Aerator Blower Motor Controls 250hp (\$75K); NEWRF, two (2) in-plant Lift Station drives (\$30K); SWWRF, replacement of five (5) obsolete 50hp drives (\$125K); and miscellaneous Lift Station repairs and component parts purchases for existing systems as needed (\$91K).

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


ICON Technologies (Tampa, FL)	\$549,000
Original agreement amount	\$75,000
Administrative increase	24,000
Allocation increase	450,000
Renewal	0
Total agreement amount	<u>\$549,000</u>

The vendor has agreed to renew under the same terms and conditions of the agreement. Administration recommends renewal of the agreement based on the vendors past satisfactory performance and demonstrated ability to comply with the terms and conditions of the agreement. This renewal will be effective through March 31, 2025.

This purchase is made in accordance with Section 2-212 (a)(1) of the Procurement Code, which authorizes the use of sole source procurement when a supply or service is available from only one source.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Operating Fund (4001), Water Resources Department (420), various divisions, and the Water Resources Capitol Projects Fund (4003), various projects.

Attachments: Sole Source
Resolution

 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					201559
Name:	Gibbons, Nicholas A	Request Date:	16-FEB-2023	Status:	APPROVED

Authorization Request	
Subject:	Sole Source, Short Description
Message:	Two year renewal option for BPA232201 Icon Technologies for Yaskawa heavy duty Variable Frequency Drives (VFD) from 3hp to 500hp. To maintain equipment compatibility and reduce the need for inventories. Yaskawa is the selected City Standard VFD. Icon technologies is the local factory authorized representative for the water and wastewater industries.
Supporting Documentation:	Icon Sole Source Request & Cover Letter renewal BPA 232201.pdf

	Approver	Completed By	Response	Response Date	Type
0	Gibbons, Nicholas A		SUBMITTED	16-FEB-2023	
1	Witbracht, Chad William	Witbracht, Chad William	APPROVE	17-FEB-2023	User Defined
2	Palenchar, John Edward	Palenchar, John Edward	APPROVE	17-FEB-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	17-FEB-2023	User Defined
4	Schlesinger, Michael S	Schlesinger, Michael S	APPROVE	17-FEB-2023	User Defined
5	Swinson, Stephanie Nicole	Poceous, Steven Fabian Jr	APPROVE	17-FEB-2023	User Defined

RESOLUTION NO. 2023-_____

A RESOLUTION APPROVING THE RENEWAL OPTION TO THE AGREEMENT WITH ICON TECHNOLOGIES FOR VARIABLE FREQUENCY DRIVES TO EXTEND THE TERM THROUGH MARCH 31, 2025; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$549,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 30, 2020, City Council approved the award of three-year blanket purchase agreement with a two-year renewal option to ICON Technologies for variable frequency drives at a total contract amount not to exceed \$75,000 for the initial term through March 31, 2023; and

WHEREAS, on February 19, 2021, Administration approved an increase in the amount of \$24,000 to allocation for this Agreement and

WHEREAS, on December 2, 2021, City Council approved an increase in the amount \$450,000 to the allocation for this Agreement; and

WHEREAS, the City desires to exercise the renewal option to extend the term of the Agreement through March 31, 2025; and

WHEREAS, ICON Technologies has agreed to renew under the same terms and conditions; 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 renewal option to the Agreement with ICON Technologies for variable frequency drives to extend the term through March 31, 2025 is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$549,000.

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


This Resolution shall become effective immediately upon its adoption.


LEGAL:



00668089

DEPARTMENT:



 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203799
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Drives, Variable Frequency, Yaskawa, 3/23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Drives, Variable Frequency, Yaskawa, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	03-MAR-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	06-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving three-year blanket purchase agreements with CEC Controls Company, Inc., McKim & Creed, Inc., Process Control & Instrumentation, LLC, Revere Control Systems, Inc., The Integration Group of Americas (TIGA), a Tetra Tech Company, and Woodard & Curran, Inc. for applications programming services, at an estimated annual cost of \$175,000 per year, for a total contract amount of \$525,000. Please scroll down to view the backup material.



CA-8

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Approving three-year blanket purchase agreements with CEC Controls Company, Inc., McKim & Creed, Inc., Process Control & Instrumentation, LLC, Revere Control Systems, Inc., The Integration Group of Americas (TIGA), a Tetra Tech Company, and Woodard & Curran, Inc. for applications programming services, at an estimated annual cost of \$175,000 per year, for a total contract amount of \$525,000.

Explanation: On August 11, 2022, the City issued IFB 8464, for Instrumentation & Controls - SCADA Equipment, Maintenance & Repairs. The Procurement and Supply Management Department received six bids for the Instrumentation & Controls - SCADA Equipment, Maintenance & Repairs project. The bids were opened on September 8, 2022. The suppliers will provide applications programming services, hardware, software, support services, repairs, and training for the continued expansion and maintenance of the Water Resources Department's Instrumentation and Control (I&C) and Supervisory Control and Data Acquisition (SCADA) systems for the City of St. Petersburg (City). Examples of such services includes support of Water Resources legacy SCADA software system, assistance migrating from legacy SCADA software system to a more modern version, assistance upgrading legacy equipment at the Northwest Water Reclamation Facility (NWWRF) diffused aeration and blower system and re-writing the control program to better suit operational needs, providing control panel design and procurement services, and aiding with development of the Water Resources SCADA standards. These agreements will be effective for three-years from date of execution, with an additional, mutually agreeable two-year extension available.

On July 7, 2022 Tetra Tech EC, Inc. acquired The Integration Group of Americas (TIGA).

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

1. CEC Controls Company, Inc.
2. McKim & Creed, Inc.
3. Process Control & Instrumentation, LLC
4. Revere Control Systems, Inc.
5. The Integration Group of Americas (TIGA), a Tetra Tech Company
6. Woodard & Curran, Inc.

CEC Controls Company, Inc. is headquartered in Warren, Michigan and was incorporated in 1966. They have been in business for 57 years. McKim & Creed, Inc. is headquartered in Raleigh, North Carolina and was incorporated in 2011. They have been in business for 12 years. Process Control & Instrumentation, LLC. is headquartered in Tampa, Florida and was incorporated in 2000. They have been in business for 23 years. Revere Control Systems, Inc. is headquartered in Birmingham, Alabama and was incorporated in 1980. They have been in business for 43 years. The Integration Group of Americas (TIGA), a Tetra Tech Company is headquartered in Houston, Texas and was incorporated in 2016. They have been in business 7 years. Woodard & Curran, Inc. is headquartered in Portland, Maine and was incorporated in 1979. They have been in business for 44 years.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Water Resources Operating Fund (4001), Water Resources Department, various divisions, and in the Water Resources Capital Projects Fund (4003), various projects.

Attachments: Resolution

RESOLUTION NO. 2023-____

A RESOLUTION APPROVING THE AWARD OF THREE YEAR AGREEMENTS WITH ONE TWO-YEAR RENEWAL OPTION TO CEC CONTROLS COMPANY, INC., MCKIM & CREED, INC., PROCESS CONTROL & INSTRUMENTATION, LLC, REVERE CONTROL SYSTEMS, INC., TETRA TECH COMPANY, AND WOODARD & CURRAN, INC. FOR AS-NEEDED APPLICATIONS PROGRAMMING SERVICES; PROVIDING THAT THE TOTAL COMBINED CONTRACT AMOUNT SHALL NOT EXCEED \$525,000 FOR THE INITIAL TERM THROUGH MARCH 31, 2026; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement & Supply Management Department received six (6) responses for Instrumentation & Controls – SCADA Equipment, Maintenance & Repairs pursuant to IFB No. 8464 dated August 11, 2022; and

WHEREAS, CEC Controls Company, Inc., McKim & Creed, Inc., Process Control & Instrumentation, LLC, Revere Control Systems, Inc., Tetra Tech Company, and Woodard & Curran, Inc., have met the specifications, terms, and conditions of IFB No. 8532; and

WHEREAS, the Procurement 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 award of three year agreements with one two year renewal option to CEC Controls Company, Inc., McKim & Creed, Inc., Process Control & Instrumentation, LLC, Revere Control Systems, Inc., Tetra Tech Company, and Woodard & Curran, Inc. for as-needed applications programming services are hereby approved.

BE IT FURTHER RESOLVED that the total combined contract amount shall not exceed \$525,000 for the initial term through March 31, 2026.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate these transactions.

This Resolution shall become effective immediately upon its adoption.


LEGAL:

00668597



DEPARTMENT:

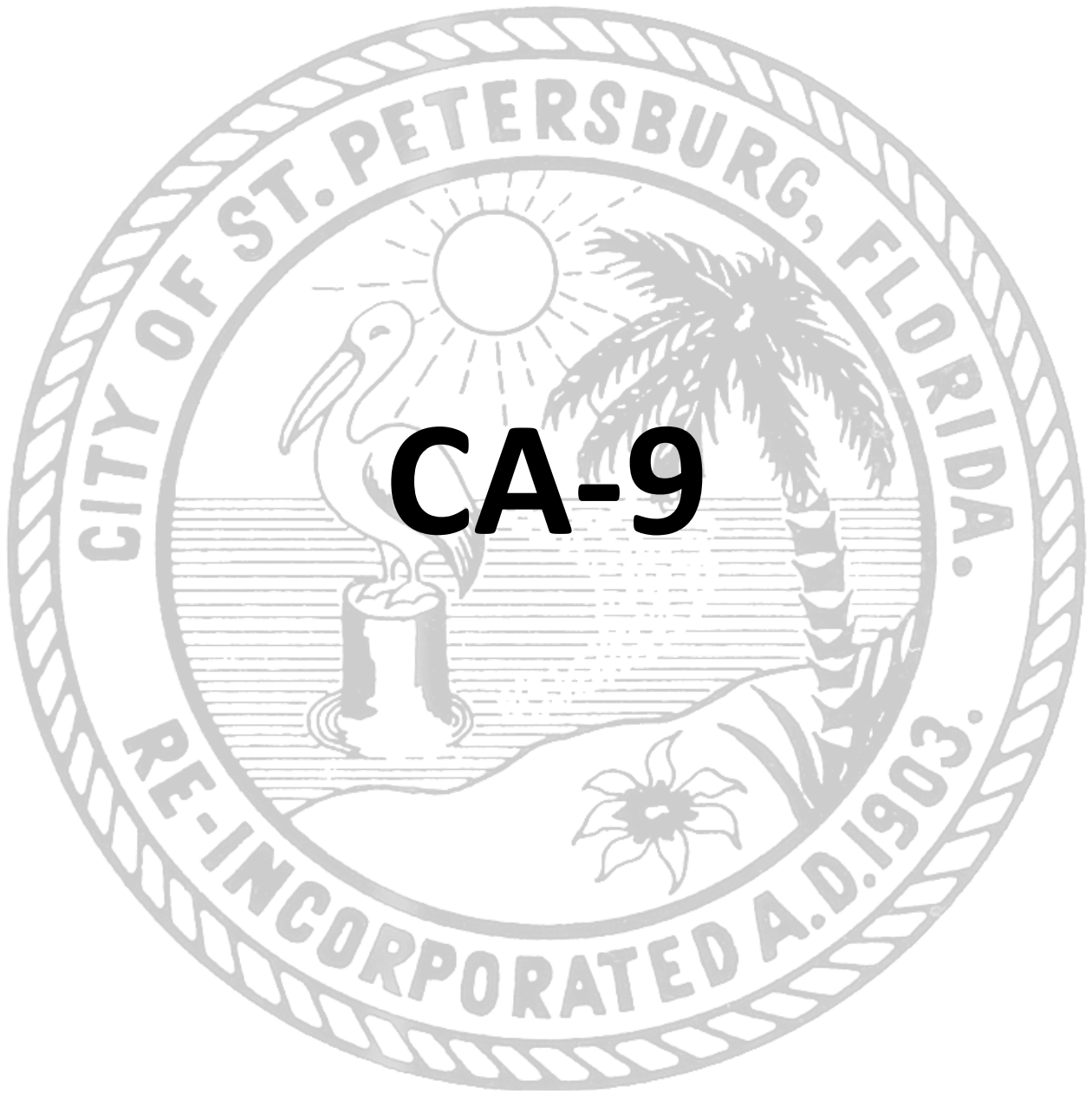


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203814
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	SCADA Equip., Maintenance & Repairs, 3/23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for SCADA Equip., Maintenance & Repairs, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	03-MAR-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	06-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A Resolution approving the plat of Innovation Townhomes, generally located at 556 Dr. Martin Luther King Jr. Street South; setting forth conditions for approval; and providing an effective date. (City File DRC 21-20000015)
Please scroll down to view the backup material.



CA-9



SAINT PETERSBURG CITY COUNCIL

Meeting of March 23, 2023

TO: THE HONORABLE BRANDI GABBARD, CHAIR, AND MEMBERS OF CITY COUNCIL

SUBJECT: Resolution approving the plat of Innovation Townhomes, generally located at 556 Dr. Martin Luther King Jr. Street South. (City File: DRC 21-20000015)

RECOMMENDATION: The Administration recommends **APPROVAL**.

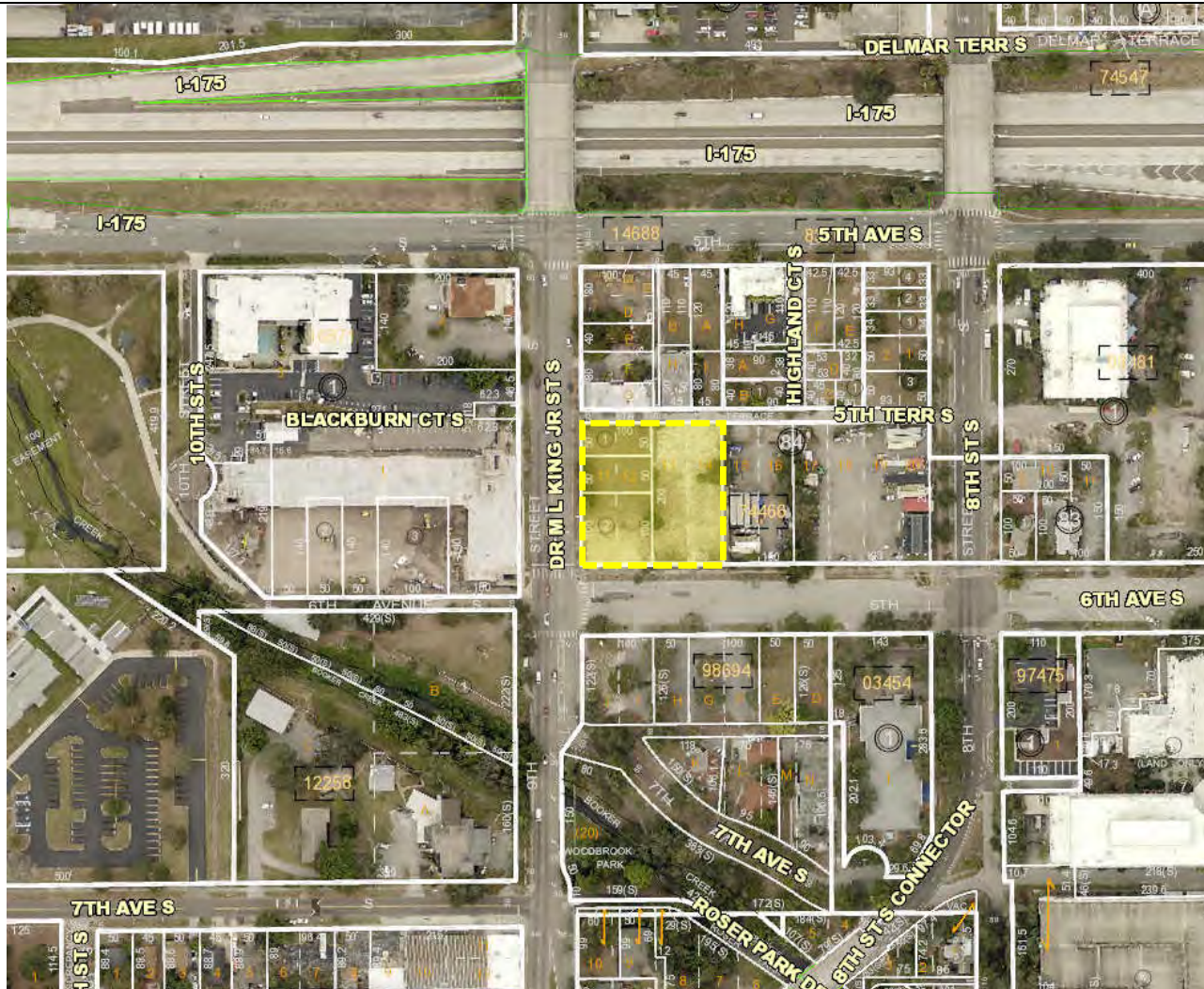
DISCUSSION: The applicant is requesting approval of a plat to create 26 platted lots. The property previously consisted of four (4) platted lots. The plat is required in order to assemble the lots for redevelopment with townhomes on the property which is zoned Employment Centers (EC-2).

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

Attachments: Map, Resolution, Engineering Memorandum dated January 23, 2023

Reviewed and Approved by (signature and date):

Administrative: James A. [Signature] ERA
Budget: NA
Legal: CB



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 21-20000015
Address: 536-556 Dr. Martin Luther King Jr. St S
& 861 6th Ave S

N ↑
(not to scale)

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PLAT OF INNOVATION TOWNHOMES, GENERALLY LOCATED 556 DR. MARTIN LUTHER KING JR. STREET SOUTH; SETTING FORTH CONDITIONS FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE. (City File DRC 21-20000015)

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the plat of Innovation Townhomes, generally located 556 Dr. Martin Luther King Jr. Street South, is hereby approved, subject to the following conditions.

1. Comply with Engineering conditions in the memorandum dated January 23, 2023, prior to Certificate of Occupancy.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

/s/ Elizabeth Abernethy 02/27/23
Planning & Development Services Dept. Date

Christina 03/08/23
City Attorney (Designee) Date

INNOVATION TOWNHOMES

SUBDIVISION PLAT
PLAT BOOK: ___ PAGE ___

A REPLAT OF LOTS 12, 13, 14 AND A PORTION OF LOT 11, BLOCK 84, REVISED MAP OF THE CITY OF ST. PETERSBURG
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK H1, PAGE 49, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST
CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

LOTS 11, 12, 13 AND 14, BLOCK 84, OF REVISED MAP OF ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 49 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART OF, LESS THAT PART OF LOT 11 DEEDED TO THE CITY OF ST. PETERSBURG IN DEED BOOK 1488, PAGE 307, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 84, REVISED MAP OF ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 49 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART OF. THENCE ALONG THE SOUTH LINE OF SAID BLOCK 84, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF 6TH AVENUE SOUTH (ELEVENTH AVENUE PER PLAT), N89° 59' 55"W, 293.01 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK 84 FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH LINE OF BLOCK 84, ALONG LOTS 14, 13, 12 AND 11, RESPECTIVELY, N89° 59' 55"W, 185.29 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT, SAME BEING THE CUSP OF THAT CERTAIN PARCEL AS DESCRIBED IN DEED BOOK 1488, PAGE 307; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, 23.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°05'39" AND A CHORD BEARING AND DISTANCE OF, N45°02'44"W, 21.23 FEET TO A POINT ON THE WEST LINE OF SAID LOT 11, SAME BEING THE EAST RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. STREET SOUTH (NINTH STREET PER PLAT); THENCE ALONG SAID WEST LINE OF LOT 11, N00°05'34"W, 185.00 FEET TO THE NORTHWEST CORNER OF LOT 11, SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 5TH TERRACE SOUTH (ALLEY PER PLAT); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SAME BEING THE NORTH LINE OF BLOCK 84, ALONG LOTS 11, 12, 13 AND 14, RESPECTIVELY, S89°59'55"E, 200.29 FEET TO THE NORTHEAST CORNER OF LOT 14; THENCE ALONG THE EAST LINE OF LOT 14, S00°05'34"E, 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,010 SQUARE FEET OR 0.918 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED PROPERTY, WHICH PROPERTY IS HEREBY PLATTED AS INNOVATION TOWNHOMES, AND HEREBY MAKES THE FOLLOWING DEDICATION:

NO PUBLIC EASEMENTS ARE BEING DEDICATED BY THIS PLAT.

TRACT "A" AS SHOWN ON THE PLAT IS HEREBY DEDICATED TO "INNOVATION TOWNHOMES ASSOCIATION, INC."

OWNER: BC INNOVATION CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

CHRISTOPHER L. LASKY - VP DEVELOPMENT

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS (PRINTED NAME)

WITNESS (PRINTED NAME)

OWNER'S ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED AUTHORITY, APPEARED CHRISTOPHER L. LASKY, AS A MEMBER OF BC INNOVATION CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO BE THE INDIVIDUAL EXECUTING THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE SET OUT THEREIN. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND WHO DID TAKE AN OATH.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA THIS ___ DAY OF _____, 2023.

NOTARY PUBLIC

PRINTED NAME

COMMISSION EXPIRES:

CONFIRMATION OF ACCEPTANCE:

INNOVATION TOWNHOMES ASSOCIATION, INC., A FLORIDA CORPORATION, JOIN IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACT "A", AS SHOWN ON THIS PLAT.

INNOVATION TOWNHOMES ASSOCIATION, INC.

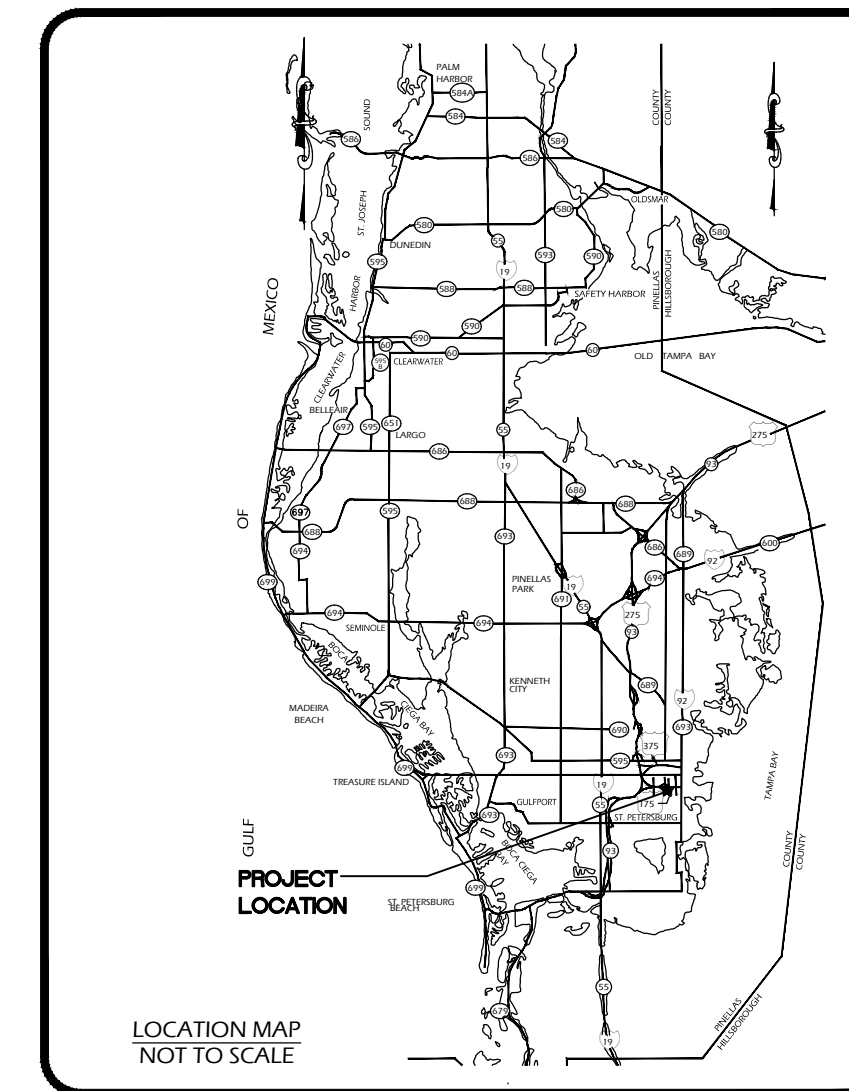
WITNESS SIGNATURE

WITNESS (PRINT NAME)

BY: _____
SIGNATURE

WITNESS SIGNATURE

WITNESS (PRINT NAME)



CONFIRMATION OF ACCEPTANCE ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME THE UNDERSIGNED AUTHORITY, APPEARED CHRISTOPHER L. LASKY, AS A MEMBER OF "INNOVATION TOWNHOMES ASSOCIATION, INC.", KNOWN TO BE THE INDIVIDUAL EXECUTING THE FOREGOING CERTIFICATE OF DEDICATIONS AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE SET OUT THEREIN. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND WHO DID TAKE AN OATH.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA THIS ___ DAY OF _____, 2023.

NOTARY PUBLIC

PRINTED NAME

COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY THE CITY OF ST. PETERSBURG:

STATE OF FLORIDA
COUNTY OF PINELLAS

APPROVED FOR THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS ___ DAY OF _____, A.D. 2023 PROVIDED THAT THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA WITHIN SIX (6) MONTHS FROM THE DATE OF THIS APPROVAL.

KENNETH T. WELCH, MAYOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS ___ DAY OF _____, 2023.

COUNCIL CHAIR

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS OR PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS DAY OF _____, 2023.

KEN BURKE, CLERK

DEPUTY CLERK

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR:

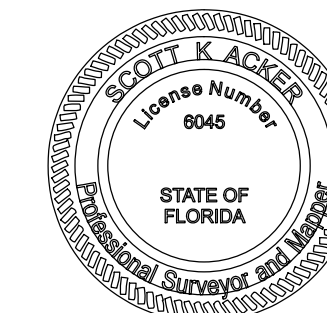
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

TIMOTHY R. COLLINS DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6882

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND BEING SURVEYED AND SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES, AND THE PINELLAS COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRM(S)) WERE SET ON THE 6th DAY OF JUNE, 2022, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCP(S)) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER THE REQUIREMENTS OF FLORIDA STATUTE OR PURSUANT TO TERMS OF BOND.

SCOTT K. ACKER
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, No. LS6045
FERGUSON LAND SURVEYORS, PLLC
806 FRANKLIN STREET
CLEARWATER, FL 33756
LICENSED BUSINESS No. LB8128



DATE



806 FRANKLIN STREET, CLEARWATER, FL 33756
PH. 727.230.9606 FAX 727.230.9234 - LB No.: 8128

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

INNOVATION TOWNHOMES

A REPLAT OF LOTS 12, 13, 14 AND A PORTION OF LOT 11, BLOCK 84, REVISED MAP OF THE CITY OF ST. PETERSBURG ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK H1, PAGE 49, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 17 EAST CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

SUBDIVISION PLAT
PLAT BOOK: _____ PAGE _____

SURVEYOR NOTES:

BEARINGS, DISTANCES AND COORDINATES SHOWN HERE ON ARE IN U.S. SURVEY FEET AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NATIONAL GEODETIC SURVEY (NGS) NORTH AMERICAN DATUM (NAD) OF 1983 (2007), UTILIZING THE LENGEMANN L-NET GPS RTK NETWORK. THE BASIS OF BEARINGS IS THE SOUTH LINE OF BLOCK 84, BEING N89°59'55"W.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL ONSITE UTILITIES SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AS CONSTRUCTION PLANS ARE DEVELOPED ALL PRIVATE UTILITIES MUST REMAIN WITHIN PRIVATE TRACTS DEDICATED ON THE PLAT AND CANNOT CROSS ONE LOT TO SERVICE ANOTHER.

THIS PLAT SUPERSEDES AND REPLACES ALL PRIOR PLATS OF THE HEREIN DESCRIBED, LANDS AND ANY EASEMENT, RESTRICTION, DEDICATION OR OTHER ENCUMBRANCE, RIGHT, OR INTEREST ARISING OUT OF A PRIOR PLAT THAT IS NOT INCLUDED IN THIS PLAT IS OF NO FURTHER FORCE OR EFFECT TO THE EXTENT THAT SAID PLAT DESCRIBES THE HEREIN DESCRIBED LAND.

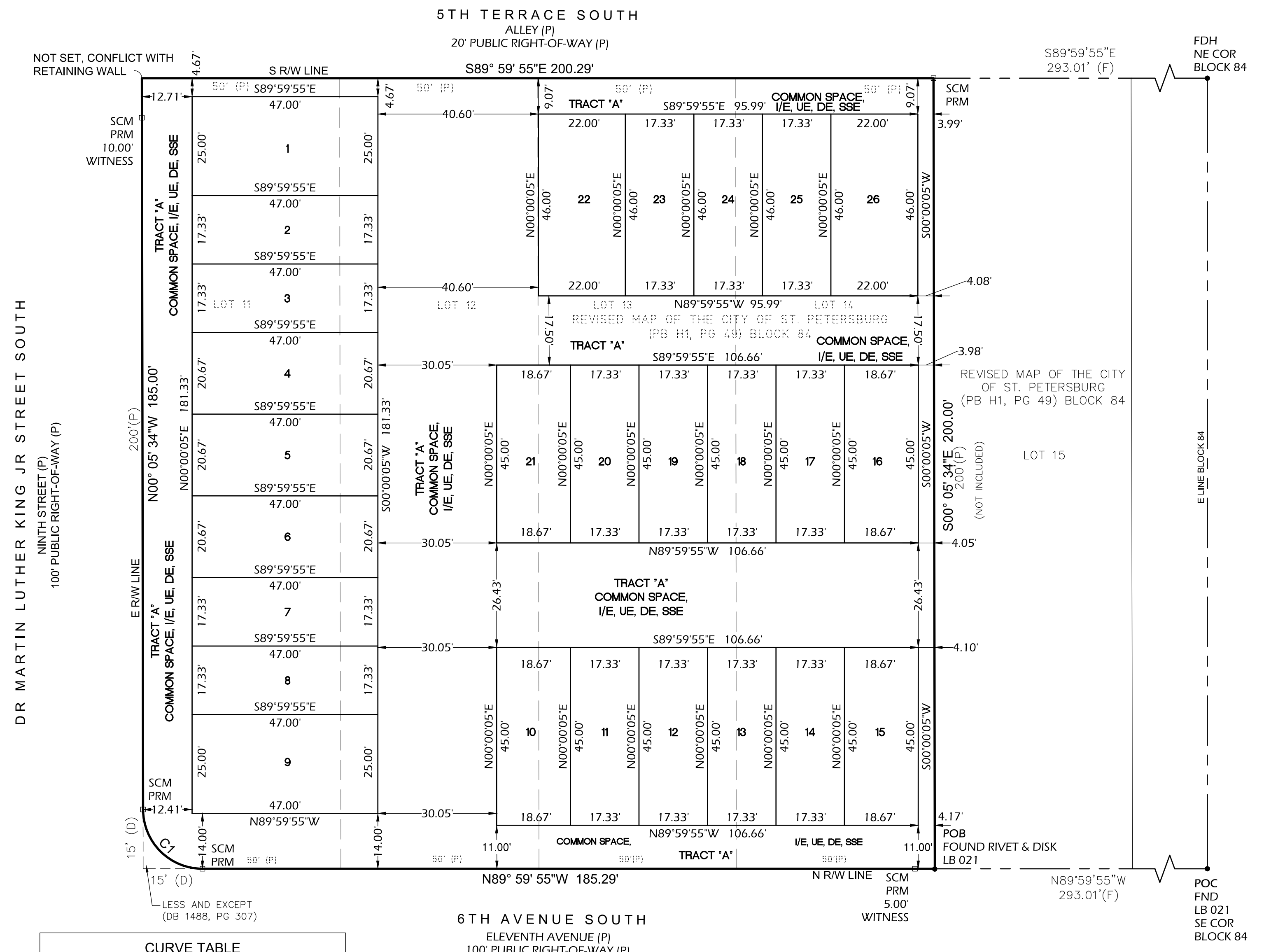
SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TRACT 'A':
COMMON SPACE, INGRESS/EGRESS EASEMENT (I/E), UTILITY EASEMENT (UE), DRAINAGE EASEMENT (DE), SANITARY SEWER EASEMENT (SSE), ALSO FOR THE USE OF EMERGENCY / PUBLIC SERVICE AGENCIES.

LEGEND:

- DB = DEED BOOK
- DE = DRAINAGE EASEMENT
- (F) = FIELD DATA
- FDH = FOUND DRILL HOLE
- FND = FOUND NAIL & DISC
- I/E = INGRESS EGRESS EASEMENT
- (P) = PLAT BOOK H1 / 49 DATA
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT OF WAY
- SCM = SET CONCRETE 4" X4" MONUMENT LB 8128
- SSE = SANITARY SEWER EASEMENT
- UE = UTILITY EASEMENT

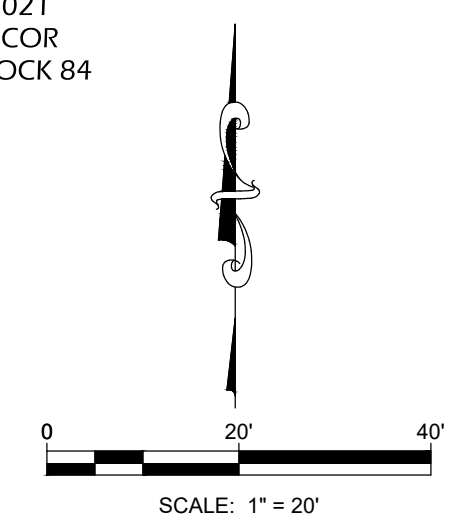


CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	23.59'	15.00'	90°05'39"	N45°02'44"W	21.23'



806 FRANKLIN STREET, CLEARWATER, FL 33756
PH. 727.230.9606 FAX 727.230.9234 - LB No.: 8128

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**MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING DEPARTMENT**

TO: Scot Bolyard, Deputy Zoning Official Planning & Development Services
FROM: Nancy E. Davis, Engineering Plan Review Supervisor
DATE: January 23, 2023
SUBJECT: Final Plat
FILE: 21-20000015 R2

LOCATION 536 Dr. ML King Jr. St S
546 Dr. ML King Jr. St S
556 Dr. ML King Jr. St S
861 6TH AVE S

AND PIN: 19/31/17/74466/084/0111
19/31/17/74466/084/0110
19/31/17/74466/084/0112
19/31/17/74466/084/0130

ATLAS: F-3

REQUEST: Innovation Townhomes Final Plat

The Engineering and Capital Improvements Department (ECID) has no objection to the final plat as submitted.

STANDARD CONDITIONS OF APPROVAL: It is acknowledged that the following items have already been addressed with the submittal of the associated site construction permit application 19-07000962 but remain listed below as documentation of the plat approval conditions since the final plat is being processed concurrently with construction. ECID conditions of plat approval will be verified prior to Engineering departmental release of the project Certificate of Occupancy.

1. 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.
2. The applicant is required to provide an individual 6" sanitary sewer service lateral and individual clean out for each townhome lot. When two or more service laterals connect into a common pipe, the main must be no less than 8" PVC. New main construction will require a Wastewater Collection system permit from FDEP. The applicants EOR must provide design plan and profile for necessary sanitary sewer construction during the site plan permitting process for ECID review and approval. All construction shall meet current City ECID standards and specifications. An ECID right of way permit is required for all construction in the public right of way or within public utility easement and for connection to the public sanitary sewer or storm sewer. An FDEP Wastewater Collection System Permit is required for any main extension.
3. Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting

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

4. 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.

5. Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements, per City Floodplain Management regulations at the time of construction, and per current FEMA regulations. The construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.
6. 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. A minimum 6' wide sidewalk is required in the eastern parkway of Dr. Martin Luther King Jr. South and a minimum 4' wide sidewalk is required in the northern parkway of 6th Avenue South.

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.

7. All existing granite roadway curbing is historic and must be preserved & protected during construction and cannot be removed but may be raised or lowered in place. Upon development of construction plans, the Engineer or record shall verify that existing road curb around the perimeter of the site has at least a 4-inch curb reveal above existing or proposed road pavement. Any curbs with substandard reveal must be raised to a 6-inch curb reveal per current City Engineering standards and specifications. New sidewalk construction shall not occur until road curbs meet this requirement.
8. The survey indicates a section of existing hexagon block sidewalk within the northern parkway of 6th Avenue North. Upon development, if it is the intent to remove the existing hex block and replace with another city approved sidewalk material, prior approval of the City's zoning official (Corey.Malyszka@stpete.org) is required. Hexagon block which is approved by the City to be removed shall remain the property of the City and shall be neatly stacked, palletized, and returned to the City's Maintenance yard by and at the expense of the developer. The contractor must use extreme care to protect the hex block from damage due to the construction or demolition process. Hex block is considered a historic City Asset and the contractor will be held responsible for any damage.
9. Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems and 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 systems on and off site. Please initiate contact via email to newconstruction@duke-energy.com .

*Needs for on-street decorative lighting or street lighting should be coordinated through Michael.Kirn@stpete.org, the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.
10. Proposed connections to public infrastructure including potable water & reclaimed water must receive prior approval from the City's Water Resources department. Coordinate a review via email to WRDUtilityReview@stpete.org .
11. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All 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.

https://www.stpete.org/business/building_permitting/forms_applications.php

City infrastructure maps are available via email request to ECID@stpete.org. All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

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.

12. Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, email WRDUtilityReview@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.).
13. 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.
14. 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.
15. City approval of a Construction Access Plan (CAP) is a conceptual approval. Final approval of a Temporary Traffic Control plan, phased implementation schedule, public sidewalk closures/detours, bicycle lane detours, vehicular or parking lane closures, etc. requires detailed review & approval by City ECID at the time of construction. Approval of a CAP plan does not assure approval and ECID permitting of a final Temporary Traffic Control plan & implementation schedule. The project Engineer will be required to develop a site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards" for submittal to City ECID for approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking

Management department.

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractor's representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

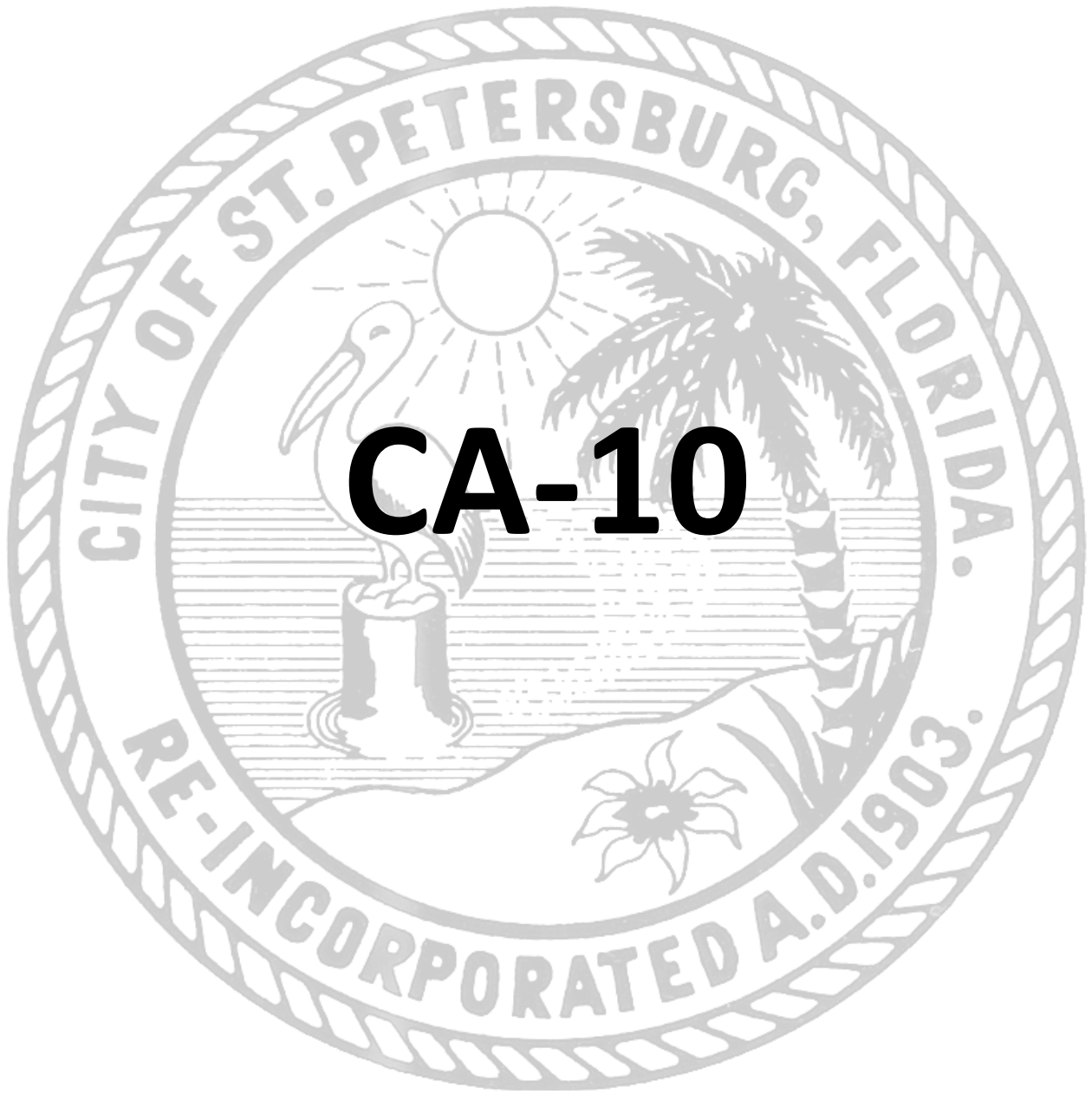
*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.

16. 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.
17. 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.
18. 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.
19. 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.
20. Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

NED//lk

ec: Sean McWhite – WRD
Kayla Eger – Development Review Services

The following page(s) contain the backup material for Agenda Item: Resolution approving issuance of the Ad Valorem Tax Exemption for Historic Properties for the following properties and forwarding to the Pinellas County Board of County Commissioners: 2500 Burlington Avenue North (Contributing: North Shore National Register Historic District) (AVT 21-90400003); 217 10th Avenue Northeast (Contributing: North Shore Section – 200 Block of 10th Ave NE Local Historic District) (AVT 21-90400004); 436 2nd Street North (Contributing: Downtown St. Petersburg National Register Historic District) (AVT 21-90400006); and 734 Grove Street North (Local Historic Landmark: William L. Rawls House) (AVT 22-90400004)
Please scroll down to view the backup material.



CA-10



ST. PETERSBURG CITY COUNCIL

Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair, and Members of City Council
SUBJECT: Review of Ad Valorem Tax Exemption for Historic Properties for the following properties:

- 2500 Burlington Avenue North (Contributing: Kenwood National Register Historic District);
- 436 2nd Street North (Contributing: Downtown St. Petersburg National Register Historic District);
- 217 10th Avenue Northeast (Contributing: North Shore Section – 200 Block of 10th Ave NE Local Historic District); and
- 734 Grove Street North (William L. Rawls House, Local Historic Landmark)

BACKGROUND: In 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on certain improvements to eligible historic properties. The City of St. Petersburg adopted this amendment (Section 16.30.070.4) on July 21, 1994, giving the City's historic property owners a strong financial incentive to preserve and rehabilitate buildings of architectural and historical significance. The ad valorem tax exemption was subsequently adopted by Pinellas County in 1996 as part of intergovernmental coordination efforts, authorizing certain county-wide exemptions to make the overall incentive even more appealing.

In St. Petersburg today, this incentive program allows for the exemption of up to 100 percent of the resulting assessed value of qualifying improvements to eligible historic properties. An eligible historic property in the City of St. Petersburg is defined as real property that is:

- Designated as a local historic landmark or part of a multiple property landmark in the St. Petersburg Register of Historic Places;
- Contributing to a local historic district listed in the St. Petersburg Register of Historic Places;
- Individually listed in the National Register of Historic Places;
- Contributing property in a historic district listed in the National Register of Historic Places; or
- Proposed for listing as an individual or contributing resource on either register.

Qualifying improvements must be appropriate to the historic architectural character of a resource in accordance with recognized standards of preservation, restoration, or rehabilitation, as guided by City Code criteria, the St. Petersburg Design Guidelines for Historic Properties, and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Applicants generally have two years to complete the qualifying improvements, which must be supported by detailed expense accounting. Working closely with the property owner, City staff provides valuable technical assistance, performs site inspections, and prepares the application documents for review and approval by the St. Petersburg City Council, the Pinellas Board of County Commissioners, and the Pinellas County Property Appraiser. The latter performs the final assessment of the property to determine the resulting ad valorem tax exemption, if any, and potential tax savings that is applied for the 10-year period. Nearly every applicant participating in the program since its beginning has realized some tax savings, and the exemption automatically transfers to future property owners during the exemption period.

The ad valorem tax exemption process requires that the owner(s) submit a *Part 1 – Preconstruction Application* package prior to initiating any qualifying improvements. A Certificate of Appropriateness application is required at this stage to document and evaluate the rehabilitation work, along with other required paperwork, as necessary. Qualifying improvements to the property must equal or exceed 10 percent of its assessed value based on the year the Part 1 application is approved.

When the approved work is completed, the property owner(s) submits a *Part 2 – Post-construction Request for Review of Completed Work Application*, which includes a table of expenses, changes to the scope of work, if any, that were approved by City Historic Preservation staff during the construction, and an on-site inspection by City Historic Preservation staff. Extensions up to one year may be authorized by the City.

In addition, certain procedural requirements are necessary, as follows:

- 1) A covenant, in the form which has been approved by the City Attorney, must be executed by the property owner before an exemption can be approved by the City Council. The covenant provides that the property owner shall maintain and repair the property so as to preserve and maintain the historic architectural qualities or historical or archaeological integrity of the qualifying property for which an exemption is granted;
- 2) If the exemption is granted, the property owner shall record the covenant with the Pinellas County Clerk of the Circuit Court prior to the effective date of the exemption. The covenant shall be binding on the property owner, transferees, and their heirs, successors or assigns. The applicant shall provide a certified copy of the recorded covenant to the POD within 120 days of the City Council approval of the exemption, or said approval by City Council shall be made null and void. If the property changes ownership during the exemption period, the requirements of the covenant are transferred to the new owner;
- 3) As part of City Council approval, a resolution will be passed and the exemption will be valid for a period of up to ten years;

- 4) The City Council approval will be forwarded to the Pinellas County Board of County Commissioners for its approval in order to qualify for an exemption to the County ad valorem tax, as well; and
- 5) The Pinellas County Property Appraiser will reassess the subject property according to the improvements made and its market value for each given year.

EXPLANATION: Four individual property reports, resolutions, and ad valorem tax exemption covenants are attached; each has been determined by staff to meet all requirements for the ad valorem tax exemption as outlined in City Code, Section 16.30.070.4.

RECOMMENDATION: Staff recommends **APPROVAL** of the attached RESOLUTIONS and ad valorem tax exemption COVENANTS. The form of the joint City of St. Petersburg and Pinellas County covenant showing the rights, obligations, and responsibilities of the property owner, City and County has been provided in lieu of individual covenants for each property.

COST/FUNDING/ASSESSMENT: The property owners, seeking an ad valorem tax exemption, paid pre-rehabilitation taxes totaling approximately **\$21,469**. They will continue to pay their respective amount overall – and any inflationary increases, or tax adjustments – during the life of the exemption. Based on the tax exemptions granted since 2016 when the cap was removed, the combined city/county tax savings averages at \$1,587.84 per year. The tax exemptions range from a low of \$44 a year to a high of \$3,588 a year.

Property Address/File No.	Pre-construction Assessed Value	Pre-construction Tax Basis	Qualifying Rehab Costs
2500 Burlington Ave N / 21-90400003	\$197,174	\$4,437.78	\$80,356
217 10 th Ave NE / 21-90400004	\$252,230	\$4,986.97	\$395,805
436 2 nd St N / 21-90400006	\$369,050	\$8,388.97	\$179,699
734 Grove St N / 22-90400004	\$223,609	\$3,655.36	\$66,500

ATTACHMENTS: Staff Reports, Covenants, and Resolutions for four historic properties; and 2023 Ad Valorem Tax Exemption for Historic Properties Summary Table.

APPROVALS:

Administrative: James A. [Signature] ERA

Budget: [Signature]

Legal: [Signature]

RESOLUTION NO. _____

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE AD VALOREM TAX EXEMPTION FOR THE PROPERTY LOCATED AT 2500 BURLINGTON AVENUE NORTH, A CONTRIBUTING PROPERTY TO THE KENWOOD HISTORIC DISTRICT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES; RECOMMENDING THAT THE PINELLAS COUNTY BOARD OF COMMISSIONERS APPROVE AN EXEMPTION TO THE COUNTY AD VALOREM TAX; APPROVING EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on improvements to designated historic properties and the City of St. Petersburg adopted this amendment (Section 16.30.070.4 of the City Code) on July 21, 1994, giving its residents financial incentives to preserve the City's historical resources. This incentive was strengthened in January 1996, when Pinellas County adopted this ad valorem tax exemption amendment; and

WHEREAS, the property at 2500 Burlington Avenue North, a contributing property to the Kenwood Historic District listed in the National Register of Historic Places, and described as below (herein, the "Property"), which according to public record is presently owned by Michael Zachary Curry:

HALL'S CENTRAL AVE NO. 1 BLK 13, N 92FT OF LOT 1

WHEREAS, the Keeper of the National Register in Washington, D.C. on August 4, 2003, approved the nomination of the Kenwood Historic District to the National Register of Historic Places; and

WHEREAS, the Community Planning and Preservation Commission approved the Part I ad valorem tax exemption application (AVT 21-90400003) on June 8, 2021; and

WHEREAS, the attached staff report and historic preservation covenant demonstrate that the renovation work on the Property meets all the criteria for issuing the exemption as described both in Section 16.30.070.4 of the City Code and Section 196.1997 of the Florida Statutes; and

WHEREAS, the Property does not meet the conditions set forth in City Code Section 16.30.070.4(E), *Ad Valorem Tax Exemptions for Historic Properties Open to the Public*; and

WHEREAS, the tax exemption shall be for a period of ten (10) years which is from January 1, 2023, to December 31, 2032.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida approves the ad valorem tax exemption for the Property, a contributing property to the Kenwood Historic District listed in the National Register of Historic Places, as consistent with local and state law subject to receipt of a certified copy of the recorded covenant within 120 days of City Council approval or said approval shall be void; approves execution of the historic preservation tax exemption covenant on behalf of the City; and recommends that the Pinellas County Board of County Commissioners approve the exemption to the County ad valorem taxes as well.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 23rd day of March 2023.

Brandi Gabbard, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chandrasaha Srinivasa, City Clerk

APPROVED AS TO FORM AND SUBSTANCE:

<u>/s/ Elizabeth Abernethy</u>	03/08/23
PLANNING AND DEVELOPMENT SERVICES	DATE
<u></u>	3-9-23
CITY ATTORNEY (DESIGNEE)	DATE

City of St. Petersburg and Pinellas County
HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the ____ day of _____, 2023, by **MICHAEL ZACHARY CURRY**, (hereinafter referred to as the “Owner”), and in favor of **CITY OF ST. PETERSBURG, FLORIDA** (hereinafter referred to as “City”) and **PINELLAS COUNTY, FLORIDA** (hereinafter referred to as “County”), jointly and severally, for the purpose of the restoration, renovation or rehabilitation of a certain property located at 2500 Burlington Avenue North, St. Petersburg, Florida, (hereinafter, the “Property”) which is owned in fee simple by the Owner. The Property is a contributing property to the Kenwood Historic District listed in the National Register of Historic Places. The areas of significance of this Property, as identified in the nomination report for the Property are: () architecture, () history, () archaeology.

The Property is comprised essentially of the improvements to the following described site:

HALL'S CENTRAL AVE NO. 1 BLK 13, N 92FT OF LOT 1

In consideration of the historic preservation property tax exemptions granted by the City and the County resulting from the restoration, renovation, or rehabilitation of the Property by the Owner, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2023, to December 31, 2032:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the City of St. Petersburg Urban Planning and Historic Preservation Division (or successor agency thereto) (herein, the “Local Historic Preservation Office”), the address for which is:

**City of St. Petersburg
Urban Planning and Historic Preservation Division
Planning and Development Services
PO Box 2842
St. Petersburg, Florida 33731
(727) 892-5451**

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the Property site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the Property site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the Property site is obtained pursuant to 2., above.

4. The Owner agrees that appropriate representatives of the City and the County, their agents and designees, shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of non-performance or violation of the maintenance and repair provisions of this Covenant by the Owner or by any successor-in-interest during the term of this Covenant, the Local Historic Preservation Office will follow the procedures set forth in City Code Section 16.30.070.4.F.7. If the City Council makes a determination that that the exemption shall be revoked, the Local Historic Preservation Office shall provide written notice of the decision to the Pinellas County Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the Property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform both the Local Historic Preservation Office and the County in writing of the damage to the Property. Such notification shall include (1) an assessment

of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the City. Such restoration and reconstruction work shall also be reported to the County.

7. If the Property is destroyed or severely damaged by accidental or natural causes during the Covenant period, such that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will inform both the Local Historic Preservation Office and the County in writing of the loss or damage to the Property. Such notification shall include (1) an assessment of the nature and extent of the loss or damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In accordance with City Code Section 16.30.070.4.F.7, the City Council shall hold a public hearing to determine whether the exemption shall be revoked. The Local Historic Preservation Office will provide written notice of such proceedings to the owner at least ten days before the public hearing. If the City Council determines that the Property is no longer eligible for tax exemption, the Local Historic Preservation Office will notify the Owner and the Pinellas County Property Appraiser in writing so that the tax exemption may be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost

or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, “gross negligence” means the omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, the Owner shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will follow the procedures set forth in City Code Section 16.30.070.4.F.7. If the City Council makes a determination that that the exemption shall be revoked, the Local Historic Preservation Office shall provide written notice of the decision to the County, the Pinellas County Property Appraiser, and the Pinellas County Tax Collector, who shall take action pursuant to s. 196.1997(7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns. This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

WITNESSES

OWNER

MICHAEL ZACHARY CURRY

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of Witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by **MICHAEL ZACHARY CURRY**, in his capacity as Owner of 2500 Burlington Avenue North, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

WITNESSES

**CITY OF ST. PETERSBURG,
FLORIDA**

Witness Signature

By: _____
Robert M. Gerdes, City Administrator

Printed or Typed Name of Witness

ATTEST:

Witness Signature

By: _____
Chandrahasa Srinivasa, City Clerk

Printed or Typed Name of Witness

(Affix Seal)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 2023, by Robert M. Gerdes and Chandrahasa Srinivasa, as City Administrator and City Clerk, respectively, of the City of St. Petersburg, Florida, a Municipal Corporation, existing under the laws of the State of Florida, on behalf of the corporation. They are personally known to me and appeared before me at the time of notarization.

(Notary Stamp)

(Notary Signature)

Commission Expires:

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

City Attorney (Designee)

City Attorney (Designee)

By: _____

By: _____

ATTEST:
KENNETH BURKE, CLERK

PINELLAS COUNTY, FLORIDA,
by and through its Board of County
Commissioners,

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

Office of the County Attorney

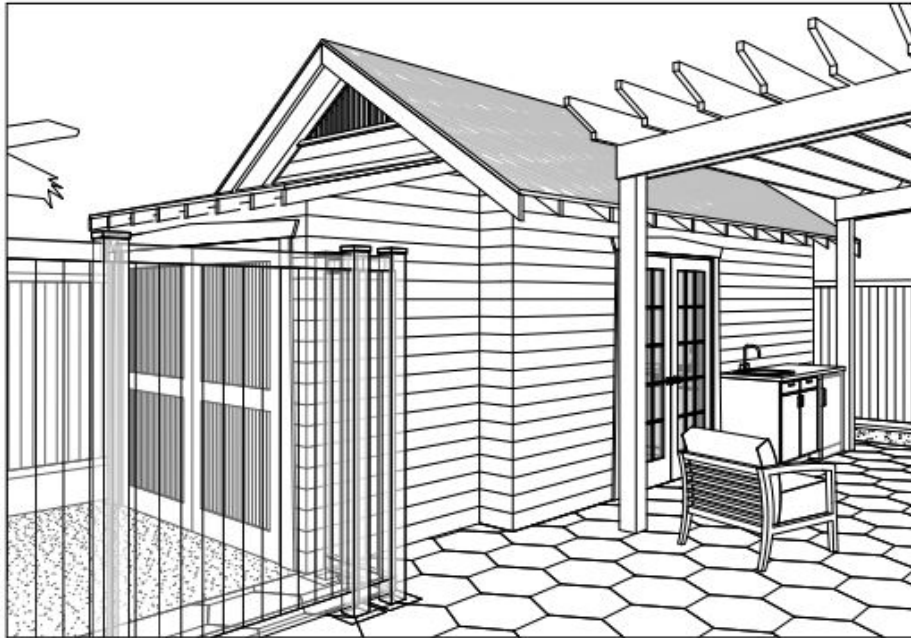


CITY OF ST. PETERSBURG, FLORIDA

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
CITY FILE: AVT 21-90400003



Property Address: 2500 Burlington Avenue North

Historic Designation Status: Contributing property (FMSF 8PI07940) to Kenwood National Register Historic District (listed 2003)

Date of Construction: 1925

Request: Approval of Historic Property Ad Valorem Tax Exemption Part II: Request for Review of Completed Work

Recommendation: Administration recommends APPROVAL of the Historic Property Ad Valorem Tax Exemption for the building at 2500 Burlington Avenue North

Property Overview

The Craftsman-style single family residence and detached garage at 2500 Burlington Avenue North were constructed in 1924. The property is noteworthy for its Craftsman details, such as the curved bases of the front porch. At some point, the historic garage building was converted into living space.

Qualifying Property

As a contributing property to the Kenwood Historic District, which was added to the National Register of Historic Places in 2003, the subject property (recorded in the Florida Master Site File as 8PI07940), is categorized as a “qualifying property” for the historic rehabilitation ad valorem tax (AVT) exemption for historic properties established by City Code Chapter 16, sub-Section 16.30.070.4. The applicant has met all procedural, technical, and financial requirements set forth in City Code. The applicant was approved for the Part 1 Preconstruction Application of the AVT exemption on June 8, 2021, prior to beginning the applicable improvements. The Part 2 Request for Review of Completed Work Application was submitted on April 11, 2022.

To be eligible for the AVT exemption, City Code Chapter 16, sub-Section 16.30.070.4 requires expenses of at least ten percent (10%) of the assessed property value to be spent on “qualifying improvements,” which generally includes labor, materials, and certain construction administration costs for improving the condition of the historic property that are determined by staff to be sympathetic to the architectural and/or historical integrity of the subject property. Per City Code, qualifying improvements do not include improvements that are not compatible with the historic character of the subject property.

For the purposes of this AVT exemption case, the assessed value of the subject property is based on the Pinellas County Property Appraiser assessed property value for the year 2020, which was \$197,174.

Fiscal Impact of Ad Valorem Tax Exemption

For the 2020 assessment, the subject property owner paid ad valorem taxes of \$4,437.78, representing the approximate pre-improvement tax obligation, plus inflationary increases, that will continue to be due annually during the ten-year AVT exemption period. The actual AVT exemption will apply only to the increase in taxes resulting from the qualifying rehabilitation. This will be based on the resulting increase (or decrease) in market value of the subject property as determined by the Pinellas County Property Appraiser who will re-assesses the rehabilitated property, as well as the qualified improvements, once approved by the City Council of St. Petersburg and the Board of Pinellas County Commissioners.

Since 11.365 mils (6.525 City, 4.840 County) of the total 2022 millage rate are applicable to ad valorem exemptions for historic properties, qualified property owners would save approximately \$113.65 for every \$10,000.00 of qualifying market value increase, with no set cap on qualifying expenses or qualifying market value increases. The actual tax exemption captured will be based on market value, which is determined based on industry appraisal formulas. The dollar amount of this exemption, therefore, cannot be predetermined by historic preservation staff.

Property Address	Pre-construction Assessed Value	Pre-construction Tax Basis	Qualifying Rehab Costs
2500 Burlington Ave N	\$197,174	\$4,437.78	\$80,356

Qualifying Improvements and Compliance with Secretary of Interior’s Standards for Historic Preservation

According to City Code Chapter 16, sub-Section 16.30.070.4, improvements to historic properties for which ad valorem tax exemption is sought must apply for, and comply with the City’s Certificate of Appropriateness requirements and the Design Guidelines for Historic Properties, as well as, the U.S. Secretary of the Interior’s Standards for Rehabilitation. Based upon a review of the overall application, the completed work has been determined by staff to be in compliance with these requirements. The table below provides a general overview of the major completed improvements to the subject property which were determined to be eligible for the exemption. Photographs of noteworthy rehabilitation improvements are referenced in the table and found below.

Feature No. (per Part 1 Approval Letter)	Eligible Improvement	Pre-Construction Photo Reference	Post-Construction Photo Reference
1	Rehabilitation of converted historic garage building	1, 2	5
2	Removal of vinyl siding and restoration of wood siding and architectural details	1	5
3	Construction of small storage addition		5
4	New windows and doors in garage building		6, 9, 10
5	Installation of plumbing, electrical, and mechanical systems		8
6	Interior and exterior painting		

Appendix A: Pre-Construction Photographs (2021)



Figure 1: Front façade of garage building. Garage door had been removed and inappropriate door and window were installed.



Figure 2: Side elevation of garage building.



Figure 3: Side elevation of garage building.



Figure 4: Interior photograph of historic gable vent

Appendix B: Post-Construction Photographs (2023)



Figure 5: New front façade with reconstructed carriage doors.



Figure 6: New side elevation with new French doors.



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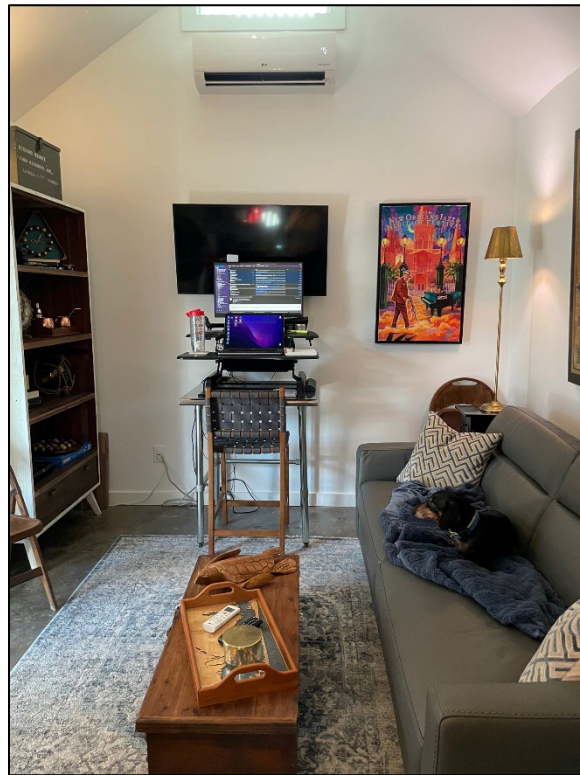


Figure 8: Interior living space with mini-split unit.



Figure 9: New bathroom and window

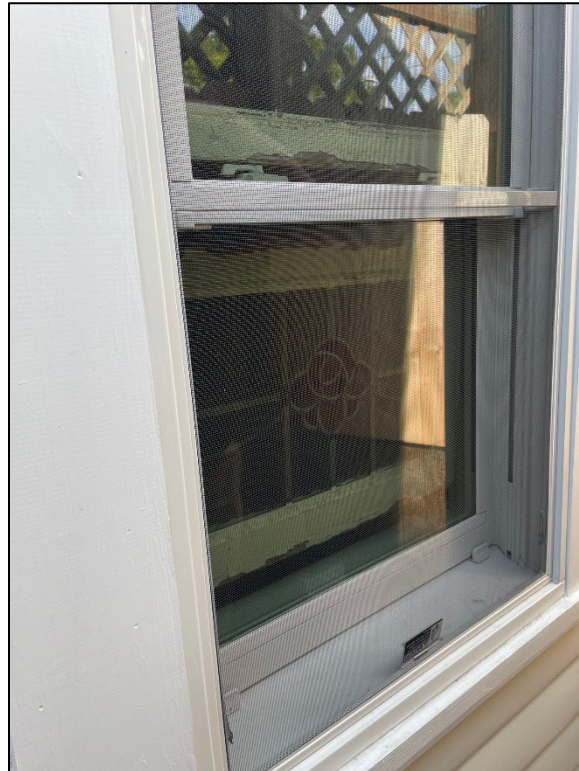


Figure 10: Exterior view of new window

RESOLUTION NO. _____

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE AD VALOREM TAX EXEMPTION FOR THE PROPERTY LOCATED AT 217 10TH AVENUE NORTHEAST, A CONTRIBUTING PROPERTY TO THE NORTH SHORE SECTION – 200 BLOCK OF 10TH AVE NE LOCAL HISTORIC DISTRICT LISTED IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES; RECOMMENDING THAT THE PINELLAS COUNTY BOARD OF COMMISSIONERS APPROVE AN EXEMPTION TO THE COUNTY AD VALOREM TAX; APPROVING EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on improvements to designated historic properties and the City of St. Petersburg adopted this amendment (Section 16.30.070.4 of the City Code) on July 21, 1994, giving its residents financial incentives to preserve the City's historical resources. This incentive was strengthened in January 1996, when Pinellas County adopted this ad valorem tax exemption amendment; and

WHEREAS, the property at 217 10th Avenue Northeast, a contributing property to the North Shore Section – 200 Block of 10th Ave NE Local Historic District listed in the St. Petersburg Register of Historic Places, and described as below (herein, the "Property"), which according to public record is presently owned by Michael Hussey and Mary Ellen Hussey:

BAYVIEW ADD BLK 8, E 20FT OF LOT 8 & W 55FT OF LOT 9

WHEREAS, the City Council, on September 20, 2018, approved the designation of the North Shore Section – 200 Block of 10th Ave NE Local Historic District (HPC 17-9030004) listed in the St. Petersburg Register of Historic Places; and

WHEREAS, the Community Planning and Preservation Commission approved the Part I ad valorem tax exemption application (AVT 21-90400004) on June 8, 2021; and

WHEREAS, the attached staff report and historic preservation covenant demonstrate that the renovation work on the Property meets all the criteria for issuing the exemption as described both in Section 16.30.070.4 of the City Code and Section 196.1997 of the Florida Statutes; and

WHEREAS, the Property does not meet the conditions set forth in City Code Section 16.30.070.4(E), *Ad Valorem Tax Exemptions for Historic Properties Open to the Public*; and

WHEREAS, the tax exemption shall be for a period of ten (10) years which is from January 1, 2023, to December 31, 2032.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida approves the ad valorem tax exemption for the Property, a contributing property to the North Shore Section – 200 Block of 10th Ave NE Local Historic District listed in the St. Petersburg Register of Historic Places, as consistent with local and state law subject to receipt of a certified copy of the recorded covenant within 120 days of City Council approval or said approval shall be void; approves execution of the historic preservation tax exemption covenant on behalf of the City; and recommends that the Pinellas County Board of County Commissioners approve the exemption to the County ad valorem taxes as well.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 23rd day of March 2023.

Brandi Gabbard, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chandrasasa Srinivasa, City Clerk

APPROVED AS TO FORM AND SUBSTANCE:

<u>/s/ Elizabeth Abernethy</u>	03/08/23
PLANNING AND DEVELOPMENT SERVICES	DATE
<u></u>	3-9-23
CITY ATTORNEY (DESIGNEE)	DATE

City of St. Petersburg and Pinellas County
HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the ____ day of _____, 2023, by **MICHAEL HUSSEY AND MARY ELLEN HUSSEY**, (hereinafter referred to as the “Owner”), and in favor of **CITY OF ST. PETERSBURG, FLORIDA** (hereinafter referred to as “City”) and **PINELLAS COUNTY, FLORIDA** (hereinafter referred to as “County”), jointly and severally, for the purpose of the restoration, renovation or rehabilitation of a certain property located at 217 10th Avenue Northeast, St. Petersburg, Florida, (hereinafter, the “Property”) which is owned in fee simple by the Owner. The Property is a contributing property to the North Shore Section – 200 Block of 10th Ave NE Historic District listed in the St. Petersburg Register of Historic Places. The areas of significance of this Property, as identified in the nomination report for the Property are: (**x**) architecture, (**x**) history, () archaeology.

The Property is comprised essentially of the improvements to the following described site:

BAYVIEW ADD BLK 8, E 20FT OF LOT 8 & W 55FT OF LOT 9

In consideration of the historic preservation property tax exemptions granted by the City and the County resulting from the restoration, renovation, or rehabilitation of the Property by the Owner, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2023, to December 31, 2032:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the City of St. Petersburg Urban Planning and Historic Preservation Division (or successor agency thereto) (herein, the “Local Historic Preservation Office”), the address for which is:

**City of St. Petersburg
Urban Planning and Historic Preservation Division
Planning and Development Services
PO Box 2842
St. Petersburg, Florida 33731**

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the Property site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the Property site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the Property site is obtained pursuant to 2., above.

4. The Owner agrees that appropriate representatives of the City and the County, their agents and designees, shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of non-performance or violation of the maintenance and repair provisions of this Covenant by the Owner or by any successor-in-interest during the term of this Covenant, the Local Historic Preservation Office will follow the procedures set forth in City Code Section 16.30.070.4.F.7. If the City Council makes a determination that that the exemption shall be revoked, the Local Historic Preservation Office shall provide written notice of the decision to the Pinellas County Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the Property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform both the Local Historic Preservation Office and the County in writing of the damage to the Property. Such notification shall include (1) an assessment

of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the City. Such restoration and reconstruction work shall also be reported to the County.

7. If the Property is destroyed or severely damaged by accidental or natural causes during the Covenant period, such that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will inform both the Local Historic Preservation Office and the County in writing of the loss or damage to the Property. Such notification shall include (1) an assessment of the nature and extent of the loss or damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In accordance with City Code Section 16.30.070.4.F.7, the City Council shall hold a public hearing to determine whether the exemption shall be revoked. The Local Historic Preservation Office will provide written notice of such proceedings to the owner at least ten days before the public hearing. If the City Council determines that the Property is no longer eligible for tax exemption, the Local Historic Preservation Office will notify the Owner and the Pinellas County Property Appraiser in writing so that the tax exemption may be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost

or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, “gross negligence” means the omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, the Owner shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will follow the procedures set forth in City Code Section 16.30.070.4.F.7. If the City Council makes a determination that that the exemption shall be revoked, the Local Historic Preservation Office shall provide written notice of the decision to the County, the Pinellas County Property Appraiser, and the Pinellas County Tax Collector, who shall take action pursuant to s. 196.1997(7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns. This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

WITNESSES

OWNER

MICHAEL HUSSEY

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of Witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by **MICHAEL HUSSEY**, in his capacity as Owner of 217 10th Avenue Northeast, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

WITNESSES

OWNER

MARY ELLEN HUSSEY

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of Witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by **MARY ELLEN HUSSEY**, in his capacity as Owner of 217 10th Avenue Northeast, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

WITNESSES

**CITY OF ST. PETERSBURG,
FLORIDA**

Witness Signature

By: _____
Robert M. Gerdes, City Administrator

Printed or Typed Name of Witness

ATTEST:

Witness Signature

By: _____
Chandrahasa Srinivasa, City Clerk

Printed or Typed Name of Witness

(Affix Seal)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 2023, by Robert M. Gerdes and Chandrahasa Srinivasa, as City Administrator and City Clerk, respectively, of the City of St. Petersburg, Florida, a Municipal Corporation, existing under the laws of the State of Florida, on behalf of the corporation. They are personally known to me and appeared before me at the time of notarization.

(Notary Stamp)

(Notary Signature)
Commission Expires:

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

City Attorney (Designee)
By: _____

City Attorney (Designee)
By: _____

ATTEST:
KENNETH BURKE, CLERK

PINELLAS COUNTY, FLORIDA,
by and through its Board of County
Commissioners,

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

Office of the County Attorney



CITY OF ST. PETERSBURG, FLORIDA

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION

CITY FILE: AVT 21-90400004



Property Address: 217 10th Avenue Northeast

Historic Designation Status: Contributing property to North Shore Section – 200 Block of 10th Ave NE Historic District (17-9030004)

Date of Construction: 1920

Request: Approval of Historic Property Ad Valorem Tax Exemption Part II: Request for Review of Completed Work

Recommendation: Administration recommends APPROVAL of the Historic Property Ad Valorem Tax Exemption for the building at 217 10th Avenue Northeast

Qualifying Property

As a contributing property to the North Shore Section – 200 Block of 10th Ave NE Historic District, which was added to the St. Petersburg Register of Historic Places in 2017, the subject property is categorized as a “qualifying property” for the historic rehabilitation ad valorem tax (AVT) exemption for historic properties established by City Code Chapter 16, sub-Section 16.30.070.4. The applicant has met all procedural, technical, and financial requirements set forth in City Code. The applicant was approved for the Part 1 Preconstruction Application of the AVT exemption on June 8, 2021, prior to beginning the applicable improvements. The Part 2 Request for Review of Completed Work Application was submitted on September 14, 2022.

To be eligible for the AVT exemption, City Code Chapter 16, sub-Section 16.30.070.4 requires expenses of at least ten percent (10%) of the assessed property value to be spent on “qualifying improvements,” which generally includes labor, materials, and certain construction administration costs for improving the condition of the historic property that are determined by staff to be sympathetic to the architectural and/or historical integrity of the subject property. Per City Code, qualifying improvements do not include improvements that are not compatible with the historic character of the subject property.

For the purposes of this AVT exemption case, the assessed value of the subject property is based on the Pinellas County Property Appraiser assessed property value for the year 2020, which was \$252,230.

Fiscal Impact of Ad Valorem Tax Exemption

For the 2020 assessment, the subject property owner paid ad valorem taxes of \$4,986.97, representing the approximate pre-improvement tax obligation, plus inflationary increases, that will continue to be due annually during the ten-year AVT exemption period. The actual AVT exemption will apply only to the increase in taxes resulting from the qualifying rehabilitation. This will be based on the resulting increase (or decrease) in market value of the subject property as determined by the Pinellas County Property Appraiser who will re-assesses the rehabilitated property, as well as the qualified improvements, once approved by the City Council of St. Petersburg and the Board of Pinellas County Commissioners.

Since 11.365 mils (6.525 City, 4.840 County) of the total 2022 millage rate are applicable to ad valorem exemptions for historic properties, qualified property owners would save approximately \$113.65 for every \$10,000.00 of qualifying market value increase, with no set cap on qualifying expenses or qualifying market value increases. The actual tax exemption captured will be based on market value, which is determined based on industry appraisal formulas. The dollar amount of this exemption, therefore, cannot be predetermined by historic preservation staff.

Property Address	Pre-construction Assessed Value	Pre-construction Tax Basis	Qualifying Rehab Costs
217 10 th Ave NE	\$252,230	\$4,986.97	\$395,805

Qualifying Improvements and Compliance with Secretary of Interior’s Standards for Historic Preservation

According to City Code Chapter 16, sub-Section 16.30.070.4, improvements to historic properties for which ad valorem tax exemption is sought must apply for, and comply with the City’s Certificate of Appropriateness requirements and the Design Guidelines for Historic Properties, as well as, the U.S. Secretary of the Interior’s Standards for Rehabilitation. Based upon a review of the overall application, the completed work has been determined by staff to be in compliance with these requirements. The table below provides a general overview of the major completed improvements to the subject property which were determined to be eligible for the exemption. Photographs of noteworthy rehabilitation improvements are referenced in the table and found below.

Feature No. (per Part 1 Approval Letter)	Eligible Improvement	Pre-Construction Photo Reference	Post-Construction Photo Reference
1	Reopen enclosed historic front porch	1, 2	8,9
2	Upgrade of electrical system, removing knob and tube wiring, and bringing up to code	5	
3	Upgrade of HVAC mechanical system	6	
4	Remove galvanized pipes and bring plumbing up to code		
5	Replacement of windows and doors	1, 7	8
6	Bathroom and kitchen renovation	3, 4	10

Appendix A: Pre-Construction Photographs (2021)



Figure 1: Front façade of subject property, with enclosed porch



Figure 2: Details of porch enclosure



Figure 3: Kitchen prior to rehabilitation



Figure 4: Bathroom prior to rehabilitation

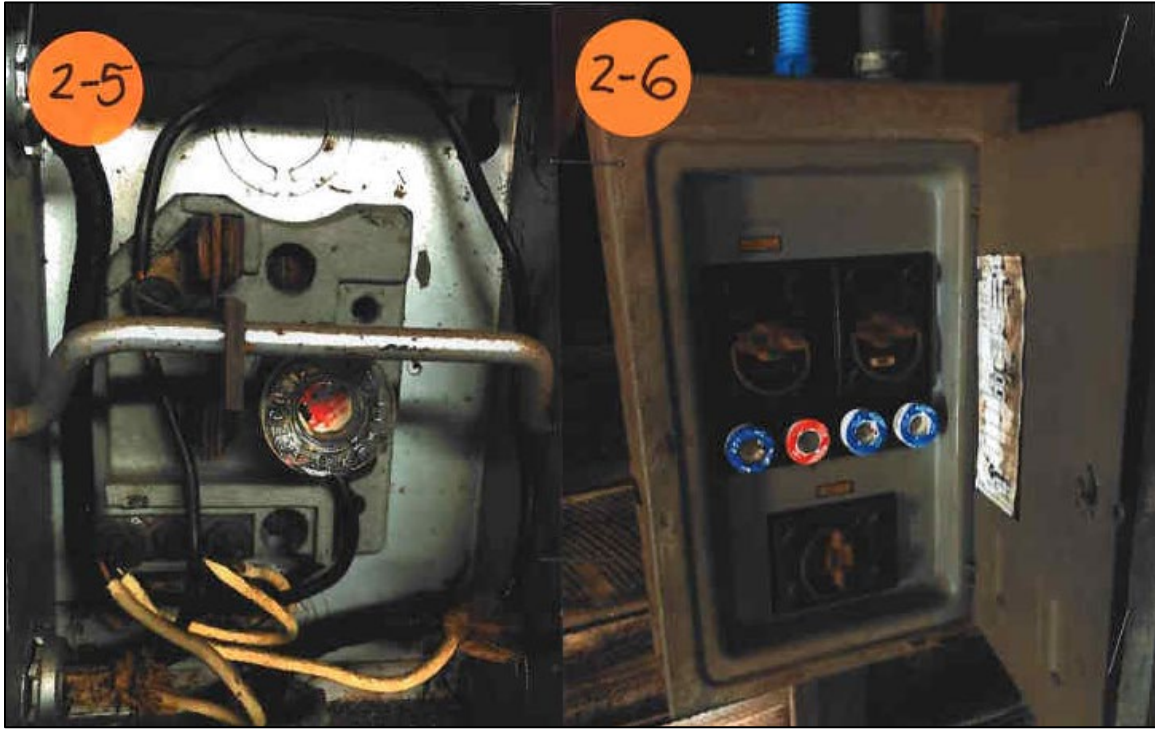


Figure 5: Outdated electrical equipment to be brought up to code



Figure 6: Outdated mechanical equipment to be upgraded to meet code



Figure 7: Window to be replaced with new impact window to replicate configuration
Appendix B: Post-Construction Photographs (2022)



Figure 8: Front elevation after porch rehabilitation. Front porch has been reopened.



Figure 9: Another view of the front porch



Figure 10: Kitchen after rehabilitation

RESOLUTION NO. _____

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE AD VALOREM TAX EXEMPTION FOR THE PROPERTY LOCATED AT 436 2ND STREET NORTH, A CONTRIBUTING PROPERTY TO THE DOWNTOWN ST. PETERSBURG HISTORIC DISTRICT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES; RECOMMENDING THAT THE PINELLAS COUNTY BOARD OF COMMISSIONERS APPROVE AN EXEMPTION TO THE COUNTY AD VALOREM TAX; APPROVING EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on improvements to designated historic properties and the City of St. Petersburg adopted this amendment (Section 16.30.070.4 of the City Code) on July 21, 1994, giving its residents financial incentives to preserve the City's historical resources. This incentive was strengthened in January 1996, when Pinellas County adopted this ad valorem tax exemption amendment; and

WHEREAS, the property at 436 2nd Street North, a contributing property to the Downtown St. Petersburg Historic District listed in the National Register of Historic Places, and described as below (herein, the "Property"), which according to public record is presently owned by 2nd Street N, LLC:

REV MAP OF ST PETERSBURG BLK 4, S 60FT OF LOT 1 & S 60FT OF E 20FT OF LOT 2

WHEREAS, the Keeper of the National Register in Washington, D.C. on April 30, 2004, approved the nomination of the Downtown St. Petersburg Historic District to the National Register of Historic Places; and

WHEREAS, Planning and Development Services staff approved the Part I ad valorem tax exemption application (AVT 21-90400006) on July 9, 2021; and

WHEREAS, the attached staff report and historic preservation covenant demonstrate that the renovation work on the Property meets all the

criteria for issuing the exemption as described both in Section 16.30.070.4 of the City Code and Section 196.1997 of the Florida Statutes; and

WHEREAS, the Property does not meet the conditions set forth in City Code Section 16.30.070.4(E), *Ad Valorem Tax Exemptions for Historic Properties Open to the Public*; and

WHEREAS, the tax exemption shall be for a period of ten (10) years which is from January 1, 2023, to December 31, 2032.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Petersburg, Florida approves the ad valorem tax exemption for the Property, a contributing property to the Downtown St. Petersburg Historic District listed in the National Register of Historic Places, as consistent with local and state law subject to receipt of a certified copy of the recorded covenant within 120 days of City Council approval or said approval shall be void; approves execution of the historic preservation tax exemption covenant on behalf of the City; and recommends that the Pinellas County Board of County Commissioners approve the exemption to the County ad valorem taxes as well.

This resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 23rd day of March 2023.

Brandi Gabbard, Chair-Councilmember
Presiding Officer of the City Council

ATTEST: _____
Chandrasasa Srinivasa, City Clerk

APPROVED AS TO FORM AND SUBSTANCE:

/s/ Elizabeth Abernethy _____ 03/08/23

PLANNING AND DEVELOPMENT SERVICES _____ DATE

 _____ 3-9-23

CITY ATTORNEY (DESIGNEE) _____ DATE

City of St. Petersburg and Pinellas County
HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the ____ day of _____, 2023, by **FREDERICK DELA CRUZ AND JEFFREY PIPPIN, AS REGISTERED AGENTS FOR 2ND STREET N, LLC**, (hereinafter referred to as the “Owner”), and in favor of **CITY OF ST. PETERSBURG, FLORIDA** (hereinafter referred to as “City”) and **PINELLAS COUNTY, FLORIDA** (hereinafter referred to as “County”), jointly and severally, for the purpose of the restoration, renovation or rehabilitation of a certain property located at 436 2nd Street North, St. Petersburg, Florida, (hereinafter, the “Property”) which is owned in fee simple by the Owner. The Property is a contributing property to the Downtown St. Petersburg Historic District listed in the National Register of Historic Places. The areas of significance of this Property, as identified in the nomination report for the Property are: (**x**) architecture, (**x**) history, () archaeology.

The Property is comprised essentially of the improvements to the following described site:

REV MAP OF ST PETERSBURG BLK 4, S 60FT OF LOT 1 & S 60FT OF E 20FT OF
LOT 2

In consideration of the historic preservation property tax exemptions granted by the City and the County resulting from the restoration, renovation, or rehabilitation of the Property by the Owner, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2023, to December 31, 2032:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the City of St. Petersburg Urban Planning and

Historic Preservation Division (or successor agency thereto) (herein, the “Local Historic Preservation Office”), the address for which is:

**City of St. Petersburg
Urban Planning and Historic Preservation Division
Planning and Development Services
PO Box 2842
St. Petersburg, Florida 33731**

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the Property site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the Property site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the Property site is obtained pursuant to 2., above.

4. The Owner agrees that appropriate representatives of the City and the County, their agents and designees, shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of non-performance or violation of the maintenance and repair provisions of this Covenant by the Owner or by any successor-in-interest during the term of this Covenant, the Local Historic Preservation Office will follow the procedures set forth in City Code Section 16.30.070.4.F.7. If the City Council makes a determination that that the exemption shall be revoked, the Local Historic Preservation Office shall provide written notice of the decision to the Pinellas County Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the Property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform both the Local Historic Preservation Office and the County in writing of the damage to the Property. Such notification shall include (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the City. Such restoration and reconstruction work shall also be reported to the County.

7. If the Property is destroyed or severely damaged by accidental or natural causes during the Covenant period, such that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will inform both the Local Historic Preservation Office and the County in writing of the loss or damage to the Property. Such notification shall include (1) an assessment of the nature and extent of the loss or damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In accordance with City Code Section 16.30.070.4.F.7, the City Council shall hold a public hearing to determine whether the exemption shall be revoked. The Local Historic Preservation Office will provide written notice of such proceedings to the owner at least ten days before the public hearing. If the City Council determines that the Property is no longer eligible for tax exemption, the Local Historic Preservation Office will notify the Owner and the Pinellas County Property Appraiser in writing so that the tax exemption may be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, “gross negligence” means the omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, the Owner shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will follow the procedures set forth in City Code Section 16.30.070.4.F.7. If the City Council makes a determination that that the exemption shall be revoked, the Local Historic Preservation Office shall provide written notice of the decision to the County, the Pinellas County Property Appraiser, and the Pinellas County Tax Collector, who shall take action pursuant to s. 196.1997(7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns. This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

WITNESSES

OWNER

FREDERICK DELA CRUZ

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of Witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by **FREDERICK DELA CRUZ**, in his capacity as Owner of 436 2nd Street North, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

WITNESSES

OWNER

JEFFREY PIPPIN

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of Witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by **JEFFREY PIPPIN**, in his capacity as Owner of 436 2nd Street North, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

WITNESSES

**CITY OF ST. PETERSBURG,
FLORIDA**

Witness Signature

By: _____
Robert M. Gerdes, City Administrator

Printed or Typed Name of Witness

ATTEST:

Witness Signature

By: _____
Chandrahasa Srinivasa, City Clerk

Printed or Typed Name of Witness

(Affix Seal)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 2023, by Robert M. Gerdes and Chandrahasa Srinivasa, as City Administrator and City Clerk, respectively, of the City of St. Petersburg, Florida, a Municipal Corporation, existing under the laws of the State of Florida, on behalf of the corporation. They are personally known to me and appeared before me at the time of notarization.

(Notary Stamp)

(Notary Signature)
Commission Expires:

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

City Attorney (Designee)
By: _____

City Attorney (Designee)
By: _____

ATTEST:
KENNETH BURKE, CLERK

PINELLAS COUNTY, FLORIDA,
by and through its Board of County
Commissioners,

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

Office of the County Attorney



CITY OF ST. PETERSBURG, FLORIDA

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION
CITY FILE: AVT 21-90400006



- Property Address:** 436 2nd Street North
- Historic Designation Status:** Contributing property (FMSF 8PI10317) to Downtown St. Petersburg National Register Historic District (listed 2004)
- Date of Construction:** c. 1920
- Request:** Approval of Historic Property Ad Valorem Tax Exemption Part II: Request for Review of Completed Work
- Recommendation:** Administration recommends APPROVAL of the Historic Property Ad Valorem Tax Exemption for the building at 436 2nd Street North

Qualifying Property

As a contributing property to the Downtown St. Petersburg Historic District, which was added to the National Register of Historic Places in 2005, the subject property (recorded in the Florida Master Site File as 8PI10317), is categorized as a “qualifying property” for the historic rehabilitation ad valorem tax (AVT) exemption for historic properties established by City Code Chapter 16, sub-Section 16.30.070.4. The applicant has met all procedural, technical, and financial requirements set forth in City Code. The applicant was approved for the Part 1 Preconstruction Application of the AVT exemption on July 9, 2021, prior to beginning the applicable improvements. The Part 2 Request for Review of Completed Work Application was submitted on January 13, 2023.

To be eligible for the AVT exemption, City Code Chapter 16, sub-Section 16.30.070.4 requires expenses of at least ten percent (10%) of the assessed property value to be spent on “qualifying improvements,” which generally includes labor, materials, and certain construction administration costs for improving the condition of the historic property that are determined by staff to be sympathetic to the architectural and/or historical integrity of the subject property. Per City Code, qualifying improvements do not include improvements that are not compatible with the historic character of the subject property.

For the purposes of this AVT exemption case, the assessed value of the subject property is based on the Pinellas County Property Appraiser assessed property value for the year 2020, which was \$369,050. The applicant estimated an expected total of \$60,000 in qualified improvement expenses for the rehabilitation of the building, which was 16 percent of the assessed value, surpassing the minimum requirement.

Fiscal Impact of Ad Valorem Tax Exemption

For the 2020 assessment, the subject property owner paid ad valorem taxes of \$8,388.97, representing the approximate pre-improvement tax obligation, plus inflationary increases, that will continue to be due annually during the ten-year AVT exemption period. The actual AVT exemption will apply only to the increase in taxes resulting from the qualifying rehabilitation. This will be based on the resulting increase (or decrease) in market value of the subject property as determined by the Pinellas County Property Appraiser who will re-assesses the rehabilitated property, as well as the qualified improvements, once approved by the City Council of St. Petersburg and the Board of Pinellas County Commissioners.

Since 11.365 mils (6.525 City, 4.840 County) of the total 2022 millage rate are applicable to ad valorem exemptions for historic properties, qualified property owners would save approximately \$113.65 for every \$10,000.00 of qualifying market value increase, with no set cap on qualifying expenses or qualifying market value increases. The actual tax exemption captured will be based on market value, which is determined based on industry appraisal formulas. The dollar amount of this exemption, therefore, cannot be predetermined by historic preservation staff.

Property Address/File No.	Pre-construction Assessed Value	Pre-construction Tax Basis	Qualifying Rehab Costs
436 2 nd St N	\$369,050	\$8,388.97	\$179,699

Qualifying Improvements and Compliance with Secretary of Interior’s Standards for Historic Preservation

According to City Code Chapter 16, sub-Section 16.30.070.4, improvements to historic properties for which ad valorem tax exemption is sought must apply for, and comply with the City’s Certificate of Appropriateness requirements and the Design Guidelines for Historic Properties, as well as, the U.S. Secretary of the Interior’s Standards for Rehabilitation. Based upon a review of the overall application, the completed work has been determined by staff to be in compliance with these requirements. The table below provides a general overview of the major completed improvements to the subject property which were determined to be eligible for the exemption. Photographs of noteworthy rehabilitation improvements are referenced in the table and found below.

Feature No. (per Part 1 Approval Letter)	Eligible Improvement	Pre-Construction Photo Reference	Post-Construction Photo Reference
1	Replacement of all plumbing, water heater, and water lines to bring up to code.	8-11	18 -20, 23
2	Interior and exterior painting	1-11	12-27
3	Interior drywall and wood repair	8-11	18 - 20, 23
4	Exterior wood repair	1-4	12-14
5	Tile repair/replacement	8-11	18-20, 23
6	Electrical repairs		
7	HVAC repairs		
8	Repair historic kitchen cabinets	8	18

Appendix A: Pre-Construction Photographs (2021)



Figure 1: Front façade of subject property



Figure 2: Rear elevation



Figure 3: Alley-facing façade and rear structure



Figure 4: Rear structure with studio apartment



Figure 5: Living room



Figure 6: Another view of living room



Figure 7: Dining room with built-ins and stained-glass windows



Figure 8: Kitchen



Figure 9: Bathroom



Figure 10: Master bathroom



Figure 11: Rear building, studio apartment

Appendix B: Post-Construction Photographs (2023)



Figure 12: Front facade



Figure 13: Alley-facing elevation



Figure 1: Rehabilitated front porch with original tile



Figure 2: Rehabilitated living room



Figure 3: Restored woodwork in the living room



Figure 4: Dining room. Built-ins and stained-glass windows were retained



Figure 18: Kitchen, original cabinets and hardware were refinished

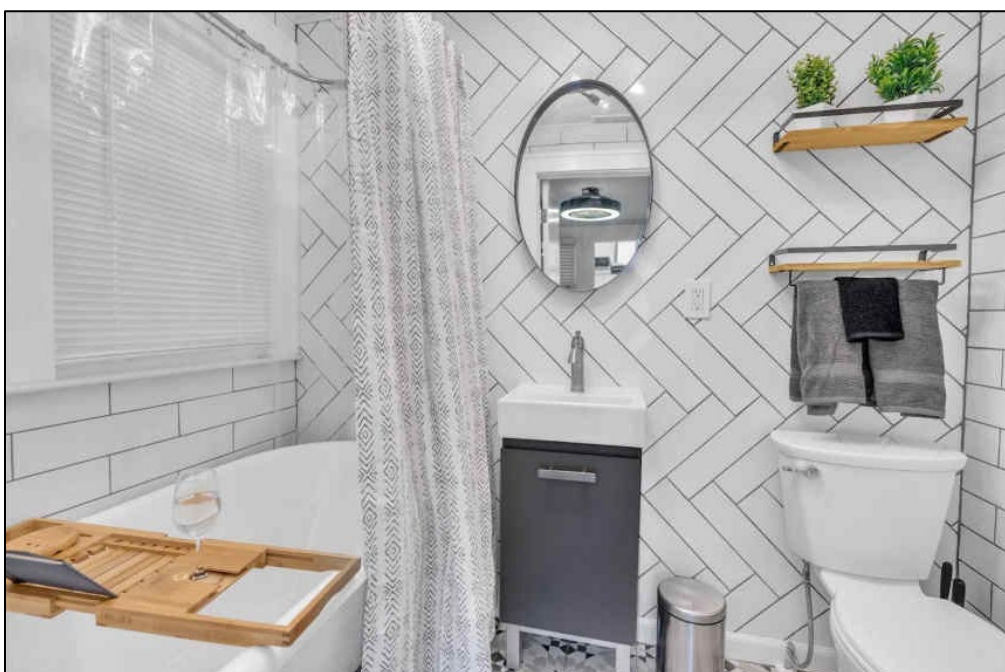


Figure 19: Bathroom after renovation



Figure 20: Master bathroom after rehabilitation



Figure 21: Side elevation and rear studio apartment



Figure 22: Rear studio apartment interior



Figure 23: Rear studio apartment kitchen

RESOLUTION NO. _____

A RESOLUTION OF THE ST. PETERSBURG CITY COUNCIL APPROVING THE AD VALOREM TAX EXEMPTION FOR THE WILLIAM L. RAWLS HOUSE, LOCATED AT 734 GROVE STREET NORTH, A LOCAL HISTORIC LANDMARK LISTED IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES; RECOMMENDING THAT THE PINELLAS COUNTY BOARD OF COMMISSIONERS APPROVE AN EXEMPTION TO THE COUNTY AD VALOREM TAX; APPROVING EXECUTION OF A HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 1992, the voters of Florida approved a constitutional amendment allowing ad valorem tax exemptions for up to ten years on improvements to designated historic properties and the City of St. Petersburg adopted this amendment (Section 16.30.070.4 of the City Code) on July 21, 1994, giving its residents financial incentives to preserve the City's historical resources. This incentive was strengthened in January 1996, when Pinellas County adopted this ad valorem tax exemption amendment; and

WHEREAS, the property at 734 Grove Street North (the William L. Rawls House), a local historic landmark listed in the St. Petersburg Register of Historic Places, and described as below (herein, the "Property"), which according to public record is presently owned by David Grosso:

KINYON & WOODS ADD BLK B, LOT 6

WHEREAS, the St. Petersburg City Council on October 17, 1996 approved the designation of the William L. Rawls House to the St. Petersburg Register of Historic Places; and

WHEREAS, Planning and Development Services staff approved the Part I ad valorem tax exemption application (AVT 22-90400004) on June 3, 2022; and

WHEREAS, the attached staff report and historic preservation covenant demonstrate that the renovation work on the Property meets all the criteria for issuing the exemption as described both in Section 16.30.070.4 of the City Code and Section 196.1997 of the Florida Statutes; and

City of St. Petersburg and Pinellas County
HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the ____ day of _____, 2023, by **DAVID GROSSO**, (hereinafter referred to as the “Owner”), and in favor of **CITY OF ST. PETERSBURG, FLORIDA** (hereinafter referred to as “City”) and **PINELLAS COUNTY, FLORIDA** (hereinafter referred to as “County”), jointly and severally, for the purpose of the restoration, renovation or rehabilitation of a certain property located at 734 Grove Street North, St. Petersburg, Florida, (hereinafter, the “Property”) which is owned in fee simple by the Owner. The Property is a local historic landmark, known as the William L. Rawls House, listed in the St. Petersburg Register of Historic Places. The areas of significance of this Property, as identified in the nomination report for the Property are: (**x**) architecture, (**x**) history, () archaeology.

The Property is comprised essentially of the improvements to the following described site:

KINYON & WOODS ADD BLK B, LOT 6

In consideration of the historic preservation property tax exemptions granted by the City and the County resulting from the restoration, renovation, or rehabilitation of the Property by the Owner, the Owner hereby agrees to the following for the period of the tax exemption, which is from January 1, 2023, to December 31, 2032:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the City of St. Petersburg Urban Planning and Historic Preservation Division (or successor agency thereto) (herein, the “Local Historic Preservation Office”), the address for which is:

**City of St. Petersburg
Urban Planning and Historic Preservation Division
Planning and Development Services
PO Box 2842
St. Petersburg, Florida 33731**

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the Property site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the Property site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the Property site is obtained pursuant to 2., above.

4. The Owner agrees that appropriate representatives of the City and the County, their agents and designees, shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of non-performance or violation of the maintenance and repair provisions of this Covenant by the Owner or by any successor-in-interest during the term of this Covenant, the Local Historic Preservation Office will follow the procedures set forth in City Code Section 16.30.070.4.F.7. If the City Council makes a determination that that the exemption shall be revoked, the Local Historic Preservation Office shall provide written notice of the decision to the Pinellas County Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the Property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform both the Local Historic Preservation Office and the County in writing of the damage to the Property. Such notification shall include (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or

reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the City. Such restoration and reconstruction work shall also be reported to the County.

7. If the Property is destroyed or severely damaged by accidental or natural causes during the Covenant period, such that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will inform both the Local Historic Preservation Office and the County in writing of the loss or damage to the Property. Such notification shall include (1) an assessment of the nature and extent of the loss or damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of completion of the restoration, renovation, or rehabilitation project for which the Property became eligible for the tax exemption. In accordance with City Code Section 16.30.070.4.F.7, the City Council shall hold a public hearing to determine whether the exemption shall be revoked. The Local Historic Preservation Office will provide written notice of such proceedings to the owner at least ten days before the public hearing. If the City Council determines that the Property is no longer eligible for tax exemption, the Local Historic Preservation Office will notify the Owner and the Pinellas County Property Appraiser in writing so that the tax exemption may be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic

Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, “gross negligence” means the omission of care which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, the Owner shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will follow the procedures set forth in City Code Section 16.30.070.4.F.7. If the City Council makes a determination that that the exemption shall be revoked, the Local Historic Preservation Office shall provide written notice of the decision to the County, the Pinellas County Property Appraiser, and the Pinellas County Tax Collector, who shall take action pursuant to s. 196.1997(7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property Owner, transferees, and their heirs, successors, or assigns. This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

WITNESSES

OWNER

DAVID GROSSO

By:

Witness Signature

Owner Signature

Printed or typed name of Witness

Printed or typed name of Owner

Date

Date

Witness Signature

Printed or typed name of Witness

Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by **DAVID GROSSO**, in his capacity as Owner of 734 Grove Street North, who is personally known to me, or has provided _____ as identification.

(Notary Stamp)

(Notary Signature)

Commission expires:

WITNESSES

**CITY OF ST. PETERSBURG,
FLORIDA**

Witness Signature

By: _____
Robert M. Gerdes, City Administrator

Printed or Typed Name of Witness

ATTEST:

Witness Signature

By: _____
Chandrahassa Srinivasa, City Clerk

Printed or Typed Name of Witness

(Affix Seal)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 2023, by Robert M. Gerdes and Chandrahassa Srinivasa, as City Administrator and City Clerk, respectively, of the City of St. Petersburg, Florida, a Municipal Corporation, existing under the laws of the State of Florida, on behalf of the corporation. They are personally known to me and appeared before me at the time of notarization.

(Notary Stamp)

(Notary Signature)

Commission Expires:

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

City Attorney (Designee)

City Attorney (Designee)

By: _____

By: _____

ATTEST:
KENNETH BURKE, CLERK

PINELLAS COUNTY, FLORIDA,
by and through its Board of County
Commissioners,

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

Office of the County Attorney



CITY OF ST. PETERSBURG, FLORIDA

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

HISTORIC PROPERTY AD VALOREM TAX EXEMPTION APPLICATION

CITY FILE: AVT 22-90400004



Property Address: 734 Grove Street North

Historic Designation Status: Individual Local Historic Landmark, William L. Rawls House (City File No.: HPC 96-02)

Date of Construction: circa 1898

Request: Approval of Historic Property Ad Valorem Tax Exemption Part II: Request for Review of Completed Work

Recommendation: Administration recommends APPROVAL of the Historic Property Ad Valorem Tax Exemption for the building at 734 Grove Street North

Property Overview

The William L. Rawls House is one of the oldest structures in St. Petersburg, built c.1898. The house was constructed on Grove Street, then known as Wood Street, in the area around Round Lake platted by H.H. Kinyon and O.E. Wood. The Rawls House is a Frame Vernacular I-House

structure, the only known remaining example of the I-House in the City. The I-House is an important American house type that has its origins in 16th century England and was imported by the colonists for their use in the 17th century. The Williams L. Rawls house is otherwise a simple frame vernacular style building, featuring drop siding, double hung sash 2 over 2 light windows and a one-story porch. The structure is significant to local architectural history by being a textbook example of the I-House style.

Folk housing types, such as the I-House, can be described as the backbone of working class architecture throughout the country from its inception in the 17th century through the 1800's. In the time following the Civil War, however, they had lost favor to more complex designs. During the turn of the century, the houses that were preferred were the late Victorians pictured in magazines and journals -- homes like the Williams House (1891) and the Straub House (1902). The cost of these more elaborate homes did keep them out of reach of some of the population, so folk style houses could still be found, but primarily in rural areas. However, St. Petersburg did not experience exceptional growth. The William L. Rawls House until the 1910s and 1920s, when the bungalow had already established itself as the housing of choice for the working class. For this reason, it is not surprising that St. Petersburg may have only had a handful of these folk style I-Houses

Qualifying Property

As a local historic landmark (City File No. HPC 96-02), the subject property is categorized as a "qualifying property" for the historic rehabilitation ad valorem tax (AVT) exemption for historic properties established by City Code Chapter 16, sub-Section 16.30.070.4. The applicant has met all procedural, technical, and financial requirements set forth in City Code. The applicant was approved for the Part 1 Preconstruction Application of the AVT exemption on June 3, 2022, prior to beginning the applicable improvements. The Part 2 Request for Review of Completed Work Application was submitted on January 11, 2023.

To be eligible for the AVT exemption, City Code Chapter 16, sub-Section 16.30.070.4 requires expenses of at least ten percent (10%) of the assessed property value to be spent on "qualifying improvements," which generally includes labor, materials, and certain construction administration costs for improving the condition of the historic property that are determined by staff to be sympathetic to the architectural and/or historical integrity of the subject property. Per City Code, qualifying improvements do not include improvements that are not compatible with the historic character of the subject property.

For the purposes of this AVT exemption case, the assessed value of the subject property is based on the Pinellas County Property Appraiser assessed property value for the year 2021, which was \$223,609. The applicant estimated an expected total of \$66,500 in qualified improvement expenses for the rehabilitation of the building, which was 30 percent of the assessed value, surpassing the minimum requirement.

Fiscal Impact of Ad Valorem Tax Exemption

For the 2021 assessment, the subject property owner was responsible for ad valorem taxes of \$3,655.36, representing the approximate pre-improvement tax obligation, plus inflationary increases, that will continue to be due annually during the ten-year AVT exemption period. The actual AVT exemption will apply only to the increase in taxes resulting from the qualifying

rehabilitation. This will be based on the resulting increase (or decrease) in market value of the subject property as determined by the Pinellas County Property Appraiser who will re-assesses the rehabilitated property, as well as the qualified improvements, once approved by the City Council of St. Petersburg and the Board of Pinellas County Commissioners.

Since 11.365 mils (6.525 City, 4.840 County) of the total 2022 millage rate are applicable to ad valorem exemptions for historic properties, qualified property owners would save approximately \$113.65 for every \$10,000.00 of qualifying market value increase, with no set cap on qualifying expenses or qualifying market value increases. The actual tax exemption captured will be based on market value, which is determined based on industry appraisal formulas. The dollar amount of this exemption, therefore, cannot be predetermined by historic preservation staff.

Property Address	Pre-construction Assessed Value	Pre-construction Tax Basis	Qualifying Rehab Costs
734 Grove St N	\$223,609	\$3,655.36	\$66,500

Qualifying Improvements and Compliance with Secretary of Interior’s Standards for Historic Preservation

According to City Code Chapter 16, sub-Section 16.30.070.4, improvements to historic properties for which ad valorem tax exemption is sought must apply for and comply with the City’s Certificate of Appropriateness requirements and the Design Guidelines for Historic Properties, as well as the U.S. Secretary of the Interior’s Standards for Rehabilitation. Based upon a review of the overall application, the completed work has been determined by staff to be in compliance with these requirements. The table below provides a general overview of the major completed improvements to the subject property which were determined to be eligible for the exemption. Photographs of noteworthy rehabilitation improvements are referenced in the table and found below.

Feature No. (per Part 1 Approval Letter)	Eligible Improvement	Pre-Construction Photo Reference	Post-Construction Photo Reference
1	Install solar panel mechanical system		1-4

Appendix A: Post-Construction Photographs (2023)



Figure 1: Front façade. It was a condition of approval that the solar panels would not be installed on the front façade.



Figure 2: North (side) and west (rear) elevations of subject property.



Figure 3: West (rear) elevation of subject property. Solar panels were installed on the rear of the house.



Figure 4: The historic garage apartment building in the rear also had panels installed.

2023 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
2022 Proposed AVT Exemption											
Kenwood NRHD	AVT 21-90400003	2023	2500 Burlington Ave N	1,824	100%	\$197,174	\$4,437.78	\$80,356	40.75%		N/A
200 Block of 10th Ave NE LHD	AVT 21-90400004	2023	217 10th Ave NE	3,336	100%	\$252,230	\$4,986.97	\$395,805	156.92%		N/A
Downtown St. Petersburg NRHD	AVT 21-90400006	2023	436 2nd St N	2,638	100%	\$369,050	\$8,388.97	\$179,699	48.69%		N/A
Rawls House	AVT 22-90400004	2023	734 Grove St N	2,720	100%	\$223,609	\$3,655.36	\$66,500	29.74%		N/A
Active AVT Exemptions (2016-2022) With No Cap											
Grace Lutheran Church	AVT 19-90400001	2022	801 28th Ave N	4,327	100%	\$377,766	\$8,143.49	\$477,553	126.42%		
North Shore NRHD	AVT 20-90400001	2022	320 6th Ave N	3,002	100%	\$358,541	\$7,729.07	\$171,350	47.79%		
Jones-Laughner Residence	AVT 16-90400004	2021	556 Beach Dr NE	4,167	100%	\$454,509	\$6,309	\$387,840	85.33%	\$269,566	\$3,270
North Shore NRHD	AVT 17-90400004	2021	406 14th Ave NE	4,205	100%	\$564,693	\$11,510	\$309,913	54.88%	\$101,771	\$1,234
Frank Broadfield House	AVT 18-90400001	2021	956 39th Ave N	5,165	100%	\$327,175	\$6,370	\$81,525	24.92%	\$112,849	\$1,369
Smalley-Green Auto Building	AVT 20-90400002	2021	1180 Central Ave	4,000	100%	\$440,000	\$10,966	\$530,392	120.54%	\$297,232	\$3,605
North Shore NRHD	AVT 20-90400007	2021	336 9th Ave NE	4,067	100%	\$497,852	\$9,819	\$59,844	12.02%	\$87,256	\$1,058
Granada Terrace LHD	AVT 18-90400006	2020*	2326 Andalusia Way NE	3,404	100%	\$519,484	\$10,363	\$185,093	35.63%	\$295,794	\$3,588
Roser Park LHD	AVT 18-90400004	2019	823 10th Ave S	1,596	100%	\$126,827	\$2,834	\$195,711	154.31%	\$76,333	\$926
Mediterranean Row	AVT 17-90400001	2018	136 19th Ave NE	1,649	100%	\$232,709	\$4,198	\$39,337	16.90%	\$23,843	\$289
Round Lake NRHD	AVT 17-90400003	2018	449 11th Ave N	3,402	100%	\$141,363	\$3,667	\$113,613	80.37%	\$129,137	\$1,566
Kenwood NRHD	AVT 16-90400001	2017	2601 3rd Ave N	1,574	100%	\$100,457	\$1,922	\$18,511	18.43%	\$9,223	\$112
North Shore NRHD	AVT 14-90400013	2017	436 12th Ave NE	2,752	100%	\$279,411	\$5,422	\$152,405	54.55%	\$135,091	\$1,636

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2023 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
Sargent House	AVT 15-90400002	2017	806 18th Ave NE	3,016	100%	\$397,892	\$9,816	\$79,065	19.87%	\$32,670	\$396
Ridgely House	AVT 13-90400002	2017	600 Beach Dr NE	5,376	100%	\$239,955	\$4,541	\$239,310	100%	\$151,044	\$1,829
Monticello Apartments	AVT 14-90400005	2017	750 3rd St N	6,228	100%	\$344,435	\$3,659	\$203,000	58.94%	\$111,022	\$1,345
North Shore NRHD	AVT 13-90400001	2016	836 16th Ave NE	5,490	100%	\$639,633	\$16,036	\$925,142	144.64%	\$193,205	\$2,339
Sunset Hotel	AVT 14-90400008	2016	7401 Central Ave	39,500	100%	\$1,069,400	\$23,484	\$447,980	41.89%	\$294,054	\$3,560
North Shore NRHD	AVT 14-90400007	2016	936 17th Ave NE	2,886	100%	\$348,784	\$6,768	\$255,013	73.11%	\$95,166	\$1,152
Thomas Whitted House	AVT 15-90400001	2016	656 1st St N	3,486	100%	\$218,835	\$3,880	\$33,085	15%	\$3,626	\$44
Henry Bryan House	AVT 14-90400009	2016	1224 MLK Jr St S	1,912	100%	\$9,719	\$213	\$180,523	1857.42%	\$70,307	\$851
Totals										\$2,489,189	\$30,169
Active AVT Exemptions (2013-2015) With \$100,000 Residential Cap and \$1,000,000 Commercial Cap											
Cade Allen Residence	AVT 14-90400001**	2015	3601 Foster Hill Dr N			\$282,365	\$6,525	\$173,220	61.35%	\$100,000	\$1,211
Washington-Harden Grocery Building	AVT 13-90400002	2015	903 22nd St S	2,000		\$52,000	\$1,202	\$211,311	406.37%	\$37,976	\$460
Moure Building	AVT 13-90400002	2015	909 22nd St S			\$36,500	\$844	\$183,402	502.47%	\$31,358	\$380
Lantern Lane Apartments	AVT 11-90400007**	2014	340 Beach Dr NE			\$825,300	\$18,301	\$1,021,266	123.74%	\$1,000,000	\$12,124
Kenwood NRHD	AVT 12-90400001**	2014	2741 2nd Ave N			\$76,235	\$1,690	\$196,574	257.85%	\$100,000	\$1,212
Robert Lavery House	AVT 10-90400002	2014	236 17th Ave SE			\$217,924	\$3,746	\$31,236	14.33%	\$0	\$0
Mathis Residence	AVT 11-90400006	2013	7321 3rd Ave N			\$133,169	\$1,689	\$65,250	49.00%	\$22,616	\$274
Snell Arcade	AVT 11-90400005	2013	405 Central Ave Suite 700	1,093		\$100,339	\$1,173	\$163,390	162.84%	\$86,177	\$1,045
Totals										\$1,378,127	\$22,344

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2023 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
Completed AVT Exemptions (1998-2012)											
Kenwood NRHD	AVT 11-90400001	2012	217 25th St N			\$85,000	\$1,869	\$288,119	338.96%	\$106,369	\$1,290
North Shore NRHD	AVT 10-90400001	2012	916 1st St N			\$243,238	\$5,411	\$464,918	191.14%	\$290,226	\$3,519
Snell Arcade	AVT 11-90400002	2012	405 Central Ave Suite 230	1,013		\$75,381	\$1,658	\$76,185	101.07%	\$35,196	\$427
Snell Arcade	AVT 11-90400003	2012	405 Central Ave Suite 240	968		\$67,673	\$1,488	\$85,909	126.95%	\$33,187	\$402
James Henry Residence	COA 08-16**	2009	950 12th St N			\$202,057	\$3,749	\$194,130	96.08%	\$100,000	\$1,212
Merhige Residence	COA 08-17	2009	404 Sunset Dr S			\$212,522	\$3,960	\$107,144	50.42%	\$13,456	\$163
North Shore NRHD	COA 07-42	2009	516 18th Ave NE			\$254,647	\$4,862	\$88,249	34.66%	\$66,376	\$805
Snell Arcade	COA07-11 AVT	2008	405 Central Ave Suite 200	894		\$148,300	\$3,140	\$101,026	68.12%	\$18,500	\$224
Snell Arcade	COA 07-12 AVT	2008	405 Central Ave Suite 210	1,745		\$323,000	\$7,479	\$128,544	39.80%	\$5,900	\$72
Snell Arcade	COA 07-13 AVT	2008	405 Central Ave Suite 220	990		\$164,200	\$3,802	\$119,409	72.72%	\$20,500	\$249
Snell Arcade	COA 06-18 AVT	2008	405 Central Ave Suite 250	1,683		\$311,500	\$7,213	\$815,668	261.85%	\$5,600	\$68
Downtown NRHD	COA 05-07 AVT**	2008	DuPont Building 145 8th St N	2,240	15.75%	\$78,335	\$1,814	\$224,370	286.42%	\$100,000	\$1,212
Downtown NRHD	COA 05-07 AVT**	2008	DuPont Building 147 8th St N	1,735	12.20%	\$60,682	\$1,405	\$173,807	286.42%	\$100,000	\$1,212
Downtown NRHD	COA 05-07 AVT**	2008	DuPont Building 151 8th St N	2,132	14.99%	\$74,569	\$1,727	\$213,582	286.42%	\$100,000	\$1,212
Downtown NRHD	COA 05-07 AVT**	2008	DuPont Building 155 8th St N	5,694	40.03%	\$199,129	\$4,611	\$570,350	286.42%	\$100,000	\$1,212
Downtown NRHD	COA 05-07 AVT**	2008	DuPont Building 786 2nd Ave N	2,424	17.04%	\$84,784	\$1,963	\$242,840	286.42%	\$100,000	\$1,212
Monticello Apartments	COA 05-11 AVT**	2007	750 3rd St N			\$300,600	\$6,087	\$485,219	161.42%		
Pennsylvania Hotel	COA 05-13 AVT**	2007	300 4th St N			\$963,400	\$23,540	\$4,878,045	506.34%		

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2023 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
North Shore NRHD	COA04-04 AVT	2006	136 16th Ave NE			\$152,700	\$2,893	\$183,519	120.18%		
Emerson Apartments	COA 02-26 AVT	2006	305 5th St S			\$68,100	\$1,664	\$814,766	1196.43%		
American Maid Ice Cream Company	COA 03-07 AVT	2005	1601 3rd St S			\$125,000	\$4,861	\$729,301	583.44%		
Downtown NRHD	COA 02-45 AVT	2005	430 5th St N			\$225,000	\$6,441	\$216,000	96.00%		
156 20th Avenue NE	COA 03-14 AVT	2005	156 20th Ave NE			\$162,300	\$4,030	\$115,000	70.86%		
306 18th Avenue NE	COA 03-15 AVT	2005	306 18th Ave NE			\$157,600	\$3,913	\$107,352	68.12%		
335 22nd Avenue NE	COA 03-26 AVT	2005	335 22nd Ave NE			\$121,200	\$3,152	\$109,350	90.22%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave Suite 300			\$81,700	\$1,378	\$148,485	181.74%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave Suite 350			\$127,400	\$3,096	\$335,935	263.69%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave Suite 400			\$91,000	\$2,226	\$156,432	171.90%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave Suite 500			\$91,000	\$2,226	\$145,912	160.34%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave Suite 600			\$91,200	\$2,231	\$170,320	186.75%		
Snell Arcade	COA 03-32 AVT	2005	401 Central Ave*** Suite 100			\$557,800	\$13,560	\$568,842	101.98%		
605 13th Avenue NE	COA 02-35 AVT	2005	605 13th Ave NE			\$78,400	\$2,561	\$71,642	91.38%		
456 18th Avenue NE	COA 04-05 AVT	2005	456 18th Ave NE			\$282,700	\$7,012	\$212,000	74.99%		
705 16th Avenue NE	COA 02-19 AVT	2005	705 16th Ave NE			\$671,400	\$10,017	\$136,500	20.33%		
Wellington Lake House	COA 02-01 AVT	2004	619 65th St S			\$205,700	\$4,413	\$114,120	55.48%		
Nolen Grocery	COA 02-08 AVT	2004	2300 1st Ave N	440		\$8,088	\$342	\$50,225	620.98%		
Nolen Grocery	COA 02-08 AVT	2004	2302 1st Ave N	1,910		\$35,110	\$921	\$150,675	429.15%		

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

2023 AD VALOREM TAX EXEMPTION FOR HISTORIC PROPERTIES SUMMARY TABLE

Property Name/ District	Case Number	Year	Address	Approx. Square Footage	Percentage of Ownership	Pre-Construction Assessed Value	Pre-Construction Tax Basis	Qualifying Construction Costs	% of Assessed Value	Actual Historic Exemption	Annual Tax Savings
Nolen Grocery	COA 02-08 AVT	2004	2304 1st Ave N	1,350		\$24,816	\$696	\$100,450	404.78%		
Nolen Grocery	COA 02-08 AVT	2004	2306 1st Ave N	1,350		\$24,816	\$696	\$100,450	404.78%		
Nolen Grocery	COA 02-08 AVT	2004	2308 1st Ave N	1,750		\$32,169	\$752	\$130,950	407.07%		
Thomas Whitted House	COA 95-09 AVT	2003	656 1st St N					\$40,000			
Roser Park LHD	COA 02-07 AVT**	2003	609 11th Ave S					\$500,000			
Seaboard Coastline Railroad Station	COA 02-07 AVT	2003	420 22nd St S					\$750,000			
Kress Building	COA 98-11 AVT	2002	475 Central Ave					\$775,910			
St. Petersburg Savings & Loan	COA 98-17 AVT	2001	556 Central Ave					\$160,000			
Women's Town Improvement Assoc.	COA 98-13 AVT	2001	336 1st Ave N					\$168,575			
Boyce Guest House	COA 00-02 & 97-01	1999	635 Bay St NE/ 6th Ave NE	205				\$198,667			
Harlan Hotel	COA 97-02	1999	15 8th St N					\$179,830			
Green Richman Arcade	AVT 97-02 COA 95-11	1998	689 Central Ave					\$250,000			
Roser Park LHD	COA 95-08 & 95-15 AVT 95-15 & 97-03	1998	900 8th St S					\$19,562			
Robert West House	COA 95-10 AVT 97-01	1998	101 6th Ave NE					\$287,996			
TOTAL APPROVED 2013-2015										\$1,378,127	\$22,344
TOTAL APPROVED 2016-2022										\$2,489,189	\$30,169
TOTAL APPROVED										\$3,867,316	\$52,513

**Qualifying improvement exceeded caps subject to LDRs Section 16.30.070 (before 2015).

***This property is owned by a Non-Profit entity.

The following page(s) contain the backup material for Agenda Item: A Resolution approving the plat of Sunrise Plaza Commercial Subdivision, generally located at 3901 3rd Street North and 201 38th Avenue North; setting forth conditions; and providing an effective date. (City File No.: DRC 20-20000018)

Please scroll down to view the backup material.



CA-11



SAINT PETERSBURG CITY COUNCIL

Meeting of March 23, 2023

TO: The Honorable Council Chair Gabbard, and Members of City Council

SUBJECT: A Resolution approving the plat of Sunrise Plaza Commercial Subdivision, generally located at 3901 3rd Street North and 201 38th Avenue North; setting forth conditions; and providing an effective date. (City File No.: DRC 20-20000018)

RECOMMENDATION: The Administration recommends **APPROVAL**.

DISCUSSION:

The applicant is requesting approval of a plat to consolidate three (3) commercial lots and a vacated right-of-way parcel (DRC Case 20-33000024) into one building lot. The zoning for the subject lot is Corridor Commercial Traditional – 1 (CCT-1).

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

Attachments: Location Map, Resolution with Plat, Engineering Memorandum dated February 9, 2023

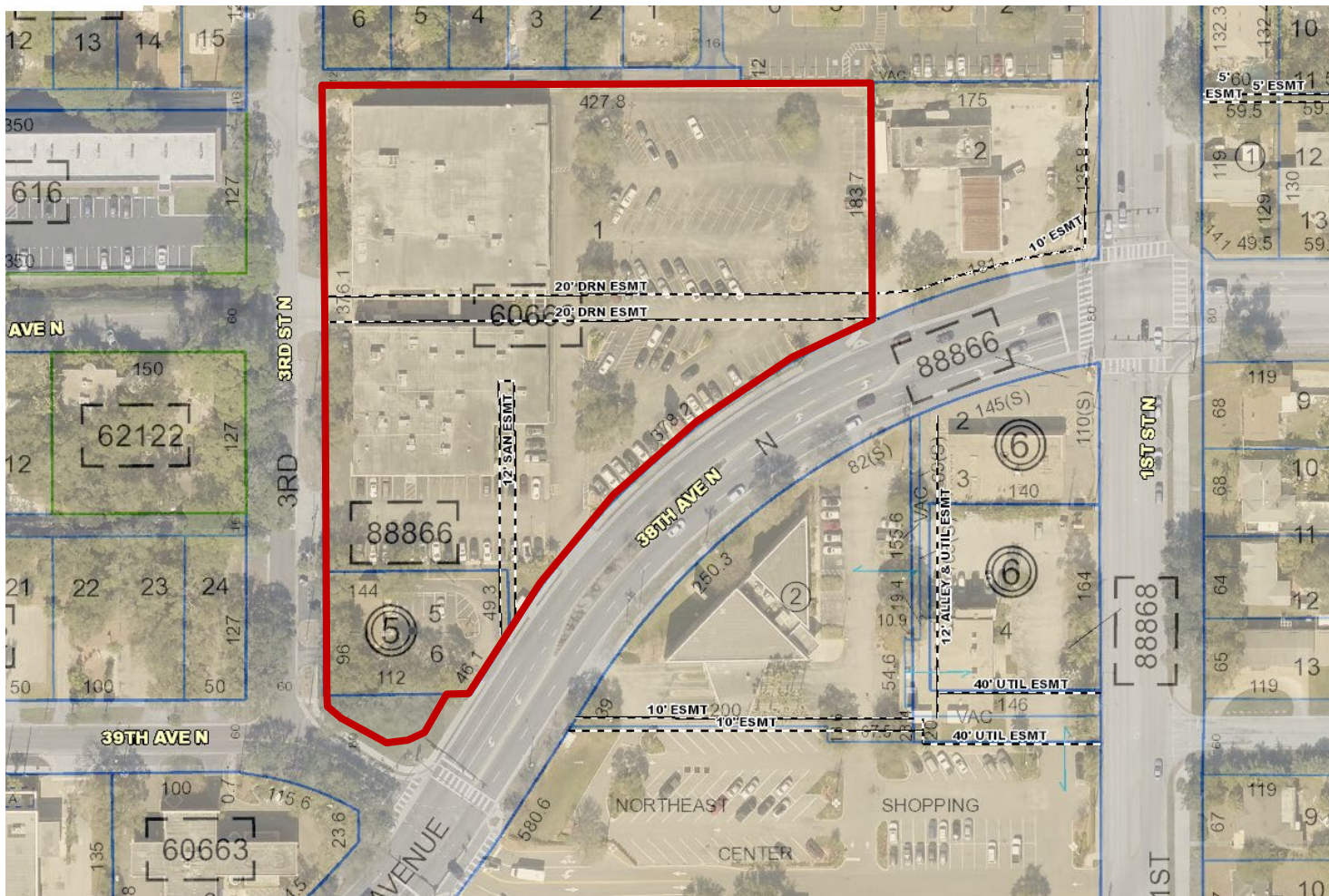
Administration: _____

ERA

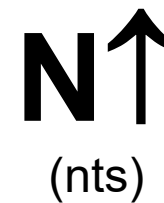
Budget: _____

N/A

Legal: _____



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 20-20000018
 Address: 3901 3rd Street N and
 201 38th Avenue N



RESOLUTION NO. _____

A RESOLUTION APPROVING THE PLAT OF SUNRISE PLAZA COMMERCIAL SUBDIVISION, GENERALLY LOCATED AT 3901 3RD STREET NORTH AND 201 38TH AVENUE NORTH; SETTING FORTH CONDITIONS FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE. (City File: DRC 20-20000018)

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the plat of Sunrise Plaza Commercial Subdivision, generally located at 3901 3rd Street North and 201 38th Avenue North, is hereby approved, subject to the following conditions.

1. The applicant shall comply with Engineering conditions in the memorandum dated February 9, 2023, prior to Certificate of Occupancy.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

/s/Corey Malyszka

02/21/23

Corey Malyszka, AICP
Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

Date



03/10/2023

City Attorney (Designee)

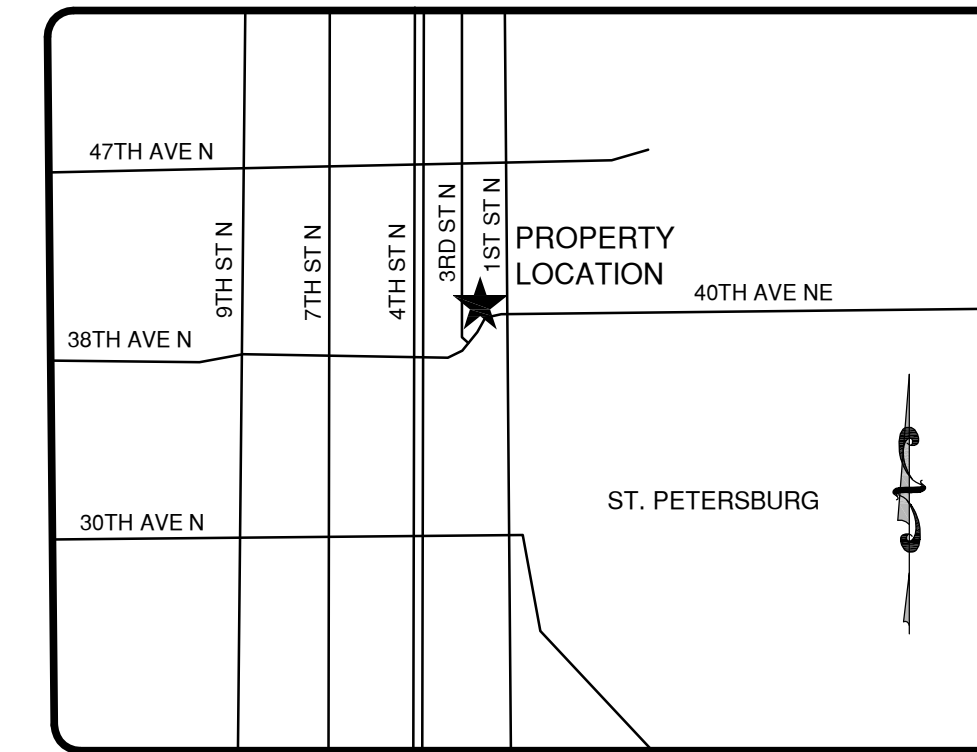
Date

SUNRISE PLAZA COMMERCIAL SUBDIVISION

BEING A REPLAT OF LOT 1 OF NORTHEAST PARK VILLAGE FIRST ADDITION AS RECORDED IN PLAT BOOK 64, PAGE 30 AND LOTS 5 AND 6, BLOCK 5 OF SYCAMORE PARK AS RECORDED IN PLAT BOOK 1, PAGE 52, SECTION 6, TOWNSHIP 31 SOUTH, RANGE 17 EAST CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

Sheet No.: 1 of: 2



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION :

A PARCEL OF LAND BEING A PORTION OF LOT 1 OF NORTHEAST PARK VILLAGE FIRST ADDITION AS RECORDED IN PLAT BOOK 64, PAGE 30 AND LOTS 5 AND 6, BLOCK 5 OF SYCAMORE PARK AS RECORDED IN PLAT BOOK 1, PAGE 52, SECTION 6, TOWNSHIP 31 SOUTH, RANGE 17 EAST CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1 OF NORTHEAST PARK VILLAGE FIRST ADDITION, THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 1, N89°52'03"E FOR 427.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 1, S00°22'09"E FOR 183.86 FEET TO THE NORTH RIGHT OF WAY LINE OF 38TH AVENUE NORTH (AN 80' PUBLIC RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY, SOUTHWESTERLY ALONG THE ARC OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 640.00 FEET, AN ARC LENGTH OF 376.23 FEET, A CENTRAL ANGLE OF 33°40'56", AND A CHORD BEARING AND DISTANCE OF S49°40'13"W FOR 370.84 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY OF 38TH AVENUE NORTH, S32°49'45"W FOR 59.96 FEET TO THE NORTH RIGHT OF WAY LINE OF 39TH AVENUE NORTH; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES; 1) N89°36'26"W FOR 11.95 FEET, 2) S32°49'45"W FOR 35.91 FEET TO A POINT OF CURVATURE, 3) SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 15.32 FEET, A CENTRAL ANGLE OF 35°06'14", AND A CHORD BEARING AND DISTANCE OF S50°22'52"W FOR 15.08 FEET, 4) N89°36'26"W FOR 19.10 FEET, 5) NORTHWESTERLY ALONG THE ARC OF A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 3.93 FEET, A CENTRAL ANGLE OF 08°59'52", AND A CHORD BEARING AND DISTANCE OF N62°38'55"W FOR 3.92 FEET, 6) N58°08'59"W FOR 39.55 FEET, 7) NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 68.00 FEET, AN ARC LENGTH OF 18.17 FEET, A CENTRAL ANGLE OF 15°18'39", AND A CHORD BEARING AND DISTANCE OF N50°29'40"W FOR 18.12 FEET TO THE EAST RIGHT OF WAY LINE OF 3RD STREET NORTH (A 60' PUBLIC RIGHT OF WAY); THENCE ALONG SAID EAST RIGHT OF WAY LINE OF 3RD STREET NORTH, N00°04'14"W FOR 478.57 FEET TO THE **POINT OF BEGINNING**

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2023, BY ABRAHAM REICHBACH AS MANAGER FOR SUNRISE PLAZA HOLDINGS, LLC A FLORIDA LIMITED LIABILITY COMPANY, WHO () IS PERSONALLY KNOWN TO ME OR () PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGNATURE: _____

NAME (TYPED, PRINTED OR STAMPED) _____

MY COMMISSION EXPIRES: _____

JOINDER AND CONSENT TO DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE ABOVE DESCRIBED PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 21839, PAGE 1442, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE.

SIGNED, SEALED, AND DELIVERED

201 GIZMO HOLDINGS LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
ABRAHAM REICHBACH
TITLE: MANAGER

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2023, BY ABRAHAM REICHBACH AS MANAGER FOR 201 GIZMO HOLDINGS LLC A FLORIDA LIMITED LIABILITY COMPANY, WHO () IS PERSONALLY KNOWN TO ME OR () PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGNATURE: _____

NAME (TYPED, PRINTED OR STAMPED) _____

MY COMMISSION EXPIRES: _____

DEDICATION:

THE UNDERSIGNED, AS OWNER OF ALL THE LANDS DESCRIBED AND PLATTED HEREON AS SUNRISE PLAZA COMMERCIAL SUBDIVISION, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE UTILITY EASEMENTS AS DEPICTED AND NOTED HEREON TO THE PUBLIC FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF SUCH UTILITIES BY ANY UTILITY PROVIDER

OWNER:
SUNRISE PLAZA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
ABRAHAM REICHBACH
TITLE: MANAGER

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____

WITNESS PRINTED NAME _____ WITNESS PRINTED NAME _____

SURVEYORS CERTIFICATE:

I, WILLIAM C. WARD, OF TERRAMETRIX LLC, MAKER OF THIS PLAT DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES. AND I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY FLORIDA STATUTE 177.091 AND THAT ON THE ____ DAY OF _____, 2023 THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE PLACED AS SHOWN HEREON, AS REQUIRED BY LAW. SIGNED ON THIS ____ DAY OF _____, 2023.

1-18-23

WILLIAM C. WARD, REGISTERED LAND SURVEYOR
STATE OF FLORIDA LICENSED LAND SURVEYOR NO 4815
LICENSED BUSINESS NO.8168

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

TIMOTHY R. COLLINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORICA LICENSE NUMBER 6882

CERTIFICATE OF APPROVAL BY THE CITY OF ST. PETERSBURG:

STATE OF FLORIDA
COUNTY OF PINELLAS

APPROVED FOR THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____, 2023, PROVIDED THAT THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WITHIN SIX (6) MONTHS FROM THE DATE OF THE MAYORS APPROVAL.

MAYOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D. 2023.

COUNCIL CHAIR

CERTIFICATE OF APPROVAL BY COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FOR WITH ALL REQUIREMENTS OF THE STATUTES OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORDING IN PLAT BOOK ____ PAGE(S) _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THIS ____ DAY OF _____, 2023 AT _____.

ATTEST: KEN BURKE
CLERK OF PINELLAS COUNTY, FLORIDA

BY: _____ (DEPUTY CLERK(SIGNATURE)) _____ (PRINTED NAME)

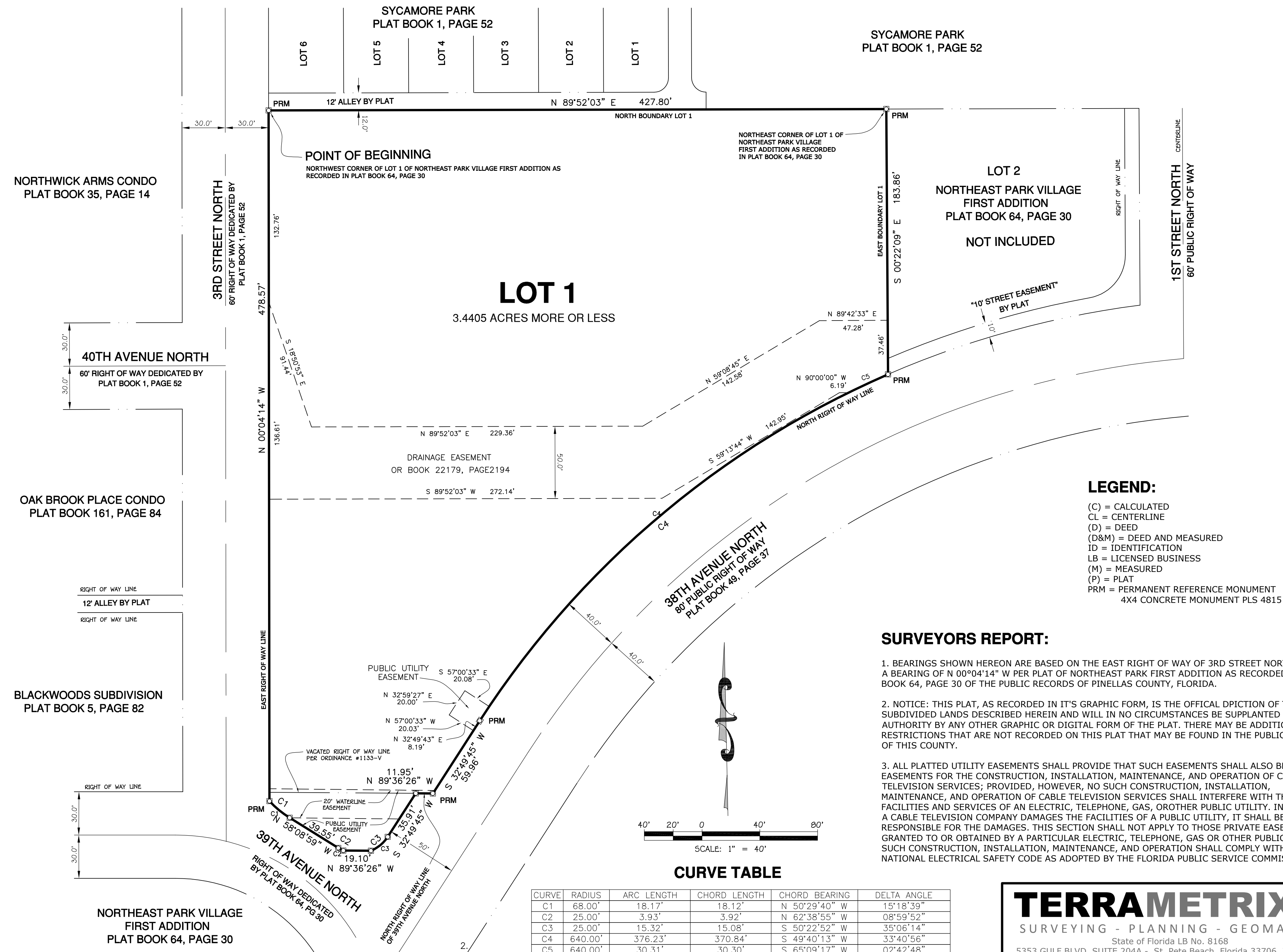
TERRAMETRIX, LLC
SURVEYING - PLANNING - GEOMATICS
State of Florida LB No. 8168
5353 GULF BLVD, SUITE 204A - St. Pete Beach, Florida 33706 727-289-2113

SUNRISE PLAZA COMMERCIAL SUBDIVISION

BEING A REPLAT OF LOT 1 OF NORTHEAST PARK VILLAGE FIRST ADDITION AS RECORDED IN PLAT BOOK 64, PAGE 30 AND LOTS 5 AND 6, BLOCK 5 OF SYCAMORE PARK AS RECORDED IN PLAT BOOK 1, PAGE 52, SECTION 6, TOWNSHIP 31 SOUTH, RANGE 17 EAST CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

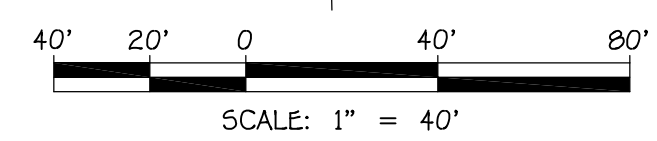
Sheet No.: 2 of: 2



LEGEND:
 (C) = CALCULATED
 CL = CENTERLINE
 (D) = DEED
 (D&M) = DEED AND MEASURED
 ID = IDENTIFICATION
 LB = LICENSED BUSINESS
 (M) = MEASURED
 (P) = PLAT
 PRM = PERMANENT REFERENCE MONUMENT
 4X4 CONCRETE MONUMENT PLS 4815

SURVEYORS REPORT:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY OF 3RD STREET NORTH HAVING A BEARING OF N 00°04'14" W PER PLAT OF NORTHEAST PARK FIRST ADDITION AS RECORDED IN PLAT BOOK 64, PAGE 30 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DPCITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	68.00'	18.17'	18.12'	N 50°29'40" W	15°18'39"
C2	25.00'	3.93'	3.92'	N 62°38'55" W	08°59'52"
C3	25.00'	15.32'	15.08'	S 50°22'52" W	35°06'14"
C4	640.00'	376.23'	370.84'	S 49°40'13" W	33°40'56"
C5	640.00'	30.31'	30.30'	S 65°09'17" W	02°42'48"

TERRAMATRIX, LLC
 SURVEYING - PLANNING - GEOMATICS
 State of Florida LB No. 8168
 5353 GULF BLVD, SUITE 204A - St. Pete Beach, Florida 33706 727-289-2113

**MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT**

TO: Cheryl Bergailo, Planner II, Development Review Services
FROM: Nancy Davis, ECID Plan Review & Permitting Supervisor
DATE: February 9, 2023
SUBJECT: Final Plat - Sunrise Plaza Commercial Subdivision
FILE: 20-20000018 R2

LOCATION 3901 3rd Street N; 06-31-17-88866-005-0050
AND PIN: 201 38th Avenue N; 06-31-17-60663-000-0010
ATLAS: E-22
REQUEST: Revised Final Plat for Sunrise Plaza Commercial Subdivision to consolidate 3 commercial lots and a vacated right-of-way parcel (DRC Case 20-33000024) into one building lot.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed final plat with the following standard comments which require no changes to the final plat.

STANDARD COMMENTS: It is acknowledged that the following items have been addressed with the submittal of the associated Site Construction Permit Application 21-06000107 but remain listed below as documentation of the standard plat approval conditions since the plat is being processed concurrently with construction. All of the below standard conditions of plat approval will be verified prior to Engineering departmental release of the project Certificate of Occupancy, so no further response to the below items is necessary for processing of the final plat.

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. Within the right-of-way of 39th Avenue North a 6' wide sidewalk is required. 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.

A site modification of 3000 sf on this property will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. When redevelopment occurs, 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.

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

As a redevelopment site plan is developed, please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems and 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 systems on and off site. Please initiate contact via email to newconstruction@duke-energy.com.

A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All 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. City standard details are available on the City's website at the following link:

https://www.stpete.org/city_departments/engineering_and_capital_improvements/facility_design_and_development.php

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Contact the City's Water Resources department, email WRDUtilityReview@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.).

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

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

The project Engineer will be required to develop a site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards for City approval prior to initiating construction. The plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Approval of proposed roadway travel lane closures is discouraged and will be at the discretion of the City's Engineering director pending receipt of adequate justification. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department. 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.

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractors representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

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

Per land development code 16.40.140.4.6 (9), habitable floor elevations for commercial projects must be set per building code requirements 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. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways

and intersections, not mid-block in the main sidewalk path.

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.

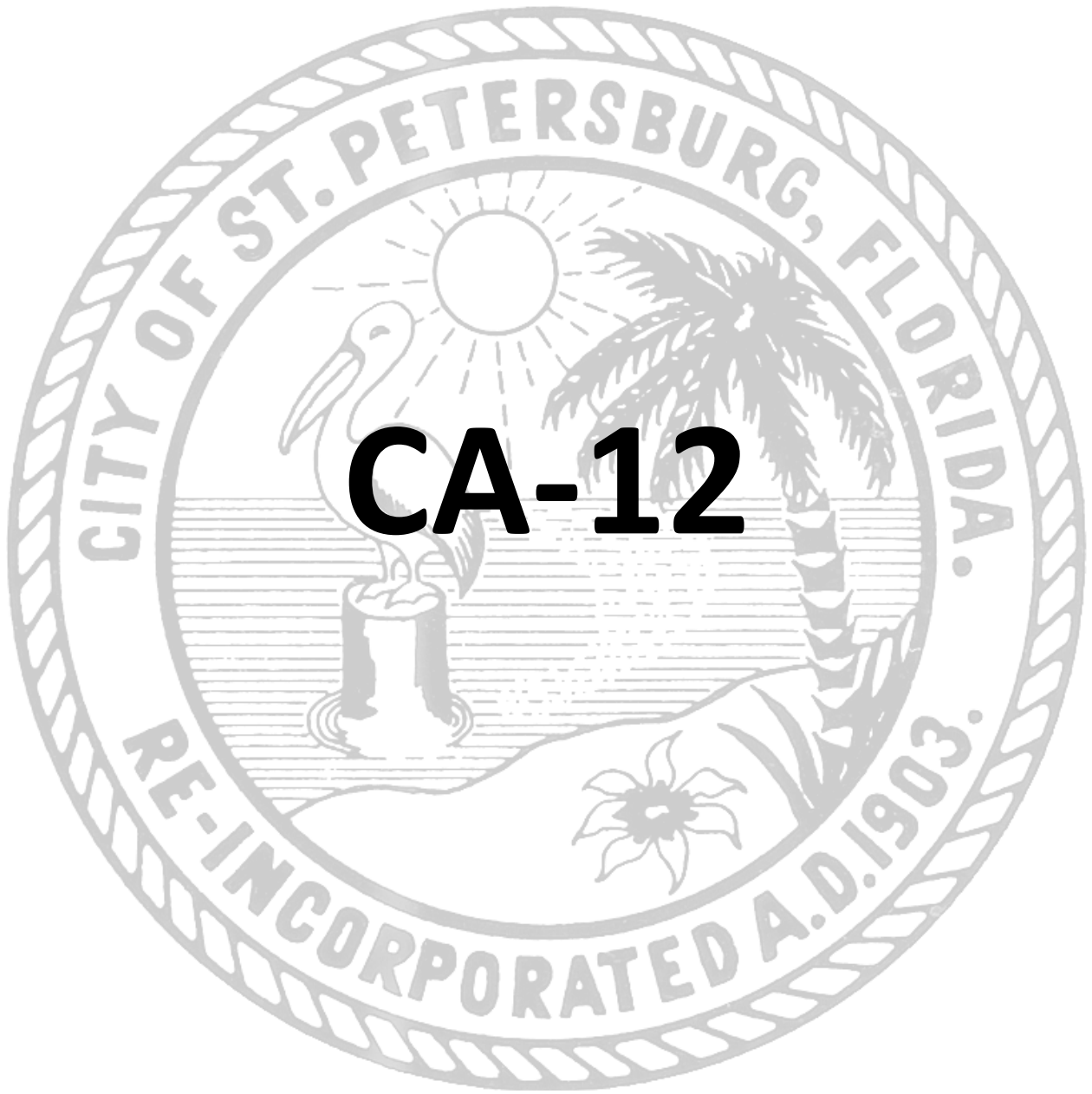
Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.

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: Sean McWhite – Water Resources Department
Kayla Eger – Planning and Development Review Services

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-09-KCA/TB(A) to the architect/engineering agreement dated December 15, 2020 between the City of St. Petersburg, Florida and Kisinger Campo & Associates, Corp. (“A/E”) for A/E to provide the following services (i) project management, (ii) public involvement, (iii) structural design, (iv) roadway design, (v) lighting, signing and pavement marking design, (vi) environmental permitting, (vii) survey/ utility coordination/subsurface utility engineering, and (viii) bidding assistance and recommendation of construction award related to the 62nd Avenue South Bridge Rehabilitation Project in an amount not to exceed \$447,051.38; approving a rescission of an unencumbered appropriation in the Citywide Infrastructure Capital Improvement Fund (3027) in the amount of \$552,000 from the Bridge Life Extension Program FY22 Project (18585); approving a supplemental appropriation in the amount of \$552,000 from the increase in the unappropriated balance of the Citywide Infrastructure Capital Improvement Fund (3027), resulting from the above rescission, to the 157408 62nd Ave S at Maximo Project (19183) to provide for the necessary funding for this Task Order and other engineering project management costs, contingency and other soft costs; and providing an effective date. (ECID Project No. 23080-110; Oracle No. 19183)
Please scroll down to view the backup material.



CA-12

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-09-KCA/TB(A) to the architect/engineering agreement dated December 15, 2020 between the City of St. Petersburg, Florida and Kisinger Campo & Associates, Corp. (“A/E”) for A/E to provide the following services (i) project management, (ii) public involvement, (iii) structural design, (iv) roadway design, (v) lighting, signing and pavement marking design, (vi) environmental permitting, (vii) survey/ utility coordination/subsurface utility engineering, and (viii) bidding assistance and recommendation of construction award related to the 62nd Avenue South Bridge Rehabilitation Project in an amount not to exceed \$447,051.38; approving a rescission of an unencumbered appropriation in the Citywide Infrastructure Capital Improvement Fund (3027) in the amount of \$552,000 from the Bridge Life Extension Program FY22 Project (18585); approving a supplemental appropriation in the amount of \$552,000 from the increase in the unappropriated balance of the Citywide Infrastructure Capital Improvement Fund (3027), resulting from the above rescission, to the 157408 62nd Ave S at Maximo Project (19183) to provide for the necessary funding for this Task Order and other engineering project management costs, contingency and other soft costs; and providing an effective date. (ECID Project No. 23080-110; Oracle No. 19183)

EXPLANATION: Bridge No. 157408 carries 62nd Avenue South over Maximo Channel. During the May 2021 routine bridge inspection conducted by the Florida Department of Transportation (“FDOT”), the bridge was found to be structurally deficient due to delaminated areas of the underside in the prestressed sonovoid slab units in Span 5, and associated spalling with exposed and corroded prestressing strands. The City received a Prompt Corrective Action letter from FDOT which requires action by the City to repair the deficiencies identified during the inspection that made the bridge structurally deficient.

This project has been selected as a recipient of the Federal Local Government Deficient Bridge program administered by the Florida Department of Transportation (FDOT). This means that FDOT will pay 75% up to a maximum of \$3.75 million, and the City is responsible to pay for the matching 25% or \$1.25 million and 100% of the amount above \$5 million. The City elected to apply all the funds to the construction phase of this project. The FDOT Financial Project Number assigned to this project is 450609-1 and is planned for their FDOT Fiscal Year 2025 (July 1, 2024 to June 30, 2025).

The A/E shall provide engineering services, construction documents and bidding services, for the replacement of the superstructure and rehabilitation of the bent caps and retaining walls at Bridge No. 157408.

On December 15, 2020, the City of St. Petersburg, Florida and Kisinger Campo & Associates, Corp. (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for Transportation and Bridge Improvement projects.

Task Order No. 21-09-KCA/TB(A) in the amount of \$447,051.38 shall provide professional engineering services including but not limited to creation of construction documents and bidding services. Task Order

includes a \$15,000 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 21-09-KCA/TB(A) includes the following phases and associated not to exceed costs respectively:

Project Management/General Tasks	\$ 34,131.90
Public Involvement	\$ 42,790.53
Structural Design Services	\$235,857.05
Roadway Design Services	\$ 41,319.69
Lighting and Signing & Pavement Marking Design Services	\$ 19,267.94
Environmental Permitting	\$ 5,596.78
Survey/Utility Coordination/SUE	\$ 39,168.62
Bidding Assistance and Recommendation of Award Allowance	\$ 13,918.87
	\$ 15,000.00
Total	\$447,051.38

A supplemental appropriation is required to provide for the necessary funding for this Task Order and other engineering project management costs, contingency and other soft costs; and providing an effective date.

A/E services during the construction phase will be provided to Council for approval as an Amendment to this Task Order.

Contractor costs for the improvements will be provided to Council for approval as a separate Agreement.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Task Order No. 21-09-KCA/TB(A) to the architect/engineering agreement dated December 15, 2020 between the City of St. Petersburg, Florida and Kisinger Campo & Associates, Corp. (“A/E”) for A/E to provide the following services (i) project management, (ii) public involvement, (iii) structural design, (iv) roadway design, (v) lighting, signing and pavement marking design, (vi) environmental permitting, (vii) survey/ utility coordination/subsurface utility engineering, and (viii) bidding assistance and recommendation of construction award related to the 62nd Avenue South Bridge Rehabilitation Project in an amount not to exceed \$447,051.38; approving a rescission of an unencumbered appropriation in the Citywide Infrastructure Capital Improvement Fund (3027) in the amount of \$552,000 from the Bridge Life Extension Program FY22 Project (18585); approving a supplemental appropriation in the amount of \$552,000 from the increase in the unappropriated balance of the Citywide Infrastructure Capital Improvement Fund (3027), resulting from the above rescission, to the 157408 62nd Ave S at Maximo Project (19183) to provide for the necessary funding for this Task Order and other engineering project management costs, contingency and other soft costs; and providing an effective date. (ECID Project No. 23080-110; Oracle No. 19183)

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after the approval of a rescission of an unencumbered appropriation in the Citywide Infrastructure Capital Improvement Fund (3027) in the amount of \$552,000 from the Bridge Life Extension Program FY22 Project (18585) and a supplemental appropriation in the amount of \$552,000 from the increase in the unappropriated balance of the Citywide Infrastructure Capital Improvement Fund (3027), resulting from the above rescission, to the 157408 62nd Ave S at Maximo Project (19183).

ATTACHMENTS: Resolution
Task Order No. 21-09-KCA/TB(A)
Map

RESOLUTION NO. 2023-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 21-09-KCA/TB(A) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED DECEMBER 15, 2020 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND KISINGER CAMPO & ASSOCIATES, CORP. (“A/E”) FOR A/E TO PROVIDE THE FOLLOWING SERVICES (i) PROJECT MANAGEMENT, (ii) PUBLIC INVOLVEMENT, (iii) STRUCTURAL DESIGN, (IV) ROADWAY DESIGN, (v) LIGHTING, SIGNING AND PAVEMENT MARKING DESIGN, (vi) ENVIRONMENTAL PERMITTING, (vii) SURVEY/UTILITY COORDINATION/SUBSURFACE UTILITY ENGINEERING, AND (viii) BIDDING ASSISTANCE AND RECOMMENDATION OF CONSTRUCTION AWARD RELATED TO THE 62ND AVENUE SOUTH BRIDGE REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$447,051.38; APPROVING A RESCISSION OF AN UNENCUMBERED APPROPRIATION IN THE CITYWIDE INFRASTRUCTURE CAPITAL IMPROVEMENT FUND (3027) IN THE AMOUNT OF \$552,000 FROM THE BRIDGE LIFE EXTENSION PROGRAM FY22 PROJECT (18585); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$552,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE CITYWIDE INFRASTRUCTURE CAPITAL IMPROVEMENT FUND (3027), RESULTING FROM THE ABOVE RESCISSION, TO THE 157408 62ND AVE S AT MAXIMO PROJECT (19183) TO PROVIDE FOR THE NECESSARY FUNDING FOR THIS TASK ORDER AND OTHER ENGINEERING PROJECT MANAGEMENT COSTS, CONTINGENCY AND OTHER SOFT COSTS; AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 23080-110; ORACLE NO. 19183)

WHEREAS, the City of St. Petersburg, Florida (“City”) and Kisinger Campo & Associates, Corp. (“A/E”) executed an architect/engineering agreement on December 15, 2020 for A/E to provide work of a specified nature as outlined in the agreement on a continuing basis related to miscellaneous Transportation and Bridge Improvement Projects; and

WHEREAS, Administration desires to issue Task Order No. 21-09-KCA/TB(A) for A/E to provide the following services (i) project management, (ii) public involvement, (iii) structural design, (iv) roadway design, (v) lighting, signing and pavement marking design, (vi) environmental permitting, (vii) survey/utility coordination/subsurface utility engineering, and (viii) bidding assistance and recommendation of construction award related to the 62nd Avenue South Bridge Rehabilitation Project in an amount not to exceed \$447,051.38, which amount includes a \$15,000 allowance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Task Order No. 21-09-KCA/TB(A) to the architect/engineering agreement dated December 15, 2020 between the City of St. Petersburg, Florida and Kisinger Campo & Associates, Corp. (“A/E”) for A/E to provide the following services (i) project management, (ii) public involvement, (iii) structural design, (iv) roadway design, (v) lighting, signing and pavement marking design, (vi) environmental permitting, (vii) survey/utility coordination/subsurface utility engineering, and (viii) bidding assistance and recommendation of construction award related to the 62nd Avenue South Bridge Rehabilitation Project in an amount not to exceed \$447,051.38.

BE IT FURTHER RESOLVED that an unencumbered appropriation in the Citywide Infrastructure Capital Improvement Fund (3027) in the amount of \$552,000 from the Bridge Life Extension Program FY22 Project (18585) is hereby rescinded.

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance in the Citywide Infrastructure Capital Improvement Fund (3027), resulting from the above rescission, the following supplemental appropriation from FY23:

<u>Citywide Infrastructure Capital Improvement Fund (3027)</u>	
157408 62 nd Ave S at Maximo Project (19183)	\$552,000

This Resolution shall become effective immediately upon its adoption.

LEGAL:




00668629

DEPARTMENT:



BUDGET:



MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: March 23, 2023

TO: The Honorable Brandi Gabbard, Chair, and City Councilmembers

FROM: Brejesh Prayman, P.E., Director
Engineering & Capital Improvements Department

RE: Consultant Selection Information
Firm: Kisinger Campo & Associates, Corp.
Task Order No. 21-09-KCA/TB(A) in the amount of \$447,051.38

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves survey, structural and roadway design, public outreach, permitting, and bidding services for the major rehabilitation of Bridge No. 157408, 62nd Ave S over Maximo Channel.

Kisinger Campo & Associates, Corp. has satisfactorily performed bridge rehabilitation and replacement design and construction documents for numerous projects of similar scope and complexity. They have also performed work under the FDOT Local Government Deficient Bridge program and understand its requirements within this project.

Kisinger Campo & Associates, Corp. has satisfactorily completed similar work under previous A/E Annual Master Agreements in 2016, and is familiar with the City Standards.

Kisinger Campo & Associates, Corp. has significant experience in the design, permitting and construction phase activities of bridge structures and facilities.

This is the ninth Task Order issued under the 2021 Master Agreement.

2. Transaction Report listing current work – See Attachment A

ATTACHMENT A

Transaction Report for

Kisinger, Campo & Associates, Corp.

Miscellaneous Professional Services for Stormwater Management, Transportation and Bridge Improvement Projects

A/E Agreement Effective - December 15, 2020

A/E Agreement Expiration - December 31, 2024

Task Order No.	Project No.	Project Title	NTP Issued	Authorized Amount
01	21053-110	Snell Isle BDR/BHR Revision No. 1 Amendment No. 1	02/24/21 08/29/22 11/08/22	198,977.39 9,724.93 115,986.40
02	21110-110	8th Street Culvert Inspection	02/24/21	13,602.12
03		Task Order cancelled prior to authorization		
04	21006-110	Load Rating Services - Bridge Nos. 100 and 157408	08/23/21	8,010.76
05	21089-110	54th Ave N and 4th St N Culvert Inspection	Pending	
06	22039-110	North Yacht Basin - West Seawall Replacement	11/30/21	9,988.80
07	22092-110	North Yacht Basin, West Seawall - Structural Inspection	03/16/22	13,008.56
08	20092-210	Bridge Replacement at Venetian Blvd	10/19/22	524,816.44
09	23080-110	62nd Ave S Bridge Rehab	Pending	
10	23086-110	General Support Services	02/13/23	60,000.00
			Total:	954,115.40

TASK ORDER NO. 21-09-KCA/TB(A)
62ND AVENUE SOUTH BRIDGE REHABILITATION - BRIDGE NO. 157408
TRANSPORTATION AND BRIDGE IMPROVEMENT PROJECTS
CITY PROJECT NO. 23080-110

This Task Order No. 21-09-KCA/TB(A) is made and entered into this _____ day of _____, 2023, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR TRANSPORTATION AND BRIDGE IMPROVEMENT PROJECTS dated December 15, 2020 (“Agreement”) between Kisinger Campo & Associates, Corp. (“A/E”), and the City of St. Petersburg, Florida (“City”), and upon execution shall become a part of the Agreement.

I. DESCRIPTION OF PROJECT

Bridge No. 157408 carries 62nd Avenue South over Maximo Channel. During the May 2021 routine bridge inspection conducted by the A/E for the Florida Department of Transportation (FDOT), the bridge was found to be structurally deficient due to delaminated areas of the underside in the prestressed sonovoid slab units in Span 5, and associated spalling with exposed and corroded prestressing strands. The City received a Prompt Corrective Action letter from FDOT which requires action by the City to repair the deficiencies identified during the inspection that made the bridge structurally deficient.

This project has been selected as a recipient of the Federal Local Government Deficient Bridge program administered by the Florida Department of Transportation (FDOT). This means that FDOT will pay 75% up to a maximum of \$3.75 million, and the City is responsible to pay for the matching 25% or \$1.25 million and 100% of the amount above \$5 million. The City elected to apply all the funds to the construction phase of this project. The FDOT Financial Project Number assigned to this project is 450609-1 and is planned for their Fiscal Year 2025 (July 1, 2024, to June 30, 2025).

The A/E shall provide engineering services for the replacement of the superstructure and rehabilitation of the bent caps and retaining walls at Bridge No. 157408. The A/E performed a load analysis in September 2021 of the deteriorated structure and will complete an updated load rating in accordance with the rehabilitation activities once construction is phased and completed.

II. SCOPE OF SERVICES

Task 1 - Project Management/General Tasks

Through their bridge inspection and load rating effort, the A/E has collected, compiled and investigated available bridge related data and other published information necessary to complete the task work. Data collection efforts included:

- Existing bridge plans and Inspection Reports
- Existing Prompt Corrective Action letters

- Historical imagery (e.g. – aerial photographs, inspection photographs, etc.)
- Atlas sheets

The A/E will perform a field review of the existing conditions at Bridge No. 157408 and will collect detailed measurements necessary to supplement available bridge data, which will be necessary for the development of superstructure replacement plans. The A/E will perform necessary project management services and coordinate with local, state, and private entities as necessary to complete the task work as well as participate in all project meetings.

The A/E will perform a utility locate request via Sunshine One-Call (811).

Task 2 - Public Involvement

The A/E will assist the City with public outreach and a Public Meeting by securing a site for the presentation, invitations, and all presentation materials. The A/E will collect public feedback on the City's behalf.

Task 3 - Structural Design Services

The A/E will develop Bridge Technical Memo (BTM) for superstructure replacement of Bridge No. 157408. Four (4) superstructure alternatives will be evaluated for superstructure replacement including: two (2) typical sections and two (2) superstructure types (CIP concrete slabs and 12" Florida Slab Unit). Each alternative will calculate dead load of superstructure in comparison to the existing weight of the sonovoid slab units. Additionally, the report will consider the construction sequencing of both typical sections to determine the most feasible and cost-effective solution. Superstructure replacement may be performed without substructure strengthening provided that the dead load reactions are not increased greater than 5%, per the FDOT Structures Design Guidelines. If substructure strengthening is required, an additional proposal for a Supplemental Agreement will be required for the additional work.

Once the preferred alternative has been approved, the A/E will develop 60% and Final plans and specifications in accordance with all applicable manuals, guidelines, standards, handbooks, procedures, and current design memorandums. The A/E will also perform the load analyses in the phased and completed conditions of the preferred alternative.

Task 4 - Roadway Design Services

The A/E shall set up the Roadway Design geometry based on the existing profile that is verified from the project survey. The geometry shall include all necessary elements and all associated reference files. The A/E shall prepare a set of Roadway Plans in accordance with all applicable manuals, guidelines, standards, handbooks, procedures, and current design memorandums.

The A/E shall design a safe and effective Temporary Traffic Control and prepare Plans for the preferred detour alternative and include the same as a part of the Roadway Plans.

Proposed road closings must be reviewed and approved by the City Engineer. The A/E shall be responsible to obtain permission for use of detour routes. A full bridge closure is not allowed due to the bridge being the only access on and off the island.

The A/E shall prepare the Signing and Marking Design file to include all necessary design elements and all associated reference files. The A/E shall prepare a set of Signing and Pavement Marking Plans in accordance with all applicable manuals, guidelines, standards, handbooks, procedures, and current design memorandums.

Task 5 - Lighting and Signing & Pavement Marking Design Services

The A/E will provide a lighting design which includes adding one light pole at the west side of the project. Lighting plans will be part of the signing and pavement markings plans set. If required by United States Coast Guard (USCG), the navigational lighting will be designed and replaced in accordance with the Coast Guard's requirements using the existing electrical components. Upgrading the existing electrical system if it is not sufficient to power the proposed navigational lighting is not included in this scope.

Task 6 - Environmental Permitting

The project as currently proposed appears to be exempt from Environmental Resource Permit (ERP) regulations, pursuant to Rule 62-330.051(4)(e), F.A.C. The A/E will perform a site visit to establish the wetland jurisdictional line in accordance with Chapter 62-340, F.A.C. The A/E will prepare a Southwest Florida Water Management District (SWFWMD) Request for Verification of Exemption and electronically submit it to SWFWMD for review and approval. A Draft Exemption Verification Package will be prepared and submitted to the City for review prior to submittal to the SWFWMD. The U.S. Army Corps of Engineers (USACE) does not regulate the types of activities currently scoped for this project and federal authorization is not expected to be required. However, if federal authorization is ultimately required, it is anticipated to be issued by the SWFWMD under the State Programmatic General Permit (SPGP VI) concurrent with the exemption verification. The A/E will periodically advise the City of the status of the exemption verification request and send copies of all letters and correspondence related to project permitting to the City. Permitting efforts (e.g., submerged resource/seagrass survey) beyond the exemption verification are not included in this scope.

The A/E will coordinate with the US Coast Guard (USCG) to obtain a verification of exemption from a USCG Bridge Permit.

Task 7 - Surveying Services

See the attached scope for ECHO UES, Inc.

Task 8 - Bidding Assistance and Recommendation of Award

- Pre-Bid Meeting - A/E shall attend a pre-bid meeting if one is held.

- Bidding Phase - A/E shall respond to requests for information (RFIs) received by the City from potential bidders and prepare addenda as necessary.

- Recommendation of Award - A/E shall review bids received and discuss any bid unit prices that vary greatly between bidders or from the A/E's Opinion of Probable Construction Cost. A/E shall assist the City with verification of bidder's references. Following all reviews, including the City's analysis of compliance to bid documents and ordinances required, the A/E will provide the City with a Recommendation of Award.

III. SCHEDULE

Work under this Task Order shall no later than 10 days from Notice to Proceed.

	Calendar Days from NTP
Task 7 – Field Survey	21
Task 3 – Initial Substructure Design	45
Task 7 – Survey Finalized and Submitted	60
Tasks 1, 3, 4, and 5 – Draft Plans and Specifications	180
Task 6 – Submit Permit Application	220
Task 2 – Public Involvement	230
Tasks 1, 3, 4, and 5 – Final Plans and Specifications	300
Task 6 – Permits Received	300
Task 8 – Bidding Phase	Follow the City's Procurement Schedule

Should any of the above project milestone occur on a City non-business day (holidays, weekends, etc.), the milestone submittal will occur on the next City business day.

Due to the collaborative nature of the work, the work shall be completed in accordance with a project schedule, which shall be mutually agreed upon between the A/E and the City.

IV. A/E'S RESPONSIBILITIES

The A/E shall perform services outlined in Section II, Scope of Services, and deliverables in Section VI, Deliverables.

V. CITY'S RESPONSIBILITIES

The following participation by the City is anticipated under this Scope of Services:

- Provide access to the bridge site, if necessary.
- Review and comment on the A/E's deliverables within:
 - Fourteen (14) calendar days of Draft submittal.
 - Seven (7) calendar days of Final submittal.

- Attend and participate in any project meetings, as necessary.

VI. DELIVERABLES

Deliverables for Tasks 2 through 6 will be created and submitted in a digital format matching industry standards. Calculations, reports, and project documentation will be submitted in portable document format (.pdf).

The following deliverables are included in this scope of services:

Task 1 – Project Management and General Tasks

- Quantities Report

Task 2 – Public Involvement

- Secure presentation site, Invitations, Presentation Materials, and Public Meeting Summary Document

Tasks 3, 4, and 5 – Structural, Roadway, Lighting, and S&PM Design Services

- Draft and Final signed and sealed Plans
- Draft and Final signed and sealed Specifications Package with supporting documentation

Task 6 – Environmental Permitting

- SWFWMD submitted and approved Exemption Verification Package
- USCG verification of exemption from a Bridge Permit

Task 7 – Surveying Services

- Survey file (.dgn) and surface file (.tin)

VII. A/E'S COMPENSATION

For work under Tasks 1 through 8, the City shall compensate the A/E in a lump sum amount of **\$432,051.38**.

This Task Order establishes an allowance in the amount of \$15,000.00 for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Task Order.

The total amount of this Task Order is **\$447,051.38**, per Appendix A.

VIII. PROJECT TEAM

Prime Consultant:

- Kisinger Campo & Associates, Corp.

Subconsultant(s):

- ECHO UES, Inc.

IX. MISCELLANEOUS

In the event of a conflict between this Task Order and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Task Order to be executed by their duly authorized representatives on the day and date first above written.

ATTEST

CITY OF ST. PETERSBURG, FLORIDA

By: _____
Chandrasasa Srinivasa
City Clerk

By: _____
Brejesh Prayman, P.E., Director
Engineering & Capital Improvements

(SEAL)

APPROVED AS TO FORM FOR CONSISTENCY WITH THE STANDARD TASK ORDER. NO OPINION OR APPROVAL OF THE SCOPE OF SERVICES IS BEING RENDERED BY THE CITY ATTORNEY'S OFFICE

By: _____
City Attorney (Designee)

Kisinger Campo & Associates, Corp.
(Company Name)

WITNESSES:

By: Paul G. Foley
(Authorized Signatory)
Paul G. Foley, PE / CEO & President
(Printed Name and Title)

By: Veronica Green
(Signature)
Veronica Green
(Printed Name)

Date: February 6, 2023

By: Rose M. Foley
(Signature)
Rose Foley
(Printed Name)

APPENDIX A
Work Task Breakdown
City of St. Petersburg
62nd Avenue South Bridge Rehabilitation - Bridge No. 157408
Project No. 23080-110

I. Manpower Estimate: All Tasks

Direct Labor Rates Classifications		Project Manager	Chief Engineer	Senior Engineer	Engineer 2	Engineer 1	Senior Designer	Engineer Intern	Chief Scientist	Senior Scientist	Scientist	Total Hours	Labor Cost		
Direct Salary		\$ 75.00	\$ 84.65	\$ 70.80	\$ 63.73	\$ 45.71	\$ 43.11	\$ 32.65	\$ 66.99	\$ 49.65	\$ 26.13				
Multiplier/Overhead 2.0298		\$ 152.24	\$ 171.82	\$ 143.71	\$ 129.36	\$ 92.78	\$ 87.50	\$ 66.27	\$ 135.98	\$ 100.78	\$ 53.04				
Billing Rates ¹		\$ 227.24	\$ 256.47	\$ 214.51	\$ 193.09	\$ 138.49	\$ 130.61	\$ 98.92	\$ 202.97	\$ 150.43	\$ 79.17				
TASK															
1	Project Mangement/General Tasks	62	15	62	15	0	0	0	0	0	0	154	\$ 34,131.90		
2	Public Involvement	57	0	45	45	50	35	0	0	0	0	232	\$ 42,790.53		
3	Structural Design Services	123	65	341	271	245	171	96	0	0	0	1312	\$ 235,857.05		
4	Roadway Design Services	22	22	34	57	46	46	0	0	0	0	227	\$ 41,319.69		
5	Lighting and Signing & Pavement Marking Design Services	7	7	13	26	30	30	0	0	0	0	113	\$ 19,267.94		
6	Environmental Permitting	0	0	0	0	0	0	0	14	12	12	38	\$ 5,596.78		
7	Survey/Utility Coordination/SUE	5	0	5	3	3	0	0	0	0	0	16	\$ 3,203.49		
8	Bidding Assistance and Recommendation of Award	21	0	21	14	14	0	0	0	0	0	70	\$ 13,918.87		
Totals		297	109	521	431	388	282	96	14	12	12	2162	\$ 396,086.25		

II. Fee Calculation

Task	Labor Cost	Expenses ²	Subconsultant Services	Mark-up on Subconsultant Services ³	Total Cost Without Allowance
1	\$34,131.90	\$0.00	\$0.00	\$0.00	\$34,131.90
2	\$42,790.53	\$0.00	\$0.00	\$0.00	\$42,790.53
3	\$235,857.05	\$0.00	\$0.00	\$0.00	\$235,857.05
4	\$41,319.69	\$0.00	\$0.00	\$0.00	\$41,319.69
5	\$19,267.94	\$0.00	\$0.00	\$0.00	\$19,267.94
6	\$5,596.78	\$0.00	\$0.00	\$0.00	\$5,596.78
7	\$3,203.49	\$0.00	\$34,252.50	\$1,712.63	\$39,168.62
8	\$13,918.87	\$0.00	\$0.00	\$0.00	\$13,918.87
Total	\$396,086.25	\$0.00	\$34,252.50	\$1,712.63	\$432,051.38

III. Fee Limit

Lump Sum Cost	\$432,051.38
Allowance⁴	\$15,000.00
Total:	\$447,051.38

IV. Notes:

1. Rates per Agreement.
2. Includes expenses for: SWFWMD Exemption Verification Fee
3. Includes 5 percent markup of SUBCONSULTANT.
4. Allowance to be used only upon City's written authorization.

October 3, 2022

Jason LaBarbera, PE
Deputy Structures Department Manager
JLaBarbera@kcaeng.com
(813) 385-2599

PROPOSAL FOR SUBSURFACE UTILITY ENGINEERING (SUE) and SURVEY & MAPPING SERVICES

Project: 62nd Ave. Bridge - Superstructure Replacement (Bridge No. 157408), Pinellas Co., Florida

Dear Mr. LaBarbera:

At ECHO UES, Inc. (ECHO) we value your consideration and appreciate the opportunity to provide a technical proposal for the provision of professional services. This technical proposal inclusive of economical offer and schedule details the approach we consider as the most suitable for your specific project's needs.

Project Synopsis: Based on the information made available to ECHO, we understand the project consists of design services for bridge improvements to the **62nd Ave. Bridge - Superstructure, for the City of St. Petersburg, in Pinellas County, Florida**. Specifically, the improvements as depicted in Figure 1 (attached below). ECHO has been tasked with determining the horizontal and vertical disposition of aboveground and below ground utilities as well as a topographic and hydrologic survey of the project site as outlined in the attached project limits exhibit.

Project Limits: ECHO's proposed services will be performed within a well-defined area (i.e. Project Limits) as shown on the attached exhibit.

Subsurface Utility Engineering (SUE) Services: Using a combination of field investigative techniques and technology, including surface geophysical instruments and vacuum excavation, ECHO will perform the following services.

- **Identification and marking of existing utilities.** Utilities potentially in conflict with the project and located within the project limits will be investigated in the attempt to identify their position. The results will be marked on the ground surface using the most appropriate method (i.e. pin flags, paint etc.) and showing the approximate position of the identified utilities. The location of the approximate edge of the existing sanitary leach field is also to be determined.

ECHO will attempt to identify and mark detectable underground utilities potentially in conflict with the proposed installations and located within the project limits, with the exclusion of irrigation lines and minor services lines.

- **Test Hole – (16 total) Verification of utility location and characteristics.** At locations selected by the Client and as identified in the attached exhibit, ECHO will attempt to expose utilities via minimally intrusive methods (e.g. use of vacuum excavation) to confirm their characteristics (e.g. type, size, material, direction, configuration) and provide an accurate location. At completion of each excavation (test hole) ECHO will record all verifiable utility information, mark the utility location with the most appropriate method (e.g. wooden lathes, “X” mark on concrete, disc and nail on asphalt) and restore the field to as close as possible to its original conditions.

- **Survey of SUE**
 - o ECHO will perform a utility survey, collecting below ground utilities designated (line work) and located (test holes) per steps above.
 - o The coordinate system will be based on the control to be performed by ECHO.

Topographic Survey Services

1. **Horizontal and Vertical Control**

ECHO shall establish horizontal and vertical control at the project site for subsequent survey activities. The horizontal coordinates will be referenced to the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment (NAD83/2011) and elevations will be referenced to the North American Vertical Datum of 1988 (NAVD88).

2. **Topographic Site Survey**

ECHO shall provide a topographic survey within the limits shown in said attachment. Additional services include:

 - Provide a survey along Lakeside Dr. including property lines, surface features & utilities and 1' contour topography between 5' north and 5' south of the Lakeside Dr. property lines - from the west property line of 5701 Lakeside Dr. to the east ROW of Lakeshore Rd.
 - Provide a survey along Lakeshore Dr. including property lines, utilities and 1' contour topography between 5' east and 5' west of the Lakeshore Rd. property lines - between 100' south of the Lakeside Dr. ROW to 50' north of the 5601 Lakeside Dr property line.
 - Provide a boundary survey and description of residential property 5601 Lakeshore Dr. to support a potential effort by the County to acquire that property.
 - Provide a survey for the easement between 5605 & 5701 Lakeside Dr., which includes property and easement lines surface features and 1' contour topography, from the centerline of Lakeside Drive, north a distance of 225 feet. Identify the existing storm sewer outfall structure type and condition.
 - Collect all aboveground and visible features including surface evidence of utilities

- Collect all accessible gravity utilities including pipe size, material, and inverts within the project limits and include next upstream and downstream sanitary manhole and/or storm manhole/inlet. A note will be included on the survey for any structures that are not able to be detailed noting the cause.
- Collect sufficient elevation data of water level, existing site grades, and breaks.
- Elevations will be shown to the nearest tenth of a foot (0.1') on natural ground or soft shots and the nearest one-hundredth (0.01') of a foot on paved or hard surfaces.
- The horizontal and vertical survey control will be provided in the final survey in tabular format for use by the contractor during construction activities.
- Recover and tie down sufficient monumentation in the field to calculate the existing apparent right-of-way along all public roadways and parcels within the project limits. Right-of-way will be shown as calculated based on field monumentation and it will be referred to as apparent right-of-way. This estimate does not include the time or fee necessary to prepare a R/W map or certified boundary survey of the parcels noted above.
- Collect edge of pavement and sidewalk, fencing, and walls.

3. Hydrologic Survey

ECHO shall provide a topographic survey within the limits shown in said attachment.

- Provide a channel cross section along each bridge coping and mudline elevations along the retaining walls.

All surveying services to be provided by ECHO shall be coordinated with the Survey & Mapping Division (Real Estate Department) and all work shall be done in accordance with the Survey Division's current survey procedures, right-of-way manuals, and Chapter 472 of Florida Administrative Code.

Field books shall be 6-1/2" by 8-3/4" cross section book with 10 by 10 grid on both sides of opening. Contact John Collins, (813) 307-1068 Hillsborough County Geomatics Section for field book numbers.

The methodology proposed to perform and prepare the topographic survey is the discretion of ECHO. This methodology must be approved by the County Surveying and Mapping Department, the County Location Surveyor, or his designee. When utilizing conventional survey instruments and technologies, ECHO shall follow the FDOT Surveying Procedure, Topic No. 550-030-101.

Deliverables:

- a. Field deliverables will consist of field marks (e.g. pin flags, paint marks, wooden lathes, nails/discs etc.) showing the position of the found utilities.
- b. Office deliverables will consist of:
 - images and a sketch (out of scale unless otherwise stated) based on the project plans or aerial imagery publicly available.
 - Test hole data sheets containing all the information obtained via test holes and visual verification.

- c. Deliverables will consist of an electronic file (AutoCAD) and signed and sealed surveyor report.
- d. PDF (electronically signed and sealed) of the Topographical Site Survey
- e. Photographs of the utilities encountered during the SUE investigation

Proposed Schedule: To be agreed upon with Client.

Notes and Limitations:

1. Client shall facilitate access to the site and provide any relevant project information.
2. Site must be clear from obstacles impeding access to any portion of the project limits.
3. Standard work hours are from 7:00am to 4:00pm, Monday through Friday; additional charges may occur (following discussion with the Client) in case of weekend or nighttime work.
4. ECHO will not work on any site that is known to be contaminated with any hazardous or harmful substance.
5. FDOT Design Standards (Index 600 Series) will be utilized for the Maintenance of Traffic (MOT). Should the site require modification to the Index 600 for non-standard MOT arrangements, ECHO will seek the Client's concurrence to obtain signed and sealed project's specific MOT plans (to be provided by others).
6. Unless otherwise stated within this proposal, test holes have usual depth of up to eight (8) ft. from the ground surface, and diameter of up to 1 ft. Should there be a need for deeper or wider excavations, additional charges may apply.
7. The original ground surface at each test hole location will be restored to as close as possible to its original conditions, using concrete mix or asphalt cold patch as applicable. Any deviation from this standard (e.g. use of hot asphalt, flowable fill etc.) may require additional charges and the use of specialty subcontractors.
8. Regardless of the type of estimate proposed (e.g. lump sum, time and materials, etc.) such estimate should be considered indicative and based on preliminary information. Should any situation out of ECHO's control heavily impact ECHO's field work performance (e.g. adverse site conditions), ECHO reserves the right to seek additional funds to complete the work.
9. The exact location of any underground utility is not guaranteed unless clearly exposed and visually verified at a specific location. Utility characteristics, methods of installation, soil conditions and the surrounding environment all may impact adversely the results of any utility investigation with surface geophysical instruments and technology. No guarantee is made that all utilities will be found and identified.
10. Independently from ECHO's scope of work and performance, the Client shall comply with the relative chapter from the Florida (or any other applicable) Statutes: "Underground Facility Damage Prevention and Safety Act" and call 811 prior to any excavation taking place.
11. Subsurface Utility Engineering, Designating and Locating terms all refer to the American Society of Civil Engineers / Construction Institute Standard for the Collection and Depiction of Subsurface Utility Data (ASCE/CI 38-02). Should ECHO adopt this standard for the performance of the scope of work and preparation of deliverables, clear mention to the Standard shall be made throughout the deliverable.

Fee: ECHO's economical offer is provided below.

ECHO UES, Inc. PROFESSIONAL SERVICES ESTIMATE						
CLIENT:		KCA			PROJ. #	
PROJECT:		62nd Ave. Bridge - Superstructure Replacement (Bridge No. 157408)			PHASE. #	
LOCATION:		City of St. Petersburg				
Subsurface Utility Engineering (SUE)						
FIELD WORK ITEMS	DAYS	HRS/DAY	# OF HOURS	\$/h RATE	SUB.TOT	NOTES
Utility Designating	4	10	40	\$175.00	\$7,000.00	Horizontal Designate Underground Utilities within the project survey limits
Utility Locating	2	10	20	\$195.00	\$3,900.00	Perform Vacuum Excavation, sixteen (16) test holes
Utility & Topographic Survey	3.5	10	35	\$226.30	\$7,920.50	Survey Utility Data, Test Holes, Topographic Site Survey and Control
Hydrologic Survey	1	10	10	\$185.00	\$1,850.00	Channel cross section along each bridge coping and mudline elevations
	0	0	0	\$500.00	\$0.00	
FIELD SUB.TOT (SUE & Survey) =					\$18,820.50	
OFFICE WORK ITEMS			# OF HOURS	\$/h RATE	SUB.TOT	NOTES
Project Manager			4	\$195.00	\$780.00	PM project, permits, schedule, invoicing and communications. Also include any site specific safety permits and plan, QC.
Surveyor (PSM)			4	\$145.00	\$580.00	Surveyor of record
SUR/Survey GIS/SUE Analyst			24	\$95.00	\$2,280.00	Process, prepare deliverables, includes an electronic file (AutoCAD) and signed and sealed surveyor report. And a PDF (electronically signed and sealed) of the Topographical Site Survey.
Utility Coordination			88	\$134.00	\$11,792.00	Coordinate all potential utility relocations. Particularly, electric and fiber utility owners as well as the City for any City-owned water lines that cross the bridge.
OFFICE SUB.TOT (SUE & Survey & UC) =					\$15,432.00	
TOTAL (SUE & Survey) =					\$34,252.50	
Prepared By:	JC			Date:	October 3, 2022	

Acceptance: We will honor this proposal for 90 days. If accepted, please return together with the associate subagreement duly executed.

At ECHO UES, Inc. we believe in collaboration and communication with our clients, driven to understand their needs and provide time efficient and cost-effective solutions. ECHO strives to provide quality utility and survey reliable data to design better, build faster, and safely enhance Engineering, Design, Construction and Maintenance of infrastructure.

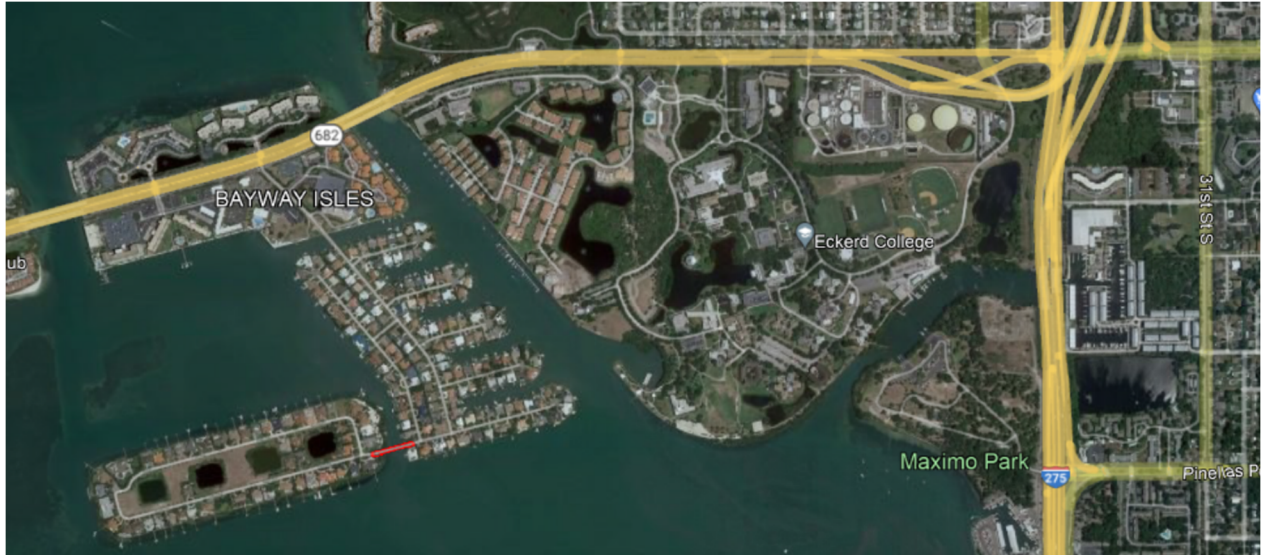
Thank you for considering ECHO for your project, and please do not hesitate to contact me directly should you have any question or concern.

Sincerely,

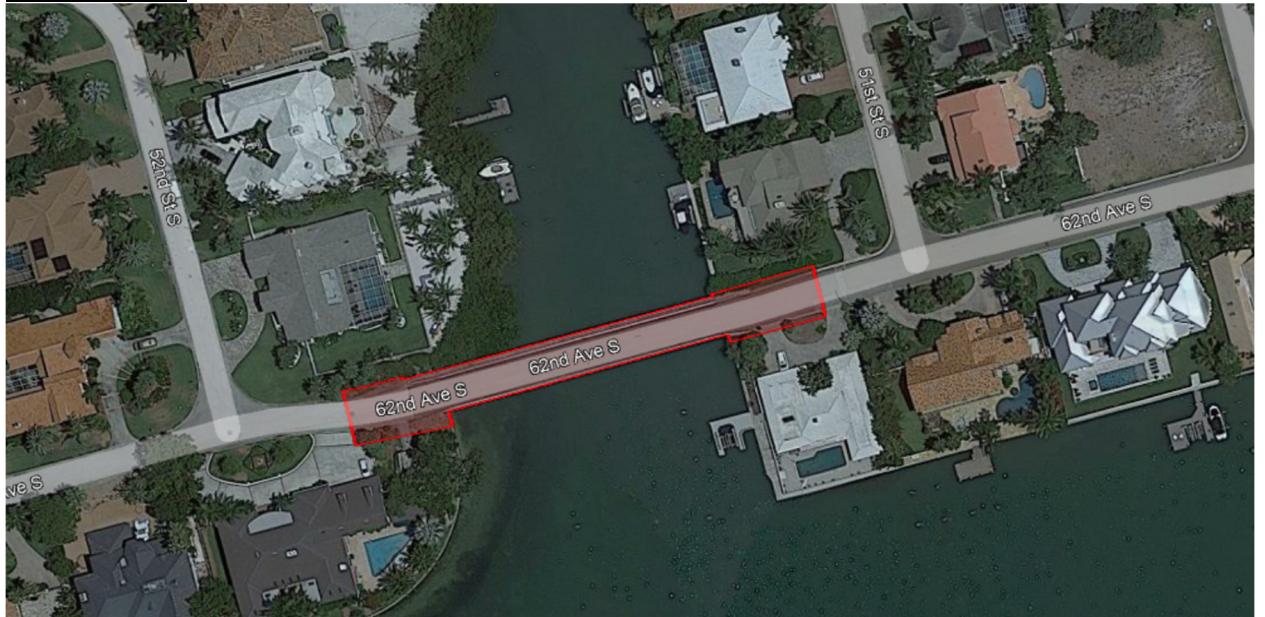


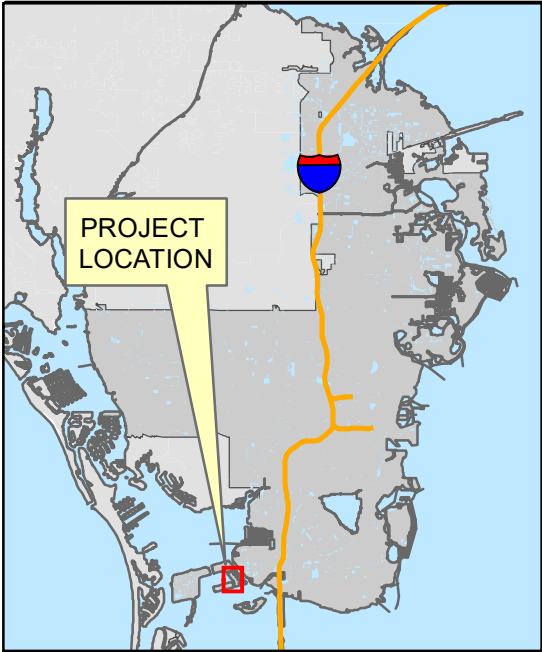
Jeraldo 'Jerry' Comellas, Jr., PE
 President
 ECHO UES, Inc.

Vicinity Map



Project Limits






Document Path: S:\ArcGIS\2023\ENG\23080-100 62nd Ave S Bridge Rehab.mxd

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT CITY OF ST PETERSBURG	
APPROVED BY:	DATE: 1/12/2023

62nd Ave S Bridge Rehabilitation - Bridge No. 157408
Project No. 23080-100

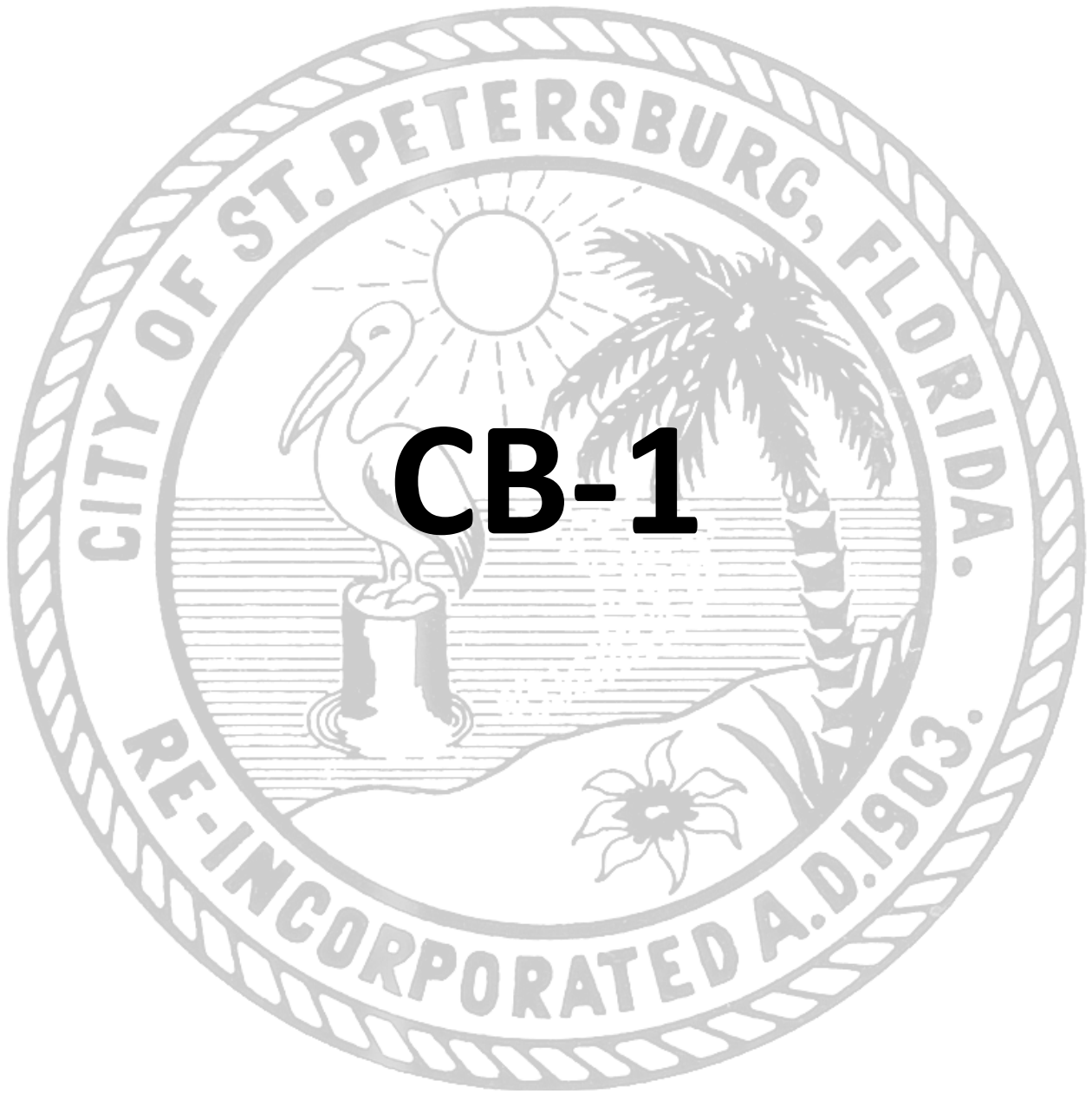


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					204521
Name:	Johnson, Sarah B	Request Date:	08-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Council - 3/23
Message:	23080-100 - KCA - 62nd Ave Bridge Rehab - Task Order
Supporting Documentation:	KCA - 62nd Ave Bridge Rehab - Task Order - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	08-MAR-2023	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	08-MAR-2023	User Defined
2	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	08-MAR-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	08-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the renewal of a three-year blanket purchase agreement with KONE INC., for elevator maintenance and repairs, for the Police Department, in the amount of \$100,000 for a total contract amount of \$222,200. Please scroll down to view the backup material.



CB-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Approving the renewal of a three-year blanket purchase agreement with KONE INC., for elevator maintenance and repairs, for the Police Department, in the amount of \$100,000 for a total contract amount of \$222,200.

Explanation: On April 28, 2020, the City entered into a three-year agreement with KONE INC. to perform elevator maintenance and repairs through March 31, 2023. City Council approval was not requested as it was under the then applicable \$100,000 threshold required for approval. On March 24, 2022, City Council approved an allocation increase in the amount to \$25,000. The agreement has one, two-year renewal option. This is the first and only renewal.

KONE INC. provides elevator maintenance and repair services for the City's Police Department Headquarters building and Parking Garage. Monthly preventative maintenance services and as-needed emergency repairs are necessary to ensure efficient elevator operations.

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

KONE INC. (Tampa, FL)	\$100,000
Original agreement amount	\$97,200
Allocation increase	25,000
Renewal	<u>100,000</u>
Total agreement amount	\$222,200

The contractor has agreed to renew under the same terms and conditions of the agreement dated April 28, 2020. Administration recommends renewal of the agreement based on the contractor's past satisfactory performance and demonstrated ability to comply with the terms and conditions of the agreement. The renewal will be effective through April 28, 2025.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001); Police Department Maintenance Division (140 – 1393).

Attachments: Resolution

RESOLUTION NO. 2023-_____

A RESOLUTION APPROVING THE RENEWAL OPTION TO THE AGREEMENT WITH KONE INC. FOR ELEVATOR MAINTENANCE AND REPAIRS TO EXTEND THE TERM THROUGH APRIL 28, 2025 AND INCREASE THE CONTRACT AMOUNT BY AN AMOUNT NOT TO EXCEED \$100,000 FOR THE RENEWAL TERM; PROVIDING THAT THE TOTAL CONTRACT AMOUNT FOR THE ABOVE-REFERENCED AGREEMENT SHALL NOT EXCEED \$222,200; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 28, 2020, the City entered into a three-year agreement with a two-year renewal option with KONE Inc. for elevator maintenance and repairs for the Police Department at a total contract amount not to exceed \$97,200 for the initial term; and

WHEREAS, on March 24, 2022, City Council approve an increase in the allocation for the Agreement in the amount of \$25,000; and

WHEREAS, the City desires to exercise the renewal option to extend the term of the agreement through April 28, 2025 and increase the contract amount by an amount not to exceed \$100,000 for the renewal term; and

WHEREAS, KONE Inc. has agreed to renew under the same terms and conditions; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Police Department, recommend 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 KONE Inc. for elevator maintenance and repair services to extend the term through April 29, 2025 and increase the contract amount by an amount not to exceed \$100,000 for the renewal term is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount for the above-referenced agreement shall not exceed \$222,200.

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:



00668542

DEPARTMENT:



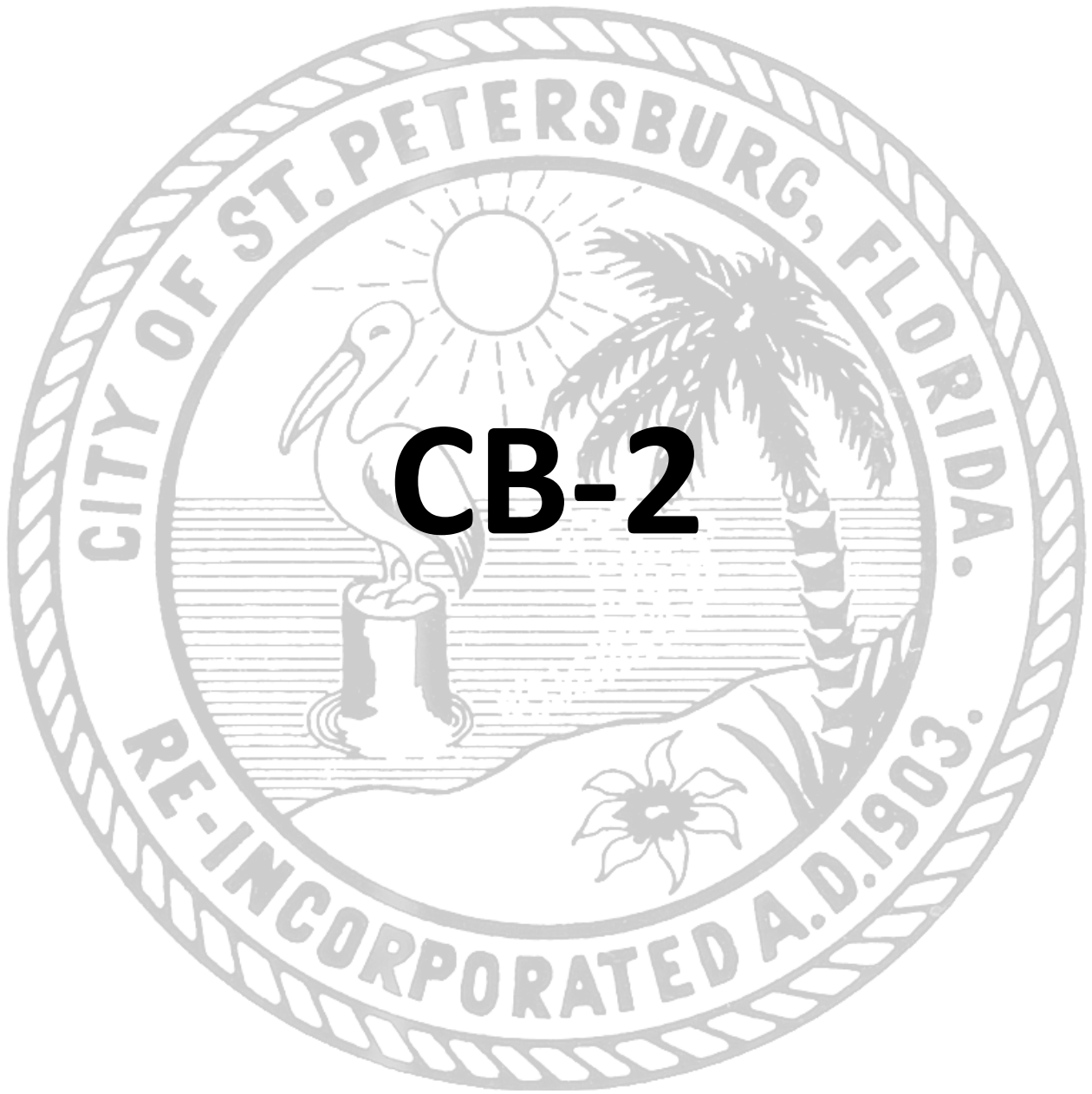
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203804
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Elevator Maintenance & Repairs, March 23
Message:	Submitted for your approval, please find attached Consent Write-up for Elevator Maintenance & Repairs, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	03-MAR-2023	User Defined
2	McDonald, Michael L	McDonald, Michael L	APPROVE	03-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the renewal of a three-year blanket purchase agreement with Action Target Inc., for firing range preventative maintenance services, for the Police Department, in the amount of \$85,000 for a total contract amount of \$140,912.50.

Please scroll down to view the backup material.



CB-2

**ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023**

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Approving the renewal of a three-year blanket purchase agreement with Action Target Inc., for firing range preventative maintenance services, for the Police Department, in the amount of \$85,000 for a total contract amount of \$140,912.50.

Explanation: On April 30, 2020, the City entered into a three-year agreement with Action Target, Inc. to provide annual preventative maintenance services for the St. Petersburg Police Department indoor police fire range. City Council approval was not requested as it was under the then applicable \$100,000 threshold required for approval. The agreement has one, two-year renewal option. This is the first and only renewal.

The contractor will provide shooting range berm mining services and maintenance service inspections to include replacing rubber berm material, install new chopped rubber, remove and dispose of any hazardous materials, inspecting and making necessary repairs to range control and target control systems, and lead mitigation cleanings.

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

Action Target Inc. (Provo, UT)	\$85,000
Original agreement amount	\$55,912.50
Renewal	<u>85,000</u>
Total agreement amount	\$140,912.50

The contractor has agreed to renew under the same terms and conditions of the Quotation No. 7675 dated April 30, 2020. Administration recommends renewal of the agreement based on the contractor's past satisfactory performance and demonstrated ability to comply with the terms and conditions of the agreement. The renewal will be effective through April 29, 2025.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001); Police Department Training Division (140 – 1397).

Attachments: Resolution

RESOLUTION NO. 2023-_____

A RESOLUTION APPROVING THE RENEWAL OPTION TO THE AGREEMENT WITH ACTION TARGET INC. FOR FIRING RANGE MAINTENANCE SERVICES TO EXTEND THE TERM THROUGH APRIL 29, 2025 IN THE AMOUNT OF \$85,000 FOR THE RENEWAL TERM; PROVIDING THAT THE TOTAL CONTRACT AMOUNT SHALL NOT EXCEED \$140,912.50; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 30, 2020, City Council approved the award of three-year blanket purchase agreement with a two-year renewal option to Action Target Inc. for firing range preventative maintenance services for the Police Department at a total contract amount not to exceed \$55,912.50 for the initial term; and

WHEREAS, the City desires to exercise the renewal option to extend the term of the agreement through April 29, 2025; and

WHEREAS, Action Target Inc. has agreed to renew under the same terms and conditions; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Police 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 Action Target Inc. for firing range preventative maintenance services to extend the term through April 29, 2025 in the amount of \$85,000 for the renewal term is hereby approved.

BE IT FURTHER RESOLVED that the total contract amount shall not exceed \$140,912.50.

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:



00667909

DEPARTMENT:



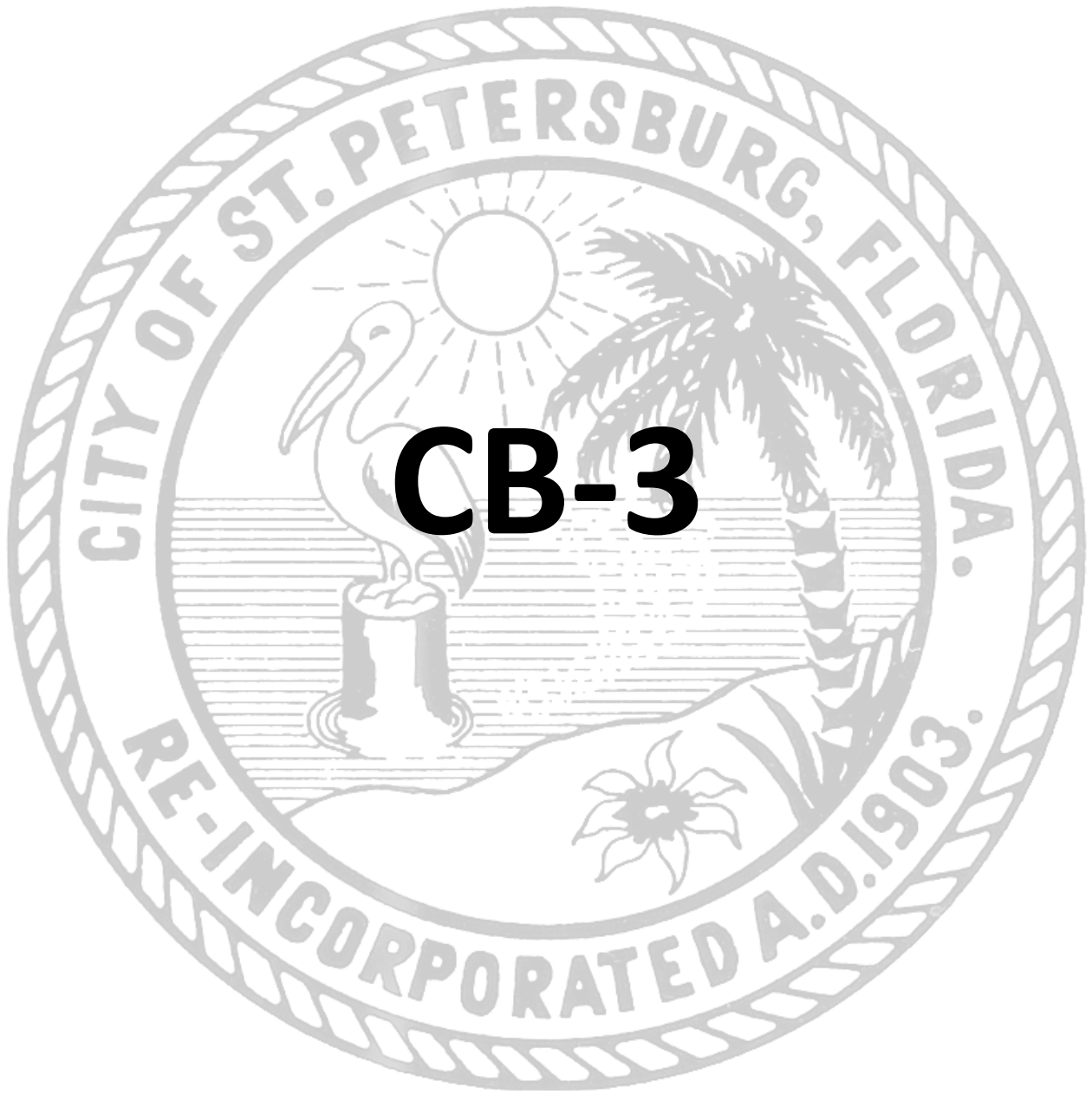
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203819
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Police Firing Range Maintenance, March 23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Police Firing Range Maintenance, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	06-MAR-2023	User Defined
2	McDonald, Michael L	McDonald, Michael L	APPROVE	06-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Accepting a bid from Tampa Bay Marine Inc. for City of St. Petersburg Port Fender Replacement Project in the amount of \$103,762.21.

Please scroll down to view the backup material.



CB-3

**ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023**

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Accepting a bid from Tampa Bay Marine Inc. for City of St. Petersburg Port Fender Replacement Project in the amount of \$103,762.21.

Explanation: The Procurement and Supply Management Department received one bid for the Port Fender replacement project. The bid was opened on January 18, 2023 and is tabulated as follows:

<u>Bidders</u>	<u>Amount</u>
Tampa Bay Marine Inc	\$103,762.21

The Port has existing fenders affixed by chains and pad eyes to the side of the wharf wall to prevent vessels from damaging the concrete while docked at the facility. Over the years some of these chains have rusted and the fenders have become detached. The vendor will furnish and install 22 new high performance super abrasion resistant cylindrical fenders and 22 new U3 steel 12-foot chains.

The Procurement and Supply Management Department, in cooperation with Enterprise Facilities Department, recommends an award to:

Tampa Bay Marine Inc. (Tampa, FL) \$103,762.21

Tampa Bay Marine Inc, the lowest responsible and responsive bidder, has met the specifications, terms and conditions of IFB No. 8546, dated January 18, 2023. They have performed similar work for the Port of Tampa and have performed satisfactorily.

Cost/Funding/Assessment Information: Funds have been appropriated in the Port Capital Improvement Fund (4093), Port Berth Rehab Initiative project (17765).

Attachments: Resolution

RESOLUTION NO. 2023-_____

A RESOLUTION ACCEPTING THE BID AND APPROVING THE AWARD OF AN AGREEMENT TO TAMPA BAY MARINE INC. FOR THE CITY OF ST. PETERSBURG PORT FENDER REPLACEMENT PROJECT IN THE AMOUNT OF \$103,762.21; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement and Supply Management Department received one (1) bid for the City of St. Petersburg Port Fender Replacement Project pursuant to IFB No. 8546 dated January 18, 2023; and

WHEREAS, Tampa Bay Marine, Inc. the lowest responsible and responsive bidder, has met the specifications, terms and conditions of IFB No. 8546 dated January 18, 2023; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Enterprise Facilities Department, recommends approval of this award.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the bid is accepted and the award of an agreement to Tampa Bay Marine Inc. for the City of St. Petersburg Port Fender Replacement Project in the amount of \$103,762.21 is hereby approved.

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

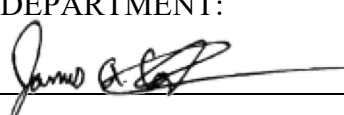
This Resolution shall become effective immediately upon its adoption.


LEGAL:



00668226

DEPARTMENT:



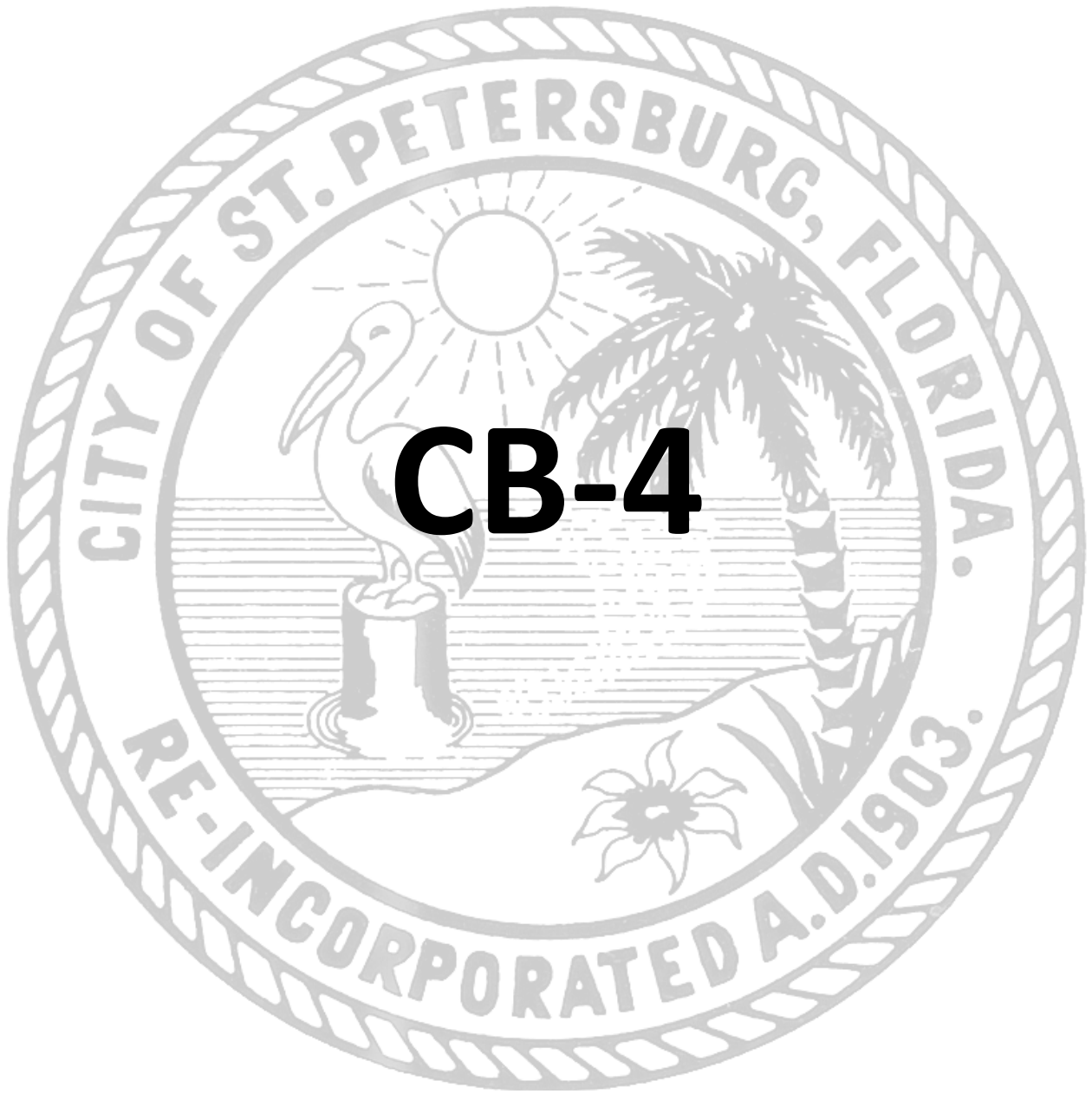
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203826
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Port Fender Replacement, March 23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Port Fender Replacement, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	06-MAR-2023	User Defined
2	Corbett, James Anthony	Corbett, James Anthony	APPROVE	08-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the purchase of one-year licenses, maintenance and support for VMware from Insight Public Sector, Inc. at a total cost of \$84,379.18 and requesting a waiver of Procurement Code 2-211 pursuant to Procurement Code 2-222 to effectuate the purchase; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.

Please scroll down to view the backup material.



CB-4

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Approving the purchase of one-year licenses, maintenance and support for VMware from Insight Public Sector, Inc. at a total cost of \$84,379.18 and requesting a waiver of Procurement Code 2-211 pursuant to Procurement Code 2-222 to effectuate the purchase; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction.

Explanation: The vendor provides support for the VMware platform used by the City for centralized management and operation of the external (DMZ) server, internal server, and virtual desktop infrastructures. Access to technical experts and resources of the VMware platform is essential to support the City's critical business processes since the support encompasses over 400 virtual servers and 950 virtual desktops. Pursuant to City Code Section 2-222, the Procurement and Supply Management Department, in cooperation with the Department of Technology Services, requests a waiver of the Procurement Code, in accordance with City Code 2-211, to purchase the required licenses, maintenance and support, to prevent disruption of the City's use of these services.

The Procurement and Supply Management Department, in cooperation with the Department of Technology Services, recommends for approval:

Insight Public Sector, Inc. (Tempe, AZ).....\$84,379.18

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Technology & Infrastructure Fund (5019), Department of Technology Services, Computer Operations Division (850-2561) and in the Technology Services Fund (5011), Department of Technology Services, Computer Operations Division (850-2561).

Attachments: Resolution

RESOLUTION NO. 2023-_____

A RESOLUTION WAIVING SECTION 2-211 OF THE ST. PETERSBURG CITY CODE SO THE CITY CAN PURCHASE THE REQUIRED LICENSES, MAINTENANCE AND SUPPORT FOR THE CITY'S VM PLATFORM FROM INSIGHT PUBLIC SECTOR, INC. ("INSIGHT") WITHOUT OBTAINING THE REQUIRED QUOTES PURSUANT TO THE CITY'S SMALL PURCHASE PROCEDURES; APPROVING THE PURCHASE OF ONE YEAR OF LICENSES, MAINTENANCE, AND SUPPORT FOR VMWARE FROM INSIGHT FOR THE DEPARTMENT OF TECHNOLOGY SERVICES AT A TOTAL COST OF \$84,379.18; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase one year of licenses, maintenance, and support for VMware from Insight Public Sector, Inc. at a total cost of \$84,379.18; and

WHEREAS, section 211 of the St. Petersburg City Code provides that any procurement for \$100,000 or less may be made in accordance with the City's small purchase procedures; and

WHEREAS, the City's small purchase procedures require that five quotes be requested for any purchases between \$10,000 and \$99,999; and

WHEREAS, section 2-222 of the St. Petersburg City Code provides that City Council may waive any provision of the procurement code (i.e., Chapter 2, Article V, Division 3 of the St. Petersburg City Code) by a resolution receiving at least five (5) affirmative votes; and

WHEREAS, Administration desires to purchase the required one year of licenses, maintenance, and support for VMware from Insight Public Sector, Inc.; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that City Council hereby waives section 2-211 of the St. Petersburg City Code so the City can purchase the required licenses, maintenance and support for the City's VM platform from Insight Public Sector, Inc. ("Insight") without obtaining the required quotes pursuant to the City's small purchase procedures.

BE IT FURTHER RESOLVED that the purchase of one year of licenses, maintenance, and support for VMware from Insight for the Department of Technology Services at a total cost of \$84,379.18 is hereby approved.

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

This Resolution shall become effective immediately upon its adoption.


Legal:



00669449

Department:

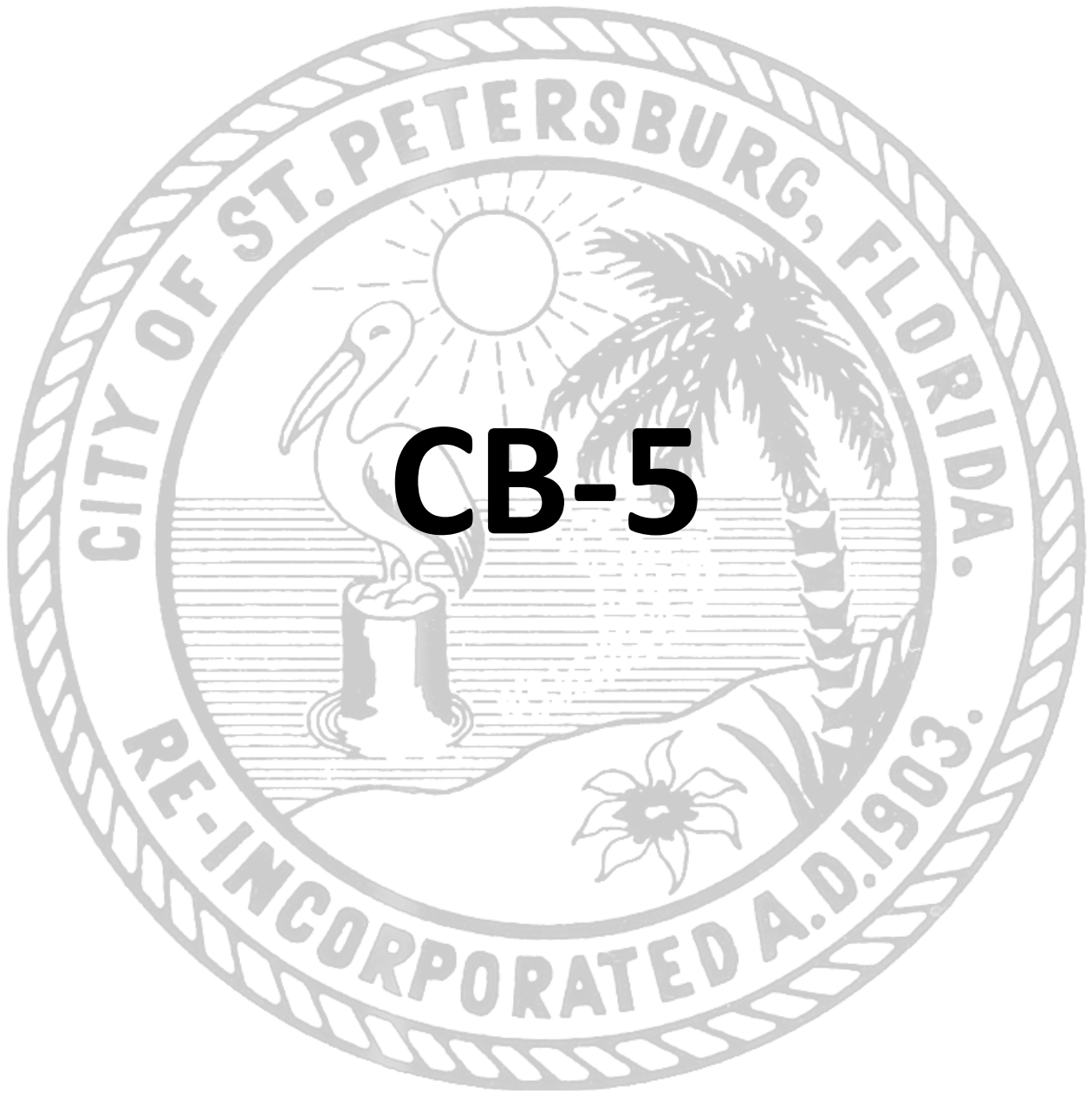


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203818
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	VMWare Maintenance & Support, March 23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for VMWare Maintenance & Support, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	06-MAR-2023	User Defined
2	Greene, Thomas Andrew	Greene, Thomas Andrew	APPROVE	08-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Accepting statements of qualifications from Cross Construction Services Inc., PAW Materials, Inc., and Milburn Southeast, LLC for demolition services for the Codes Compliance, Engineering, and Capital Improvements Departments, for a three-year contract.
Please scroll down to view the backup material.



CB-5

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Accepting statements of qualifications from Cross Construction Services Inc., PAW Materials, Inc., and Milburn Southeast, LLC for demolition services for the Codes Compliance, Engineering, and Capital Improvements Departments, for a three-year contract.

Explanation: On January 5, 2023, City Council approved agreements with Cross Environmental Services Inc. and Johnsons' Excavation & Services, Inc. to provide demolition and removal of structures services for the Codes Compliance, Engineering, and Capital Improvements departments. On December 2, 2022, the City issued a second Request for Qualifications, RFQ 8545: Demolition and Removal of Structures Services, to qualify additional licensed contractors to perform demolition and removal of structures services.

On January 10, 2023, the City received statements of qualifications from:

- | # | <u>Offerors</u> |
|----------|-----------------------------------|
| 1. | Cross Construction Services, Inc. |
| 2. | H&H Fergusons' Contracting, Inc. |
| 3. | Milburn Southeast, LLC |
| 4. | PAW Materials, Inc. |

The statements of qualifications were evaluated by a cross-functional team from Codes Compliance, Parks and Recreation, and Engineering & Capital Improvements. They include:

Adul Yates, Parks Operation Manager
Evan Birk, Engineering Design Manager
Maureen Burke, Building Demolition Coordinator

The statements of qualifications were evaluated based on the following criteria:

<u>Criteria</u>	<u>Weight</u>
Qualifications (staff, licenses, certifications)	40%
Experience (project list and references)	25%
Equipment and Facility	20%
Ability to perform the work	10%
Certified Small Business Enterprise (SBE)	5%

On February 3, 2023, the evaluation committee recommended agreements with three of the respondents.

The Procurement and Supply Management Department, in cooperation with the Codes Compliance Department, recommends for award:

Cross Construction Services, Inc. (Lutz, FL)
Milburn Southeast, LLC (Tampa, FL)
PAW Materials, Inc. (Hudson, FL)

The offerors have met the specifications and requirements of RFQ No. 8545, dated December 2, 2022. The agreement will be effective for three-years from contract execution with two, one-year renewal options.

For projects with an estimated value of less than \$5,000, city departments may select any contractor from the list of qualified licensed contractors to complete the project. For all projects with an estimated value of \$5,000 or more, the City will develop a scope of work and will solicit quotes from the list of qualified licensed contractors. The job will be awarded to the lowest responsive bidder. In an emergency demolition, the criteria for award will be based on price, as well as job site conditions, public safety concerns, and immediate availability.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Sanitation Operating Fund (4021), Codes Compliance Department, Demolition Division (110.1129), and the Public Safety Capital Improvements Fund (3025), various projects

Attachments: Technical Evaluation (2 pages)
Resolution

Technical Evaluation
912-40 Demolition and Removal of Structures Services

Summary Work Statement

The City received four statement of qualifications for RFQ No. 8545, Demolition and Removal of Structures Services. The pre-qualified contractors will provide demolition and removal of structures services on an as-needed basis. The statements of qualifications were received from:

1. Cross Construction Services, Inc.
2. H&H Fergusons' Contracting, Inc.
3. Milburn Southeast, LLC
4. PAW Materials, Inc.

Evaluation Committee

Evaluation of the proposals were conducted by:

Adult Yates, Parks Operation Manager
Maureen Burke, Building Demolition Coordinator
Evan Birk, Engineering Design Manager

Evaluation Criteria

The proposals were evaluated based on the following weighted criteria:

- Qualifications (staff, licenses, certifications)
- Experience (project list and references)
- Equipment and Facility
- Ability to perform the work
- Certified Small Business Enterprise (SBE)

Offerors' Profiles

Below is a profile of the statement of qualifications and a summary of the weighted criteria as reported after the initial independent review.

Cross Construction Services, Inc. is headquartered in Lutz, Florida, and was incorporated in 1996. The firm has been in business for 45 years and has 52 employees both locally and nationally.

Based on the evaluation criteria: The agency has the proper licenses, staff, certifications, experience, financial resources, and necessary equipment to perform the demolition and removal of structures services; the agency is licensed as an asbestos abatement contractor and can perform demolitions with asbestos; the agency is not registered as an SBE with the City of St. Petersburg.

The statement of qualification meets the City's requirements.

H&H Fergusons' Contracting, Inc. was deemed non-responsive due to not meeting the licensing requirements.

The statement of qualification did not meet the City's requirements.

Milburn Southeast, LLC is headquartered in Tampa, Florida. The firm has been in business for nine years and has 220 employees both locally and nationally.

Based on the evaluation criteria: The agency possesses over nine years of experience performing demolition removal services; holds the proper licenses and certifications to perform the scope of work; has equipment and necessary staff to perform the services as required; staff has the extensive background and experience to perform the demolition services; the agency is not registered as an SBE with the City of St. Petersburg.

The statement of qualification meets the City's requirements.

PAW Materials, Inc. is headquartered in Hudson, Florida and was incorporated in 1983. The firm has been in business for five years and has 95 employees both locally and nationally.

Based on the evaluation criteria: The agency possesses 22 years of experience performing demolition services with both residential and commercial projects; holds the proper licenses required to perform the work; owns their fleet of dump trucks and dumpsters along with over 30 pieces of equipment to perform large scale projects; staff possesses the required training and certifications to perform the work; the agency is not registered as an SBE with the City of St. Petersburg.

The statement of qualification meets the City's requirements.

Shortlisting

On January 17, 2023, the statement of qualifications was initially evaluated solely on the evaluation criteria established in the RFQ. Clarification questions were provided to PAW Materials, Inc. and Milburn Southeast, LLC to provide answers to questions related to their statement of qualifications submitted. Clarification questions were not requested from Cross Construction Services, Inc.

Recommendation for Award

On February 3, 2023, the evaluation committee reviewed the clarification answers from both offerors and recommended Cross Construction Services, Inc., Milburn Southeast, LLC, and PAW Materials, Inc. to provide demolition and removal of structure services for the City of St. Petersburg. The agencies meet the requirements of RFQ 8545 and the offerors were determined to be the most advantageous to the City and are qualified contractors to provide these services, taking into consideration the evaluation criteria set forth in the RFQ.

RESOLUTION NO. 2023-_____

A RESOLUTION ACCEPTING THE STATEMENTS OF QUALIFICATIONS IN RESPONSE TO RFQ NO. 8545 FROM CROSS CONSTRUCTION SERVICES INC., PAW MATERIALS, INC., AND MILBURN SOUTHEAST, LLC (COLLECTIVELY “CONTRACTORS”); APPROVING THE AWARD OF THREE-YEAR AGREEMENTS WITH TWO ONE-YEAR RENEWAL OPTIONS TO CONTRACTORS FOR AS-NEEDED DEMOLITION AND REMOVAL SERVICES FOR THE CODES COMPLIANCE AND ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENTS; PROVIDING THAT THE AGREEMENTS AWARDED TO CONTRACTORS TOGETHER WITH THE AGREEMENTS PREVIOUSLY AWARDED TO CROSS ENVIRONMENTAL SERVICES INC. AND JOHNSONS’ EXCAVATION & SERVICES, INC. ON JANUARY 5, 2023, SHALL NOT EXCEED A TOTAL COMBINED AMOUNT OF \$1,035,000 FOR THE INITIAL TERMS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on September 9, 2022, the Procurement & Supply Management Department issued request for qualifications No. 8468 for as-needed demolition and removal services; and

WHEREAS, on October 11, 2022, the Procurement & Supply Management Department received statements of qualifications from Cross Environmental Services Inc. and Johnsons’ Excavation & Services, Inc.; and

WHEREAS, on January 5, 2023, City Council approved an allocation of \$1,035,000 for as-needed demolition and removal services and awarded agreements to Cross Environmental Services Inc. and Johnsons’ Excavation & Services, Inc.; and

WHEREAS, on December 2, 2022, the Procurement & Supply Management Department issued a second request for qualifications, No. 8545 ("RFQ"), to seek additional contractors for as-needed demolition and removal services; and

WHEREAS, on January 10, 2023, the Procurement & Supply Management Department received four (4) statements of qualifications (“SOQs”) in response to the RFQ; and

WHEREAS, on February 3, 2023, a cross-functional team from Codes Compliance, Parks and Recreation, and Engineering & Capital Improvements met to discuss and evaluate the four (4) SOQs received and recommended that Cross Construction Services, Inc., Milburn Southeast, LLC, and PAW Materials, Inc. be awarded agreements; and

WHEREAS, awarded agreements to Cross Construction Services, Inc., Milburn Southeast, LLC, and PAW Materials, Inc. will be funded by the \$1,035,000 allocation that was previously approved by City Council for as-needed demolition and removal services; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Codes Compliance Department, recommends approval of these awards.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the statements of qualifications in response to RFQ No. 8545 from Cross Construction Services, Inc., Milburn Southeast, LLC, and PAW Materials, Inc. (Collectively "Contractors") are hereby accepted.

BE IT FURTHER RESOLVED that the award of three-year agreements with two one-year renewal options to Contractors for as-needed demolition and removal services for the Codes Compliance and Engineering and Capital Improvements Departments is hereby approved.

BE IT FURTHER RESOLVED that the agreements awarded to Contractors together with the agreements previously awarded to Cross Environmental Services Inc. and Johnsons' Excavation & Services, Inc. on January 5, 2023, shall not exceed a total combined amount of \$1,035,000 for the initial terms.

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


This resolution shall become effective immediately upon its adoption.


LEGAL:



00668821

DEPARTMENT:

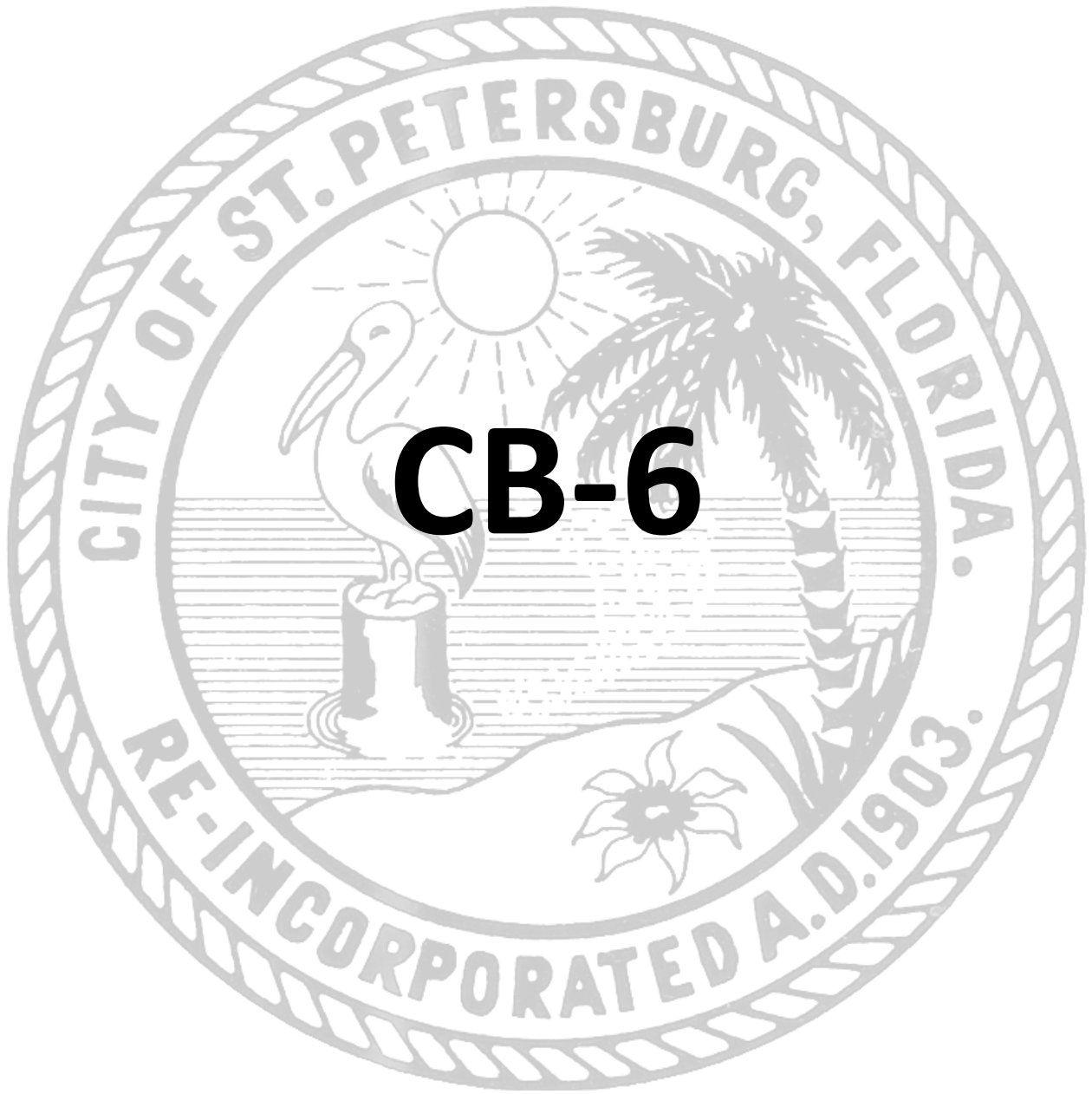


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203805
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Demolition&Removal of Structures, March 23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Demolition & Removal of Structures, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	Stanford, Lance N	Stanford, Lance N	APPROVE	03-MAR-2023	User Defined
2	Foster, Amy E	Foster, Amy E	APPROVE	05-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving a Contract Purchase Agreement with Stantec Consulting Services Inc. for Consulting Services, Rate Study & Financial Feasibility Services, for the Engineering & Capital Improvements Department.
Please scroll down to view the backup material.



CB-6

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023

To: The Honorable Brandi Gabbard, Chair, and Members of City Council

Subject: Approving a Contract Purchase Agreement with Stantec Consulting Services Inc. for Consulting Services, Rate Study & Financial Feasibility Services, for the Engineering & Capital Improvements Department.

Explanation: On November 4, 2022, the City issued a Request for Qualifications, RFQ 8492, for Consulting Services, Rate Study & Financial Feasibility Services. On November 29, 2022, the City received one Statement of Qualifications (SOQ) from the following firm:

1. Stantec Consulting Services Inc.

Evaluations of the SOQ was conducted by the following staff:

Brejesh Prayman, P.E., Engineering and Capital Improvements Director
Angela Miller, Public Works Services Manager
Margaret Wahl, Budget Management Analyst II

The SOQ was evaluated based on the following criteria:

Team background and experience
Staff Availability
Project Approach
Relevant Project Examples
Does the project team include small business enterprise firms
Outreach Plan (SBE/WBE/MBE/DBE)

Stantec Consulting Services Inc. ("Stantec") was invited to make an oral presentation before the evaluation committee.

On January 24, 2023, the evaluation committee considered the oral presentation and interviewed Stantec. Stantec was scored and was recommended for award.

Stantec will provide all labor, materials and equipment to provide utility rate studies for the City's various Enterprise accounts.

Stantec's services under this agreement will be described in task orders. Each task order, after City Council approval and execution, shall become a supplement, to and a part of, the agreement.

The initial term of this Agreement commences on the Execution Date and remains in effect for one year. The Agreement automatically renews for successive one (1) year periods unless either party sends the other a notice of non-renewal at least thirty (30) days prior to the expiration of the then current term; provided, however, that if this Agreement has not previously expired, it will expire at the end of the third renewal term (i.e., four (4) years after the Execution Date).

The Procurement and Supply Management Department, in cooperation with the Engineering & Capital Improvements Department, recommends award to:

1. Stantec Consulting Services Inc.

Stantec Consulting Services Inc. is headquartered in Edmonton, Canada and was incorporated in 1954. They have been in business 69 years.

Cost/Funding/Assessment Information: Funds have been previously appropriated in projects and programs, and user agencies, or will be appropriated at the time a task order is approved by City Council.

Attachments: Technical Evaluation (2 Pages)
Resolution

Technical Evaluation
RFQ 8492: Consulting Services, Rate Study & Financial Feasibility Services

Summary Work Statement

On November 4, 2022, the City issued a Request for Qualifications, RFQ 8492, for Consulting Services, Rate Study & Financial Feasibility Services. No questions had been received by the November 14, 2022 questions deadline. Friendly reminders of the original close date, November 28, 2022, were emailed to the suppliers. The close date was extended to November 29, 2022 in an effort to encourage as many submittals as possible. On November 29, 2022, the City received one Statement of Qualifications (SOQ) for RFQ 8492: Consulting Services, Rate Study & Financial Feasibility Services. The successful offeror will provide Consulting Services, Rate Study & Financial Feasibility Services, for the Engineering & Capital Improvements Department. The SOQ was received from:

1. Stantec Consulting Services Inc.

Evaluation Committee

Evaluation of the SOQ was conducted by:

Brejesh Prayman, P.E., Engineering and Capital Improvements Director
Angela Miller, Public Works Services Manager
Margaret Wahl, Budget Management Analyst II

Evaluation Criteria

The SOQ was evaluated based on the following criteria:

- Team background and experience 30 possible points
- Staff Availability, 25 possible points.
- Project Approach, 20 possible points
- Relevant Project Examples, 25 possible points
- Does the project team include small business enterprise firms, 25 possible points
- Outreach Plan (SBE/WBE/MBE/DBE), 25 possible points

Offerors' Profile

Stantec Consulting Services, Inc. is headquartered in Edmonton, Canada, with a Tampa office. They have been in business for 69 years and employ 17,244 people. The firm has background knowledge gained by previously working with the City. Stantec also has applicable local and national experience. They provided relevant project examples to include, Pinellas County and multiple cities in Florida. Key staff members been with the firm many years. Their team includes one business that is both minority-owned and woman-owned.

Shortlisting and Interviews

On December 5, 2022 the SOQ was evaluated solely on the evaluation criteria established in the RFQ. The evaluation committee scored the firm, selected the firm to be invited for an interview. The aggregate scores for the firm based on a possible total of four hundred fifty points was follows:

Firm	Score
Stantec Consulting Services Inc.	310

Interviews and Recommendation for Award

On January 24, 2023, the evaluation committee heard the presentation and interviewed the firm. The evaluation committee then recommended the firm for award. The firm has met the requirements for RFQ 8492 and is determined to be a qualified firm, taking into consideration their experience of providing these services and the evaluation criteria set forth in the RFQ.

The firms were selected for the following reasons:

- Their years of experience in providing these services
- They provided successful, relevant past and present project examples
- Their proposed use of an MBE/WBE-certified sub-consultant

RESOLUTION NO. 2023-_____

A RESOLUTION ACKNOWLEDGING THE SELECTION OF STANTEC CONSULTING SERVICES INC. (“STANTEC”) AS THE QUALIFIED FIRM TO PROVIDE CONSULTING SERVICES FOR RATE STUDY AND FINANCIAL FEASIBILITY SERVICES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE CITY'S STANDARD FORM PROFESSIONAL SERVICES AGREEMENT FOR AS NEEDED RATE STUDY AND FINANCIAL FEASIBILITY SERVICES WITH SUCH SELECTED FIRM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on November 4, 2022, the Procurement & Supply Management Department issued a request for qualifications ("RFQ") No. 8492 in accordance with the requirements set forth in Florida Statute §287.055 (the Consultant's Competitive Negotiation Act) to engage the most qualified firm(s) to provide Consulting Services for Rate Study and Financial Feasibility Services; and

WHEREAS, on November 29, 2022, the Procurement & Supply Management Department received one (1) statement of qualifications in response to the RFQ; and

WHEREAS, on December 5, 2022, the selection committee (Brejesh Prayman, Angela Miller, and Margaret Wahl) met to discuss the statement of qualifications submitted by Stantec Consulting Services (“Stantec”), and motioned to hear Stantec’s presentation and conduct an interview with Stantec on January 24, 2023; and

WHEREAS, on January 24, 2023 Stantec made its presentation to the selection committee and an interview was conducted; and

WHEREAS, based on Stantec’s presentation, interview and its statement of qualifications submitted, the selection committee deliberated on January 24, 2023 and ranked Stantec as the qualified firm to provide Consulting Services for Rate Study and Financial Feasibility Services; and

WHEREAS, Stantec is required to execute the City's standard form Professional Services Agreement for As Needed Rate Study and Financial Feasibility Services; and

WHEREAS, Stantec has agreed to the terms and conditions set forth in the Professional Services Agreement; and

WHEREAS, from time to time the City will issue task orders to Stantec in order for Stantec to provide professional services in accordance with the Professional Services Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the selection of Stantec Consulting Services Inc. (“Stantec”) as the qualified firm to provide Consulting Services for Rate Study and Financial Feasibility Services is hereby acknowledged.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the City's form professional services agreement for As Needed Rate Study and Financial Feasibility Services with Stantec.


This resolution shall become effective immediately upon its adoption.


LEGAL:



00668590

DEPARTMENT:



 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					203812
Name:	Pocengal, Nicholas W	Request Date:	03-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Rate Study/Financial Feasibility Svcs 3/23 Council
Message:	Submitted for your approval, please find attached Consent Write-up for Consulting Services, Rate Study, Financial Feasibility Services, scheduled to go before City Council on March 23, 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me at extension 3387. Thank you.
Supporting Documentation:	Approval Request.pdf

	Approver	Completed By	Response	Response Date	Type
0	Pocengal, Nicholas W		SUBMITTED	03-MAR-2023	
1	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	03-MAR-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	06-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Authorizing the Mayor, or his designee, to execute a License Agreement with the Tampa Bay Model Boat Association, Inc., a Florida not-for-profit corporation, for the continued use of a designated portion of upland lying on the West side of City-owned Blue Heron Lake ("Lake") situated on the East side of 16th Street North between approximately 105th Avenue North and 109th Avenue North, St. Petersburg, to engage in remote-controlled model boat racing activities on the Lake, for a term of three (3) years, at an aggregate use fee of \$36.00.

Please scroll down to view the backup material.



CB-7

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

SUBJECT: A resolution authorizing the Mayor, or his designee, to execute a License Agreement with the Tampa Bay Model Boat Association, Inc., a Florida not-for-profit corporation, for the continued use of a designated portion of upland lying on the West side of City-owned Blue Heron Lake ("Lake") situated on the East side of 16th Street North between approximately 105th Avenue North and 109th Avenue North, St. Petersburg, to engage in remote-controlled model boat racing activities on the Lake, for a term of three (3) years, at an aggregate use fee of \$36.00; and to execute all documents necessary to effectuate same; and providing an effective date.

EXPLANATION: Real Estate and Property Management received a request from the Tampa Bay Model Boat Association, Inc. ("Licensee") to renew the license agreement with the City of St. Petersburg for another three (3) year term to continue utilizing a portion of designated upland lying on the West side of the Lake situated on the East side of 16th Street North generally between approximately 105th Avenue North and approximately 109th Avenue North, St. Petersburg ("Premises"), to engage in remote-controlled model boat racing activities on the Lake ("Activities"), that the Licensee has utilized since April 2011.

Licensee is a radio-controlled model power boat club sanctioned by the North American Model Power Boat Association and the International Model Boat Association whose purpose is to perpetuate, foster and encourage good sportsmanship, loyalty, and courage in accordance with the high spirit and honorable tradition of the sport of remote-controlled racing of model boats.


The Licensee has executed a License Agreement ("Agreement"), for a term of three (3) years, subject to City Council approval. The License Fee is \$36.00 for the entire term. The Licensee shall maintain the Property at Licensee's sole cost and expense throughout the duration of each Licensee event during the Term and pay for any costs of utilities associated with its use of the Property. Licensee shall have the right to operate concessions for sale of soft drinks, food and/or souvenirs on the Property during its scheduled Activities on the condition that such concessions are operated by Licensee's members and volunteers only.

The Licensee will maintain a commercial general liability insurance policy in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, protecting the City against all claims or demands that may arise or be claimed on account of the Licensee's use of the Property. The Agreement may be terminated without cause by either party with thirty (30) days written notice prior to the date of termination set forth on the notice.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution authorizing the Mayor, or his designee, to execute a License Agreement with the Tampa Bay Model Boat Association, Inc., a Florida not-for-profit corporation, for the continued use of a designated portion of upland lying on the West side of City-owned Blue Heron Lake ("Lake") situated on the East side of 16th Street North between approximately 105th Avenue North and 109th Avenue North, St. Petersburg, to engage in remote-controlled model boat racing activities on the Lake, for a term of three (3) years, at an aggregate use fee of \$36.00; and to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: N/A

ATTACHMENTS: Illustration and Resolution

APPROVALS: Administration:  *AMF*
Budget: N/A

ILLUSTRATION



Resolution No. 2023 - _____

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LICENSE AGREEMENT WITH THE TAMPA BAY MODEL BOAT ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR USE OF A DESIGNATED PORTION OF UPLAND LYING ON THE WEST SIDE OF CITY-OWNED BLUE HERON LAKE ("LAKE") SITUATED ON THE EAST SIDE OF 16TH STREET NORTH BETWEEN APPROXIMATELY 105TH AVENUE NORTH AND 109TH AVENUE NORTH, ST. PETERSBURG, TO ENGAGE IN REMOTE-CONTROLLED MODEL BOAT RACING ACTIVITIES ON THE LAKE, FOR A TERM OF THREE (3) YEARS, AT AN AGGREGATE USE FEE OF \$36.00; AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tampa Bay Model Boat Association, Inc. ("Licensee") desires to continue its use of a portion of designated upland lying on the West side of the Lake situated on the East side of 16th Street North generally between approximately 105th Avenue North and approximately 109th Avenue North, St. Petersburg ("Premises"), to engage in remote-controlled model boat racing activities on the Lake ("Activities"); and

WHEREAS, the proposed License Agreement ("Agreement") will be for a term of three (3) years, for a License Fee of \$36.00 for the entire term, subject to City Council approval; and

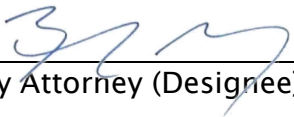
WHEREAS, the Licensee shall maintain the Premises at the Licensee's sole cost and expense throughout the duration of each Licensee event during the Term and pay for any costs of utilities associated with its use of the Property; and

WHEREAS, the Licensee shall have the right to operate concessions for sale of soft drinks, food and/or souvenirs on the Premises during its scheduled Activities on the condition that such concessions are operated by Licensee's members and volunteers only; and

NOW THEREFORE, BE IT RESOLVED BY the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to execute a License Agreement with the Tampa Bay Model Boat Association, Inc., a Florida not-for-profit corporation, for use of a designated portion of upland lying on the West side of City-owned Blue Heron Lake ("Lake") situated on the East side of 16th Street North between approximately 105th Avenue North and 109th Avenue North, St. Petersburg, to engage in remote-controlled model boat racing activities on the Lake, for a term of three (3) years, at an aggregate use fee of \$36.00; and to execute all documents necessary to effectuate same.

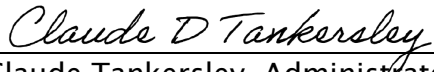
This Resolution shall become effective immediately upon its adoption.

Legal:



City Attorney (Designee)

Public Works Administration:



Claude Tankersley, Administrator

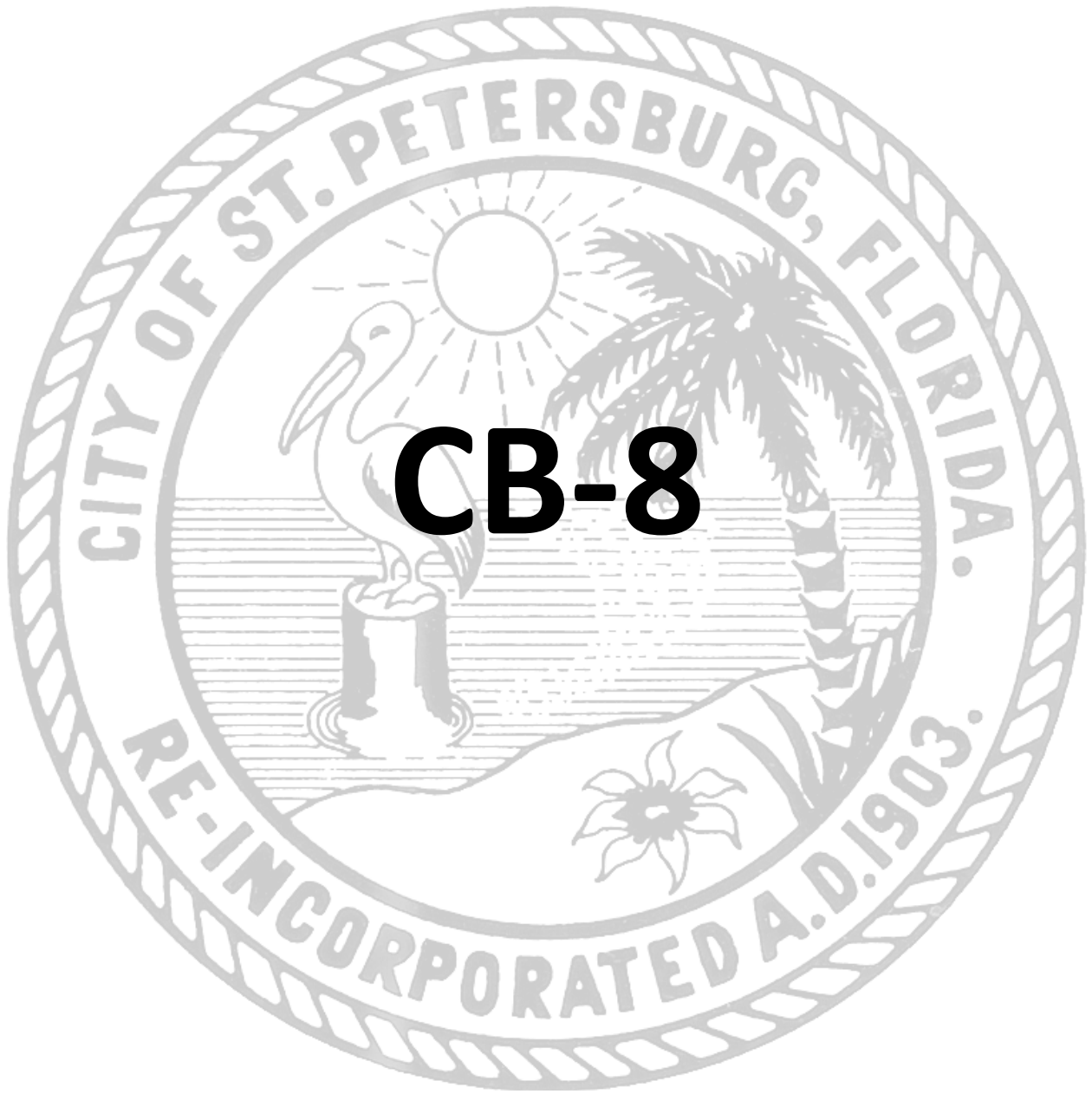
Real Estate & Property Management:



Aaron Fisch, Interim Director

00668605

The following page(s) contain the backup material for Agenda Item: Approving a resolution authorizing the Mayor or his designee to accept a grant in the amount of \$3,510 from FitLot, Inc. to support fitness programming at the AARP sponsored outdoor fitness park located at Booker Creek Park; to execute all documents to effectuate this transaction; approving a supplemental appropriation in the amount of \$3,510 from the increase in the unappropriated balance of the General Fund (0001), resulting from the additional grant revenues, to the Parks and Recreation Department, Healthy St. Pete Division (190-1587), FitLot FY23 Project (TBD); and providing an effective date. Please scroll down to view the backup material.



CB-8

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 23, 2023

TO: City Council Chair & Members of City Council

SUBJECT:

Approving a resolution authorizing the Mayor or his designee to accept a grant in the amount of \$3,510 from FitLot, Inc. to support fitness programming at the AARP sponsored outdoor fitness park located at Booker Creek Park; to execute all documents to effectuate this transaction; approving a supplemental appropriation in the amount of \$3,510 from the increase in the unappropriated balance of the General Fund (0001), resulting from the additional grant revenues, to the Parks and Recreation Department, Healthy St. Pete Division (190-1587), FitLot FY23 Project (TBD); and providing an effective date.

EXPLANATION:

The mission of Healthy St. Pete, a division of the Parks and Recreation Department, is to build a culture of health in the city by making the healthy choice the easy choice through a collaborative community effort. The activation of programming at the AARP FitLot Fitness Park will increase access to no-cost physical fitness opportunities for residents, promote healthy behaviors, and work to encourage positive health outcomes for residents.

COST/FUNDING/ASSESSMENT INFORMATION:

Revenues of \$3,510 will be received from FitLot, Inc. and deposited into the General Fund (0001). Funds will be available after the approval of a supplemental appropriation in the amount of \$3,510 from the increase in the unappropriated balance of the General Fund (0001), resulting from the additional grant revenues, to the Parks and Recreation Department, Healthy St. Pete Division (190-1587), FitLot FY23 Project (TBD).

ATTACHMENTS: Resolution

APPROVALS:

Administrative:  _____

Budget: Lance Stanford _____

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT A GRANT IN THE AMOUNT OF \$3,510 FROM FITLOT, INC. TO SUPPORT FITNESS PROGRAMMING AT THE AARP SPONSORED OUTDOOR FITNESS PARK LOCATED AT BOOKER CREEK PARK AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$3,510 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND (0001), RESULTING FROM THE ADDITIONAL GRANT REVENUES, TO THE PARKS AND RECREATION DEPARTMENT, HEALTHY ST. PETE DIVISION (190-1587), FITLOT FY23 PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Healthy St. Pete, a community engagement and empowerment initiative, encourages a culture of health via the implementation of diverse strategies that positively impact the many factors that affect health and well-being; and

WHEREAS, policies implemented by the City of St. Petersburg (“City”) outside of the traditional health sector significantly affect the social determinants of health, including policies related to urban redevelopment, food access, housing, transportation, public safety, education, sustainability, climate change, parks, air and water quality, criminal justice, and economic development; and

WHEREAS, FitLot Inc. (“FitLot”) has awarded the City a grant in the amount of \$3,510 to support fitness programming at the AARP sponsored outdoor fitness park located at Booker Creek Park; and

WHEREAS, programming at the AARP sponsored outdoor fitness park is consistent with the City’s sustainability vision and mission statement and supports the long-term goals of the Healthy St. Pete initiative and the AARP Age-Friendly Communities initiative.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor or his designee is authorized to accept a grant in the amount of \$3,510 from FitLot to support fitness programming at the AARP sponsored outdoor fitness park located at Booker Creek Park and to execute all documents necessary to effectuate this transaction.

BE IT FURTHER RESOLVED, that there is hereby approved from the increase in the unappropriated balance of the General Fund (0001), resulting from the additional grant revenues, the following supplemental appropriation for FY23:

General Fund

Parks and Recreation Department, Healthy St. Pete
Division (190-1587), FitLot FY23 Project (TBD)

\$3,510

This Resolution shall take effect immediately upon its adoption.

LEGAL:



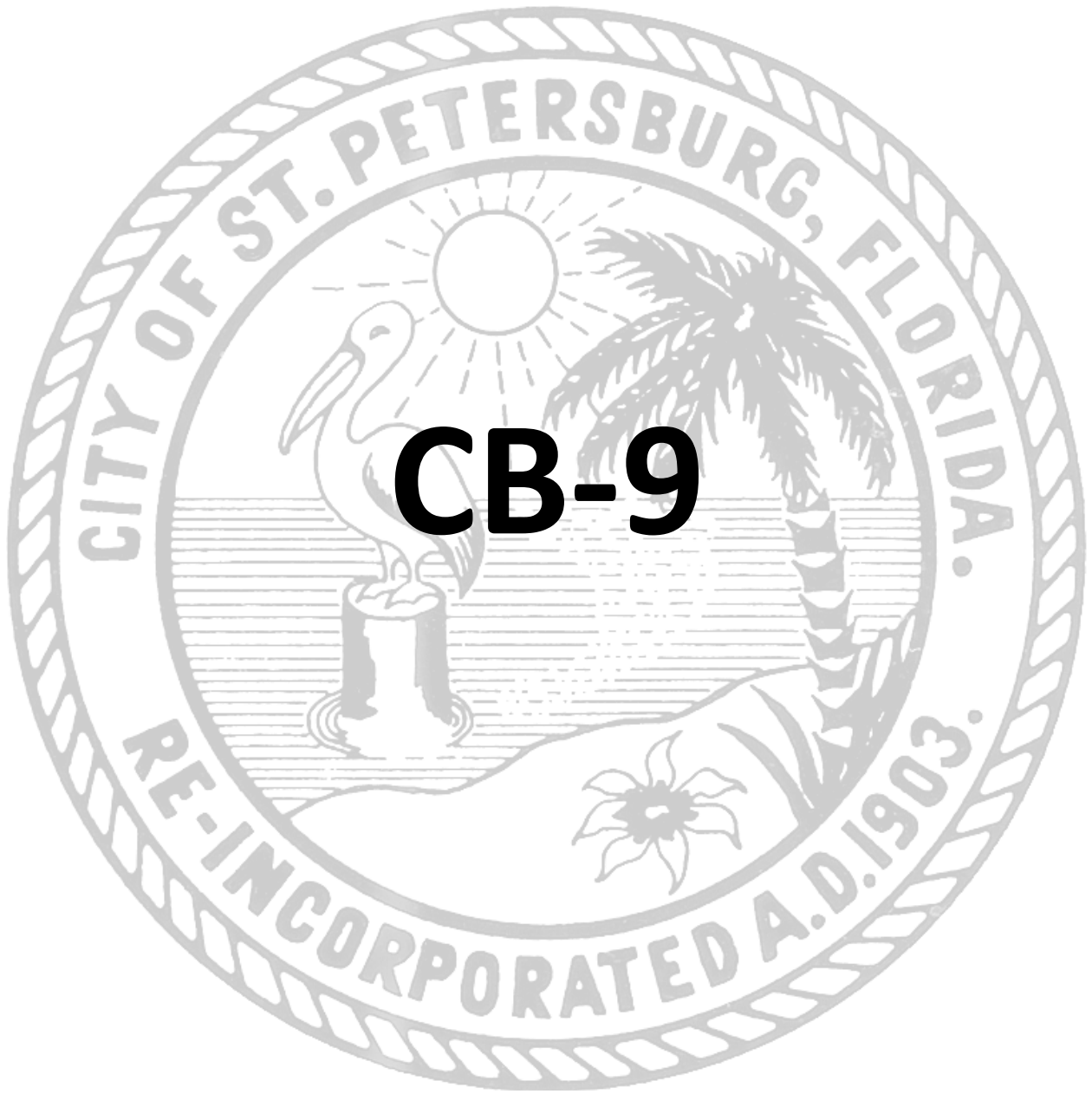
00667123

DEPARTMENT:

BUDGET:



The following page(s) contain the backup material for Agenda Item: Dissolution of Co-Sponsored Events Committee
Please scroll down to view the backup material.





CB-9

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 23, 2023

TO: City Council Chair and Members of City Council

FROM: Michael Jefferis, Leisure Services Administrator, 
Lynn Gordon, Parks and Recreation Manager 

SUBJECT: Dissolution of Co-Sponsored Events Committee

EXPLANATION:

At the January 19, 2023 Co-Sponsored Events Committee meeting, Council Member Lisset Hanewicz initiated a discussion to dissolve the Co-Sponsored Events Committee. Council Member Hanewicz proposed this action in an effort to introduce a more efficient process for consideration of co-sponsored events applications by the full City Council. The process will have all applications reviewed by the Co-Sponsored Events Coordinator (a designee in the Parks and Recreation Department) prior to being forwarded to City Council for approval on the consent agenda, or if requested by a council member, the applications will be placed on the agenda for a report/discussion item. The Co-Sponsored Events Committee unanimously voted to refer the discussion of dissolving the committee to the full City Council. At the February 2, 2023 City Council meeting, the City Council voted to dissolve the Co-Sponsored Events Committee. A resolution is needed to formally dissolve the committee and a separate resolution is needed to amend the process for City Council to approve co-sponsored events.

COST/FUNDING/ASSESSMENT INFORMATION:

There is no financial impact to the City for the dissolution of the Co-Sponsored Events Committee.

RECOMMENDATION:

Staff recommends that City Council approves the two resolutions dissolving the Co-Sponsored Events Committee and revising the process for approval of events by City Council.

ATTACHMENTS:

Resolutions (2)

RESOLUTION NO. 2023-__

A RESOLUTION DISSOLVING THE CO-SPONSORED AND SPECIAL EVENTS COMMITTEE; AMENDING THE CITY COUNCIL POLICY AND PROCEDURES MANUAL TO REMOVE REFERENCES TO THE CO-SPONSORED AND SPECIAL EVENTS COMMITTEE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Co-Sponsored and Special Events Committee (“Committee”) is a committee comprised of City Council members that was established to review applications for co-sponsorship by the City of various organizations desiring to put on recreation and leisure events in the City; and

WHEREAS, all applications for co-sponsorship are first reviewed by Administration, with certain applications then being provided to the Committee for further review; and

WHEREAS, the recommendations of the Committee and Administration to approve each application for co-sponsorship are subject to review and approval by City Council; and

WHEREAS, City Council has determined that the Committee’s review of applications for co-sponsorship is no longer necessary because the review by Administration and City Council affords sufficient review; and

WHEREAS, City Council desires to dissolve the Committee; and

WHEREAS, the City Council Policy and Procedures Manual (“Manual”) contains policies and procedures related to the Committee that will no longer be necessary upon the dissolution of the Committee; and

WHEREAS, the Manual provides that City Council has the authority to amend or modify the policies and procedures established in the Manual by resolution unless any particular policy or procedure is required by law or the City Charter; and

WHEREAS, City Council desires to amend the Manual to remove all references to the Committee.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Co-Sponsored and Special Events Committee is hereby dissolved.

BE IT FURTHER RESOLVED that the following amendments to the City Council Policy and Procedures Manual are hereby approved:

1. Chapter Seven (Council Committees), section I.A, is amended to remove section I.1.A.5 (Co-sponsored and Special Events) and renumber the subsequent subsections accordingly.
2. Chapter Nineteen (City Television), section II, is amended to remove the reference to “Co-Sponsored Events Committee meetings.”
3. Appendix F (Cosponsorship Guidelines Resolutions) is removed from the Manual, and the subsequent appendices are renumbered accordingly.

This Resolution shall become effective immediately upon its adoption.

Approvals:

LEGAL:

DEPARTMENT:


00666687

Resolution No. 2023-_____

A RESOLUTION SUPERSEDING RESOLUTION NO. 2022-261; SETTING FORTH THE POLICY AND PROCEDURES FOR CITY CO-SPONSORSHIP OF RECREATION AND LEISURE EVENTS FOR THE CITY OF ST. PETERSBURG; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Council finds that it is in the City's interests to promote recreation and leisure activities within the City; and

WHEREAS, the City can efficiently ensure that such activities occur through the granting of co-sponsorship to various organizations desiring to put on recreation and leisure events within the City; and

WHEREAS, City Council has passed a number of resolutions over the years establishing and revising the policy and procedures for City co-sponsorship of recreation events; and

WHEREAS, on May 19, 2022, City Council passed Resolution 2022-261 setting forth a revised policy and procedures in one comprehensive resolution that, among other things, identified the role of the Co-Sponsored Events Committee ("Committee") in reviewing applications for co-sponsorship; and

WHEREAS, City Council has dissolved that Committee and now desires to update its policy and procedures for City co-sponsorship of recreation and leisure events accordingly.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the policy and procedures for City co-sponsorship of recreation and leisure events for the City of St. Petersburg are as follows:

1. **Application.**

- A. Timing: All requests for the City to co-sponsor an event must be submitted annually to the City's Co-Sponsored Events Coordinator (hereinafter, "Coordinator") no fewer than six months prior to the first date of the event. Late applications are subject to a nonrefundable waiver fee of \$1,200 or rejection of the application. An applicant may request a waiver of the six-month requirement and/or an exception to the waiver fee by submitting a request for a waiver and/or exception at the time of submission of its application for co-sponsorship. An exception to the waiver fee is at the discretion of the Coordinator upon review of the request; provided, however, that an applicant that has previously been excused from paying the waiver fee in the last five years may not be excused from paying the waiver fee in the subsequent five years. If the waiver of the six-month requirement is approved but the request for an exception to the waiver fee is denied, the waiver fee will be due

within fifteen days after the denial of the request for an exception. This waiver fee is in addition to any other required fees due at the time of application.

- B. Information and Documentation: Each applicant must provide the following information and documentation to request the City's co-sponsorship of an event:
- (i) Application form completed by the applicant utilizing the form provided by the City;
 - (ii) Copy of the applicant's plan to provide access to disabled persons who attend the event;
 - (iii) Copy of the applicant's plan to interface with surrounding neighborhood associations, where applicable to the event site, to ensure minimal event impact;
 - (iv) Copy of a current charitable solicitation license if required under section 496.405, Florida Statutes, if the event will be soliciting funds for charitable purposes;
 - (v) Proof of active corporate status with the Florida Department of State Division of Corporations;
 - (vi) Proof of exemption from federal income tax (26 U.S.C. § 501(c)(3) or similar federal tax provision) for a period of one year prior to the application submission for each non-profit or not-for-profit organization;
 - (vii) Complete financial statement of the applicant's event approved in the immediately preceding fiscal year, if the applicant has been approved for co-sponsorship in the immediately preceding fiscal year; and
 - (viii) Any other information requested by the City for evaluation purposes.

2. **Event Criteria.** Each event must meet the following criteria:

- A. Proceeds: The proceeds from the event must go to a non-profit or not-for-profit organization that provides benefits primarily to residents of St. Petersburg or Pinellas County.
- B. Location: The event must be open to all people and must be held within the City limits.
- C. Non-Discrimination: The event and the applicant must not discriminate against attendees on the basis of race, color, sex, gender, sexual orientation, national origin, marital status, age, disability, religion, genetic information, or other protected

category. Any entity that is found to have violated this provision may be ineligible for further consideration for co-sponsorship. However, nothing herein may be interpreted to in any way preclude or restrict any applicant from engaging in lawful public issue speech.

- D. Nature of Event: The event must provide entertainment, art, or fitness, enhancing the quality of life in the St. Petersburg community.
- E. Accessibility: The event must provide for meaningful access to persons with disabilities.

3. **Applicant Eligibility Criteria.** Each applicant must meet the following criteria:

- A. Ability: Demonstrated ability to organize public events.
- B. Financial Capability: Demonstrated capability to meet the financial obligations incurred by the event. Any organization that owes money to the City will be ineligible for consideration for co-sponsorship; provided, however, that an application for co-sponsorship from an applicant that owes the City money may be approved if the applicant has entered into a payment agreement with the City that will result in the unpaid balance being paid in full at least ninety days prior to the scheduled event. The Coordinator may cancel the event if timely payment is not made.
- C. Pre-Payment: An applicant that has not produced a co-sponsored event in the last three years shall pre-pay the City the estimated costs for City services no later than fifteen business days in advance of the scheduled event. The Coordinator may cancel the event if timely payment is not made.
- D. Entity Type: Each applicant must fit into one of the following categories:
 - (i) Non-Profit or Not-for-Profit Organization. The applicant has been a non-profit or not-for-profit organization exempt from federal income tax (26 U.S.C. § 501(c)(3) or similar federal tax provision) for a period of one year prior to the date of application for co-sponsorship; or
 - (ii) For-Profit Entity. The applicant partners with an entity that has been a non-profit or not-for-profit corporation, exempt from federal income tax (26 U.S.C. § 501(c)(3) or similar federal tax provision) for a period of one year prior to the date of the applicant's application for co-sponsorship. Proof of partnership with a non-profit or not-for-profit organization must be provided to the City no later than forty-five days prior to the first day of the event; or
 - (iii) Government Entity. The applicant is a government entity.

4. **Basis of Decision.** The decision as to whether an event or program will be co-sponsored by the City of St. Petersburg may not be based on any ideological, religious, political, or other viewpoint of the applicant.
5. **City Co-Sponsorship of Events.**
 - A. Access: Each applicant approved for co-sponsorship will have access to the following:
 - (i) City services for the event, such as parks & recreation event staff support, police, fire, sanitation, etc., subject to repayment of all costs incurred by the City for such services;
 - (ii) Rental of certain City-owned equipment for the event, subject to availability and subject to payment of applicable rental fees;
 - (iii) Permission to fundraise at the event; and
 - (iv) Permission to serve alcohol at the event, subject to meeting all applicable requirements, including obtaining required insurance and permits.
 - B. City Support: In addition, the City may, in its sole and absolute discretion, also provide additional support to certain events approved for co-sponsorship, including but not limited to:
 - (i) Posting the event on the City's calendar;
 - (ii) Permission to use the City logo on marketing or other event materials;
 - (iii) Waiver of parking fees for any parking spaces required to be closed for the event; or
 - (iv) Posting or sharing printed materials about the event at City facilities.
6. **Application Review.** The Coordinator, after review of applications, will have the applications placed directly on the City Council agenda. If City Council approves an application, it will be implemented by the appropriate department or division. If City Council does not approve an application, the Coordinator will advise the applicant of the denial.
7. **Copy of this Resolution to be Provided.** A copy of this Resolution should be provided, either in printed or electronic form, to all organizations that inquire about or apply for co-sponsorship with the City. However, failure of the City to provide a copy of the Resolution does not excuse an organization's obligations to know and follow the provisions and requirements set forth in this Resolution.

BE IT FURTHER RESOLVED that Resolution No. 2022-261 is hereby superseded by this Resolution.

This Resolution shall become effective immediately after its adoption.

LEGAL:

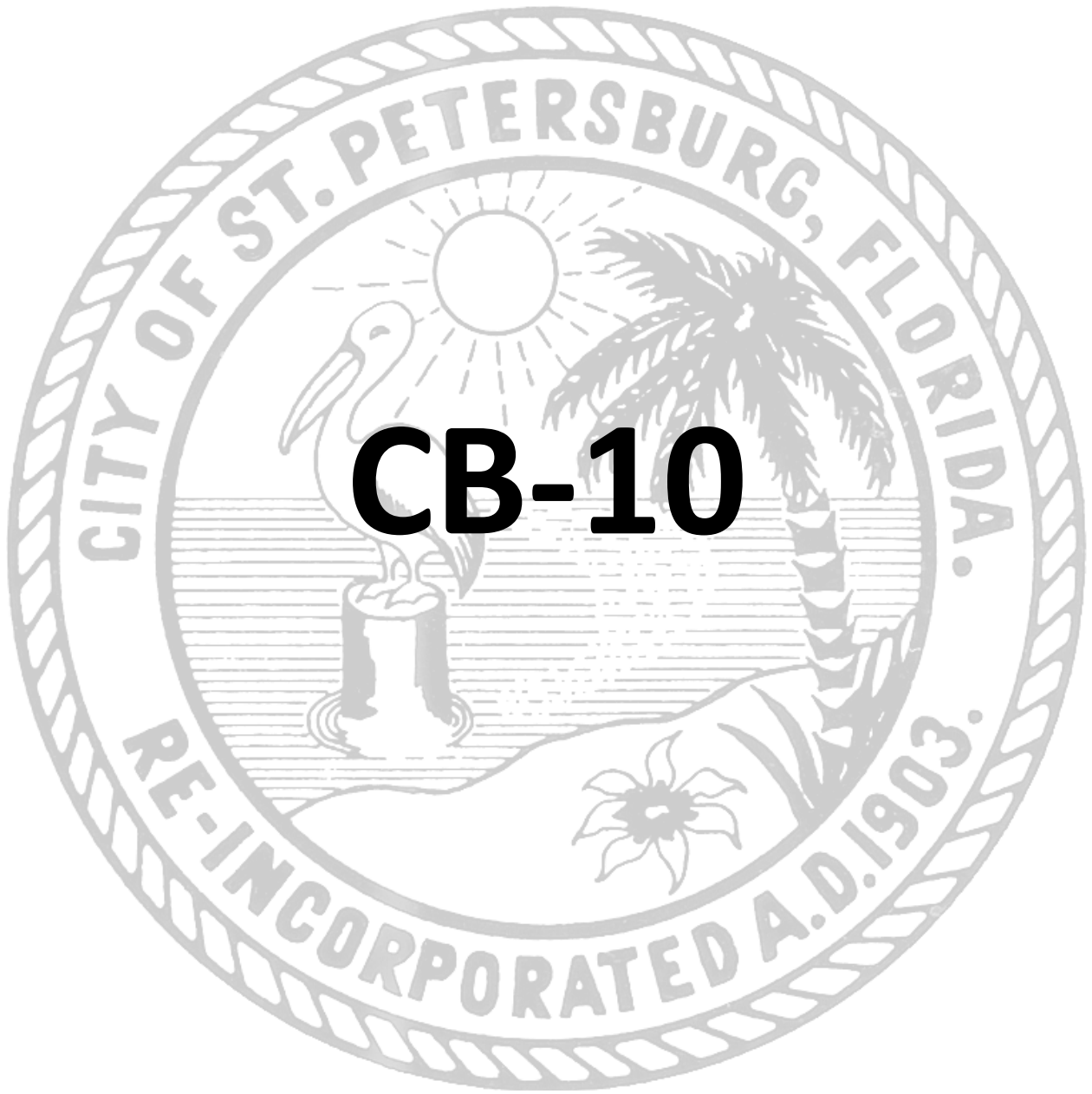


00668274

DEPARTMENT:

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Amendment No. 2 to Task Order No. 16-05-GS/W(C) (“Task Order”), as amended, to the architect/engineering agreement dated December 13, 2016, between the City of St. Petersburg, Florida and Grissom Smith, LLC. (“A/E”) for A/E to provide limited construction administration services related to the Lift Station No. 3, 9, and 60 Rehabilitation Project in an amount not to exceed \$74,442.00; providing that the total Task Order, as amended, shall not exceed \$232,165.28 (ECID Project No. 19054-111; Oracle No. 16909); and providing an effective date.

Please scroll down to view the backup material.



CB-10

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Amendment No. 2 to Task Order No. 16-05-GS/W(C) (“Task Order”), as amended, to the architect/engineering agreement dated December 13, 2016, between the City of St. Petersburg, Florida and Grissom Smith, LLC. (“A/E”) for A/E to provide limited construction administration services related to the Lift Station No. 3, 9, and 60 Rehabilitation Project in an amount not to exceed \$74,442.00; providing that the total Task Order, as amended, shall not exceed \$232,165.28 (ECID Project No. 19054-111; Oracle No. 16909); and providing an effective date.

EXPLANATION: On May 13, 2016, the City of St Petersburg, Florida (“City”) and Grissom Smith, LLC. (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for potable water, wastewater and reclaimed water projects.

The City plans to rehabilitate the following Lift Stations:

- Lift Station Number 3 at 2801 Bayside Dr. S. St. Petersburg, FL 33705
- Lift Station Number 9 at 2801 Bayside Dr. S. St. Petersburg, FL 33705
- Lift Station Number 60 at 3851 54th Ave. S. St. Petersburg, FL 33711

The project anticipates replacement of existing pumps, valves, piping, and controls as well as refurbishment of existing wet-well structures. In addition, electrical equipment instrumentation and controls will be elevated above the Base Flood Level (BFE) as established by FEMA and the City for each site, except for electrical equipment intended to be submerged, such as submersible pumps.

The rehabilitation of the lift stations is part of the City ongoing maintenance and upgrades of wastewater collection systems.

On February 27, 2019, the City issued Task Order No. 16-05-GS/W in the amount of \$20,698.04 which provided professional engineering services including but not limited to project site visit, development of probable cost, and final report. This Task Order included an Allowance in the amount of \$2,500.

On October 17, 2019, City Council approved Amendment No. 1 to Task Order No. 16-05-GS/W in the amount of \$137,025.24 to provide engineering services including but not limited to engineer’s opinion of probable cost report, preliminary design, final design, and bidding phase services. This Task Order Amendment included an additional Allowance in the amount of \$12,500.

Amendment No. 2 to Task Order No. 16-05-GS/W(C) in the amount of \$74,442.00 shall provide professional engineering services included but not limited to pre-construction meeting, submittal reviews, request for information reviews, site visit, and record drawings and certifications to the Lift Station No. 3, 9, and 60 Rehabilitation Project.

Task Order No. 16-05-GS/W, Amendment No. 1, and Amendment No. 2 include the following phases and associated not to exceed costs respectively:

		Approved	Authorized
Task Order	Initial Meeting Services	\$ 3,536.88	\$ 3,536.88
	Development of Probable Cost	\$ 7,905.94	\$ 7,905.94
	Engineer’s Opinion of Potable Cost Report Allowance	\$ 6,755.22	\$ 6,755.22
		\$ 2,500.00	
Amendment No. 1	Preliminary Design	\$ 57,907.40	\$ 57,907.40
	Final Design	\$ 59,107.60	\$ 59,107.60
	Bid Phase Services	\$ 7,510.24	\$ 7,510.24
	Allowance	\$ 12,500.00	
Amendment No. 2	Limited Construction Administration Services	\$ 74,442.00	
	Subtotal	\$ 232,165.28	\$ 142,723.28

Contractor costs for the improvements will be provided to Council for approval as a separate Agreement.

RECOMMENDATION: Administration recommends authorizing Mayor or his designee to execute Amendment No. 2 to Task Order No. 16-05-GS/W(C) (“Task Order”), as amended, to the architect/engineering agreement dated December 13, 2016, between the City of St. Petersburg, Florida and Grissom Smith, LLC. (“A/E”) for A/E to provide limited construction administration services related to the Lift Station No. 3, 9, and 60 Rehabilitation Project in an amount not to exceed \$74,442.00; providing that the total Task Order, as amended, shall not exceed \$232,165.28 (ECID Project No. 19054-111; Oracle No. 16909); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003) LST# 3, 9, 60 Rehab/Replace FY19 Project (16909).

ATTACHMENTS: Resolution
 Amendment No. 2 to Task Order No.16-05-GS/W(C)
 Map

RESOLUTION 2023-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AMENDMENT NO. 2 TO TASK ORDER NO. 16-05-GS/W(C) (“TASK ORDER”), AS AMENDED, TO THE ARCHITECT/ENGINEERING AGREEMENT DATED DECEMBER 13, 2016, AS AMENDED, BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND GRISSOM SMITH, LLC. (“A/E”) FOR A/E TO PROVIDE LIMITED CONSTRUCTION ADMINISTRATION SERVICES RELATED TO THE LIFT STATION NO. 3, 9, AND 60 REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$74,442.00; PROVIDING THAT THE TOTAL TASK ORDER, AS AMENDED, SHALL NOT EXCEED \$232,165.28 (ECID PROJECT NO. 19054-111; ORACLE NO. 16909); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St Petersburg, Florida (“City”) and Grissom Smith, LLC. (“A/E”) executed an architect/engineering agreement on May 13, 2016 for A/E to provide professional services for miscellaneous Potable Water, Wastewater and Reclaimed Water Projects; and

WHEREAS, the architect/engineering agreement dated May 13, 2016 has been previously amended; and

WHEREAS, on February 27, 2019, Administration approved Task Order No. 16-05-GS/W (“Task Order”) for A/E to provide initial meetings including a site visit, development of probable cost, and final report setting forth the Engineer’s opinion of potable cost related to the Lift Station No. 3, 9, and 60 Rehabilitation Project (“Project”) in an amount not to exceed \$20,698.04, which amount included a \$2,500 allowance; and

WHEREAS, on October 17, 2019, City Council approved Amendment No. 1 to the Task Order for A/E to provide preliminary design, final design, and bidding phase services for the Project in an amount not to exceed \$137,025.24, which amount included a \$12,500 allowance; and

WHEREAS, Administration desires to issue Amendment No. 2 to the Task Order, as amended, for A/E to provide limited construction administration services to include (i) a pre-construction meeting, (ii) submittal reviews, (iii) request for information reviews, (iv) site visits, and (v) delivery of record drawings and certifications related to the Lift Station No. 3, 9, and 60 Rehabilitation Project in an amount not to exceed \$74,442.00.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Amendment

No. 2 to Task Order No. 16-05-GS/W(C) (“Task Order”), as amended, to the architect/engineering agreement dated December 13, 2016, as amended, between the City of St. Petersburg, Florida and Grissom Smith, LLC. (“A/E”) for A/E to provide limited construction administration services related to the Lift Station No. 3, 9, and 60 Rehabilitation Project in an amount not to exceed \$74,442.00.

BE IT FURTHER RESOLVED that the total Task Order, as amended, shall not exceed \$232,165.28.

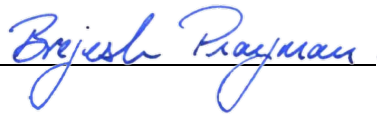
This resolution shall become effective immediately upon its adoption.

LEGAL:



00668655

DEPARTMENT:



MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: March 23, 2023

TO: The Honorable Brandi Gabbard, Chair, and City Councilmembers

FROM: Brejesh Prayman, P.E., Director
Engineering & Capital Improvements Department

RE: Consultant Selection Information
Firm: Grissom Smith, LLC
Amendment No. 2 to Task Order No. 16-05-GS/W(C) in the amount of \$74,442.00

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves technical memorandum, design, bidding, and construction services.

Grissom Smith has previously satisfactorily completed similar pump station work and has significant experience in lift station projects.

This is the second Amendment to the fifth Task Order issued under the 2016 Master Agreement.

2. Transaction Report listing current work – See Attachment A

ATTACHMENT A

Transaction Report for

Grissom Smith, LLC

Miscellaneous Professional Services for Potable Water, Wastewater and Reclaimed Water Projects

A/E Agreement Effective - December 13, 2016

A/E Agreement Expiration - June 4, 2021

Task Order No.	Project No.	Project Title	NTP Issued	Authorized Amount
01	17075-111	NEWRF Aeration Blower Replacement	03/30/17	60,267.00
		Amendment No. 1 - Additional Design, Permitting and Services during Construction	08/11/17	51,581.00
02	18045-111	NEWRF Intermediate Pump Station Bypass to Filtration Basins Phase I - Basis of Design Report	12/01/17	32,198.00
03	18112-111	Washinton Terrace Tanks 1 and 4, Water Tank Painting and Repairs FY2018	06/14/18	18,215.72
		Amendment No. 1 - Addl Services Tasks 1 & 2	02/23/21	3,675.30
		Revision No. 1 - Construction Addl Services	01/03/22	19,540.64
		Amendment No. 2	03/25/22	3,130.80
04	18125-111	NEWRF - Fire Hydrant Improvements	08/09/18	25,212.16
		Revision No. 1 - Task 4.0 and 5.0	10/16/18	8,987.99
		Amendment No. 1 - Tasks 6.0 and 7.0	12/10/19	20,168.00
05	19054-111	Lift Station No. 3, 9, 60 - Rehabilitation - Construction/Design	02/27/19	18,198.04
		Amendment No. 1 - Task 4 to 6	10/24/19	124,525.24
		Amendment No. 2	Pending	
			Total:	385,699.89

AMENDMENT NO. 2 TO TASK ORDER NO. 16-05-GS/W(C)
LIFT STATION NOS. 3, 9, AND 60 REHABILITATION POTABLE WATER, WASTEWATER AND
RECLAIMED WATER PROJECTS
CITY PROJECT NO. 19054-111

This Amendment No. 2 to Task Order No. 16-05-GS/W(C), as amended, is made and entered into this _____ day of _____, 2023, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER PROJECTS dated December 13, 2016 ("Agreement"), as amended, between Grissom Smith, LLC ("A/E"), and the City of St. Petersburg, Florida ("City"), and upon execution shall become a part of the Agreement.

I. DESCRIPTION OF PROJECT

As part of the City's ongoing maintenance of its wastewater collection systems, this project is to design the rehabilitation of Lift Stations 3, 9, and 60. Rehabilitation includes refurbishment and/or replacement, as necessary, of existing pumps, valves, piping, structures, and controls. In addition, electrical equipment, instrumentation, and controls will be elevated above the Base Flood Elevation (BFE) as established by FEMA and the City, except for electrical equipment intended to be submerged, such as submersible pumps.

Under the initial Task Order, the A/E provided engineering services necessary to provide the City with an Engineer's opinion of probable construction and design costs for the overall Lift Station Nos. 3, 9, and 60 Rehabilitation Project. The initial Task Order included the following tasks:

- Task 1.0 – Initial Meeting & Services,
- Task 2.0 – Development of Probable Costs, and
- Task 3.0 – Engineer's Opinion of Probable Cost Report.

Amendment No. 1 to the Task Order provided engineering services necessary to prepare the preliminary and final designs for the rehabilitation and upgrade of the three lift stations in accordance with the scope of services described in Amendment No. 1. The Amendment No. 1 included the following tasks:

- Task 4.0 – Preliminary Design,
- Task 5.0 – Final Design, and
- Task 6.0 – Bid Phase Services.

The City is requesting the A/E to provide engineering services during construction necessary to enable the A/E to certify to the regulatory agencies that the construction met design intent. Under Amendment No. 2 to the Task Order, the A/E will perform limited engineering services during construction for certification, make the necessary regulatory certifications, and closeout requirements as further described below in the Scope of Services.

II. SCOPE OF SERVICES

Task 7.0 – Limited Construction Administration Services

A/E will provide engineering services during construction which will include attendance at a pre-construction meeting, construction observation site visits, water main testing observation, limited technical engineering support including review of equipment submittals, review and response to requests for information (RFIs), review and comment on any submitted substitutions, review and comment regarding any pay requests, review of field markups, preparation of final record drawings (plans only), and miscellaneous engineering support, as requested by the City.

7.1 Pre-Construction Meeting: A/E will attend a pre-construction conference and pre-construction site visits at each of the three lift stations.

7.2 Submittal Reviews: A/E will review and provide comments to equipment submittals for all three lift stations. A/E anticipates approximately 20 submittals per lift station for a total of 60 submittal reviews. The budget for this Task 7.2 anticipates up to one re-submittal of any given submittal. In the event that there are two or more resubmittals, the City and A/E will renegotiate our fee for the additional reviews.

7.3 Requests for Information (RFI) Reviews: A/E will review and provide comments to any RFIs submitted by either the Contractor or the City throughout the duration of the construction. For budgeting purposes, A/E anticipate up to 50 RFIs for all three lift stations. The budget also anticipates up to two resubmittals of any specific RFI (for a total of up to 3 reviews per RFI). In the event that any specific RFI exceeds two or more resubmittals, the City and A/E will renegotiate our fee for the additional reviews.

7.4 Construction Observation/Site Visits: The A/E will provide site visits to observe construction as determined appropriate for each lift station. Due to the complexity of Lift Stations 3 and 9 being greater than for Lift Station 60, the A/E anticipates up to 12 site visits for each of Lift Stations 3 and 9 for a total of 24 and up to six site visits for Lift Station 60. If site visits exceed this anticipated level of effort then the City and A/E will renegotiate our fee for additional site visits. The site visits will be as generally described below:

- Attendance at progress meetings,
- General observation of major construction activities including installation of wetwell liners and above grade construction of equipment,
- Any pressure or sewer line testing,
- Site visits necessary for regulatory certifications, and
- Preliminary and final punch list site visits.

A/E will document all site visits to City Project Manager.

7.5 Record Drawings and Certifications: A/E will review any As-Built information provided by the City including surveys, Contractor markups and field sketches, RFIs, etc. for

completeness and request additional information from the City as necessary to complete the record drawings and regulatory certifications for all three lift stations. A/E will use the complete As-Built information to generate Record Drawings for each lift station. The Record Drawings will be as necessary to meet the various regulatory agency's requirements. A/E will provide signed and sealed Record Drawings along with the project certification documents to the City and Regulatory Agencies as necessary. The A/E will not provide any additional survey or engineering studies to verify the details of the City's field markups. The record drawings will also be included on the City's master drawing file. The record drawing submittal will include two complete sets of paper drawings (11"x17"), one USB with the complete set of drawings in both AutoCAD file format and PDF file format.

III. SCHEDULE

Work under this Task Order shall begin no later than 10 days from Notice to Proceed.

Number of Days from NTP

Task 7.0 Limited Construction Administration Services Follow City Construction Schedule

IV. A/E'S RESPONSIBILITIES

A/E will provide services described in Section II, Scope of Services.

V. CITY'S RESPONSIBILITIES

Provide coordination of construction activities with A/E.
Provide A/E with all Contractor As-Built information for each of the lift stations

VI. DELIVERABLES

Task 7.0 Limited Construction Administration Services

- Written site visit reports with photographs.
- Email responses to technical questions from Contractor or City.
- Record Drawings and electronic file transfer.

VII. A/E'S COMPENSATION

The A/E was authorized a not-to-exceed amount of \$18,198.04 under the initial Task Order for Tasks 1.0 through 3.0. A separate Allowance of \$2,500.00 was not authorized.

For Amendment No. 1, A/E was authorized the amount of \$124,525.24 (\$117,015.00 lump sum for Tasks 4.0 and 5.0 and a not-to-exceed amount of \$7,510.24 for Task 6.0). A separate additional Allowance of \$12,500.00 was not authorized.

For this Amendment No. 2 to the Task Order, the City shall compensate the A/E the not-to-exceed amount of **\$74,442.00** for Task 7.0, per Attachment 2 to Appendix A.

The total authorized Task Order amount including Amendment Nos. 1 and 2 shall not exceed **\$217,165.28**.

VIII. PROJECT TEAM

Prime Consultant - Grissom Smith, LLC

Michael P. Smith, P.E.	Project Manager
Ivan Urdaneta, P.E.	Project Engineer

Subconsultants

Wilson & Girgenti, Inc.	Structural Engineer
Griner Engineering, Inc.	Electrical Engineer
Infinity Industrial Controls, Inc.	Instrumentation Engineer

IX. MISCELLANEOUS

In the event of a conflict between this Amendment No. 2 to Task Order 16-05-GS/W(C), as amended, and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Amendment No. 2 to Task Order 16-04-GS/W(C), as amended, to be executed by their duly authorized representatives on the day and date first above written.

ATTEST

CITY OF ST. PETERSBURG, FLORIDA

By: _____
Chandrasaha Srinivasa
City Clerk

By: _____
Brejesh Prayman, P.E., Director
Engineering & Capital Improvements

(SEAL)

APPROVED AS TO FORM FOR CONSISTENCY
WITH THE STANDARD TASK ORDER.
NO OPINION OR APPROVAL OF THE SCOPE
OF SERVICES IS BEING RENDERED BY
THE CITY ATTORNEY'S OFFICE

By: _____
City Attorney (Designee)

Grissom Smith, LLC
(Company Name)
By: _____
(Signature)
Michael P. Smith, P.E., Managing Partner
(Printed Name and Title)

Date: 2-15-23

WITNESSES:
By: _____
(Signature)
Sheila Tarke
(Printed Name)
By: _____
(Signature)
Alisa McGee
(Printed Name)

AMENDMENT 2 TO APPENDIX A

Work Task Breakdown

Lift Station No. 3, 9, and 60

Project No. 19065-111

I. Manpower Estimate: All Tasks

Direct Labor Rates Classifications		Project Manager	Engineer	Technician	Drafter	Admin	Total Hours	Labor Cost		
Direct Salary		\$ 75.00	\$ 56.00	\$ 35.00	\$ 50.00	\$ 25.00				
Multiplier 2.48		\$ 111.00	\$ 82.88	\$ 51.80	\$ 74.00	\$ 37.00				
Billing Rates ¹		\$ 186.00	\$ 138.88	\$ 86.80	\$ 124.00	\$ 62.00				
TASK										
7.0	Eng. Services during Construction	180			90		270	\$ 44,640.00		
Totals		180	0	0	90	0	270	\$ 44,640.00		

II. Fee Calculation

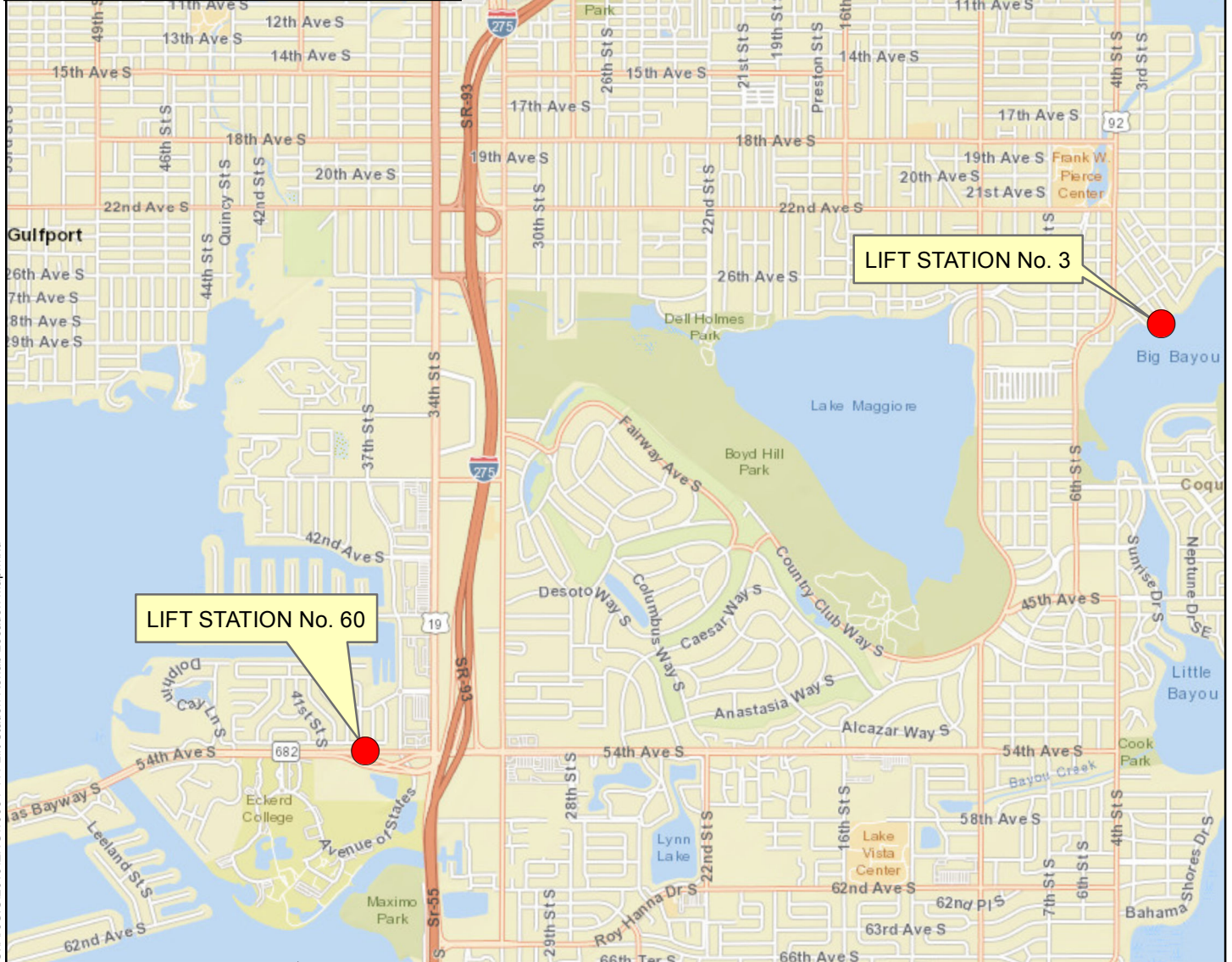
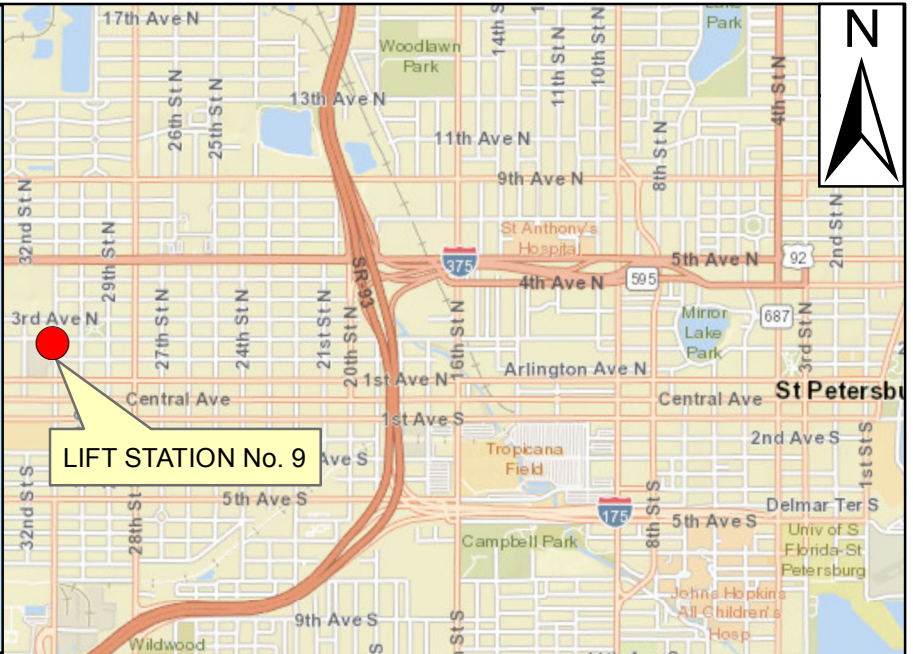
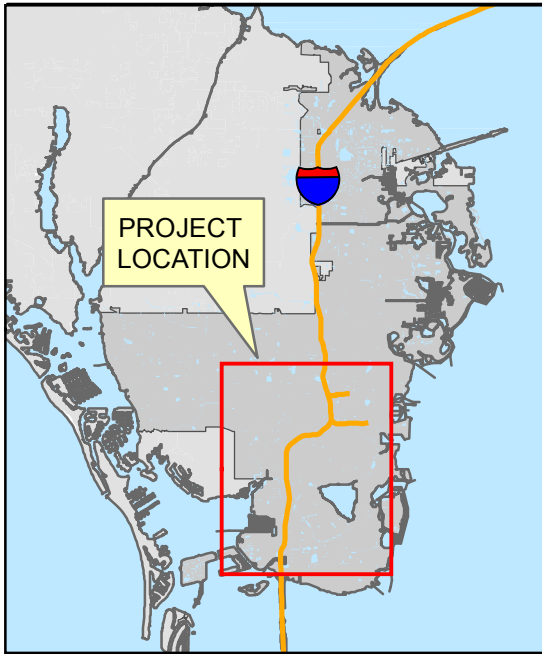
Task	Labor Cost	Expenses ²	Subconsultant Services	Mark-up on Subconsultant Services ³	Total Cost Without Allowance
7.0	\$44,640.00	\$150.00	\$28,240.00	\$1,412.00	\$74,442.00
Total	\$44,640.00	\$150.00	\$28,240.00	\$1,412.00	\$74,442.00

III. Fee Limit (for this Amendment No. 2)

Lump Sum Cost	\$74,442.00
Allowance⁴	\$0.00
Total:	\$74,442.00

IV. Notes:

- | |
|---|
| 1. Rate x overhead + profit (per contract). |
| 2. Includes expenses for: Printing Supplies |
| 3. Includes 5 percent markup of SUBCONSULTANT (per contract). |
| 4. Allowance to be used only upon City's written authorization. |



Document Path: S:\ArcGIS\2019\ENGIN\19054-111 Lift Station Rehab Location Map.mxd

ENGINEERING AND CAPITAL
IMPROVEMENTS DEPARTMENT
CITY OF ST PETERSBURG


APPROVED BY:

DATE:

9/10/2019

Lift Station No. 3, 9, 60 Rehabilitation
Project No. 19054-111

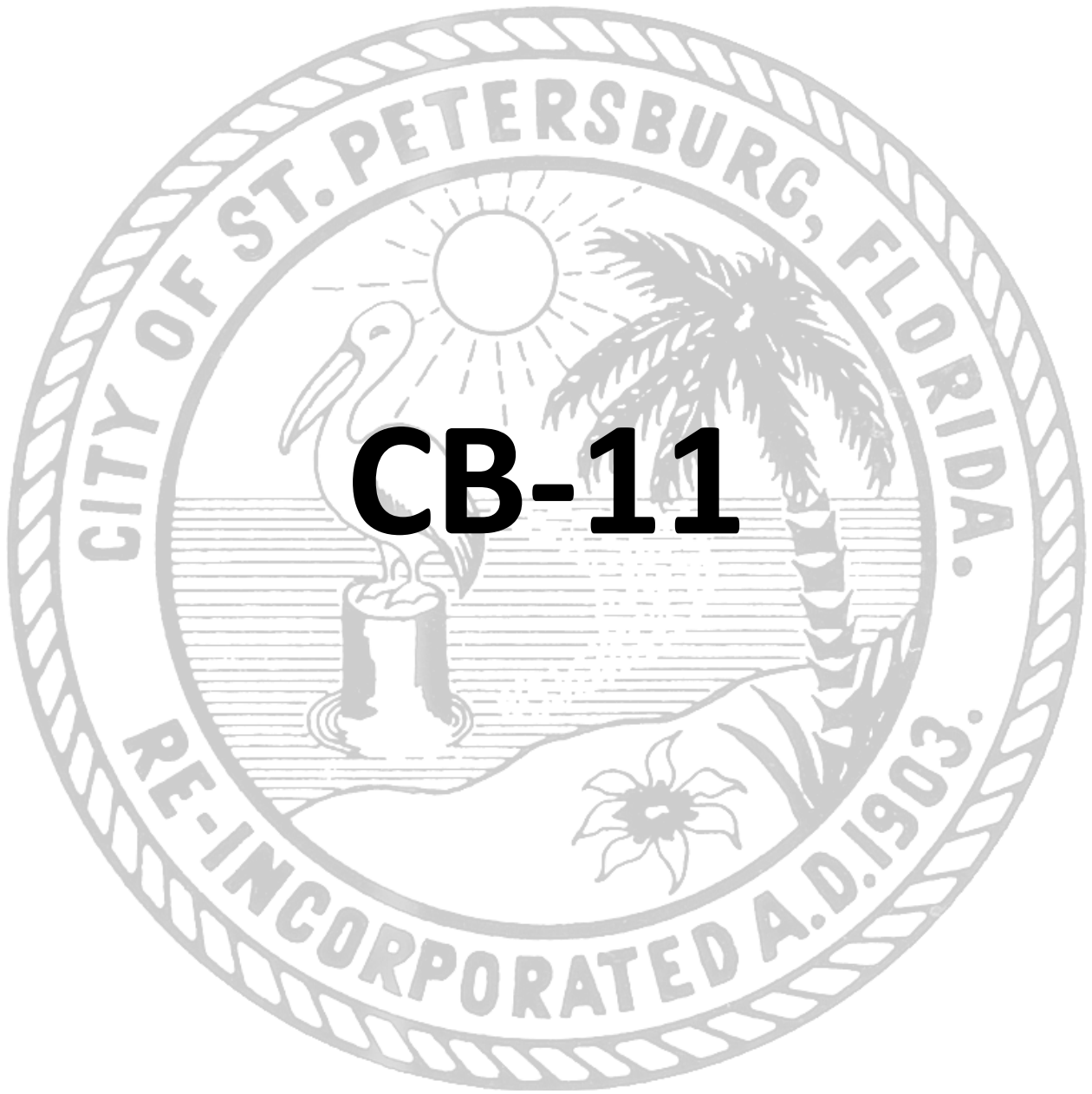


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					204573
Name:	Johnson, Sarah B	Request Date:	08-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Council - 3/23
Message:	19054-111 - Grissom Smith - LS 3, 9, 60 - TO Amend 2
Supporting Documentation:	Grissom Smith - LS 3, 9, 60 - TO Amend 2 - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	08-MAR-2023	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	08-MAR-2023	User Defined
2	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	08-MAR-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	08-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-02-CDM/W(A) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and CDM Smith Inc. (“A/E”) for A/E to provide (i) project management, (ii) data collection, (iii) a conceptual plan, (iv) final design, (v) and permitting services related to the Washington Terrace Pump Station Storage Tank Valves Replacements Project in an amount not to exceed \$125,398; (ECID Project No. 22114-111; Oracle No. 17447); and providing an effective date.
Please scroll down to view the backup material.



CB-11

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-02-CDM/W(A) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and CDM Smith Inc. (“A/E”) for A/E to provide (i) project management, (ii) data collection, (iii) a conceptual plan, (iv) final design, (v) and permitting services related to the Washington Terrace Pump Station Storage Tank Valves Replacements Project in an amount not to exceed \$125,398; (ECID Project No. 22114-111; Oracle No. 17447); and providing an effective date.

EXPLANATION: The Washington Terrace Pump Station is located at 2801 66th Avenue North, St. Petersburg, FL 33702. Fourteen (14) valves within this existing pump station are deteriorated and have exceeded their useful life. Replacing the valves and adding automation features will ensure reliable operation and improve operational flexibility.

The A/E will review existing record drawings and plans for design for the valve installation for sufficiency of electrical connections and power; prepare a preliminary valve schedule and preliminary design document; complete civil, electrical, mechanical and instrumentation and control; and Supervisory Control and Data Acquisition (SCADA) documents for construction; and complete permitting to the Florida Department of Environment Protection (FDEP).

This project will be implemented as a Construction Manager As-Needed delivery. A Construction Management firm from the City’s continuing services contract list will be selected to install the valves, actuators and associated equipment.

On July 15, 2021, the City of St. Petersburg, Florida and CDM Smith Inc. (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for Potable Water, Wastewater and Reclaimed Water Projects.

Task Order No. 21-02-CDM/W(A) in the amount of \$125,398.00 shall provide professional engineering services for the Washington Terrace Pump Station Storage Tank Valves Replacements Project including but not limited to project management, data collection, developing a conceptual plan, final design, and permitting.

Task Order No. 21-02-CDM/W(A), include the following phases and associated not to exceed costs respectively:

Project Management	\$ 27,350.00
Data Collection	\$ 13,534.00
Develop Conceptual Plan	\$ 21,015.00
Final Design	\$ 50,275.00
Permitting	\$ 3,224.00
Allowance	\$ 10,000.00
Total	\$ 125,398.00

A/E services during construction phase will be provided to Council for approval as an Amendment to this Task Order.

Contractor costs for the improvements will be provided to Council for approval as a separate Agreement.

RECOMMENDATION: Administration recommends authorizing Mayor or his designee to execute Task Order No. 21-02-CDM/W(A) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and CDM Smith Inc. (“A/E”) for A/E to provide (i) project management, (ii) data collection, (iii) a conceptual plan, (iv) final design, (v) and permitting services related to the Washington Terrace Pump Station Storage Tank Valves Replacements Project in an amount not to exceed \$125,398; (ECID Project No. 22114-111; Oracle No. 17447); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003) WAS Storage Tank Valves Replacement FY20 Project (17447).

ATTACHMENTS: Resolution
Task Order No. 21-02-CDM/W(A)

RESOLUTION NO. 2023-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 21-02-CDM/W(A) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED JULY 15, 2021 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND CDM SMITH INC. (“A/E”) FOR A/E TO PROVIDE (i) PROJECT MANAGEMENT, (ii) DATA COLLECTION, (iii) A CONCEPTUAL PLAN, (iv) FINAL DESIGN, (v) AND PERMITTING SERVICES RELATED TO THE WASHINGTON TERRACE PUMP STATION STORAGE TANK VALVES REPLACEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$125,398; (ECID PROJECT NO. 22114-111; ORACLE NO. 17447); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and CDM Smith, Inc. (“A/E”) executed an architect/engineering agreement on July 15, 2021 for A/E to provide work of a specified nature as outlined in the agreement on a continuing basis related to miscellaneous professional services for Potable Water, Wastewater and Reclaimed Water Projects.

WHEREAS, Administration desires to issue Task Order No. 21-02-CDM/W(A) for A/E to provide (i) project management, (ii) data collection, (iii) a conceptual plan, (iv) final design, (v) and permitting services related to the Washington Terrace Pump Station Storage Tank Valves Replacements Project in an amount not to exceed \$125,398, which amount includes a \$10,000 allowance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Task Order No. 21-02-CDM/W(A) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and CDM Smith Inc. (“A/E”) for A/E to provide (i) project management, (ii) data collection, (iii) a conceptual plan, (iv) final design, (v) and permitting services related to the Washington Terrace Pump Station Storage Tank Valves Replacements Project in an amount not to exceed \$125,398.

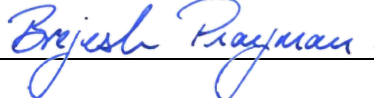
This Resolution shall become effective immediately upon its adoption.

LEGAL:



00668499

DEPARTMENT:



MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: March 23, 2023

TO: The Honorable Brandi Gabbard, Chair, and City Councilmembers

FROM: Brejesh Prayman, P.E., Director
Engineering & Capital Improvements Department

RE: Consultant Selection Information
Firm: CDM Smith, Inc.
Task Order No. 21-02-CDM/W(A) in the amount of \$125,398.00

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves design and permitting for replacement of fourteen (14) existing valves with actuators at Washington Terrace Pump Station.

CDM Smith Inc. has satisfactorily completed Pump station electrical, mechanical, and instrumentation design completed similar work, familiar with the city Standards. CDM Smith Inc has significant years of experience in municipalities pump stations, permitting, with highly qualified design team in large diameter pipelines and valves.

This is the second Task Order issued under the 2021 Master Agreement.

2. Transaction Report listing current work – See Attachment A

ATTACHMENT A

Transaction Report
for
CDM Smith Inc.

Miscellaneous Professional Services for Washington Terrace Pump Station Basement Valves Replacement Washington
A/E Agreement Effective - July 15, 2021
A/E Agreement Expiration - August 30, 2025

Task Order No.	Project No.	Project Title	NTP Issued	Authorized Amount
01	22101-111	City Potable Water Transmission System Model Update	6/27/2022	72,896.88
02	22114-111	Washington Terrace Pump Station Basement Valves Replacements	Pending	
			Total:	72,896.88

TASK ORDER NO. 21-02-CDM/W(A)
WASHINGTON TERRACE PUMP STATION BASEMENT VALVES REPLACEMENT
MISCELLANEOUS PROFESSIONAL SERVICES FOR POTABLE WATER
WASTEWATER AND RECLAIMED WATER PROJECTS
CITY PROJECT NO. 22114-111

This Task Order No. 21-02-CDM/W(A) is made and entered into this _____ day of _____, 2023, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER PROJECTS dated JULY 15, 2021 (“Agreement”) between CDM Smith, inc. (“A/E”), and the City of St. Petersburg, Florida (“City”), and upon execution shall become a part of the Agreement.

I. DESCRIPTION OF PROJECT

The Washington Terrace Pump Station is located at 2801 66th Avenue North, St. Peterburg, FL 33702. Fourteen (14) valves within this existing pump station are deteriorated and have exceeded their useful life. WRD was previously conducting replacement as an operational project, however to improve operational flexibility and ease of maintenance, automation of these valves will developed as part of the replacement plan.

The City desires to replace the fourteen (14) existing valves inside the existing pump station. The A/E understands that the City previously initiated this work under a separate contract however, the valve installation was not completed. The A/E understands that all replacement valves and actuators have been purchased by the City and are currently stored in a temporary shelter on site. Power and control wiring for the actuators has also been at least partially installed but not connected by others.

The Engineering Consultant (A/E) will provide the following services:

- Review the existing record drawings and plans for design for the valve installation for sufficiency of electrical connections and power.
- Prepare a preliminary valve schedule and Preliminary Design document for review and approval by the City, and
- Complete Electrical, Mechanical & I&C Plans sufficient for construction of the new valve project and addition of SCADA.
- Complete Civil and Mechanical Plans

II. SCOPE OF SERVICES

Task 1 - Project Management

A/E will set up the project within A/E’s project management system to allow work to proceed, conduct a Kick-off meeting, schedule coordination meetings, manage resources, provide invoicing, and progress reporting, through the duration of the assignment. The A/E will prepare meeting minutes.

Task 2 - Data Collection

Collect and review existing electronic data, including record drawings, City standards, proposed construction plans, shop drawings of existing or stored materials, and a perform up to two (2) site visits to confirm information.

Task 3 - Develop Conceptual Plan

The A/E will prepare a draft concept plan will include a valve schedule, testing and survey requirements necessary to complete the final design, draft P&ID diagrams, draft electrical one-line diagrams, a proposed list of specifications, photos, and sketches. The A/E will conduct a workshop to review the draft concept plan and collect review comments from the City. It is anticipated that existing record drawing information will be sufficient for final design drawings.

Task 4 - Final Design

A/E will prepare and submit to the City for review and comment 90% and 100% design submittals. Each submittal will include construction plans and specifications. Following each submittal, A/E will meet with the City to discuss comments. A/E will prepare and distribute meeting minutes and incorporate the City's comments into the subsequent submittal. The final deliverable will be "bid ready" construction plans and specifications.

Task 5 - Permitting

A/E will prepare and submit permit applications and supporting documents to FDEP.

A/E will respond to one (1) Request for Additional Information (RAI). Permit fees are to be paid by the City and are not included as a reimbursable cost in the A/E compensation.

III. SCHEDULE

Work under this Task Order shall begin no later than 10 days from Notice to Proceed.

Number of Days from NTP

Task 1 – Data Review & Kickoff	10
Task 3 – Concept Plan	60
Task 4 – Final Design	180
Task 5 – Permitting	270

IV. A/E'S RESPONSIBILITIES

The A/E will provide the services outlined in this Task Order.

V. CITY'S RESPONSIBILITIES

The City will provide necessary documents to the A/E, help facilitate meetings with staff and stakeholders, and participate in the decision-making process. The City will review and provide comments on A/E-generated documents within three weeks following receipt from the A/E.

VI. DELIVERABLES

Task 1 – Kickoff Meeting minutes in PDF format to attendees.

Task 2 – Data Review –Meeting Minutes. Summary list data deficiencies.

Task 3 – Concept Plan – Draft concept plan, concept plan review workshop minutes, final concept plan. Scope revisions to Task 3 (if necessary).

Task 4 – Final Design – Draft design documents (Specifications in Word and drawings in pdf formats), DRAFT design documents review comment response plan, Final civil and mechanical design documents for construction (signed and sealed documents in PDF).

Task 5 – Permitting – FDEP Application for Notice of Intent To Use The General Permit For Construction Of Water Main Extensions For PWSs (form 62-555.900(7). Up to (1) request for additional information.

VII. A/E'S COMPENSATION

For Tasks 1 through 5, the City shall compensate the A/E the Lump Sum amount of \$115,398.00

This Task Order establishes an allowance in the amount of \$10,000 for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Task Order.

The total Task Order amount is **\$125,398.00**, per Appendix A.

VIII. PROJECT TEAM

CDM Smith, Inc. No subcontractors are anticipated.

IX. MISCELLANEOUS

In the event of a conflict between this Task Order and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Task Order to be executed by their duly authorized representatives on the day and date first above written.

ATTEST

CITY OF ST. PETERSBURG, FLORIDA

By: _____
Chandrasasa Srinivasa
City Clerk

By: _____
Brejesh Prayman, P.E., Director
Engineering & Capital Improvements

(SEAL)

APPROVED AS TO FORM FOR CONSISTENCY
WITH THE STANDARD TASK ORDER.
NO OPINION OR APPROVAL OF THE SCOPE
OF SERVICES IS BEING RENDERED BY
THE CITY ATTORNEY'S OFFICE

By: _____
City Attorney (Designee)

(Company Name)

WITNESSES:

By: _____
(Authorized Signatory)

By: _____
(Signature)

(Printed Name and Title)

(Printed Name)

Date: _____

By: _____
(Signature)

(Printed Name)

APPENDIX A
Work Task Breakdown
City of St. Petersburg
Washington Terrace Pump Station Basement Valves Replacement
Project No. 22114-111

I. Manpower Estimate: All Tasks

Direct Labor Rates Classifications		Senior Project Manager	VP/Associate/Principal	Senior Professional Engineer	Professional Engineer	Sr GIS/Cad	Staff Engineer	Admin	Total Hours	Labor Cost
Billing Rates ¹		\$ 225.00	\$ 245.00	\$ 234.00	\$ 187.00	\$ 165.00	\$ 148.00	\$ 110.00		
TASK										
1	Project Management	100						40	140	\$ 26,900.00
2	Data Collection	2		18			40	24	84	\$ 13,222.00
3	Develop Concept Plan	6	2	40		40		24	112	\$ 20,440.00
4	Final Design	12	4	50	60	80		80	286	\$ 48,600.00
5	Permitting			6		8			14	\$ 2,724.00
Totals		120	6	114	60	128	40	168	636	\$ 111,886.00

II. Fee Calculation

Task	Labor Cost	Expenses ²	Subconsultant Services	Mark-up on Subconsultant Services ³	Total Cost Without Allowance
1	\$26,900.00	\$450.00	\$0.00	\$0.00	\$27,350.00
2	\$13,222.00	\$312.00	\$0.00	\$0.00	\$13,534.00
3	\$20,440.00	\$575.00	\$0.00	\$0.00	\$21,015.00
4	\$48,600.00	\$1,675.00	\$0.00	\$0.00	\$50,275.00
5	\$2,724.00	\$500.00	\$0.00	\$0.00	\$3,224.00
Total	\$111,886.00	\$3,512.00	\$0.00	\$0.00	\$115,398.00


3.14%

III. Fee Limit

Lump Sum Cost	\$115,398.00
Allowance⁴	\$10,000.00
Total:	\$125,398.00

IV. Notes:

1. Rates and Multiplier per contract limits.
2. Includes expenses for: reprod
3. NOT USED. Includes 5% percent markup of SUBCONSULTANT (per contract).
4. NOT USED. Allowance to be used only upon City's written authorization.

 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					204519
Name:	Johnson, Sarah B	Request Date:	08-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Council - 3/23
Message:	22114-111 - CDM Smith - Washington Terr - Task Order
Supporting Documentation:	CDM Smith - Washington Terr - Task Order - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	08-MAR-2023	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	08-MAR-2023	User Defined
2	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	08-MAR-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	08-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-01-PA/TB(A) to the architect/engineering agreement dated January 20, 2021 between the City of St. Petersburg, Florida and Pennoni Associates, Inc. (“A/E”), for A/E to provide a survey, coordination of final plans, public outreach assistance, bidding assistance and recommendation of award for construction services related to the 30th Ave N Bike Lane Improvements from Dr. M.L.K. Jr. St To 58th St N Project in an amount not to exceed \$147,575.35 (ECID Project No. 23072-100; Oracle No. 17232); and providing an effective date.

Please scroll down to view the backup material.



CB-12

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-01-PA/TB(A) to the architect/engineering agreement dated January 20, 2021 between the City of St. Petersburg, Florida and Pennoni Associates, Inc. (“A/E”), for A/E to provide a survey, coordination of final plans, public outreach assistance, bidding assistance and recommendation of award for construction services related to the 30th Ave N Bike Lane Improvements from Dr. M.L.K. Jr. St To 58th St N Project in an amount not to exceed \$147,575.35 (ECID Project No. 23072-100; Oracle No. 17232); and providing an effective date.

EXPLANATION: The City desires to enhance the bike lanes and their associated signage and pavement markings on 30th Avenue North from Dr. M.L.K. Jr. St to 58th St (inclusive of these intersections) and add ADA-compliant crosswalks with Rectangular Rapid Flashing Beacons (RRFBs) at Neighborhood Greenway crossings at 12th St (east side of west leg), 19th St, 40th St, 46th St, and 55th St.

A/E shall provide survey, final plans/design documents, public outreach assistance, and bidding assistance services required to implement the project.

On January 20, 2021, the City of St. Petersburg, Florida and Pennoni Associates, Inc. (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for Transportation and Bridge projects.

Task Order No. 21-01-PA/TB(A) in the amount of \$147,575.35 shall provide professional engineering services including but not limited to Survey, Final Plans, Public Outreach Assistance and Bidding Assistance. The Task Order includes a \$14,300 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 21-01-PA/TB(A) includes the following phases and associated not to exceed costs respectively:

Task 1 – Survey	\$45,723.08
Task 2 – Final Plans Coordination	\$ 7,041.16
Task 3 – Final Plans	\$67,763.21
Task 4 – Public Outreach Assistance	\$ 7,354.64
Task 5 – Bidding Assistance & Recommendation of Award	\$ 5,393.26
Allowance	\$14,300.00
Total	\$147,575.35

A/E services during the construction phase will be provided to Council for approval as an Amendment to this Task Order.

Contractor costs for the improvements will be provided to Council for approval as a separate Agreement.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Task Order No. 21-01-PA/TB(A) to the architect/engineering agreement dated January 20, 2021 between the City of St. Petersburg, Florida and Pennoni Associates, Inc. (“A/E”), for A/E to provide a survey, coordination of final plans, public outreach assistance, bidding assistance and recommendation of award for construction services related to the 30th Ave N Bike Lane Improvements from Dr. M.L.K. Jr. St To 58th St N Project in an amount not to exceed \$147,575.35 (ECID Project No. 23072-100; Oracle No. 17232); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Citywide Infrastructure Capital Improvement Fund (3027) Complete Streets FY 2020 Project (17232).

ATTACHMENTS: Resolution
Task Order No. 21-01-PA/TB(A)
Map

RESOLUTION NO. 2023-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 21-01-PA/TB(A) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED JANUARY 20, 2021 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND PENNONI ASSOCIATES, INC. (“A/E”) FOR A/E TO PROVIDE A SURVEY, COORDINATION OF FINAL PLANS, PUBLIC OUTREACH ASSISTANCE, BIDDING ASSISTANCE AND RECOMMENDATION OF AWARD FOR CONSTRUCTION SERVICES RELATED TO THE 30TH AVE N BIKE LANE IMPROVEMENTS FROM DR. M.L.K. JR. ST TO 58TH ST N PROJECT IN AN AMOUNT NOT TO EXCEED \$147,575.35 (ECID PROJECT NO. 23072-100; ORACLE NO. 17232); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida and Pennoni Associates, Inc. (“A/E”) executed an architect/engineering agreement on January 20, 2021 for A/E to provide work of a specified nature as outlined in the agreement on a continuing basis related to Transportation and Bridge Improvement Projects; and

WHEREAS, Administration desires to issue Task Order No. 21-01-PA/TB(A) for A/E to provide a survey, coordination of final plans, public outreach assistance, bidding assistance and recommendation of award for construction services related to the 30th Ave N Bike Lane Improvements from Dr. M.L.K. Jr. St to 58th St N Project in an amount not to exceed \$147,575.35, which amount includes a \$14,300 allowance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Task Order No. 21-01-PA-TB(A) to the architect/engineering agreement dated January 20, 2021 between the City of St. Petersburg, Florida and Pennoni Associates, Inc. (“A/E”) for A/E to provide a survey, coordination of final plans, public outreach assistance, bidding assistance and recommendation of award for construction services related to the 30th Ave N Bike Lane Improvements from Dr. M.L.K. Jr. St To 58th St N Project in an amount not to exceed \$147,575.35.

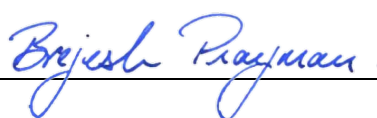
This Resolution shall become effective immediately upon its adoption.

LEGAL:



00665670

DEPARTMENT:



MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: March 23, 2023

TO: The Honorable Brandi Gabbard, Chair, and City Councilmembers

FROM: Brejesh Prayman, P.E., Director
Engineering & Capital Improvements Department

RE: Consultant Selection Information
Firm: Pennoni Associates, Inc.
Task Order No. 21-01-PA/TB(A) in the amount of \$147,575.35

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves design and construction of transportation infrastructure.

Pennoni Associates, Inc. has significant experience in the design and construction phase activities of transportation infrastructure.

This is the first Task Order issued under the 2021 Master Agreement.

TASK ORDER NO. 21-01-PA/TB(A)
30TH AVE N BIKE LANE IMPROVEMENTS FROM DR. M.L.K. JR. ST TO 58TH ST N
TRANSPORTATION AND BRIDGE IMPROVEMENT PROJECTS
CITY PROJECT NO. 23072-100

This Task Order No. 21-01-PA-TB(A) is made and entered into this _____ day of _____, 2023, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR TRANSPORTATION AND BRIDGE PROJECTS dated January 20, 2021 (“Agreement”) between Pennoni Associates, Inc., (“A/E”), and the City of St. Petersburg, Florida (“City”), and upon execution shall become a part of the Agreement.

I. DESCRIPTION OF PROJECT

The City desires to enhance the bike lanes and their associated signage and pavement markings on 30th Avenue North from Dr. M.L. King, Jr. Street to 58th Street (inclusive of these intersections) and adding Rectangular Rapid Flashing Beacons (RRFBs) and wayfaring signs at Neighborhood Greenway crossings at 12th Street (east side of west leg), 19th Street, 40th Street, 46th Street, and 55th Street. 30th Avenue is designated as a Neighborhood Collector within the City's adopted Complete Streets Implementation Plan and is consistent with a FDOT context classification of C4 - Urban General. It has been identified with a Maximum Desired Operating Speed of 30 miles-per-hour (mph) with all planned improvements designed accordingly. Further, the City desires to reduce the posted speed limit to 30mph per F.S. 316.183 and as a part of the project implementation.

II. SCOPE OF SERVICES

Task 1 – Survey

In accordance with the Florida Standards of Practice for Land Surveys, Chapter 5J-17, Florida Administrative Code, A/E will provide professional surveying and mapping services necessary to provide a Topographic Survey along 30th Avenue North for the proposed improvements using High Definition Laser Scanning (HDLS) technology. The survey limits are from Dr. M.L.K. Jr. Street to 58th Street (approximately 4 miles). Survey will be completed in the following two phases:

Survey Phase 1: Use HLDS and show the sidewalks, curb lines, signage and pavement markings of 30th Avenue North between 58th Street North and Dr. M.L.K. Jr. Street.

Survey Phase 2: Provide a detailed Topographic Survey of five (5) intersections along 30th Avenue North at 12th Street, 19th Street, 40th Street, 46th Street, and 55th Street.

Survey Phase Tasks:

- Locate and depict aboveground improvements on the survey (Phase 2)
- Horizontally coordinate the survey to the Florida State Plane Coordinate System, North American Datum 1983, adjustment 2011 (NAD83/11)

- Provide spot elevations and one-foot (+/-) contours based on City datum of elevation 97.00 equal to 0.00 M.S.L. NGVD. The spot elevations will be collected within the right-of-way envelope created by the right-of-way lines of the intersections. (Phase 2). Elevation Data will be available for the project length through the point cloud information collected (Phase 1)
- Locate trees with diameters greater than 6 inches at DBH (DBH, Diameter at Breast Height is the tree trunk diameter as measured 4.5 feet above the ground) In areas of dense tree coverage, only the edge of the tree line will be depicted (Phase 2)
- Locate pavement markings and roadway signage, including sign content and pavement markings (Phase 1)
- Locate markings for underground utilities if depicted on the ground surface by the utility companies prior to the field survey (Phase 2)
- Conduct site/parcel research, field coordination, and quality control measures as deemed necessary by Pennoni in order to produce the survey.

Task 2 – Final Plans Coordination

- A/E will prepare design criteria and setup project sheet drawings at a scale of 1" = 40' or other appropriate scale depicting curb lines, known utilities, and other features. All work will be performed in Civil 3D version 2020 of the City template.
- A/E will collect, analyze and review available data for the project. This will include atlas information, field investigation, photographs and other pertinent data.
- A/E will provide utility coordination/relocation for the proposed RRFBs. A copy of the distribution list will be submitted to the City.
- The information and comments received from the utility companies will be shown on the plans. Comments and suggestions regarding the design and the impact of existing utilities, buildings and other physical features will be incorporated as far as practical into the plans to recommend the best service road realignment route.

Task 3 – Final Plans (60%, 90% and Final)

A/E will prepare final design/construction plans (60%, 90% and Final submittals) coordinated with the design team, suitable for competitive bidding and construction of the project. This phase will consist of the final development of a plans set for the signage and pavement markings for the bicycle lanes and pedestrian crossings, including those with RRFBs and any, other design elements along with quantity estimates, cost estimates and technical specifications.

- The plans submittal will include the following estimated elements or sheets:
 - Cover/Key Sheet
 - Legend and Abbreviations
 - General Notes
 - Pavement Marking Details
 - Signing and Pavement Marking Plans
 - RRFB Plan Sheets
 - Miscellaneous Sheets as needed

- The Final design tasks will include, but not be limited to, the following:
 - Regulatory signage, including those associated with bike lanes
 - Pavement markings
 - Wayfaring signs
 - ADA ramps
 - RRFB crossings
 - Utility coordination for utility relocations
 - Traffic control notes and details
 - Construction and general notes
 - Probable cost estimates
 - Technical specifications
- A/E will provide utility coordination for the proposed improvements including submittal of Revised 60% and Final plans to each private and public utility owner as needed.
- A/E will prepare and submit the 60% Plans for City review, including take off quantities and a probable construction cost estimate.
- A/E will incorporate City related comments for the 60% submittal.
- A/E will prepare and submit the 90% Plans for City review, including take off quantities and a probable construction cost estimate.
- A/E will incorporate City related comments for the 90% submittal, including any comments incorporated as a part of feedback received at public workshop.
- A/E will prepare the project specifications, special conditions and bid tabulation form necessary for the proper construction of the project. The preparation of construction specifications does not include their reproduction for bidding and construction purposes.
- A/E will take-off final quantities and prepare a final probable construction cost estimate.
- A/E will attend four (4) project field meetings to review and discuss issues related to the project.
- A/E will attend three (3) project status meeting with the City.
- A/E will prepare and submit the Final Plans for City review.
- A/E will incorporate City related comments for the Final Plans submittal.
- A/E will complete quality control checks for work efforts and deliverables.

Task 4 – Public Outreach Assistance

A/E will provide support for public outreach between the 60% and 90% submittals and will prepare materials for the public meetings. The City will arrange the meeting, provide meeting notifications and invitations to the public, and lead in providing staffing. The A/E will provide the material needed to facilitate these meetings and will have staff available to assist with the conversations.

Task 5 – Bidding Assistance and Recommendation of Award

- Pre-Bid Meeting
 - A/E will attend one (1) pre-bid meeting.
- Bidding Phase

- A/E will respond to requests for information (RFIs) received by the City from potential bidders and prepare addenda as necessary.
- Recommendation of Award
 - A/E will review bids received and discuss any bid unit prices that vary greatly between bidders or from the A/E's Opinion of Probable Construction Cost. A/E will assist the City with verification of bidder's references. The A/E will provide the City with a Recommendation of Award following reviews and City's analysis of compliance to bid documents and ordinances required.

III. SCHEDULE

Work under this Task Order shall begin no later than 10 days from Notice to Proceed.

	<u>Number of Days from NTP</u>
Task 1 – Survey	60
Task 2 – Final Plans Coordination	
Utility Coordination/Relocation Distribution List	60
Task 3 – Final Plans (60%, 90% and Final)	
60% Submittal for Review/Utility Coordination	110
Response to 60% Comments	140
Consultant Submittal 90% Plans	180
Consultant Submittal Preliminary Specs	185
Response to 90% Comments	215
Consultant Submittal Final Plans	230
Consultant Submittal Final Specs	235
Final Plans Submittal for Utility Coordination	235
Response to Final Plans Comments	250
Task 4 – Public Outreach Assistance	140
Task 5 – Bidding Assistance/Rec of Award	Follow City's Procurement Schedule

IV. A/E'S RESPONSIBILITIES

The A/E will provide the services outlined in Section II, Scope of Services and deliverables in Section VI, Deliverables.

V. CITY'S RESPONSIBILITIES

- Provide existing utility atlas data.
- Provide any other available pertinent data related to the project.
- Lead the public coordination effort.

VI. DELIVERABLES

Task 1 – Survey

- Survey (PDF and CAD files).

Task 2 – Final Plans Coordination

- Utility Coordination/Relocation Distribution List (PDF and Word).
- Task 3 – Final Plans (60%, 90% and Final)
- 60% Plans for review and utility coordination (11x17 PDF).
 - 60% Plans utilities check letter/emails.
 - 60% Plans response to comments.
 - 90% Plans and response to comments (11x17 PDF).
 - Final Plans and response to comments (11x17 PDF and CAD files).
 - Final Plans utilities check letter/emails.
 - Preliminary and Final Specifications (PDF and Word).
 - Engineer’s opinion of probable costs (PDF and Excel).
 - Work prepared and/or submitted will be reviewed and checked by a civil engineer registered in Florida as the engineer of Record. The engineer of Record will sign, seal and date the technical specifications and contract drawings as required by Florida law.
- Task 4 – Public Outreach Assistance
- Presentation materials for public meeting.
- Task 5 – Bidding Assistance and Recommendation of Award
- Attend pre-bid meeting with City staff and potential bidders.
 - Assistance in responding to RFI’s and preparation of addenda, via email.
 - Review of Contractor submittals and Recommendation of Award.

VII. A/E’S COMPENSATION

For Tasks 1 through 5, the City shall compensate the A/E the lump sum amount of **\$133,275.35**.

This Task Order establishes an allowance in the amount of **\$14,300.00** for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Task Order.

The total Task Order amount is **\$147,575.35**, per Appendix A.

VIII. PROJECT TEAM

Prime Consultant

- Pennoni

Sub Consultants

- None

IX. MISCELLANEOUS

In the event of a conflict between this Task Order and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Task Order to be executed by their duly authorized representatives on the day and date first above written.

ATTEST

CITY OF ST. PETERSBURG, FLORIDA

By: _____
Chandrasasa Srinivasa
City Clerk

By: _____
Brejesh Prayman, P.E., Director
Engineering & Capital Improvements

(SEAL)

APPROVED AS TO FORM FOR CONSISTENCY
WITH THE STANDARD TASK ORDER.
NO OPINION OR APPROVAL OF THE SCOPE
OF SERVICES IS BEING RENDERED BY
THE CITY ATTORNEY'S OFFICE

By: _____
City Attorney (Designee)

Pennoni Associates Inc.
(Company Name)

WITNESSES:

By: E. Peter Nikolov
(Authorized Signatory)

By: Jill Riebel
(Signature)

E. Peter Nikolov, PE. Vice President

(Printed Name and Title)

Jill Riebel

(Printed Name)

Date: 01-31-2023

By: Pamela R. Spidel
(Signature)

Pamela R. Spidel

(Printed Name)

APPENDIX A
Work Task Breakdown
City of St. Petersburg
30th Ane N Bike Lane Improvments from DR. MLK JR. St to 58th St
Project No. 23072-100

I. Manpower Estimate: All Tasks

Direct Labor Rates Classifications		Principle Professional	Senior Professional	Project Professional	Staff Professional	Associate Professional	Graduate Professional	Survey Crew	Project Assistant	Total Hours	Labor Cost
Direct Salary		\$ 85.00	\$ 58.53	\$ 53.51	\$ 51.84	\$ 48.49	\$ 40.13	\$ 75.50	\$ 23.41		
Multiplier 2.99		\$ 169.15	\$ 116.48	\$ 106.49	\$ 103.17	\$ 96.50	\$ 79.86	\$ 150.25	\$ 46.64		
Billing Rates ¹		\$ 254.32	\$ 175.13	\$ 160.11	\$ 155.11	\$ 145.09	\$ 120.07	\$ 225.90	\$ 70.05		
TASK											
1	Survey	0	16	0	0	0	0	190	0	206	\$ 45,723.08
2	Final Plans Coordination	4	0	0	16	0	26	0	6	52	\$ 7,041.16
3	Final Plans (60%, 90% and Final)	93	0	8	8	21	300	0	36	466	\$ 67,763.21
4	Public Outreach Assistance	12	0	12	0	0	14	0	10	48	\$ 7,354.64
5	Bidding Assistance/Rec of Award	12	0	0	0	0	16	0	6	34	\$ 5,393.26
Totals		121	16	20	24	21	356	190	58	806	\$ 133,275.35

II. Fee Calculation

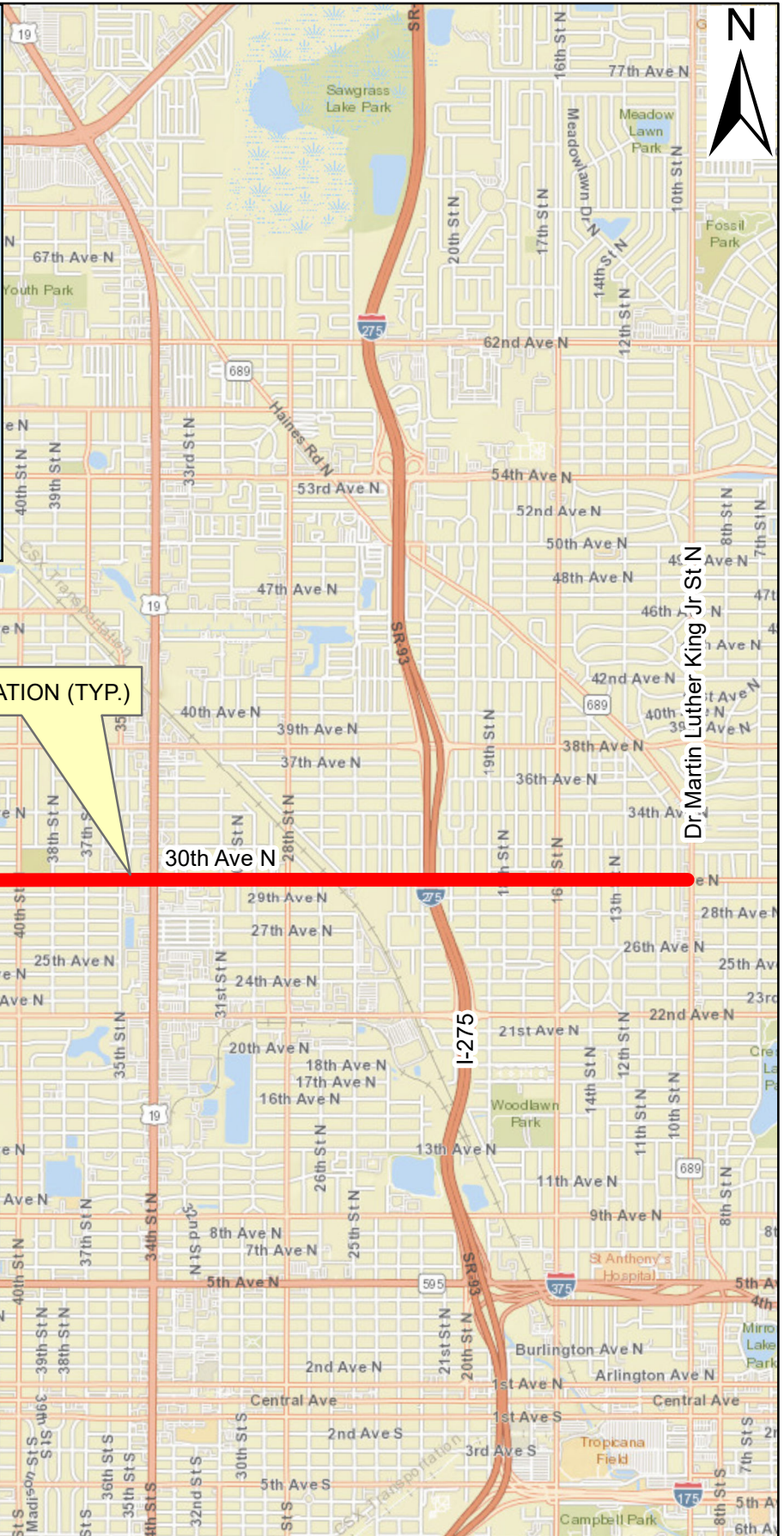
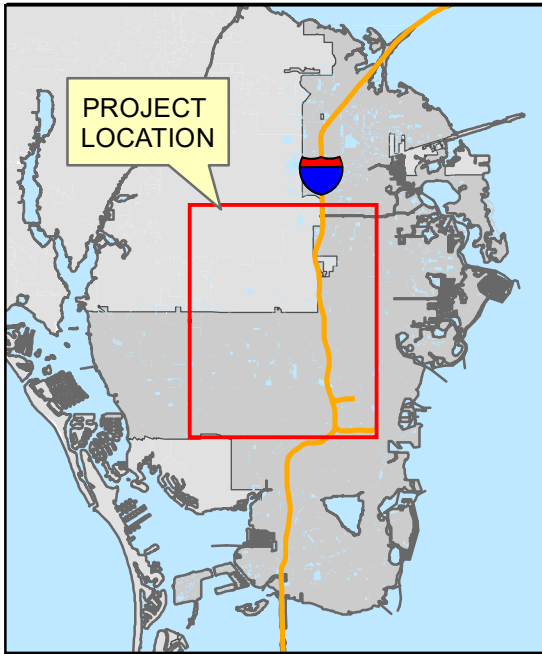
Task	Labor Cost	Expenses ²	Subconsultant Services	Mark-up on Subconsultant Services ³	Total Cost Without Allowance
1	\$45,723.08	\$0.00	\$0.00	\$0.00	\$45,723.08
2	\$7,041.16	\$0.00	\$0.00	\$0.00	\$7,041.16
3	\$67,763.21	\$0.00	\$0.00	\$0.00	\$67,763.21
4	\$7,354.64	\$0.00	\$0.00	\$0.00	\$7,354.64
5	\$5,393.26	\$0.00	\$0.00	\$0.00	\$5,393.26
Total	\$133,275.35	\$0.00	\$0.00	\$0.00	\$133,275.35

III. Fee Limit

Lump Sum Cost	\$133,275.35
Allowance⁴	\$14,300.00
Total:	\$147,575.35

IV. Notes:

1. Rates and Multiplier per contract.
2. Includes expenses for:
3. Includes 5 percent markup of SUBCONSULTANT (per contract).
4. Allowance to be used only upon City's written authorization.



PROJECT LOCATION (TYP.)

30th Ave N

Dr. Martin Luther King Jr St N

Document Path: S:\ArcGIS\2023\ENG\23072-100 30th Ave N Bike Lane Imps.mxd

ENGINEERING AND CAPITAL
IMPROVEMENTS DEPARTMENT
CITY OF ST PETERSBURG


APPROVED BY:

DATE:

1/26/2023

30th Ave N Bike Lane Improvements
Project No. 23072-100



 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					204498
Name:	Johnson, Sarah B	Request Date:	08-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Council - 3/23
Message:	23072-100 - Pennoni - 30th Ave Bike Lane - Task Order
Supporting Documentation:	Pennoni - 30th Ave Bike Lane - Task Order - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	08-MAR-2023	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	08-MAR-2023	User Defined
2	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	08-MAR-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	08-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-03-WT/W(A) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Wade Trim, Inc. (“A/E”), for A/E to (i) provide project management, (ii) development of a table of contents, (ii) discovery services to include review of existing policies and procedures, and (iv) developing a final manual related to the Utility Policy and Standards Manual Project in an amount not to exceed \$224,601 (ECID Project No. 23078-100; Oracle No. 19073); and providing an effective date. Please scroll down to view the backup material.



CB-13

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-03-WT/W(A) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Wade Trim, Inc. (“A/E”), for A/E to (i) provide project management, (ii) development of a table of contents, (ii) discovery services to include review of existing policies and procedures, and (iv) developing a final manual related to the Utility Policy and Standards Manual Project in an amount not to exceed \$224,601 (ECID Project No. 23078-100; Oracle No. 19073); and providing an effective date.

EXPLANATION: The intent and purpose of this project is to promote, protect, and improve the health, safety and economic welfare of the citizens of St. Petersburg and its utility customers by the establishment of policies, procedures, and standards for the installation, construction, development, maintenance, and operation of safe, reliable potable water, non-potable irrigation water and wastewater systems. This project is also intended to meet the demands of the City’s land development and population growth and ensure the water and wastewater systems are constructed, developed, maintained and operated according to the latest technical and professional utility policies and standards.

This project will create a Utility Policy and Standards Manual for Potable Water, Wastewater, and Reclaimed Water assets that incorporates procedures, workflow, responsibilities, technical specifications and design standards into an organized reference document that city staff, developers, A/E consultants, developers and contractors can reference on installation, connection, and maintenance of utility services within the city, including privately owned and operated collection and transmission systems.

The Manual will incorporate current utility policies and procedures and replace the outdated information that does not address critical existing infrastructure challenges. The revised Manual will also seek to mitigate potential new challenges associated with future growth and incorporate the goals of the St. Pete Water Plan.

This project is being completed consistent with Chapters 62-555, 62-604, and 62-210 of Florida Administrative Code and is an operational Project.

On July 15, 2021, the City of St. Petersburg, Florida and Wade Trim, Inc. (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for Miscellaneous Professional Services for Potable Water, Wastewater and Reclaimed Water projects.

Task Order No. 21-03-WT/W(A) in the amount of \$224,601 shall provide professional engineering services including but not limited to a kickoff meeting; development of a table of contents and associated workshop; review of existing policies and procedures and summary report; and development of a utility and standards manual and associated workshop. Task Order includes a \$15,000 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 21-03-WT/W(A) includes the following phases and associated not to exceed costs respectively:

Project Management	\$ 14,470.00
Table of Contents	\$ 30,211.00
Discovery	\$ 31,829.00
Final Manual	\$ 133,091.00
Allowance	\$ 15,000.00
Total	\$ 224,601.00

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Task Order No. 21-03-WT/W(A) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Wade Trim, Inc. (“A/E”), for A/E to (i) provide project management, (ii) development of a table of contents, (ii) discovery services to include review of existing policies and procedures, and (iv) developing a final manual related to the Utility Policy and Standards Manual Project in an amount not to exceed \$224,601 (ECID Project No. 23078-100; Oracle No. 19073); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003), ASM WRD Utility Manual FY22 Project (19073).

ATTACHMENTS: Resolution
Task Order No. 21-03-WT/W(A)

RESOLUTION NO. 2023-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 21-03-WT/W(A) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED JULY 15, 2021 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND WADE TRIM, INC. (“A/E”) FOR A/E TO (i) PROVIDE PROJECT MANAGEMENT, (ii) DEVELOPMENT OF A TABLE OF CONTENTS, (iii) DISCOVERY SERVICES TO INCLUDE REVIEW OF EXISTING POLICIES AND PROCEDURES, AND (iv) DEVELOPING A FINAL MANUAL RELATED TO THE UTILITY POLICY AND STANDARDS MANUAL PROJECT IN AN AMOUNT NOT TO EXCEED \$224,601 (ECID PROJECT NO. 23078-100; ORACLE NO. 19073); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Wade Trim, Inc. (“A/E”) executed an architect/engineering agreement on July 15, 2021 for A/E to provide work of a specified nature as outlined in the agreement on a continuing basis related to Potable Water, Wastewater and Reclaimed Water Projects; and

WHEREAS, Administration desires to issue Task Order No. 21-03-WT/W(A) for A/E to (i) provide project management, (ii) development of a table of contents, (iii) discovery services to include review of existing policies and procedures, and (iv) developing a final manual related to the Utility Policy and Standards Manual Project in an amount not to exceed \$224,601, which amount includes a \$15,000 allowance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Task Order No. 21-03-WT/W(A) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Wade Trim, Inc. (“A/E”) for A/E to (i) provide project management, (ii) development of a table of contents, (iii) discovery services to include review of existing policies and procedures, and (iv) developing a final manual related to the Utility Policy and Standards Manual Project in an amount not to exceed \$224,601.

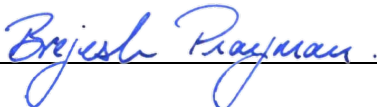
This Resolution shall become effective immediately upon its adoption.

LEGAL:



00665581

DEPARTMENT:



MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: March 23, 2023

TO: The Honorable Brandi Gabbard, Chair, and City Councilmembers

FROM: Brejesh Prayman, P.E., Director
Engineering & Capital Improvements Department

RE: Consultant Selection Information
Firm: Wade Trim
Task Order No. 21-03-WT/W(A) in the amount of \$224,601

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves creating a Utility Policy and Standards Manual for Potable Water, Wastewater, and Reclaimed Water assets that incorporates procedures, workflow, responsibilities, technical specifications and design standards into an organized reference document that city staff, developers, A/E consultants and contractors can reference on installation, connection, and maintenance of utility services within the city, including privately owned and operated collection and transmission systems.

Wade Trim has experience in utility policies and standards manuals as demonstrated by work for other municipalities and has significant experience in potable water, wastewater and reclaimed water disciplines.

Wade Trim has satisfactorily completed similar work within the potable water, wastewater and reclaimed water disciplines under previous A/E Annual Master Agreements in 2012 and is familiar with the City Standards.

This is the third Task Order issued under the 2021 Master Agreement.

2. Transaction Report listing current work – See Attachment A

ATTACHMENT A

Transaction Report for

Wade Trim, Inc.

Miscellaneous Professional Services for Potable Water, Wastewater & Reclaimed Water Projects

A/E Agreement Effective - July 15, 2021

A/E Agreement Expiration - August 30, 2025

Task Order No.	Project No.	Project Title	NTP Issued	Authorized Amount
01	22042-111	CCTV Program Management Amendment No. 1	12/09/21 04/13/22	70,915.98 400,875.76
02	22106-111	Cosme WTP Storage Tanks - Plant Water	08/19/22	70,854.23
03	23078-100	Utility Policy and Standards Manual	Pending	
			Total:	542,645.97

TASK ORDER NO. 21-03-WT/W(A)
UTILITY POLICY AND STANDARDS MANUAL
PROFESSIONAL SERVICES FOR POTABLE WATER, WASTEWATER,
AND RECLAIMED WATER PROJECTS
CITY PROJECT NO. 23078-100

This Task Order No. 21-03-WT/W(A) is made and entered into this _____ day of _____, 2023, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR POTABLE WATER, WASTEWATER and RECLAIMED WATER PROJECTS dated July 15, 2021 ("Agreement") between Wade Trim ("A/E"), and the City of St. Petersburg, Florida ("City"), and upon execution shall become a part of the Agreement.

I. DESCRIPTION OF PROJECT

The intent and purpose of this project is to promote, protect, and improve the health, safety and economic welfare of the citizens of St. Petersburg and its utility customers by the establishment of policies, procedures, and standards for the installation, construction, development, maintenance, and operation of safe, reliable potable water, non-potable irrigation water and wastewater systems. This project is also intended to meet the demands of the City's land development and population growth and ensure the water and wastewater systems are constructed, developed, maintained and operated according to the latest technical and professional utility policies and standards.

This project will create a Utility Policy and Standards Manual for Potable Water, Wastewater, and Reclaimed Water assets that incorporates procedures, workflow, responsibilities, technical specifications and design standards into an organized reference document that city staff, developers, A/E consultants and contractors can reference on installation, connection, and maintenance of utility services within the city, including private owned and operated collection and transmission systems.

The Manual will incorporate current utility policies and procedures and replace the outdated information that does not address critical existing infrastructure challenges. The revised Manual will also seek to mitigate potential new challenges associated with future growth and incorporate the goals of St. Pete Water Plan.

II. SCOPE OF SERVICES

The A/E will create a Utility Policy and Standards Manual that will guide developers, A/E consultants, and contractors through the requirements necessary in obtaining approval of project elements related to the city's Potable Water, Wastewater, and Reclaimed Water systems. The Manual will be a resource for staff as they review plans and permit applications.

The A/E will incorporate existing technical details into the Manual and utilize existing engineering details.

The Policy Manual will be designed to be enforceable, easy to navigate, and aligned with other City departments' policies.

Once finalized, City staff will submit the Manual to St Petersburg's Council to be adopted by resolution.

Task 1 – Project Management

Task 1.1 - Project Set Up

The A/E's activities will include project setup for accounting and records, resource management, schedule development and control, budget management, invoicing, and coordination with the City.

Task 1.2 - Kick-off Meeting

The A/E will attend a Project kick-off meeting with City staff to meet the City's project team and review the overall scope and goals of the Project. The kick-off meeting agenda will be prepared by the A/E and will include a review of the roles and responsibilities, lines of communication between the parties, the location of existing policy documents, and the identification of stakeholders to be included in future outreach. A summary of anticipated (up to) number of meetings and workshops will be included. A meeting summary will be prepared by the A/E.

Task 1.3 - Project Coordination Meetings

Schedule, facilitate and participate in monthly virtual status meetings with the City and project team members to share information regarding the status of the Project including review of the scope, upcoming milestones, and budget status. Meeting summaries for each meeting will be prepared by the A/E.

Task 1.4 - Monthly Status Reports

The A/E will prepare monthly status reports summarizing the progress items completed. Invoices for the previous month will be submitted to the City by the third week of each month.

Task 2 – Table of Contents

Task 2.1 – Draft Table of Contents

The A/E will prepare a draft Table of Contents (TOC) for the Utility Policy and Standards Manual. The draft TOC will organize policies and procedures in a way that provides clarity of the technical requirements, workflows, processes, and roles and responsibilities for both developers and City staff.

Task 2.2 – Table of Contents Workshop

The A/E will facilitate a workshop with City staff to review and finalize the TOC. The workshop will provide direction for the Discovery phase of the project, identifying stakeholders and designating responsibility for review and development of the various

Manual sections. This includes identifying all City Departments that need to participate in developing the Manual.

Task 2.3 – Final Table of Contents

The A/E will prepare a final TOC based on the findings of Task 2.2.

Task 3 - Discovery

The A/E will gain an understanding of the existing policies and procedures that guide Water Recourses Department (WRD) projects and the issues that currently lead to confusion, inefficiency, and unenforceable situations. This will be accomplished through desktop investigations and interviews with city staff and other stakeholders as identified in Task 2, including City staff involved in projects reviews and approvals. The A/E will also develop conceptual ideas for updates or refinements to existing policies and procedures that will achieve a clear and efficient review process for developers and City staff. This information will be summarized in a letter report.

Task 3.1 - Review & Capture of Existing Published Policies

The A/E will review and capture existing published policies governing the connection, extension, and utilization of the City's Potable Water, Wastewater, and Reclaimed Water infrastructure.

Task 3.2 - Review & Capture Existing Procedures

The A/E will review and capture existing policies and procedures (formal and informal) that the City uses in review and approval of developer's work associated with the connection, extension, and utilization of the City's Potable Water, Wastewater, and Reclaimed Water infrastructure. This will be accomplished through meetings and conversations with City staff identified by the City's project manager and staff identified in Task 2.

Task 3.3 - Review & Capture Existing Procedures for Developers, A/E Consultants and Contractors

The A/E will capture existing procedures followed by developers, consultants, and contractors in obtaining WRD approval of their projects.

Task 3.4 - Review & Capture Planning Documents

The A/E will review and capture recommendations and requirements related to the City's WRD infrastructure that are called out in the City's planning documents including the Integrated Master Plan.

Task 3.5 – Summary Report

The A/E will prepare a final Summary Report based on the findings of Task 3.4.

Task 4 – Utility Policy and Standards Manual

The A/E will compile the updated policies and procedures into a manual that follows the outline of the TOC developed in Task 2 and addresses the issues discovered in Task 3. The Manual will guide city staff, developers, A/E consultants, and contractors in navigating the WRD’s requirements in the development, design, and construction of potable water, wastewater, and reclaimed water installations and connections.

Task 4.1 – Workshops

The A/E will facilitate in-person workshops with stakeholders identified in Task 2 to finalize each section of the Manual.

Task 4.2 – Draft Manual

The A/E will provide draft sections of the Manual for review by City staff.

Task 4.3 – Final Manual

The A/E will prepare the Final Utility Policy and Standards Manual. The Final Manual will be in PDF format, ADA compliant, with hyperlinks to guide users and ease navigation. The Manual will also include a business process map(s) outlining the WRD’s procedures for permitting and approval of development projects and guidance for planning and implementing City projects.

Task 4.4 – City Council Meeting

If desired, the A/E will attend the City Council meeting to assist in presentation of the Manual for approval.

All drafts and final documents will be delivered in Word format and will reside on a collaborative cloud-based editing platform.

III. SCHEDULE

Work under this Task Order shall begin no later than 10 days from Notice to Proceed.

	<u>Number of Days from NTP</u>
Task 1 – Project Management	360
Task 2 – Table of Contents	100
Task 3 – Discovery	160
Task 4 – Utility Policy and Standards Manual	360

IV. A/E'S RESPONSIBILITIES

The A/E will provide the services outlined in this Task Order.

V. CITY'S RESPONSIBILITIES

The City will provide necessary documents to the A/E, help facilitate meetings with staff and stakeholders, and participate in the decision-making process. The City will review and provide comments on draft reports and other A/E-generated documents within three weeks following receipt from the A/E.

VI. DELIVERABLES

Task 1 – Project Management

- Kickoff Meeting Agenda (1), Summary of Anticipated Future Meetings (1), and Kickoff Meeting Summary (1)
- Project Coordination Meeting Agendas and Meeting Summaries (12)
- Updated Project Schedules (12)
- Monthly Invoices and Status Reports (12)

Task 2 – Table of Contents (TOC)

- Draft Table of Contents (1)
- Workshop Agenda (1) and Workshop Summary (1)
- Final TOC (1)

Task 3 – Discovery

- Agendas for meetings with City staff (12)
- Agendas for Developer, A/E Consultants, and Contractor meetings (6)
- Summary Report (1)

Task 4 – Utility Policy and Standards Manual

- Workshop Agendas (12)
- Draft Manual – Individual Sections/Chapters for City review (12)
- Final Manual in Word and PDF format, including hyperlinks and business process mapping (1)
- Attendance at City Council meeting (1)

VII. A/E'S COMPENSATION

For Tasks 1 through 4, the City shall compensate the A/E the not-to-exceed amount of \$209,601 per Appendix A.

This Task Order establishes an allowance in the amount of \$15,000 for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Task Order.

The total Task Order amount is **\$224,601**, per Appendix A.

VIII. PROJECT TEAM

The key staff for this effort include the following:

- Project Manager and Point of Contact:

- Elizabeth Rolla, Professional Engineer
- Support:
 - Chris High, Senior Professional
 - Carly Erker, Engineer
 - Brad Cornelius, Senior Planner
 - Katherine Kirby, Project Aide
- QA/QC Review:
 - Dennis Prevo, Principal
 - Bill Harrington, Senior Professional
 - TBD, Construction Technician VI

IX. MISCELLANEOUS

In the event of a conflict between this Task Order and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Task Order to be executed by their duly authorized representatives on the day and date first above written.

ATTEST

CITY OF ST. PETERSBURG, FLORIDA

By: _____
Chandrahasa Srinivasa
City Clerk

By: _____
Brejesh Prayman, P.E., Director
Engineering & Capital Improvements

(SEAL)

APPROVED AS TO FORM FOR CONSISTENCY
WITH THE STANDARD TASK ORDER.
NO OPINION OR APPROVAL OF THE SCOPE
OF SERVICES IS BEING RENDERED BY
THE CITY ATTORNEY'S OFFICE

By: _____
City Attorney (Designee)

Wade Trim

(Company Name)

WITNESSES:

By: Dennis Prevost

(Authorized Signatory)

By: _____
(Signature)

Dennis Prevost, Senior Vice President

(Printed Name and Title)

(Printed Name)

Date: 1-19-23

By: _____
(Signature)

(Printed Name)

APPENDIX A
Work Task Breakdown
City of St. Petersburg
Utility Policy and Standards Manual
Project No. 23078-100

I. Manpower Estimate: All Tasks

Direct Labor Rates Classifications		Senior Principal	Senior Professional	Professional Engineer	Engineer I - IV	Project Specialist - Planner	Accounting Rep	Project Aide I thru III	Construction Tech I thru VI	Total Hours	Labor Cost
Direct Salary		\$ 90.91	\$ 80.30	\$ 62.12	\$ 43.94	\$ 59.10	\$ 33.33	\$ 34.38	\$ 43.94		
Multiplier 3.3		\$ 209.10	\$ 184.69	\$ 142.88	\$ 101.07	\$ 135.93	\$ 76.66	\$ 79.08	\$ 101.07		
Billing Rates ¹		\$ 300.01	\$ 264.99	\$ 205.00	\$ 145.01	\$ 195.03	\$ 109.99	\$ 113.46	\$ 145.01		
TASK											
1	Project Management										
1.1	Project Set Up		1	6			1	2		10	\$ 1,832
1.2	Kick-Off Meeting		4	10	4			2		20	\$ 3,917
1.3	Project Coordination Meetings			24						24	\$ 4,920
1.4	Monthly Status Reports			12			6	6		24	\$ 3,801
2	Table of Contents										
2.1	Draft TOC	2	6	40	8	4		2	4	66	\$ 13,137
2.2	TOC Workshop		2	24	6			2		34	\$ 6,547
2.3	Final TOC	2	2	40	2	2		2	2	52	\$ 10,527
3	Discovery										
3.1	Review & Capture Existing Policies		4	24	8	2		2		40	\$ 7,757
3.2	Review & Capture Existing Procedures			24	8			4	2	38	\$ 6,824
3.3	Review & Capture Existing Procedures for Developers, Consultants & Contractors			12	8	2		4	4	30	\$ 5,044
3.4	Review & Capture Planning Documents		2	16	8	4		2		32	\$ 5,977
3.5	Summary Report	1	4	16	4	4		2		31	\$ 6,227
4	Utility Policy and Standards Manual										
4.1	Workshops		6	48	15	4		10	4	87	\$ 16,100
4.2	Draft Manual	4	18	240	40	24		10	8	344	\$ 67,946
4.3	Final Manual	4	20	140	40	20		10	4	238	\$ 46,615
4.4	City Council Meeting	4		6						10	\$ 2,430
Totals		17	69	682	151	66	7	60	28	1080	\$ 209,601

II. Fee Calculation


Task		Labor Cost	Expenses ²	Subconsultant Services	Mark-up on Subconsultant Services ³	Total Cost Without Allowance
1	Project Management	\$14,470	\$0	\$0	\$0	\$14,470
2	Table of Contents	\$30,211	\$0	\$0	\$0	\$30,211
3	Discovery	\$31,829	\$0	\$0	\$0	\$31,829
4	Final Manual	\$133,091	\$0	\$0	\$0	\$133,091
Total		\$209,601	\$0	\$0	\$0	\$209,601

III. Fee Limit

Lump Sum Cost	\$209,601
Allowance⁴	\$15,000
Total:	\$224,601

IV. Notes:

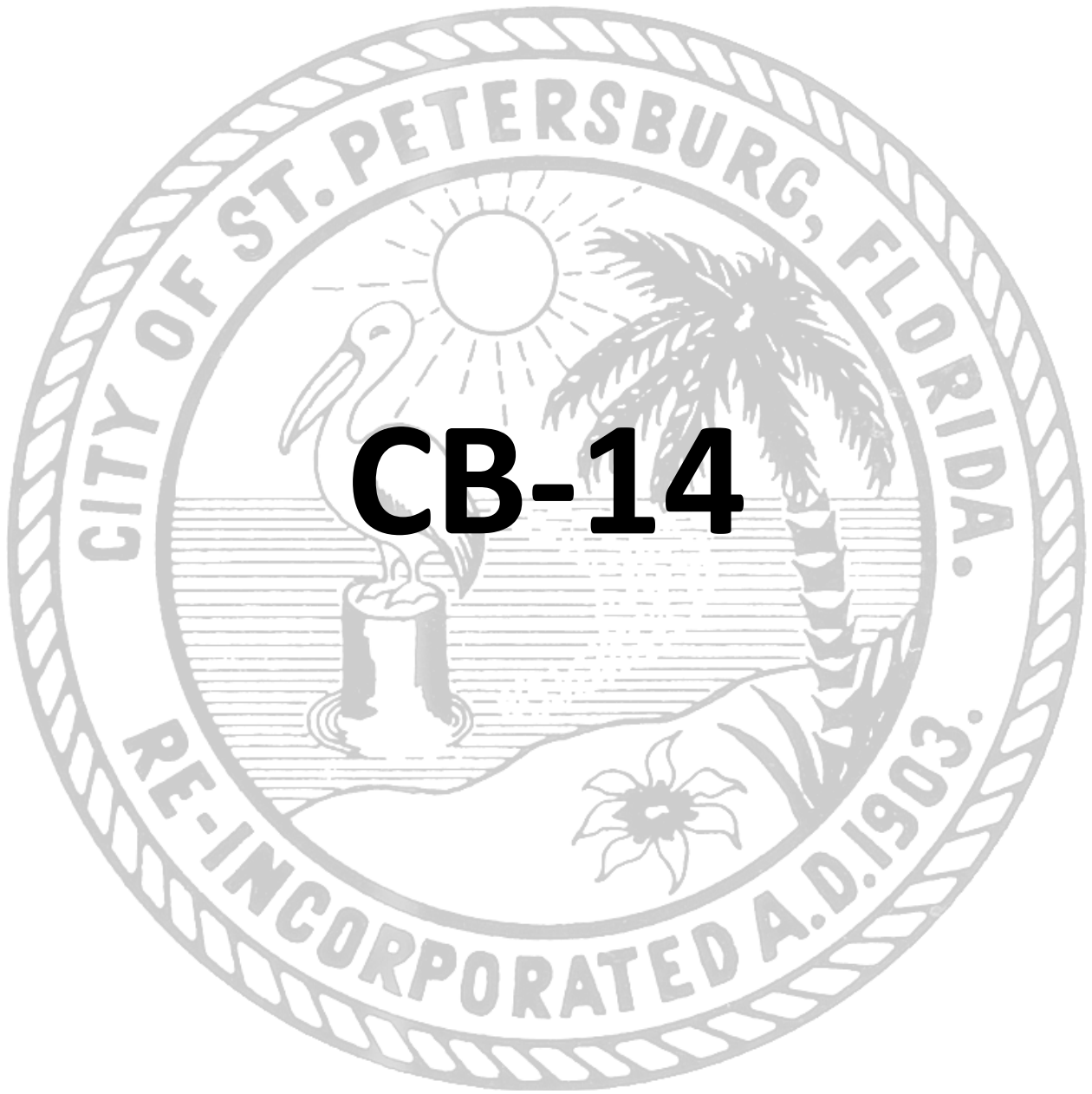
1. Rates and Multiplier per contract.
2. Includes expenses for:
3. Includes 5% percent markup of SUBCONSULTANT (per contract).
4. Allowance to be used only upon City's written authorization.

 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					204500
Name:	Johnson, Sarah B	Request Date:	08-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Council - 3/23
Message:	23078-100 - Wade Trim - Utility Manual - Task Order
Supporting Documentation:	Wade Trim - Utility Manual - Task Order - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	08-MAR-2023	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	08-MAR-2023	User Defined
2	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	08-MAR-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	08-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-03-FN/W(S) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Freese and Nichols, Inc. (“A/E”), for A/E to provide project management, data collection, site visits, a technical memorandum and design criteria package related to the Lift Station 85 (Old Albert Whitted Water Reclamation Facility) Site Improvements Project in an amount not to exceed \$146,592.18 (ECID Project No. 23083-100; Oracle No. 19344); and providing an effective date. Please scroll down to view the backup material.



CB-14

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Task Order No. 21-03-FN/W(S) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Freese and Nichols, Inc. (“A/E”), for A/E to provide project management, data collection, site visits, a technical memorandum and design criteria package related to the Lift Station 85 (Old Albert Whitted Water Reclamation Facility) Site Improvements Project in an amount not to exceed \$146,592.18 (ECID Project No. 23083-100; Oracle No. 19344); and providing an effective date.

EXPLANATION: This project will include the development of a design criteria package for a progressive design build project that will include the demolition of the old, decommissioned Albert Whitted Water Reclamation Facility’s (“AWWRF”) process tanks, pipes, electrical and related structures to allow space for new construction. The new facilities will include a 15-million gallon (“MG”) wet weather wastewater storage tank for high flow diversion when incoming wastewater exceeds the pumping capacity at Lift Station 85 (St. Petersburg's Water Plan, Scenario WT-7b as shown on Table ES09), and the replacement of the existing lift station offices (currently in trailers) with either reusing an existing building or a new building.

The objective of the project is to prepare the site to safely handle and address changing conditions associated with sea level rise by reducing the possibility of wet weather sanitary sewer overflows and providing a safe location for City staff to work from during storm events.

On July 15, 2021, the City of St. Petersburg, Florida and Freese and Nichols, Inc. (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for potable water, wastewater and reclaimed water projects.

Task Order No. 21-03-FN/W(S) in the amount of \$146,592.18 shall provide professional engineering services including but not limited to project management, data collection, site visits, a technical memorandum outlining the tank layout and material and a design criteria package ready for bidding by design-build teams including demolition of the AWWRF, a new office building and construction of the wet weather storage tank. Task Order includes a \$7,500 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 21-03-FN/W(S) includes the following phases and associated not to exceed costs respectively:

Project Management	\$ 15,483.64
Data Collection	\$ 6,479.32
Site Visits	\$ 6,062.82
Technical Memorandum	\$ 15,485.56
Design Criteria Package (Draft)	\$ 64,481.02
Design Criteria Package (Final)	\$ 31,099.82

Allowance	\$ 7,500.00
Total	\$ 146,592.18

Design-Build services during the design and construction phase will be provided to Council for approval as a separate agreement after the selection process.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Task Order No. 21-03-FN/W(S) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Freese and Nichols, Inc. (“A/E”), for A/E to provide project management, data collection, site visits, a technical memorandum and design criteria package related to the Lift Station 85 (Old Albert Whitted Water Reclamation Facility) Site Improvements Project in an amount not to exceed \$146,592.18 (ECID Project No. 23083-100; Oracle No. 19344); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003) LST Demolition and EQ Tank Construction FY23 Project (19344).

ATTACHMENTS: Resolution
Task Order No. 21-03-FN/W(S)
Map

RESOLUTION NO. 2023-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 21-03-FN/W(S) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED JULY 15, 2021 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND FREESE AND NICHOLS, INC. (“A/E”) FOR A/E TO PROVIDE PROJECT MANAGEMENT, DATA COLLECTION, SITE VISITS, A TECHNICAL MEMORANDUM, AND DESIGN CRITERIA PACKAGE RELATED TO LIFT STATION 85 (OLD ALBERT WHITTED WATER RECLAMATION FACILITY) SITE IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$146,592.18 (ECID PROJECT NO. 23083-100; ORACLE NO. 19344); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Freese and Nichols, Inc. (“A/E”) executed an architect/engineering agreement on July 15, 2021 for A/E to provide work of a specified nature as outlined in the agreement on a continuing basis related to miscellaneous Potable Water, Wastewater and Reclaimed Water Projects; and

WHEREAS, Administration desires to issue Task Order No. 21-03-FN/W(S) for A/E to provide project management, data collection, site visits, a technical memorandum, and design criteria package related to the Lift Station 85 (Old Albert Whitted Water Reclamation Facility) Site Improvements Project in an amount not to exceed \$146,592.18, which amount includes a \$7,500 allowance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Task Order No. 21-03-FN/W(S) to the architect/engineering agreement dated July 15, 2021 between the City of St. Petersburg, Florida and Freese and Nichols, Inc. (“A/E”) for A/E to provide project management, data collection, site visits, a technical memorandum, and design criteria package related to the Lift Station 85 (Old Albert Whitted Water Reclamation Facility) Site Improvements Project in an amount not to exceed \$146,592.18.

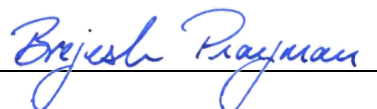
This Resolution shall become effective immediately upon its adoption.

LEGAL:



00662508

DEPARTMENT:



MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: March 23, 2023

TO: The Honorable Brandi Gabbard, Chair, and City Councilmembers

FROM: Brejesh Prayman, P.E., Director
Engineering & Capital Improvements Department

RE: Consultant Selection Information
Firm: Freese and Nichols, Inc.
Task Order No. 21-03-FN/W(S) in the amount of \$146,592.18

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves producing a complete design criteria package, to be ready for bidding by a design-build team, for the demolition of the decommissioned Albert Whitted WRF and the construction of a new 15 million gallon wet weather storage tank.

Freese and Nichols, Inc. has satisfactorily completed similar work under this and previous A/E Annual Master Agreements, and is familiar with the City Standards.

Moffatt and Nichol, Inc. has significant experience in the design, permitting and construction phase activities of wastewater structures and facilities.

This is the third Task Order issued under the 2021 Master Agreement.

2. Transaction Report listing current work – See Attachment A

ATTACHMENT A

Transaction Report for

Freese and Nichols, Inc.

Miscellaneous Professional Services for Potable Water, Wastewater & Reclaimed Water Projects

A/E Agreement Effective - July 15, 2021

A/E Agreement Expiration - August 30, 2025

Task Order No.	Project No.	Project Title	NTP Issued	Authorized Amount
01	21078-111	Southwest Water Reclamation Facility Odor Assessment Revision No. 1 (Allowance)	10/01/21 02/17/22	132,816.23 30,000.00
02	22102-111	SWWRF Influent Pump Station & Headworks Odor Control Amendment No. 1 Revision No. 1	08/05/22 11/30/22 12/15/22	39,465.85 58,039.99 8,219.69
03	TBD	Lift Station 85 Site Improvements	Pending	
			Total:	268,541.76

TASK ORDER NO. 21-03-FN/W(A)
LIFT STATION 85 (OLD ALBERT WHITTED WRF) SITE IMPROVEMENTS
POTABLE WATER, WASTEWATER & RECLAIMED WATER PROJECTS
CITY PROJECT NO. 23083-100

This Task Order No. 21-03-FN/W(A) is made and entered into this ____ day of _____, 2023, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR CONSULTING SERVICES, POTABLE WATER, WASTEWATER AND RECLAIMED WATER dated July 15, 2021 (“Agreement”) between Freese and Nichols, Inc. (“A/E”), and the City of St. Petersburg, Florida (“City”), and upon execution shall become a part of the Agreement.

I. DESCRIPTION OF PROJECT

This project will include the development of a design criteria package for a progressive-design build project that will include the demolition of the old, decommissioned Albert Whitted Water Reclamation Facility’s (“AWWRF”) process tanks, pipes, electrical and related structures to allow space for new construction. The new facilities will include a 15-million-gallon (“MG”) wet weather wastewater storage tank for high flow diversion when incoming wastewater exceeds the pumping capacity at LS 85 (St. Petersburg's Water Plan, Scenario WT-7b as shown on Table ES09), and the replacement of the existing lift station (“LST”) offices (currently in trailers) with either reusing an existing building or a new building. The objective of the project is to prepare the site to safely handle and address changing conditions associated with sea level rise by reducing the possibility of wet weather sanitary sewer overflows and providing a safe location for City staff to work from during storm events.

The A/E will prepare a decision Technical Memorandum (“TM”) and a Design Criteria Package (“DCP”) for the City. The TM will include a review and design decisions of construction material and the location of the wet weather wastewater storage tank. The DCP will include demolition requirements at the project site, including a review of the existing in-plant collection system and pump station; LST Office Building requirements; and construction material of the wet weather wastewater storage tank.

II. SCOPE OF SERVICES

Task 1 - Project Management

The A/E will prepare and submit monthly invoices to the City for payment. The A/E will also prepare and submit monthly status reports to the City with each invoice. Monthly status reports will comprise a one-page summary of the progress to date on the project, work completed during the prior month, work anticipated to be completed during the upcoming month, and discussion of any scope, schedule, or budget issues that may need to be resolved. The A/E will also maintain an Action Item Tracker and Decisions Made Tracker for all tasks under this scope of services.

A/E will conduct a hybrid Kickoff/Project Objectives Meeting. The purpose of the Kickoff Meeting is to identify project team members, establish project communications protocols, confirm project goals and objectives, and to review the scope, schedule and budget. The Kickoff Meeting will also review City staff project objectives for demolition at the project site, LST Office Building requirements, and wet weather wastewater storage tank operational preferences. The A/E will prepare and distribute a Kickoff Meeting agenda prior to the meeting and prepare and distribute Kickoff Meeting minutes following the meeting.

Deliverable(s):

- Monthly Invoices
- Monthly One-Page Reports
- Action Item Tracker
- Decisions Made Tracker
- Kickoff Meeting Agenda
- Kickoff Meeting Minutes

Task 2 - Data Collection

The A/E will coordinate with the City to obtain relevant available information that will be used to assist with development of the DCP. Data required from the City may include, but not limited to, all available record drawings of the project site, and any drawings of ongoing or planned construction at the project site. The data request will include a request for the St. Petersburg's Water Plan (Scenario WT-7b), information for ECID Project #13061-111 AWWRF Demolition Design, and the Albert Whitted Airport Management Master Plan.

Deliverable(s):

- Data Request

Task 3 - Site Visit

The A/E will coordinate with the City to conduct two (2) site visits. The first site visit will be in conjunction with the Kickoff Meeting at the project site.

Task 4 - Technical Memorandum.

The A/E will develop a draft Technical Memorandum (TM) and a final TM. The A/E will conduct a Wet Weather Wastewater Storage Tank Workshop to start the task. The Wet Weather Wastewater Storage Tank Workshop will include City staff, and A/E Staff. Topics to review include for baffling (configuration), materials and site layout. The A/E will present findings to City Staff.

The TM will review design parameters and provide a recommendation for the wet weather wastewater storage tank volume, and wet weather wastewater storage tank construction material.

- A. Wet Weather Wastewater Storage Tank Layout – a review of the 15 MG tank layout will include partitions for maintenance. The tank dimensions will account for the project site locations' proximity to the Albert Whitted Airport and height limitations.
- B. Wet Weather Wastewater Storage Tank Construction Material
The A/E shall review of construction material types (cast-in-place concrete, prestressed concrete, and steel) for the wet weather wastewater storage tank.

TM (Draft) Progress Review Meeting: The A/E will conduct one (1) TM (Draft) Progress Review Meeting with the City. The A/E shall prepare and distribute a TM (Draft) Progress Review Meeting agenda prior to the meeting and prepare and distribute meeting minutes following the meeting.

The A/E shall submit an electronic copy of the TM (Draft) to the City for review.

TM (Draft) Submittal Review Meeting: The City shall have ten (10) days to review the TM (Draft) submittal. After the review period, the A/E will lead a hybrid TM (Draft) Review Meeting with the City. The A/E shall prepare and distribute a TM (Draft) Submittal Review Meeting agenda prior to the meeting and prepare and distribute meeting minutes following the meeting. The A/E will also submit a comment response form to the City. The A/E will incorporate comments and submit an electronic copy of the TM (Final).

Deliverable(s):

- TM (Draft) Progress Review Meeting Agenda
- TM (Draft) Progress Review Meeting Minutes
- TM (Draft)
- TM (Draft) Submittal Review Meeting Agenda
- TM (Draft) Submittal Review Meeting Minutes
- TM (Draft) Comment Response Form
- TM (Final)

Task 5 - Design Criteria Package Development (Draft)

The A/E will develop a draft Design Criteria Package. The DCP shall include the following three components:

- A. Demolition – the DCP shall describe the limits of demolition of the old AWWRF tanks, pipes, buildings, electrical systems, and other appurtenances. The demolition plans developed in 2015 (ECID Project #13061-111 AWWRF Demolition Design) shall be used as a reference and adjusted based on new or proposed projects, including the addition of LS 85, the conversion of the old belt filter press building into a lift station workshop and storage area, and the ECO2 odor control system. The demolition plan will consider sequencing in order to provide storage during the construction phase.

- B. LST Office Building – the A/E will coordinate with the City to determine the size of a new LST office building at the project site. The size of the new LST office building will include City offices, restrooms, locker rooms, and meeting space as identified by City staff. Parking requirements will also be evaluated. The A/E will also work with the City to locate the new LST office at the project site. The A/E will review the City’s sea level rise requirements and make recommendations for a hardened LST office building based on the findings and will include the City’s sea level rise requirements and storm surge considerations.
- C. Wet Weather Wastewater Storage Tank – the A/E will develop the DCP (Draft) documents for the 15 MG location, and material based on the TM (Final).

DCP (Draft) Progress Review Meeting: The A/E will conduct one (1) DCP (Draft) Progress Review Meeting with the City. The A/E shall prepare and distribute a DCP (Draft) Progress Review Meeting agenda prior to the meeting and prepare and distribute meeting minutes following the meeting.

The A/E shall submit an electronic copy of the DCP (Draft) to the City for review.

DCP (Draft) Submittal Review Meeting: The City shall have ten (10) days to review the DCP (Draft) submittal. After the review period, the A/E will lead a hybrid DCP (Draft) Review Meeting with the City. The A/E shall prepare and distribute a DCP (Draft) Submittal Review Meeting agenda prior to the meeting and prepare and distribute meeting minutes following the meeting. The A/E will also submit a comment response form to the City.

Deliverable(s):

- DCP (Draft) Progress Review Meeting Agenda
- DCP (Draft) Progress Review Meeting Minutes
- DCP (Draft)
- DCP (Draft) Submittal Review Meeting Agenda
- DCP (Draft) Submittal Review Meeting Minutes
- DCP (Draft) Comment Response Form

Task 6 - Design Criteria Package Development (Final)

Following the DCP (Draft) Submittal Review Meeting, the A/E will develop a final Design Criteria Package.

The A/E shall submit an electronic copy of the DCP (Final) to the City.

Deliverable(s):

- DCP (Final)

III. SCHEDULE

Work under this Task Order shall begin no later than 10 days from Notice to Proceed (NTP).

Task	Number of Days from NTP
Task 1 – Kick Off Meeting	10
Task 2 – Data Collection	15
Task 3 – Site Visit	10
Task 4 – Technical Memorandum Meeting	52
Task 4 – Technical Memorandum (Draft) Submittal	68
Task 4 – Technical Memorandum Meeting	83
Task 4 – Technical Memorandum (Final) Submittal	87
Task 5 – Design Criteria Package (Draft) Progress Review Meeting	136
Task 5 – Design Criteria Package (Draft) Submittal	165
Task 5 – Design Criteria Package (Draft) Submittal Review Meeting	182
Task 6 – Design Criteria Package (Final) Submittal	220

IV. **A/E'S RESPONSIBILITIES**

The A/E will be responsible for the work specified to be the A/E's responsibility in the Scope of Services above.

V. **CITY'S RESPONSIBILITIES**

1. Provide access to facilities and documentation listed in Scope of Services above, including survey information, subsurface utility engineering (SUE) information, and geotechnical information.
2. Provide Design Standards and Guidelines for CITY Buildings, LST Building programming requirements, and any required building certification programs such as LEED.
3. Provide Direct Vendor requirements for building systems such as security and fire alarm, and manufacturers/vendors preferred by CITY maintenance, facilities, and custodial departments.
4. Permitting Phase Services.
5. Construction Phase Services.
6. Dispute resolution for bidder's protest.
7. Value engineering.

VI. **DELIVERABLES**

- Task 1 – Monthly One-Page Reports
- Task 1 – Kickoff Meeting Agenda
- Task 1 – Kickoff Meeting Minutes
- Task 2 – Data Request
- Task 4 – TM (Draft)
- Task 4 – TM (Draft) Progress Review Meeting Agenda
- Task 4 – TM (Draft) Progress Review Meeting Minutes
- Task 4 – TM (Final)
- Task 5 – DCP (Draft) Progress Review Meeting Agenda
- Task 5 – DCP (Draft) Progress Review Meeting Minutes
- Task 5 – DCP (Draft)

Task 5 – DCP (Draft) Submittal Review Meeting Agenda
Task 5 – DCP (Draft) Submittal Review Meeting Minutes
Task 5 – DCP (Draft) Comment Response Form
Task 6 – DCP (Final)

All Tasks – Action Item Tracker, and Decisions Made Tracker

VII. A/E'S COMPENSATION

For Tasks 1 through 6, the City shall compensate the A/E the lump sum amount of \$139,092.18.

This Task Order establishes an allowance in the amount of \$7,500.00 for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Task Order.

The total Task Order amount is **\$146,592.18** per Appendix A.

VIII. PROJECT TEAM

Freese and Nichols, Inc.

- Tom Cross, Professional 5 - Project Manager, Project Manager
- Adriell Shrikissoon, Professional 3 - Project Engineer, Project Engineer (DCP)
- Julia Roach, Professional 1 - Project Engineer, Project Engineer (DCP)
- Justin Riddle, CAD Technician/ Designer 1, Designer (DCP)
- Richard Provolt, Professional 4 - Construction Review, Demolition
- Craig Wells, Professional 5 - Project Engineer, LST Office Building (Sea Level Rise)
- Trooper Smith, Professional 6 - Project Engineer, Senior Advisor
- Charles Cullen, Professional 5 - Project Engineer, QC DCP and Demolition
- Chuck Wolf, Professional 6 - Project Engineer, Quality Assurance
- Stephanie Kirchstein, Corporate Project Support 3, Accounting

Masters Architectural Group 4, Inc.

- Nicole L. Peterika, AIA - Project Architect, LST Office Building
- Peter J. McIntosh, Project Manager – Technical Support, LST Office Building
- Lanie Johnson, Office Manager – Office Support, LST Office Building

IX. MISCELLANEOUS

In the event of a conflict between this Task Order and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Task Order to be executed by their duly authorized representatives on the day and date first above written.

ATTEST

CITY OF ST. PETERSBURG, FLORIDA

By: _____
Chandrasa Srinivasa
City Clerk

By: _____
Brejesh Prayman, P.E., Director
Engineering & Capital Improvements

(SEAL)

APPROVED AS TO FORM FOR CONSISTENCY
WITH THE STANDARD TASK ORDER.
NO OPINION OR APPROVAL OF THE SCOPE
OF SERVICES IS BEING RENDERED BY
THE CITY ATTORNEY'S OFFICE

By: _____
City Attorney (Designee)

Freese and Nichols, Inc.

WITNESSES:

By: _____
(Authorized Signatory)

By: _____
(Signature)

Thomas Brady Cross

Trooper – Tarlton W. Smith II, PE, Principal/Vice President _____
(Printed Name)

Date: _____
01/26/2023

By: _____
(Signature)

Samantha Tedrow
(Printed Name)

APPENDIX A
Work Task Breakdown
City of St. Petersburg
Lift Station 85 (Old Albert Whitted WRF) Site Improvements
Project No. 23083-100

I. Manpower Estimate: All Tasks

Direct Labor Rates Classifications		Professional 5	Professional 3	Professional 1	CAD Technician/ Designer 1	Professional 4	Professional 5	Professional 6	Professional 5	Professional 6	Corporate Project Support 3	Total Hours	Labor Cost		
Direct Salary		\$ 86.42	\$ 61.52	\$ 34.82	\$ 36.90	\$ 67.98	\$ 97.46	\$ 107.00	\$ 83.28	\$ 103.60	\$ 50.33				
Multiplier 3.105 ¹		\$ 181.91	\$ 129.50	\$ 73.30	\$ 77.66	\$ 143.10	\$ 205.15	\$ 225.24	\$ 175.29	\$ 218.08	\$ 105.93				
Billing Rates ¹		\$ 268.33	\$ 191.02	\$ 108.12	\$ 114.56	\$ 211.08	\$ 302.61	\$ 332.24	\$ 258.57	\$ 321.68	\$ 156.26				
TASK															
1	Project Management	18	2	2	0	0	2	0	0	3	16	43	\$ 9,498.64		
2	Data Collection	2	8	8	0	4	2	0	0	0	0	24	\$ 4,379.32		
3	Site Visits	4	4	4	0	0	4	0	0	0	0	16	\$ 3,480.32		
4	Technical Memorandum	16	24	40	8	0	0	1	4	0	0	93	\$ 15,485.56		
5	Design Criteria Package (Draft)	20	56	52	36	8	36	1	8	0	0	217	\$ 40,793.52		
6	Design Criteria Package (Final)	18	24	28	24	6	12	1	8	0	0	121	\$ 22,489.82		
Totals		78	118	134	68	18	56	3	20	3	16	514	\$ 96,127.18		

II. Fee Calculation

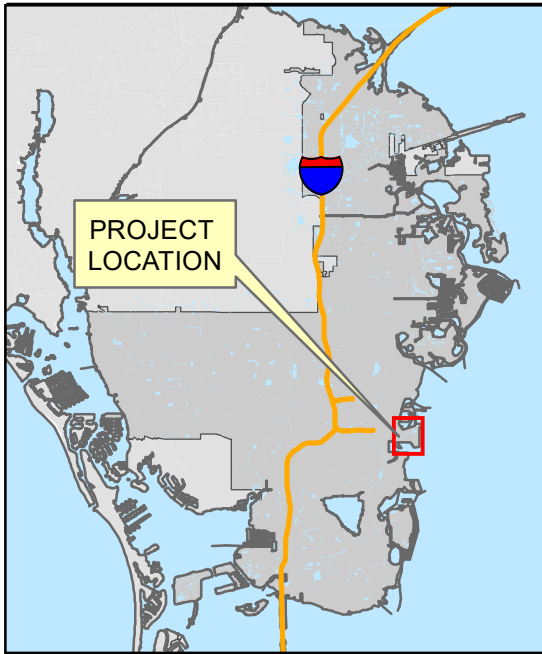
Task	Labor Cost	Expenses ²	Subconsultant Services	Mark-up on Subconsultant Services ³	Total Cost Without Allowance
1	\$9,498.64	\$0.00	\$5,700.00	\$285.00	\$15,483.64
2	\$4,379.32	\$0.00	\$2,000.00	\$100.00	\$6,479.32
3	\$3,480.32	\$62.50	\$2,400.00	\$120.00	\$6,062.82
4	\$15,485.56	\$0.00	\$0.00	\$0.00	\$15,485.56
5	\$40,793.52	\$62.50	\$22,500.00	\$1,125.00	\$64,481.02
6	\$22,489.82	\$0.00	\$8,200.00	\$410.00	\$31,099.82
Total	\$96,127.18	\$125.00	\$40,800.00	\$2,040.00	\$139,092.18

III. Fee Limit

Lump Sum Cost	\$139,092.18
Allowance⁴	\$7,500.00
Total:	\$146,592.18

IV. Notes:

1. Rates and Multiplier per contract.
2. Includes expenses for: mileage.
3. Includes 5 percent markup of SUBCONSULTANT (per contract).
4. Allowance to be used only upon City's written authorization.




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ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT CITY OF ST PETERSBURG	
APPROVED BY:	DATE: 2/1/2023

Lift Station 85 (Old Albert Whitted WRF) Site Improvements
Project No. 23083-100

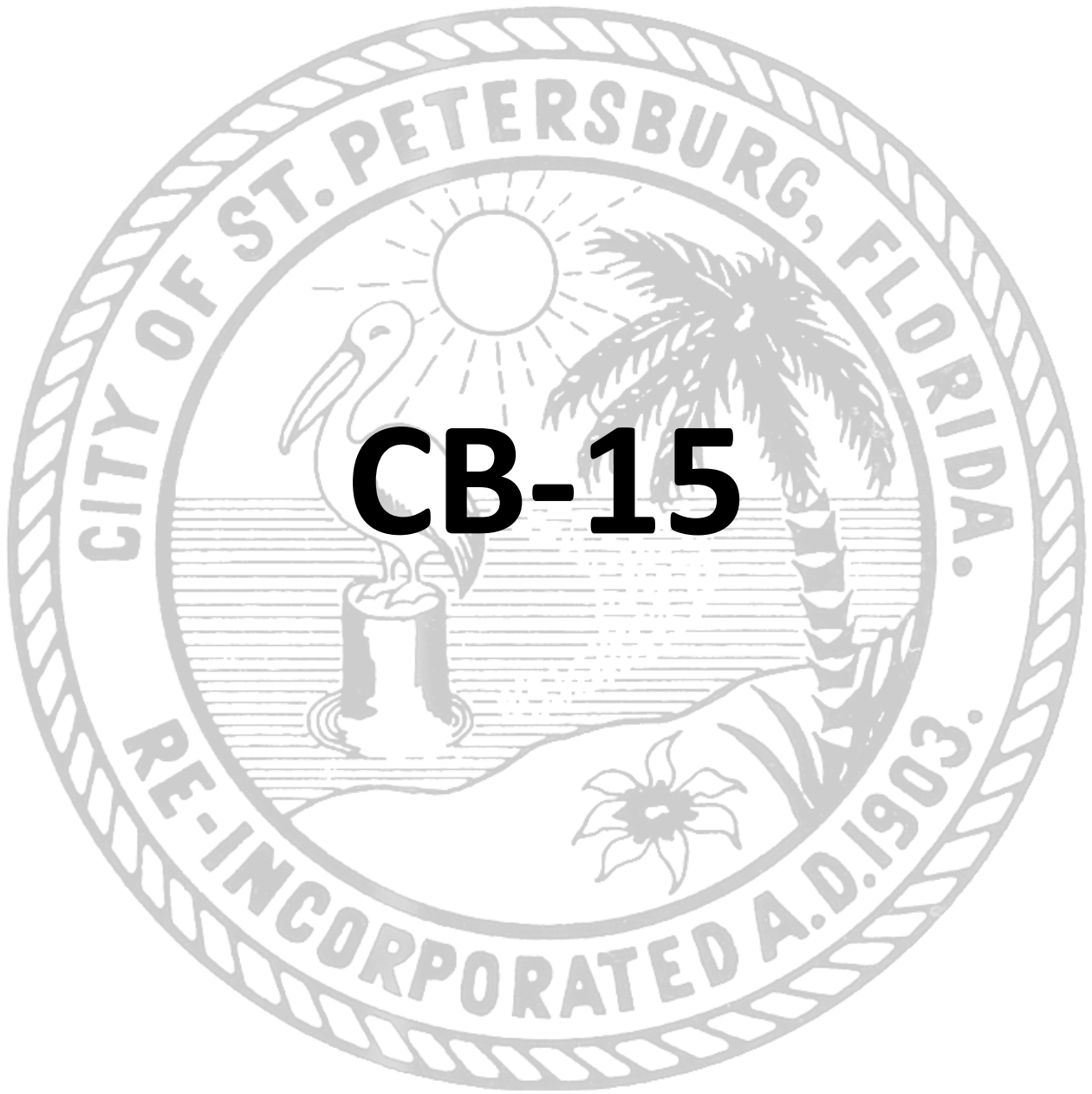


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					204501
Name:	Johnson, Sarah B	Request Date:	08-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Council - 3/23
Message:	23083-100 - Freese Nichols - LS85 - Task Order
Supporting Documentation:	Freese Nichols - LS85 - Task Order - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	08-MAR-2023	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	08-MAR-2023	User Defined
2	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	08-MAR-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	08-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Task Order No. 20-05-A/UIW(S) to the architect/engineering agreement dated December 1, 2020 between the City of St. Petersburg, Florida and ASRus, LLC (“A/E”), for A/E to provide implementation of Mechanical Integrity Testing, and a summary report related to the 2023 Northeast Water Reclamation Facility (“NEWRF”) and Southwest Water Reclamation Facility (“SWWRF”) Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \$382,615 (PWA Project No. 23092-100); and providing an effective date. Please scroll down to view the backup material.



CB-15

ST. PETERSBURG CITY COUNCIL

Consent Agenda

Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

SUBJECT: A Resolution authorizing the Mayor or his designee to execute Task Order No. 20-05-A/UIW(S) to the architect/engineering agreement dated December 1, 2020 between the City of St. Petersburg, Florida and ASRus, LLC (“A/E”), for A/E to provide implementation of Mechanical Integrity Testing, and a summary report related to the 2023 Northeast Water Reclamation Facility (“NEWRF”) and Southwest Water Reclamation Facility (“SWWRF”) Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \$382,615 (PWA Project No. 23092-100); and providing an effective date.

EXPLANATION: Florida Administrative Code (“FAC”) Chapter 62-528 governs the construction and operation of underground injection wells. All injection wells must, as part of the regulatory requirements, demonstrate internal and external Mechanical Integrity Testing (“MIT”) every five years, per the requirements of Chapter 62-528.

The previous MIT demonstration of the NEWRF injection well system was completed July 12 through 14, 2018. At IW-1, IW-2, and IW-3 at the SWWRF, the MIT demonstration was most recently completed on June 20 through July 17, 2018. Per the Florida Department of Environmental Protection (“FDEP”) Operation Permit Reporting Requirements I.B.2. of each Operation Permit, the MITs must be completed according to the dates listed in the Table 1 below.

**TABLE 1
NEWRF and SWWRF Injection Wells MIT Schedule**

NEWRF		SWWRF	
IW-1	June 11, 2023	IW-1	June 19, 2023
IW-2	June 12, 2023	IW-2	June 20, 2023
IW-3	June 13, 2023	IW-3	June 21, 2023
		IW-4*	July 16, 2023
		IW-5*	January 15, 2024
		IW-6*	July 15, 2023

* These wells have separate permits

Testing and Reporting Requirements of each Operating Permit requires the City to submit a test plan for completion of MI testing to the FDEP for approval at least 6 months prior to the MIT due date. A test plan has been submitted and approved by the FDEP for both WRFs. Though the MIT at IW-5 is due later than the other wells, it is included in this MIT testing period so that all of the SWWRF wells will be on the same 5-year testing schedule for future MITs.

On December 1, 2020, the City of St. Petersburg, Florida and ASRus, LLC (“A/E”) entered into an architect/engineering agreement for A/E to provide miscellaneous professional services for Underground Injection Wells and Monitoring Wells Systems Projects.

Task Order No. 20-05-A/UIW(S) in the amount of \$382,615 shall provide professional engineering services including but not limited to implementation of mechanical integrity testing at the NEWRF and SWWRF injection wells and a summary report to include the work performed, analyzes of the data and results, and applicable recommendations. Task Order includes a \$20,000 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 20-05-A/UIW(S) includes the following phases and associated not to exceed costs respectively:

Implementation of Mechanical Integrity Testing	\$ 340,105
Summary Report	\$ 22,510
Allowance	\$ 20,000
Total	\$ 382,615

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute Task Order No. 20-05-A/UIW(S) to the architect/engineering agreement dated December 1, 2020 between the City of St. Petersburg, Florida and ASRus, LLC (“A/E”), for A/E to provide implementation of Mechanical Integrity Testing, and a summary report related to the 2023 Northeast Water Reclamation Facility (“NEWRF”) and Southwest Water Reclamation Facility (“SWWRF”) Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \$382,615 (PWA Project No. 23092-100); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds have been previously appropriated from Water Resources Operating Fund (4001), Water Resources Department, Water Reclamation Admin Division (420.2165).

ATTACHMENTS: Resolution
Task Order No. 20-05-A/UIW(S)

RESOLUTION NO. 2023-_____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 20-05-A/UIW(S) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED DECEMBER 1, 2020 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND ASRUS, LLC (“A/E”) FOR A/E TO PROVIDE IMPLEMENTATION OF MECHANICAL INTEGRITY TESTING AND A SUMMARY REPORT RELATED TO THE 2023 NORTHEAST WATER RECLAMATION FACILITY AND SOUTHWEST WATER RECLAMATION FACILITY INJECTION WELLS MECHANICAL INTEGRITY TESTING PROJECT IN AN AMOUNT NOT TO EXCEED \$382,615 (PWA PROJECT NO. 23092-100); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and ASRus, LLC (“A/E”) executed an architect/engineering agreement on December 1, 2020 for A/E to provide professional planning and study activities on a continuing basis related to miscellaneous Underground Injection Wells and Monitoring Wells Systems Projects; and

WHEREAS, Administration desires to issue Task Order No. 20-05-A/UIW(S) for A/E to provide implementation of mechanical integrity testing at the NEWRF and SWWRF injection wells and a summary report (to include analyzing of data and results and providing recommendations) related to the 2023 Northeast Water Reclamation Facility (“NEWRF”) and Southwest Water Reclamation Facility (“SWWRF”) Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \$382,615, which amount includes a \$20,000 allowance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Task Order No. 20-05-A/UIW(S) to the architect/engineering agreement dated December 1, 2020 between the City of St. Petersburg, Florida and ASRus, LLC (“A/E”) for A/E to provide implementation of mechanical integrity testing and a summary report related to the 2023 Northeast Water Reclamation Facility and Southwest Water Reclamation Facility Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \$382,615.

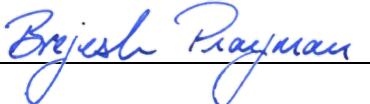
This Resolution shall become effective immediately upon its adoption.

LEGAL:



00668659

DEPARTMENT:



MEMORANDUM

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

DATE: March 23, 2023

TO: The Honorable Brandi Gabbard, Chair, and City Councilmembers

FROM: Brejesh Prayman, P.E., Director
Engineering & Capital Improvements Department

RE: Consultant Selection Information
Firm: ASRus, LLC
Task Order No. 20-05-A/UIW(S) in the amount of \$382,615

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves demonstrating internal and external Mechanical Integrity Testing (“MIT”) for several injection wells at the Northeast Water Reclamation Facility (“NEWRF”) and the Southwest Water Reclamation Facility (“SWWRF”) every five years, per the requirements of Florida Administrative Code (“FAC”) Chapter 62-528.

ASRus, LLC has satisfactorily completed similar work under previous A/E Annual Master Agreements and is familiar with the City Standards.

ASRus, LLC has significant experience in the testing, design, permitting and construction phase activities of injection wells.

This is the fifth Task Order issued under the 2020 Master Agreement.

2. Transaction Report listing current work – See Attachment A

ATTACHMENT A

Transaction Report for ASRus LLC

Miscellaneous Professional Services for Underground Injection Wells Projects
A/E Agreement Effective - December 1, 2020
A/E Agreement Expiration - November 30, 2024

Task Order No.	Project No.	Project Title	NTP Issued	Authorized Amount
01	WRD	AWA Lift Station - 2021 Injection Wells Mechanical Integrity Tests	02/02/21	73,575.00
02	WRD	2020 Deep Injection Well and ASR Systems Annual Summary Rpt	02/02/21	48,100.00
03	21071-111	NEWRF Injection Well No. 4	01/21/22	470,000.00
04	WRD	2021 Deep Injection Well & ASR Systems Annual Summary	04/06/22	56,750.00
05	23092-100	2023 NEWRF & SWWRF Injection Wells Mechanical Integrity Testing	Pending	
06	WRD	2022 Regulatory Assistance	Pending	
07	WRD	2022 Deep Injection Well and ASR Systems Annual Summary Report	Pending	
08	WRD	SWWRF Injection Well and Well Rehab Assistance	Pending	2,834.00
			Total:	651,259.00

TASK ORDER NO. 20-05-A/UIW(S)
 2023 NORTHEAST WATER RECLAMATION FACILITY AND SOUTHWEST WATER
 RECLAMATION FACILITY
 INJECTION WELLS MECHANICAL INTEGRITY TESTING UNDERGROUND INJECTION
 WELLS AND MONITORING WELLS SYSTEMS PROJECTS
 CITY PROJECT NO. 23092-100

This Task Order No. 20-05-A/UIW(S) is made and entered into this _____ day of _____, 2023, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR UNDERGROUND INJECTION WELLS AND MONITORING WELLS SYSTEMS dated December 1, 2020 (“Agreement”) between ASRus, LLC (“A/E”), and the City of St. Petersburg, Florida (“City”), and upon execution shall become a part of the Agreement.

I. DESCRIPTION OF PROJECT

The intended purpose of this project pertains to the Mechanical Integrity (MI) Testing (MIT) of the City’s Northeast Water Reclamation Facility (NEWRF) and Southwest Water Reclamation Facility (SWWRF) injection wells. The A/E and its subconsultant will perform the MITs and prepare a summary report documenting the MI testing.

Class I municipal injection wells must demonstrate internal and external MI every five (5) years as specified in Chapter 62-528, Florida Administrative Code (FAC). The previous MI demonstration of the NEWRF injection well system was completed July 12 through 14, 2018. At IW-1, IW-2, and IW-3 at the SWWRF, the MI demonstration was most recently completed on June 20 through July 17, 2018. Per the FDEP Operation Permit Reporting Requirements I.B.2. of each Operation Permit, the MITs must be completed according to the dates listed in the Table 1 below.

**TABLE 1
 NEWRF and SWWRF Injection Wells MIT Schedule**

NEWRF	SWWRF
IW-1 June 11, 2023	IW-1 June 19, 2023
IW-2 June 12, 2023	IW-2 June 20, 2023
IW-3 June 13, 2023	IW-3 June 21, 2023
	IW-4* July 16, 2023
	IW-5* January 15, 2024
	IW-6* July 15, 2023

** These wells have separate permits*

Testing and Reporting Requirements of each Operating Permit requires the City to submit a test plan for completion of MI testing to the FDEP for approval at least 6 months prior to the MIT due date. A test plan has been submitted and approved by the FDEP for both

WRFs. Though the MIT at IW-5 is due later than the other wells it is included in this MIT testing period so that all the SWWRF wells will be on the same 5-year testing schedule for future MITs.

The City has performed baseline MI testing using the Radioactive Tracer Survey (RTS) methodology in conjunction with packer pressure tests to prove the adequacy of the RTS methodology for internal MI demonstrations. The City has been working closely with the FDEP since 1989 to allow the continued use of the RTS methodology in lieu of packer testing for internal MI demonstrations. The RTS is the preferred method for the City due to the lower testing costs and less injection well downtime. At the November 9, 1995, Technical Assistance Committee (TAC) meeting, the FDEP was agreeable to the use of these methods for MI demonstrations and stated that the internal RTS methodology is a US Environmental Protection Agency (EPA) approved method for demonstration of internal MI. The project objective will be to obtain FDEP approval for utilizing the RTS methodology for both internal and external MI demonstrations, although there is no guarantee that FDEP will continue to support the sole use of the RTS methodology for the City. The City of St. Petersburg is the only approved Class I municipal injection well system in the state that is not required to use downhole inflatable packers to demonstrate internal MI. A similar testing program was approved by the FDEP and implemented for the previous MI demonstrations in 1998, 2003, 2008, 2013, and 2018 at the NEWRF and SWWRF injection well systems.

The scope of services provided under this Task Order is outlined in the following tasks:

II. SCOPE OF SERVICES

Task 1 – Implementation of MI Testing

This task includes implementation of the MI testing at the NEWRF and SWWRF injection wells. The MI testing includes background gamma logging, temperature logs, video survey, and internal and external Radioactive Tracer Survey (RTS) at IW-1, IW-2, and IW-3 at the NEWRF and IW-1, IW-2, IW-3, IW-4, IW-5, and IW-6 at the SWWRF. One (1) pre-construction meeting shall be coordinated, conducted, and attended by the A/E. Services during construction and resident engineering services shall be provided by the A/E during the MITs at the NEWRF and SWWRF injection wells.

Task 2 – Summary Report

A/E shall prepare a report summarizing the work performed, analyzing the data and results, and making applicable recommendations. A single report shall be prepared documenting the MI testing activities from both the NEWRF and SWWRF MITs. The City shall receive one (1) draft report in PDF format, and one final signed and sealed report in PDF format of the engineering report and associated geophysical logs for distribution to City staff. FDEP and the City will be provided with an electronic copy (in pdf format). The report will be signed and sealed by a professional geologist registered in Florida.

III. SCHEDULE

Work under this Task Order shall begin no later than 10 days from Notice to Proceed.

	<u>Number of Days from NTP</u>
MITs	By regulatory deadline (see Table 1)
Summary of Report Draft	30 days after MITs
Summary Report Final	14 days after City comments

IV. A/E'S RESPONSIBILITIES

The A/E will provide services outlined in Section II, Scope of Services.

V. CITY'S RESPONSIBILITIES

- City will provide review comments within 2 weeks of submittal of draft report.
- The City will provide access to well sites including fences, gates, culverts, or temporary roads necessary to provide access to the Subconsultant to complete the work. No site work is included in this Task Order.

VI. DELIVERABLES

Draft MIT Report - PDF Format
Final Report – PDF Format

VII. A/E'S COMPENSATION

For Tasks 1 and 2, the City shall compensate the A/E the not-to-exceed amount of \$362,615.

This Task Order establishes an allowance in the amount of \$20,000 for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Task Order.

The total Task Order amount is **\$382,615**, per Appendix A.

VIII. PROJECT TEAM

Prime Consultant - ASRus, LLC.
Subcontractor – MV Geophysical Logging Survey (Task 1)

IX. MISCELLANOUS

In the event of a conflict between this Task Order and the Agreement, the Agreement shall prevail.

IN WITNESS WHEREOF the Parties have caused this Task Order to be executed by their duly authorized representatives on the day and date first above written.

ATTEST

CITY OF ST. PETERSBURG, FLORIDA

By: _____
Chandrahasa Srinivasa
City Clerk

By: _____
Brejesh Prayman, P.E., Director
Engineering & Capital Improvements

(SEAL)

APPROVED AS TO FORM FOR CONSISTENCY
WITH THE STANDARD TASK ORDER.
NO OPINION OR APPROVAL OF THE SCOPE
OF SERVICES IS BEING RENDERED BY
THE CITY ATTORNEY'S OFFICE

By: _____
City Attorney (Designee)

ASRus, LLC
(Company Name)

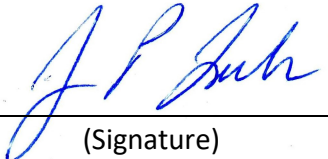
By: _____

(Signature)
Mark B. McNeal, CEO

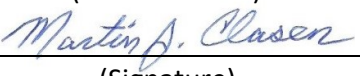
(Printed Name and Title)

Date: _____
February 16, 2023

WITNESSES:

By: _____

(Signature)
Pete Larkin Vice President

(Printed Name)

By: _____

(Signature)
Martin Clasen Vice President

(Printed Name)

APPENDIX A
Work Task Breakdown
City of St. Petersburg
NEWRF and SWWRF Injection Well Mechanical Integrity Testing
City Project No. 23092-100

I. Manpower Estimate: All Tasks

Direct Labor Rates Classifications		Principal In Charge	Senior Professional Geologist (P.G.)	Professional Geologist (P.G.)	Staff Scientist	Graphics Designer	Senior Clerical	Total Hours	Labor Cost		
Direct Salary		\$ 66.89	\$ 56.86	\$ 43.48	\$ 26.76	\$ 25.08	\$ 20.07				
Multiplier 2.99		\$ 133.11	\$ 113.14	\$ 86.52	\$ 53.25	\$ 49.92	\$ 39.93				
Billing Rates ¹		\$ 200.00	\$ 170.00	\$ 130.00	\$ 80.00	\$ 75.00	\$ 60.00				
TASK											
1	Implementation of MI Testing	30	50	140	0	0	2	222	\$ 32,820.00		
2	Summary Report	24	40	80	0	6	1	151	\$ 22,510.00		
Totals		54	90	220	0	6	3	373	\$ 55,330.00		

II. Fee Calculation


Task	Labor Cost	Expenses ²	Subcontractor Services	Mark-up on Subcontractor Services ³	Total Cost Without Allowance
1	\$32,820.00	\$0.00	\$279,350.00	\$27,935.00	\$340,105.00
2	\$22,510.00	\$0.00	\$0.00	\$0.00	\$22,510.00
Total	\$55,330.00	\$0.00	\$279,350.00	\$27,935.00	\$362,615.00

III. Fee Limit

Time & Material	\$362,615.00
Allowance⁴	\$20,000.00
Total:	\$382,615.00

IV. Notes:

- | |
|---|
| <ol style="list-style-type: none"> 1. Rates and Multiplier per contract. 2. Includes expenses for mileage, postage, reprographics. 3. Includes 10-percent markup of SUBCONTRACTOR (per contract). 4. Allowance to be used only upon City's written authorization. |
|---|

 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					204570
Name:	Johnson, Sarah B	Request Date:	08-MAR-2023	Status:	APPROVED

Authorization Request	
Subject:	Council - 3/23
Message:	23092-100 - ASRus - NE & SW Wells Testing - Task Order
Supporting Documentation:	ASRus - NE & SW Wells Testing - Task Order - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	08-MAR-2023	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	08-MAR-2023	User Defined
2	Griffin, Christopher Michael	Griffin, Christopher Michael	APPROVE	08-MAR-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	08-MAR-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A resolution confirming the appointment of Alvina Miller, Amber Bennett, And Joe Bonora, by the Mayor, to the State Housing Initiatives Partnership Affordable Housing Advisory Committee, for respective terms of three years, in accordance with Section 420.9076, Florida Statutes and City Code Section 17.5-25; authorizing the Mayor or their designee to execute all documents necessary to effectuate same; and providing an effective date.

Please scroll down to view the backup material.



CB-16

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

SUBJECT: A resolution confirming the appointment of Alvina Miller, Amber Bennett, and Joe Bonora, by the Mayor, to the State Housing Initiatives Partnership (“SHIP”) Affordable Housing Advisory Committee (“Committee”), for respective terms of three years, in accordance with Section 420.9076, Florida Statutes and City Code Section 17.5-25; authorizing the Mayor or their designee to execute all documents necessary to effectuate same; and providing an effective date.

EXPLANATION:

Currently, each local government that receives SHIP funds must have an Affordable Housing Advisory Committee (“Committee”) whose key role is to review established policies and procedures, ordinances, land development regulations and the comprehensive plan in order to identify specifically enumerated incentive strategies, approve any additional incentive strategies, and submit a report to City Council. The City Council is then required to consider the recommendations for possible amendment of the Local Housing Assistance Plan (LHAP). The Committee must then review the implementation of previously recommended strategies and approve any additional strategy recommendations annually thereafter.

The Florida Legislature enacted HB 1339 during the 2020 Legislative Session’s Omnibus Housing Bill which amended S. 420.9076, F.S., which among other changes, changed structure of the committee to require a minimum of 8 members or a maximum of 11 members provided that 6 of the members meet the categories specified by the Statute. Due to a recent resignation, the current AHAC membership stands at 7 and therefore at least one member must be added prior to any official actions by the AHAC.

The Mayor asks City Council to approve the appointment of 3 new members; Alvina Miller, Amber Bennett, and Joe Bonora each for an initial three-year term, ending March 23, 2026.

RECOMMENDATION:

The Administration recommends that City Council adopt the attached resolution confirming the appointment of Alvina Miller, Amber Bennett, and Joe Bonora, by the Mayor, to the State Housing Initiatives Partnership (“SHIP”) Affordable Housing Advisory Committee (“Committee”), for respective terms of three years, in accordance with Section 420.9076, Florida Statutes and City Code Section 17.5-25; authorizing the Mayor or their designee to execute all documents necessary to effectuate same; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION:

This action will not result in additional funding allocations.

ATTACHMENTS: Resolution No. 2023-
Committee List

APPROVALS:

Administration: McFoster

Budget: N/A

AFFORDABLE HOUSING ADVISORY COMMITTEE MEMBERS

2023

1. Mr. Robert V. DePugh (Second term expires 1/09/2025)
Category: an advocate for low-income persons in connection with affordable housing
 2. Mr. Jack D. Humburg (Second term expires 1/09/2026)
Category: not-for profit provider of affordable housing
 3. CHAIR: Mr. Scott Macdonald (Second term expires 1/09/2026)
Category: for profit developer who is actively engaged in the development of affordable housing
 4. Mr. Frederic Samson (Second term expires 1/09/2025)
Category: a real estate professional in connection with affordable housing
 5. Ms. Jillian Bandes (Second expires 1/09/2026)
Category: an employer within the City of St. Petersburg
 6. VICE CHAIR: Mr. Kenneth E. Rush (Second term expires 1/09/2026)
Category: residential home building industry in connection with affordable housing
 7. Councilmember Brandi Gabbard (First term expires 1/09/2025)
 8. *Ms. Alvina Miller** (First term would expire 3/23/2026)
Category: Banking or mortgage banking industry in connection with affordable housing
 9. *Ms. Amber Bennett** (First term would expire 3/23/2026)
Category: A citizen who resides within the jurisdiction of the local governing body making the appointments (also meets the real estate professional category)
 10. *Mr. Joseph Bonora** (First term would expire 3/23/2026)
Category: A citizen who represents essential services personnel (ESP includes teachers and educators, other school district, community college, and university employees; police and fire personnel; health care personnel; skilled building trades personnel; automotive mechanics; government employees; and active military)- Mr. Bonora also meets the for profit and non-profit developer category.
- *Possible appointments for March 23 Council Agenda*

A RESOLUTION CONFIRMING THE APPOINTMENT OF ALVINA MILLER, AMBER BENNETT, AND JOE BONORA, BY THE MAYOR, TO THE STATE HOUSING INITIATIVES PARTNERSHIP AFFORDABLE HOUSING ADVISORY COMMITTEE, FOR RESPECTIVE TERMS OF THREE YEARS, IN ACCORDANCE WITH SECTION 420.9076, FLORIDA STATUTES AND CITY CODE SECTION 17.5-25; AUTHORIZING THE MAYOR OR THEIR DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 420.9076, Florida Statutes (“Section 420.9076”) requires the City to appoint a State Housing Initiatives Partnership (“SHIP”) Affordable Housing Advisory Committee (“Committee”), which shall include a locally elected official, and requires the Committee to review the implementation of the previously recommended incentive strategies, approve any additional incentive strategies, and to annually submit a report to City Council by December 31; and

WHEREAS, City Council amended the City Code to add Section Chapter 17.5, Article II (Sections 17.5-19 through 26) - Local Housing Assistance Program that established the City’s Affordable Housing Advisory Committee in Section 17.5-25 pursuant to Section 420.9076; and

WHEREAS, in order to remain in compliance with Florida Statutes, City Council must confirm a minimum of eight (8) or a maximum of eleven (11) members to the Committee provided that 6 of the members meet the categories listed in the FL Statute; and

WHEREAS, the Mayor has asked City Council to approve the appointment of Alvina Miller, Amber Bennett, and Joe Bonora to the Committee for an initial three-year term, ending on March 23, 2026; and

WHEREAS, this City Council has determined that it is in the best interest of the City to confirm the appointments of the above-named persons to the Committee.

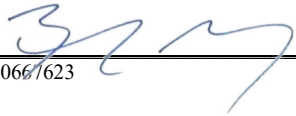
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the following appointments to the State Housing Initiatives Partnership Affordable Housing Advisory Committee, made by the Mayor in accordance with Section 420.9076, Florida Statutes and City Code Section 17.5-25, are hereby confirmed:

- Alvina Miller for an initial three-year term of service ending on March 23, 2026
- Amber Bennett for an initial three-year term of service ending on March 23, 2026
- Joe Bonora for an initial three-year term of service ending on March 23, 2026

BE IT FURTHER RESOLVED that the Mayor or their designee is authorized to execute all documents necessary to effectuate same.

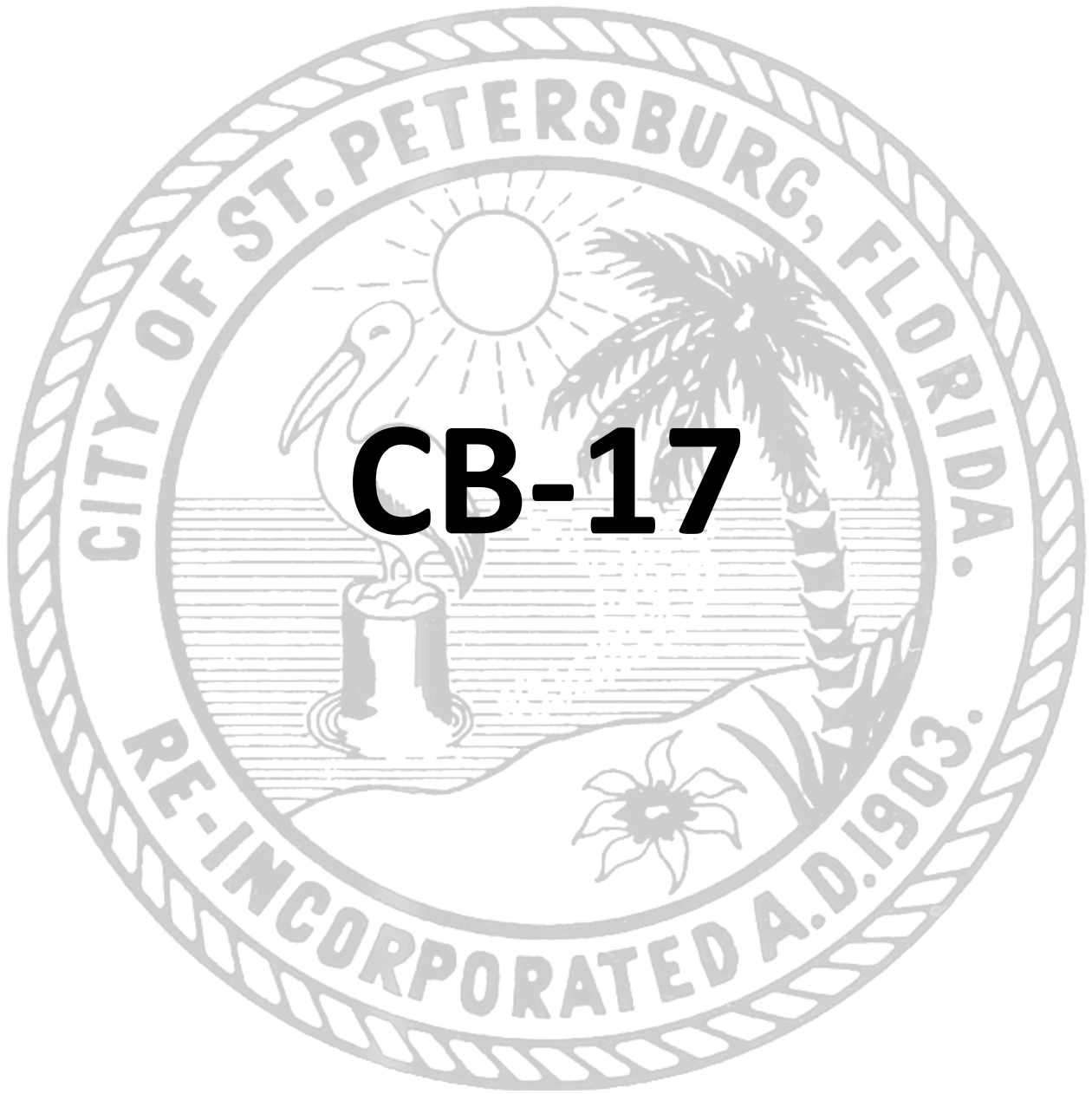
This Resolution shall become effective immediately upon adoption.

Approvals:

Legal: 
00667623

Department: 

The following page(s) contain the backup material for Agenda Item: A resolution confirming the appointment of Janeen Wallace as a regular member to the City Beautiful Commission to serve a three-year term ending December 31, 2025; and providing an effective date.
Please scroll down to view the backup material.



CB-17



MEMORANDUM

City Council Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair and Members of City Council

FROM: Kenneth T. Welch, Mayor 

SUBJECT: Confirmation of Appointment of Janeen Wallace to the City Beautiful Commission

I respectfully request that Council confirm the appointment of Janeen Wallace as a regular member to the City Beautiful Commission to serve a three-year term ending December 31, 2025.

A copy of Ms. Wallace's request letter and resume has been provided to the Council office for your information.

Attachments

cc: M. Jefferies, Leisure Services Administrator
B. Eichler, Assistant Director Parks and Recreation



City of St. Petersburg
Parks and Recreation Department
1400 19th Street North
St. Petersburg, FL 33713-5729
O: 727-893-7869

RESOLUTION NO. _____

A RESOLUTION CONFIRMING THE APPOINTMENT OF JANEEN WALLACE AS A REGULAR MEMBER TO THE CITY BEAUTIFUL COMMISSION TO SERVE A THREE-YEAR TERM ENDING DECEMBER 31, 2025; AND PROVIDING AN EFFECTIVE DATE.

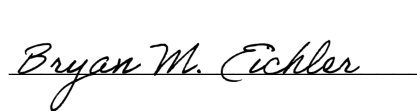
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council hereby confirms the appointment of Janeen Wallace as a regular member to the City Beautiful Commission to serve a three-year term ending December 31, 2025.

This resolution shall become effective immediately upon its adoption.

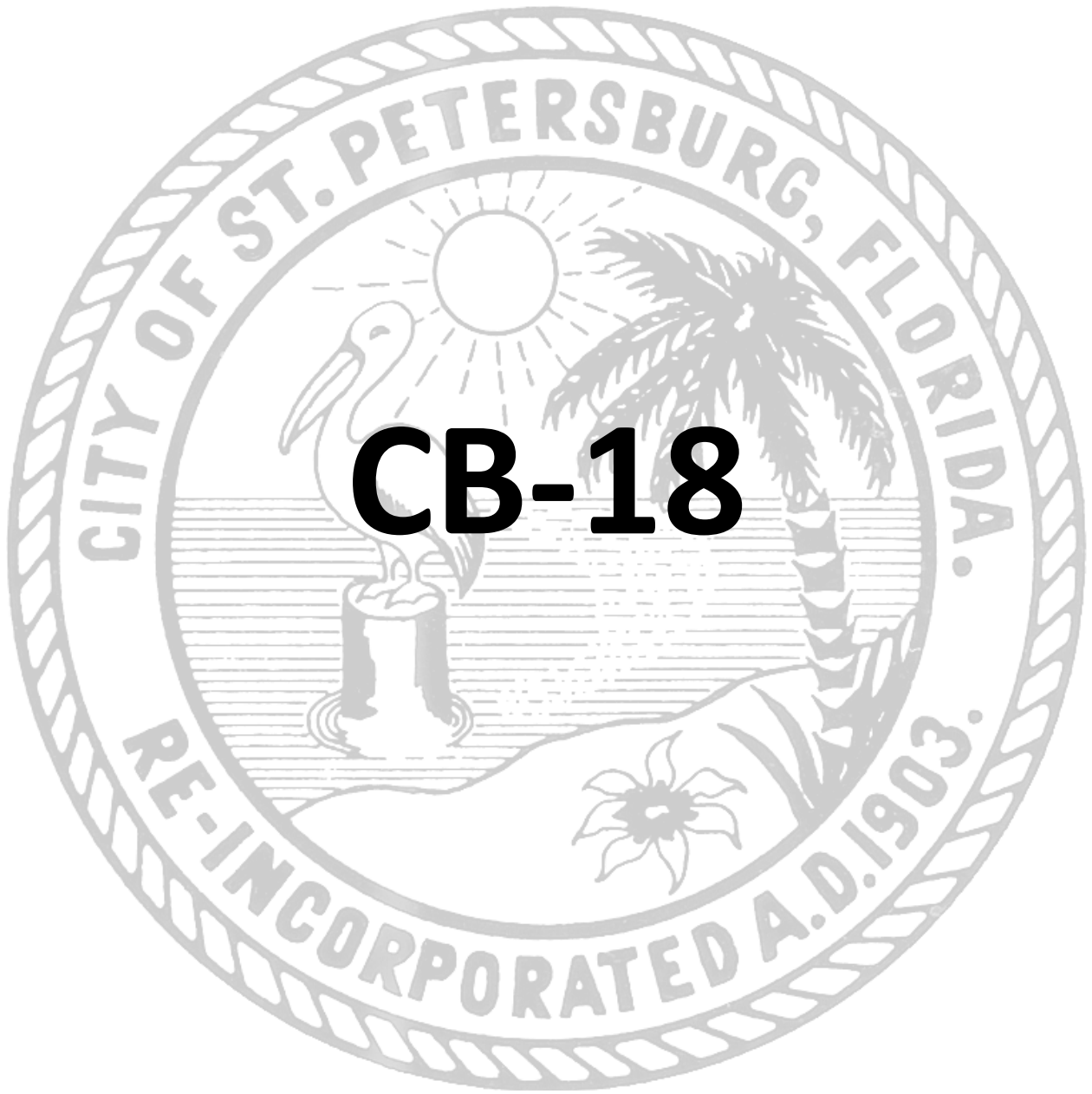
LEGAL:



DEPARTMENT:



The following page(s) contain the backup material for Agenda Item: A resolution appointing Jeffrey R. Fuller as a hearing officer for civil citation appeals, demolition appeals, and appeals of derelict vessel determinations to serve an indefinite at-will term; approving the agreement between Jeffrey R. Fuller and the City of St. Petersburg, Florida for hearing officer services; authorizing the Mayor or his designee to execute the agreement; and providing an effective date.
Please scroll down to view the backup material.



CB-18



Council Meeting of March 23, 2023

TO: The Honorable Brandi Gabbard, Chair, and Members of City Council

FROM: Devon E. Haggitt, Assistant City Attorney *DH*
Joe Waugh, Director, Codes Compliance Assistance Department *JW*

RE: Request for Appointment of Hearing Officer

The City Attorney's Office and Codes Compliance Assistance Department recommend and request the appointment of a hearing officer for as-needed civil citation appeal hearings, demolition appeal hearings and derelict vessel appeal hearings. Upon appointment by City Council, the hearing officer will enter into the attached agreement with the City for these services.

The City's Legal Department conducted a search in December 2022 and January 2023, and believes Jeffrey R. Fuller, Esq. is a highly qualified candidate for the position. City Code Section 9-45 requires that the hearing officer be an attorney licensed to practice law in the State of Florida. The City Attorney's Office has verified that Mr. Fuller meets all the requirements to serve as a hearing officer. The City Attorney's Office may in the future request the appointment of additional hearing officers as needed to provide redundancy and ensure that there is always someone available to attend hearings.

Based on Mr. Fuller's experience and eligibility based on the City Code, the City Attorney's Office and Codes Compliance Assistance Department recommend and request that City Council appoint Jeffrey R. Fuller, Esq. as a hearing officer for civil citation appeal hearings, demolition appeal hearings, and derelict vessel appeal hearings, and approve the agreement between Jeffrey R. Fuller and the City of St. Petersburg, Florida for hearing officer services.

Attachments:
Resume
Agreement

cc: Amy Foster, Community & Neighborhood Affairs Administrator

JEFFREY R. FULLER

Resume

(727) 430-0203

jrfuller@fulleradr.com

Post Office Box 47668

St. Petersburg, FL 33743

EMPLOYMENT:

Fuller ADR 2010-Present

Providing sophisticated Alternative Dispute Resolution services to the private sector and Judicial and Executive branches of government including arbitrations, mediations, and special master services.

Brasfield, Fuller, Freeman, Goldis & Cash, P.A. 1977-2010

Civil litigation and appellate attorney, including over 100 trials as first chair and over 100 opinions in the Reporters as lead appellate counsel.

Law Clerk United States Magistrate Judge Paul Game, 1976-1977

Special Assistant Public Defender, Florida Sixth Judicial Circuit, 1976

EDUCATION:

Stetson University College of Law, Juris Doctor 1976

Westminster College, Bachelor of Arts 1974

LICENSES AND CERTIFICATIONS:

State Bar Associations:

Florida Bar

District of Columbia Bar

Federal Bars:

United States Supreme Court

United States Court of Appeals, Fifth Circuit

United States Court of Appeals, Eleventh Circuit

United States District Court, Middle District, Florida

United States District Court, Southern District, Florida

Alternative Dispute Resolution Certifications, Licenses and Qualifications:

Florida Supreme Court Certified Circuit Civil Mediator

Florida Supreme Court Certified Appellate Mediator
United States District Court, Middle District, Florida Certified Mediator

Florida Department of Financial Services Licensed Mediator
Florida Supreme Court Certified Family Law Mediator
Florida Supreme Court Qualified Residential Mortgage Foreclosure
Mediator
United States Bankruptcy Court, Middle District, Florida, Qualified
Residential Mortgage Foreclosure Mediator
Florida Supreme Court Qualified Arbitrator

APPOINTMENTS AND ASSOCIATIONS:

FINRA, Public Arbitrator
American Arbitration Association Panel of Neutrals
Special Master, Pinellas County Value Adjustment Board
Special Magistrate, Pinellas County Construction Licensing Board
Special Master, Hillsborough County Value Adjustment Board
Hearing Officer, Hillsborough County PIP Medical Provider Ordinance
Special Master, Discovery and e-Discovery, Sixth Judicial Circuit
Florida Attorney General Lemon Law Arbitration Panel
National Center for Dispute Resolution Arbitrator
Hearing Officer, Hillsborough County Public Transportation Commission
Better Business Bureau Arbitrator
Special Magistrate, Pinellas County Code Enforcement
Florida Department of Financial Services Mediator

MISCELLANEOUS:

AV Preeminent rated Martindale-Hubbell
Tampa Bay's Top Lawyers, Tampa Bay Magazine July/August 2010
Certificate of Recognition Service to United States During Cold War
2 Sept 1945 – 26 Dec 1991

AGREEMENT

THIS AGREEMENT, (“Agreement”) is made and entered into on the ____ day of _____, 2023 (“Effective Date”) by and between Jeffrey R. Fuller, (“Hearing Officer”), and the City of St. Petersburg, Florida, (“City”), (collectively, “Parties”).

WITNESSETH:

NOW, THEREFORE, in consideration of the promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

1. **Duties.** Primary duties of Hearing Officer shall include:
 - a. Serving as special magistrate for civil citation appeal hearings, demolition and derelict vessel appeal hearings and providing as-needed services related to enforcement of St. Petersburg City Code, required by and in accordance with all applicable Laws (as defined herein) for the City of St. Petersburg, Florida, in full and complete accordance with this Agreement.
 - b. Maintaining appearance and demeanor consistent with the quasi-judicial nature of the task.
 - c. Conducting hearings in a fair and impartial manner and render decisions supported by evidence presented at the hearing.
 - d. Entering written orders and stipulations.
 - e. Accurately recording the time devoted to the actual hearings and preparing of orders and submit timely invoices.
 - f. Maintaining availability on short notice for scheduling and conducting emergency final hearings.
 - g. Rendering decisions at the close of the hearings.
 - h. Hearings shall be conducted at either City Hall or the Municipal Services Center within the time constraints set forth in the City Code. Reasonable attempts shall be made to accommodate Hearing Officers’ schedules.
 - i. Immediately disclosing any conflict of interest which may arise and maintain both the appearance and fact of neutrality and competence.
 - j. Avoidance of any personal or professional activity which may create an appearance of impropriety.

2. **City Responsibilities.** The City shall be responsible for: (i) providing staff to serve as clerk to the Hearing Officer; (ii) scheduling hearings on the dates and times solely determined by the City; (iii) providing Hearing Officer with a hearing calendar at least one week prior to the scheduled hearing; (iv) preparing orders and stipulations for approval and execution by Hearing Officer; and (v) contracting with as many hearing officers as it deems necessary and rotate hearings among them as the need arises.
3. **Term.** The term of this Agreement shall commence on the Effective Date and shall remain in effect until terminated as provided for herein.
4. **Payment.**
 - A. Provided Hearing Officer faithfully performs its obligations contained in this Agreement, the City shall pay Hearing Officer one hundred and ninety dollars (\$190) per hour for services performed pursuant to this Agreement (“Payment”). The Payment shall be inclusive of all out-of-pocket expenses, including but not limited to training, research, materials, phone, mileage and travel.
 - B. Hearing Officer shall be paid solely for time spent conducting the hearings, provided, however, that Hearing Officer shall be paid a minimum of one hundred ninety dollars (\$190) for each hearing. Any time spent over one hour per hearing shall be prorated on an additional quarter of an hour basis. For example, if a hearing takes one hour and ten minutes, Hearing Officer shall be paid two hundred thirty-seven dollars and 50 cents (\$237.50) and if a hearing takes forty five minutes, Hearing Officer shall be paid one hundred ninety dollars (\$190).
 - C. Hearing Officer shall invoice the City on a monthly basis and the City shall pay Hearing Officer within thirty (30) days of receipt of such invoice (provided Hearing Officer is in compliance with the terms and conditions of this Agreement).
5. **Indemnification.** Hearing Officer shall indemnify and hold harmless the City, its officers, employees, elected and appointed officials and volunteers (collectively, the “Indemnified Parties”) from liabilities, damages, losses, and costs, including but not limited to reasonable attorneys' fees, arising out of or in connection with the (i) negligence, recklessness, or intentional wrongful conduct of Hearing Officer in the performance of this Agreement or (ii) failure of Hearing Officer to comply with applicable Laws (as hereinafter defined).
6. **Insurance.** Hearing Officer shall carry the types and amounts of insurance required by all applicable Laws at its own expense.
7. **Notices.** Unless and to the extent otherwise provided in this Agreement, all notices, demands, requests for approvals and other communications which are required to be given by either party to the other shall be in writing and shall be deemed given and delivered on the date delivered in person, upon the expiration of five (5) days following the date mailed by registered or certified mail, postage prepaid, return receipt requested to the address

provided below, or upon the date delivered by overnight courier (signature required) to the address provided below.

CITY:

City of St. Petersburg
Legal Department
One 4th St. North, 10th floor
St. Petersburg, FL 33701
Ph: 727-893-7401

HEARING OFFICER:

Jeffrey R. Fuller
PO Box 47668
Saint Petersburg, FL 33743-7668

8. **Severability.** Should any paragraph or portion of any paragraph of this Agreement be rendered void, invalid or unenforceable by any court of law for any reason, such determination shall not render void, invalid or unenforceable any other paragraph or portion of this Agreement.
9. **Due Authority.** Each party to this Agreement represents and warrants to the other party that (i) it is a duly organized, qualified and existing entity authorized to do business under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the person executing this Agreement to so execute the same and fully bind the party on whose behalf he or she is executing.
10. **Assignment.** Hearing Officer shall make no assignment of this Agreement without the prior written consent of the City. Any assignment of this Agreement contrary to this paragraph shall be void and shall confer no rights upon the assignee.
11. **Termination.**
 - A. This Agreement may be terminated at any time by the City for convenience upon ten (10) days written notice to Hearing Officer. This Agreement may be terminated at any time by Hearing Officer for convenience upon thirty (30) days written notice to City.
 - B. The City or Hearing Officer may terminate this Agreement upon written notice to the defaulting party in the event either party defaults on any of the terms and conditions of this Agreement and such failure continues for a period of thirty (30) days following notice from the non-defaulting party specifying the default.
12. **Governing Law and Venue.** The laws of the State of Florida shall govern this Agreement. Venue for any action brought in state court shall be in Pinellas County, St. Petersburg Division. Venue for any action brought in federal court shall be in the Middle District of Florida, Tampa Division, unless a division shall be created in St. Petersburg or Pinellas County, in which case the action shall be brought in that division. Each party waives any

defense, whether asserted by motion or pleading, that the aforementioned courts are an improper or inconvenient venue. Moreover, the Parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction.

13. **Compliance with Laws.** Hearing Officer shall comply at all times with all federal, state, and local statutes, rules, regulations and ordinances, the federal and state constitutions, and the orders and decrees of lawful authorities having jurisdiction over the matter at issue (collectively, “Laws”), including but not limited to Florida laws regarding public records. Hearing Officer shall also comply with all applicable City policies and procedures, including City Council Resolution 2022-453.
14. **Amendment.** This Agreement may be amended only in writing executed by the Parties.
15. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements, whether oral or written, between them.
16. **Third Party Beneficiary.** Notwithstanding anything to the contrary contained in this Agreement, persons or entities not a party to this Agreement may not claim any benefit hereunder or as third party beneficiaries hereto.
17. **Books and Records.** Hearing Officer shall prepare in accordance with generally accepted accounting practice and shall keep, at the address for delivery of notices set forth in this Agreement, accurate books of account. All books and records with respect to this Agreement shall be kept by Hearing Officer and shall be open to examination or audit by the City during the term and for the retention periods set forth in the most recent General Records Schedule GS1-SL for State and Local Government Agencies. Nothing herein shall be construed to allow destruction of records that may be required to be retained longer by the statutes of the State of Florida.
18. **No Construction Against Preparer of Agreement.** This Agreement has been prepared by the City and reviewed by Hearing Officer and its professional advisors. The City, Hearing Officer and Hearing Officer’s professional advisors believe that this Agreement expresses their agreement and that it should not be interpreted in favor of either the City or Hearing Officer or against the City or Hearing Officer merely because of their efforts in preparing it.
19. **Use of Name.** Subject to the requirements of applicable Laws, including but not limited to Florida Laws regarding public records, neither party shall use the other party’s name in conjunction with any endorsement, sponsorship, assurance, marketing, advertisement, or client list, or any external reference, publication, or disclosure (e.g., outside the City, its departments or agencies or City Council), without the written consent of the named party.
20. **Captions.** Captions are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

21. **Public Records.**

A. Hearing Officer shall (i) keep and maintain public records (as defined in Florida's Public Records law) required by the City to perform the services pursuant to this Agreement; (ii) upon request from the City Clerk's Office, provide the City (at no cost to the City) with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided under Florida's Public Records law or other applicable Laws; (iii) ensure that public records in Hearing Officer's possession that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by applicable Laws for the term and after the expiration or earlier termination of this Agreement; and (iv) after the expiration or earlier termination of this Agreement, at the City's request, either transfer, at no cost, to the City all public records in Hearing Officer's possession within ten (10) days following the City's request and/or keep and maintain any public records required by the City to perform the services pursuant to this Agreement. If Hearing Officer transfers all public records to the City upon the expiration or earlier termination of this Agreement, Hearing Officer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Hearing Officer keeps and maintains public records upon the expiration or earlier termination of this Agreement, Hearing Officer shall meet all applicable requirements for retaining public records in accordance with this Agreement and all applicable Laws. At the City's request, all public records stored electronically by Hearing Officer shall be provided to the City in a format approved by the City.

B. **IF HEARING OFFICER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, AS TO HEARING OFFICER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY CLERK'S OFFICE (THE CUSTODIAN OF PUBLIC RECORDS) AT (727) 893-7448, CITY.CLERK@STPETE.ORG, OR 175 FIFTH ST. N., ST. PETERSBURG FL 33701.**

C. Nothing contained herein shall be construed to affect or limit Hearing Officer's obligations including but not limited to Hearing Officer's obligations to comply with all other applicable Laws and to maintain books and records pursuant to this Agreement.

22. **Survival.** All obligations and rights of any party arising during or attributable to the period prior to expiration or earlier termination of this Agreement, including but not limited to those obligations and rights related to indemnification, shall survive such expiration or earlier termination.

23. **No Waiver.** No provision of this Agreement will be deemed waived by either party unless expressly waived in writing signed by the waiving party. No waiver shall be implied by

delay or any other act or omission of either party. No waiver by either party of any provision of this Agreement shall be deemed a waiver of such provision with respect to any subsequent matter relating to such provision, and the City's consent respecting any action by Hearing Officer shall not constitute a waiver of the requirement for obtaining the City's consent respecting any subsequent action.

24. **Permits and Licenses.** Hearing Officer shall be responsible for obtaining any and all necessary permits, licenses, certifications and approvals which may be required by any government agency in connection with Hearing Officer's performance of this Agreement. Upon request of the City, Hearing Officer shall provide the City with written evidence of such permits, licenses, certifications and approvals.
25. **Relationship of Parties.** Nothing contained herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the Parties, it being understood and agreed that nothing contained herein, nor any acts of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of independent contractor and principals of their own accounts.
26. **Warranty.** Hearing Officer warrants that the services required by this Agreement shall be performed by Consultant with reasonable care in a diligent, professional and competent manner.
27. **Conflicts.** Hearing Officer represents that there are no known personal or business relationships of Hearing Officer or any other circumstances that conflict with Hearing Officer's duty to comply with applicable Laws and provide unbiased services to the City. Hearing Officer will notify the City in writing if, during the course of providing its services hereunder, there is any change in this disclosure.
28. **Execution of Agreement.** This Agreement may be executed in any number of counterparts, each of which is deemed to be an original, and such counterparts collectively constitute a single original Agreement. Additionally, each party is authorized to sign this Agreement electronically using any method authorized by applicable law or City policy.

[The remainder of this page intentionally left blank]

IN WITNESS WHEREOF the Parties hereto have executed this Agreement on the day and date first above written.

JEFFREY R. FULLER

By: _____

Print: _____

CITY OF ST. PETERSBURG, FLORIDA

By: _____

Print: _____

Title: _____

ATTEST

City Clerk (Designee)

(SEAL)

Approved as to Form and Content:

City Attorney (Designee)
00668775

Resolution No. _____

A RESOLUTION APPOINTING JEFFREY R. FULLER AS A HEARING OFFICER FOR CIVIL CITATION APPEALS, DEMOLITION APPEALS, AND APPEALS OF DERELICT VESSEL DETERMINATIONS TO SERVE AN INDEFINITE AT-WILL TERM; APPROVING THE AGREEMENT BETWEEN JEFFREY R. FULLER AND THE CITY OF ST. PETERSBURG, FLORIDA FOR HEARING OFFICER SERVICES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Jeffrey R. Fuller is hereby appointed as a hearing officer for civil citation appeals, demolition appeals, and appeals of derelict vessel determinations to serve an indefinite at-will term.

BE IT FURTHER RESOLVED that the agreement between Jeffrey R. Fuller and the City of St. Petersburg, Florida for hearing officer services is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the agreement.

This resolution shall become effective immediately upon its adoption.

LEGAL:



00667721

DEPARTMENT:



Resolution No. _____

A RESOLUTION APPOINTING JEFFREY R. FULLER AS A HEARING OFFICER FOR CIVIL CITATION APPEALS, DEMOLITION APPEALS, AND APPEALS OF DERELICT VESSEL DETERMINATIONS TO SERVE AN INDEFINITE AT-WILL TERM; APPROVING THE AGREEMENT BETWEEN JEFFREY R. FULLER AND THE CITY OF ST. PETERSBURG, FLORIDA FOR HEARING OFFICER SERVICES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that Jeffrey R. Fuller is hereby appointed as a hearing officer for civil citation appeals, demolition appeals, and appeals of derelict vessel determinations to serve an indefinite at-will term.

BE IT FURTHER RESOLVED that the agreement between Jeffrey R. Fuller and the City of St. Petersburg, Florida for hearing officer services is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the agreement.

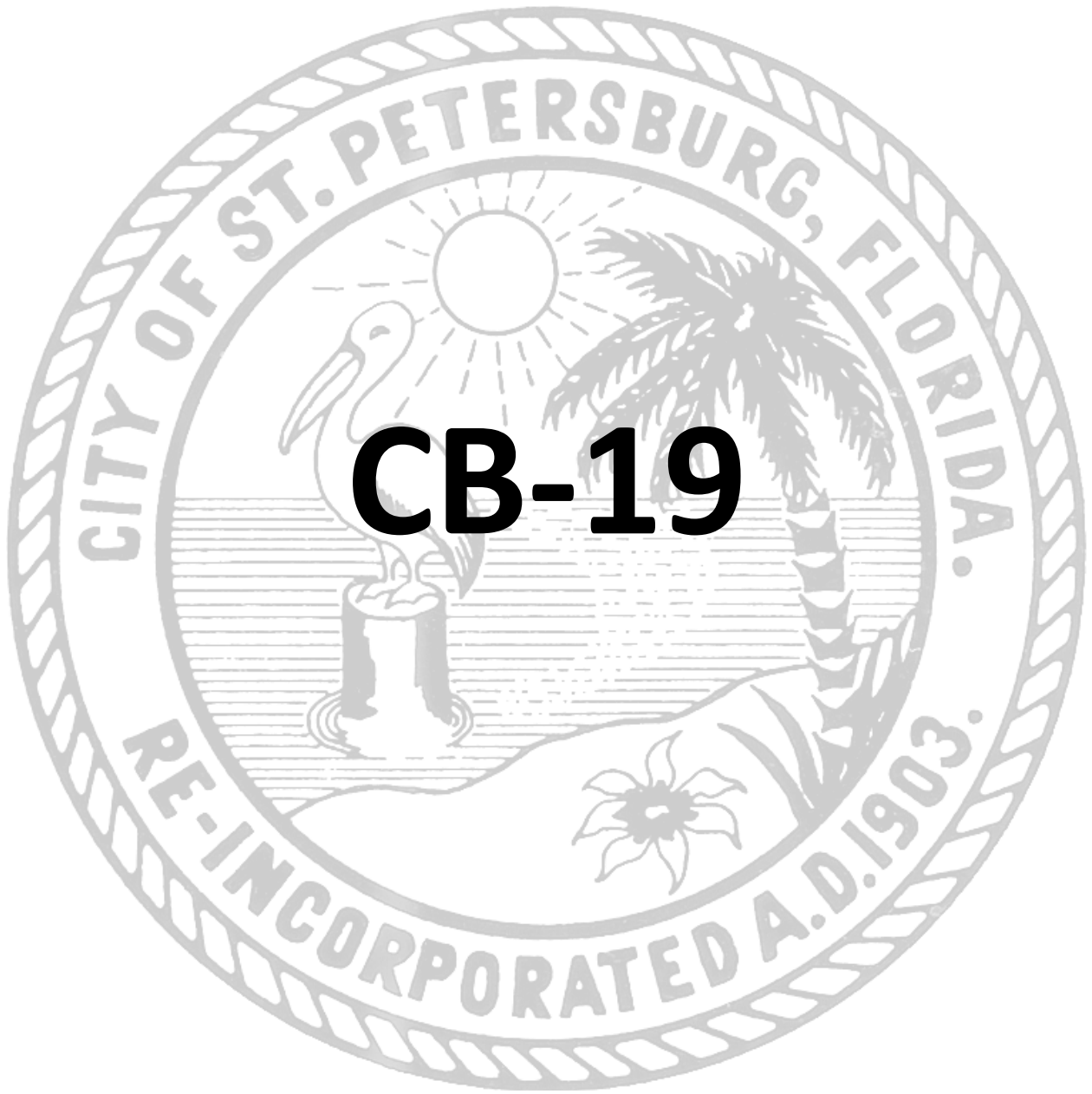
This resolution shall become effective immediately upon its adoption.

LEGAL:

DEPARTMENT:

00667721

The following page(s) contain the backup material for Agenda Item: Budget, Finance, and Taxation
Committee Meeting Minutes (February 9, 2023)
Please scroll down to view the backup material.



CB-19

City of St. Petersburg
Budget, Finance and Taxation Committee
February 9, 2023 Meeting Minutes
City Hall, Room 100

Present: Committee Chair Copley Gerdes, Committee Vice-Chair Deborah Figgis-Sanders, Council Member Ed Montanari, Council Member Richie Floyd, and Council Member Lisset Hanewicz (Alternate)

Absent: None

Also Present: Chief Assistant City Attorney Jeannine Williams, Assistant City Administrator Tom Greene, Chief Financial Officer Anne Fritz, Budget and Management Director Liz Makofske, Budget Manager Jim Chism, Finance Department Controller Erika Langhans, Neighborhood Affairs Administrator Amy Foster, and Assistant City Clerk Patty Believeau.

Support Staff: Jayne Ohlman – Senior Legislative Aide

1. Call to Order – 10:50 AM

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

3. Approval of January 26, 2023 Minutes – CM Hanewicz motioned for approval. All voted in favor.

4. New Business – February 9, 2023

First Quarter Budgetary Analysis & Fund Balance Report – *Liz Makofske, Budget & Management Director*

Budget and Management Director Liz Makofske detailed the Fiscal Year 2023 first quarter budgetary analysis, fund balance report, and spotlight report.¹ For the first quarter, 38 of the 41 selected funds are operating within an acceptable variance of plus or minus 2%. The remaining three funds are projected to have year-end fund balances of 5% or more below target. Regarding the spotlight report, Ms. Makofske corrected an error that omitted the amended budget of \$20.138 million in the Emergency Medical Services special revenue fund.

Next, Ms. Makofske explained that based on actual revenue collected as of December 31, 2022, and projections for FY 2023, the general fund would collect an estimated \$343.583 million in revenue, exceeding both the adopted and amended revenue budget. In contrast, the total estimated expenditures are \$349.833 million, of which \$4.214 million were encumbrances in FY 2022 but are set to become actuals in FY 2023. As a result, the estimated use of fund balance for the first quarter is \$2.036 million. Ms. Makofske noted that the beginning fund balance of the general fund includes \$1,792,760 of unspent or unencumbered BP resources. As of December 31, 2022, all \$6,477,796 of the initial BP resources have been appropriated, and any unspent funds will be rolled over to FY 2024.²

Ms. Makofske provided an overview of the fund balance targets established by the City's fiscal policies. The first target states that the unappropriated fund balance of the general fund will be 10% of the annual appropriation in the fund, excluding any transfer to the Economic Stability Fund. Ms.

¹ The spotlight report provides a snapshot of quarterly performance with selected operating funds' revenue and expense projections. The spotlight report separates the BP-funded investments and the revenues/expenditures associated with the CARES Act from the true operating revenue and expenses within the general fund.

² During the first quarter of FY 22, the city received \$1,063,567 in additional BP proceeds. The spotlight reports show the additional revenues received by the city but will not show in the expenditure estimate until a plan to spend the proceeds is approved.

Makofske reminded the committee that the target increased from 5% to 10% as part of the FY 2023 fiscal policy changes. The City's 10% target equates to approximately \$33.231 million. Based on first-quarter estimates, the year-end projection is about \$55.595 million in unappropriated fund balance, exceeding the 10% target by \$22.364 million. The other target that applies to the general fund group of funds is to have an unappropriated fund balance in the group of funds equal to 20% of the collective appropriation. For FY 2023, the 20% target equates to \$66.985 million, and the projected year-end unappropriated fund balance is \$94.286 million, exceeding the 20% target by \$27.3 million.

Ms. Makofske concluded with the American Rescue Plan Act (ARPA) Fund status update. Ms. Makofske reminded the committee that the City received \$45,413,870, and as of the first quarter, \$1,490,365 remains unappropriated.

Council Member Montanari asked Ms. Makofske to elaborate on the type of revenue included in the Miscellaneous Revenue category in the spotlight report. Ms. Makofske responded that she would follow up with a response since she did not have the information readily available.³ Next, CM Montanari noted that the Health Insurance Fund (an internal service fund) is one of the funds projected to have a year-end fund balance of 5% or more below target, noting that this is an ongoing concern. Assistant City Administrator Tom Greene explained that although the projections can appear alarming, the City uses targets that exceed the State's fund balance requirements for self-insured programs. Mr. Greene added that they would evaluate the target balance for the Health Insurance Fund during the annual review of the City's fiscal policies.

Council Member Floyd asked Ms. Makofske to explain the fund balance targets, specifically the recent changes. Ms. Makofske responded that the recent increase from 5% to 10% is part of the goal to gradually increase the target to reach the recommended 16.7% target.⁴

First Quarter Financial & Investment Reports – Anne Fritz, Chief Financial Officer, and Erika Langhans, Finance Department Controller

Ms. Fritz provided an overview of the City's financial results for the twelve months preceding December 31, 2022. Beginning with the investment report, Ms. Fritz stated that the current amortized book value of all holdings governed by the City's General Investment Policy is \$1.109 billion with a corresponding market value of \$1.079 billion, resulting in an unrealized loss of \$30.8 million. Included in the calculation for total unrealized loss is the market value loss of \$116,340 relating to the BlackRock holdings. Therefore, excluding the BlackRock holdings, the City-managed portfolio reports a \$30.7 million unrealized loss.⁵ Combining all sources of interest income earnings for the twelve months preceding December 31, 2022, the City's investment earnings were \$13.6 million, for an average return of 1.38%.⁶

During the first quarter, maturities were held for \$67.6 million, with \$192.2 million in instruments purchased and \$5 million called. Ms. Fritz reported that the current amortized book value of the Alternative Investment Portfolios is \$30.3 million, with a corresponding market value of \$40.8 million and a total unrealized gain of \$10.5 million. The total amortized book value of the General and

³ Ms. Makofske later provided the revenue types included in the Miscellaneous Revenue Category: 1) Rents/royalties; 2) Sale of fixed assets; 3) Sale of surplus materials; 4) Contributions, Memorials, Gifts, Donations; 5) Operating leases; 6) Internal Service Charges to Departments (e.g., Print Shop revenue); 7) Uncollectible charges; and 8) Miscellaneous.

⁴ Government Finance Officers Association (GFOA) recommends that governments maintain an unrestricted fund balance equivalent to a minimum of two months of revenues, or 16.7%.

⁵ The change in market value of the City's investments fluctuates daily and the change in market value will not be realized unless the instrument is sold or impaired.

⁶ The average return for the first quarter was 2.13%.

Alternative Investment Policies combined is \$1.14 billion, and the market value is \$1.119 billion, with a total unrealized loss of \$20.3 million.⁷

Next, Ms. Fritz provided an overview of the outstanding governmental and enterprise debt as of December 31, 2022, and a summary of future funding sources. Enterprise debt includes the following funds: Water Resources, Stormwater, Sanitation, Marina, and Equipment Replacement. The total General Governmental Debt (principal and interest) as of December 31, 2022, is \$80,102,811, a decrease compared to the previous quarter.⁸ Ms. Fritz added that the City's bond ratings are strong, a positive indicator of how it manages its finances and structures its debt.⁹ Recent debt activities include the Non-Ad Valorem Refunding Revenue Note for approximately \$15.3 million and the Public Utility Revenue Bond for an estimated \$35.5 million. The Note will help finance the cost of capital projects, including the Sanitation Department's new administrative facility. The Utility Bond proceeds are for improvements to water reclamation facilities, wastewater lift stations, wastewater collection systems, and other related utility assets. Ms. Fritz reminded the committee that the City must separate bond proceeds due to the IRS arbitrage rebate regulations.

Finance Department Controller Erika Langhans continued with a summary of the City's Employee Retirement Fund, Fire Pension Fund, and Police Pension Fund ("the Plans") as of December 31, 2022. Ms. Langhans noted that during the first three months of FY 2023, the Plans experienced aggregate interest and dividend income earnings of approximately \$8 million, with realized and unrealized investment gains of \$70.9 million. In comparison, during FY 2022, the Plans experienced aggregate interest and dividend income earnings of approximately \$7.2 million and realized and unrealized investment gains of \$53.8 million.

Ms. Fritz concluded with an update on the Parks Preservation (Weeki Wachee) Fund, noting that the portfolio's first quarter book value is \$14.7 million, with a corresponding market value of \$15.7 million and an unrealized gain of \$1 million. In addition, Ms. Fritz explained that during the reporting period, the fund received interest and dividend income earnings totaling \$99,229 and an unrealized investment loss of \$927,701.

Committee Chair Gerdes asked Ms. Fritz to clarify if the \$1.6 million market value loss in the Water Cost Stabilization Portfolio holdings was due to recent or previously purchased bonds the City holds. Ms. Fritz responded that the loss is attributed to previously purchased bonds, not the new ones issued within the last year.

In reference to the future debt service payments, CM Montanari asked why there is a \$1.4 million transfer from the General Fund scheduled in 2024, as it is significantly higher than other yearly transfers. Ms. Fritz and Mr. Greene responded that the 2024 transfer would complete the repayment schedule for the Police Headquarters and its parking facility (not including the solar panels on the parking garage, as the City receives federal direct interest subsidies for those assets). Next, CM Montanari asked Ms. Fritz to explain the previously mentioned IRS rebate requirements. Ms. Fritz responded that the City must comply with specific conditions for its tax-exempt bonds, including the arbitrage rebate. The variation between the rate on the bonds and the higher investment rate is called "arbitrage," and the City is required to pay back that difference. In essence, the IRS rules governing

⁷ The deposit and investment of all city monies is governed to the extent permitted by Section 2-102 and 2-104 of City Code, as well as the Investment Policy for Municipal Funds and the Alternate Investment Policy (Preservation Reserve Fund, Weeki Wachee Fund, Environmental Preservation Fund, Water Cost Stabilization Fund). The policies were prepared in accordance with Chapter 218.415, Florida Statutes, which governs the city's investment activities.

⁸ The total General Governmental Debt (principal and interest) as of September 30, 2022 was \$93,399,400.

⁹ Pursuant to the City's Fiscal Policies, when the City issues new debt it will always identify the funding source for repayment.

arbitrage are designed to minimize investing the proceeds of tax-exempt bonds in higher interest-rate investments to achieve profits.

CM Gerdes adjourned the meeting at 11:59 AM.

The following page(s) contain the backup material for Agenda Item: Housing, Land Use, and Transportation Committee Meeting Minutes (February 9, 2023)
Please scroll down to view the backup material.



CB-20

City of St. Petersburg
Housing, Land Use, & Transportation Committee
February 9, 2023 – 8:00 AM
City Hall, Room 100

Members: Chair Richie Floyd, Vice Chair Gina Driscoll, Council Chair Brandi Gabbard, Council Member John Muhammad

Alternate: Council Member Copley Gerdes

Also present: Robert Gerdes, City Administrator, Bradley Tennant, Assistant City Attorney, and Amy Foster, Community and Neighborhood Affairs Administrator.

Support Staff: Bryan Casanas-Scarsella– City Council Legislative Aide

1) Call to Order

2) Approval of Agenda—Muhammed moved approval; all voted in favor.

3) Approval of the January 12, 2023, Minutes—Gabbard moved approval; all voted in favor.

4) New Business – February 9, 2023

- a) Re-approving Jerri Evans for additional term to the St. Petersburg Housing Authority (SPHA)—*Joshua Johnson, Housing and Community Development Department Director*

Committee Vice Chair Driscoll moved approval; all voted in favor.

- b) Creation of community eviction standards for City-owned housing and City-subsidized housing (CM Floyd)—*Amy Foster, Community and Neighborhood Affairs Administrator*

Committee Chair Floyd introduced the item and said his intention is to standardize eviction protocols. Ms. Foster then provided an overview of the item, saying some decisions to be made would be what the notice threshold would be; what would be considered good cause for termination of lease; and when non-renewal would be allowed. She explained that the State of Florida's required noticing timeline is three days and that Committee Chair Floyd's intent would be to make it longer for City-subsidized property. Council Chair Gabbard asked how quickly they would be ready to move something forward. Ms. Foster replied that there is not an ordinance drafted. So, it would depend on the committee and Council's process as well as stakeholder input and that the HLUT Committee is slated through July. Council Chair Gabbard then asked at what point the changes would take effect and which projects, or amended projects, would be affected. Mr. Tennant explained that it would be up to the committee to decide those details. He said exemptions could be built in for those projects that are already funded or for projects requiring less than a specified threshold. He also specified that an ordinance and a resolution might be needed, as was done with the Tenant Bill of Rights. Council Chair Gabbard asked if there are eviction standards in connection with state or federal monies received. Ms. Foster said she is not aware of any and that there are some standards for Housing Authorities and Section 8 Voucher. Council Chair Gabbard said she would like to explore if this would be applied when city, state and or federal funds are layered. For good cause standards, she asked if documented destruction of

property would be one of the standards; Ms. Foster replied that would fall under lease violations but that could also be spelled out in the ordinance. With standards of notice to inform, Council Chair Gabbard asked about the right to counsel and the housing portal and explained that she believed that there should be an obligation to have these in place. Ms. Foster said the housing portal idea was explored and there is some technology that could be applied to do so. However, when City staff met with affordable housing partners, they learned that the portal would always show zero units available due to the high amount of people who have been waitlisted for each property. Council Chair Gabbard said that if that is the case, then we should not require landlords to tell evicted tenants where to find another unit, if those options do not exist. She also said she agreed that 10 days would be better requirement and less time for repeat offenders and said she had interest in exploring the timing for criminal activity and showed concern for this being used against tenants. Committee Chair Floyd said he would like these standards to apply to both a monetary threshold and where City land was used for affordable housing. He also said he was interested in a discussion regarding this applying to density bonuses. He stated that he wants it to apply to City-owned property. Ms. Foster said the Administration would be willing to follow the same standards for City-owned property that the Council sets forth. As far as a decrease in notice for things such as criminal or disruptive behavior, Committee Chair Floyd said he would like to not see this if the behavior is something that can be corrected. He also suggested including the contact information of the community support specialist in the notices. Committee Chair Floyd said as far as the housing dashboard, his intent with that item is to show the City's progress on actions taken regarding affordable housing. Ms. Foster reported that an affordable housing dashboard will be released by the Downtown Partnership on February 28, with quarterly updates, regarding where the City is on the ten-year housing plan, with a page that provides certain housing definitions and a page that all the steps that Council has taken to address the affordable housing crisis and a map page that shows every affordable property in the City with a property card where residents can learn more. Ms. Foster then asked the committee for feedback regarding the financial threshold.

Committee Vice Chair Driscoll said to look at previous amounts and go with an amount somewhere in the middle; standard would have to be significant for this to kick in. Mr. Tennant referenced the visitability standards, which are not based on a dollar amount but apply to construction of three units or more with a very broad definition regarding the financial support that the City was providing. Committee Vice Chair Driscoll stated that with the use of City land, these standards should be absolute. Council Chair Gabbard then asked if a percentage of the total development cost could be used to determine the requirement but Mr. Tennant explained that that could be very challenging since construction costs can change. She also asked about the percentage of total units and Mr. Tennant said that could be done with an absolute number or percentage. Council Member Gerdes asked about the Code that Mr. Tennant referenced, and he replied that it was Chapter 17.5 Article 4, *Accessibility in Housing Constructed with Public Funds*. He then expressed concern about having many different standards. He said he wants the standards to be as uniform as possible so that it is easy for landlords to implement and tenants to understand. Council Member Montanari expressed concern with the complexity and burdensome nature of the solution compared to the issue trying to be solved. He also asked for clarification regarding Committee Chair Floyd's mention of density bonuses, who suggested a potential requirement on properties that receive a density bonus. Another option would be to offer density bonuses to properties that choose to enact these standards, he explained. However, Committee Chair Floyd also stated that this IDEA is aspirational for him and that using money and land to determine who would be subject to these standards is more realistic. Council Member Montanari said density increases are going to be necessary with the expected growth in population over the next 30 years

and urged caution with requirements related to density bonus requirements. Council Member Montanari then asked Mr. Tennant if there are any preemptions linked to state funds. Mr. Tennant said that there are not any necessarily but that each funding source would need to be looked at specifically. Ms. Foster stated that Administration does not support applying this to density bonuses. Committee Chair Floyd replied that he wants the Administration's support and thus he will not pursue that aspect. Committee Vice Chair Driscoll then asked if a certain percentage of the units in a development are designated as affordable if these standards would still apply to all units in the development. Mr. Tennant replied that that will be up to the will of the body and that since these agreements are contractual that there are a lot of ways to do it. Committee Vice Chair Driscoll then said she would like feedback from the stakeholders. She said she is also concerned of creating something that is too complicated, despite some of the rules, such as increasing the noticing time, making a lot of sense to her. Committee Chair Floyd then said it is very much his intention to get stakeholder feedback on this item.

- c) *Aligning language in the City's Tenant Bill of Rights with the Pinellas County Tenants Bill of Rights (CM Muhammad)—Amy Foster, Community and Neighborhood Affairs Administrator, and Bradley Tennant, Assistant City Attorney*

Ms. Foster presented this item, explaining that there were three provisions that were not included in recent changes to the Tenant Bill of Rights, which include the removal of the need for assistance to be a year in length, removal of the so-called insurance loophole, and increasing inspection time from 5 to 10 days. Council Member Muhammed said his goal for this item is to continue to provide the most robust protection for tenants. Council Member Muhammed moved approval to accept the changes and to move the item to full Council for approval. Committee Chair Floyd asked for a roll call vote. The motion passed, with Floyd, Driscoll and Muhammed voting yes and Gabbard voting no.

Ms. Foster then explained that the notice is in a resolution, despite the Tenants Bill of Rights being codified through ordinance and compared the City's and County's notices. She explained that the County notice was more encompassing and gives the ordinance in plain language, that it outlines how to file a complaint and what tenants' rights are under state and federal law and provides resources. Mr. Tennant said that the notices are very similar except that the County also provides an outline of tenants' rights. Council Member Muhammed said providing as much information to tenants is helpful and suggested moving forward with this item. Council Member Muhammed made a motion to bring the updated notice to full Council; the motion passed, with Floyd, Muhammed and Driscoll voting yes and Gabbard voting no.

The meeting adjourned at 9:02AM.