Municipal Building 175-5<sup>th</sup> Street North Second Floor Council Chamber

#### CITY OF ST. PETERSBURG

November 9, 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: 921 6973 3259#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: https://zoom.us/j/92169733259

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.

November 9, 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 <u>public hearing or quasi-judicial items listed on the agenda</u>, please sign up with the Clerk. Only City residents, owners of property in the City, owners of businesses in the City or their employees may speak during Open Forum.

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

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

#### D. Awards and Presentations

- 1. Proclamation ~ Transgender Day of Remembrance
- 2. Proclamation~ USF St. Pete Student Government Day

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

- 1. Setting November 27, 2023 as the public hearing date for the following proposed Ordinance(s): Ordinance 562-H. An Ordinance enacting year-end appropriation adjustments for Fiscal Year 2023 for the Operating Budget and Capital Improvement Program Budget and Adjustments to the Fiscal Year 2024 Budget; and providing an effective date.
- 2. Setting December 7, 2023 as the public hearing date for the following proposed Ordinance(s): A Private initiated application for a 0.41-acre parcel, located at 200 66th Street North, requesting amendments to the Future Land Use and Official Zoning maps.
  - (a) ORDINANCE 756-L, amending the Future Land Use Map of the Comprehensive Plan for the City of St. Petersburg, Florida; by changing the Future Land Use Map designation for a 0.41-Acre parcel located at 200 6th Street north, from Residential / Office General (R/OG) to Planned Redevelopment Mixed Use (PR-MU); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.

(b) ORDINANCE 788-Z, amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 0.41-acre parcel located at 200 66th Street North, from Corridor Residential Suburban 1 (CRS-1) to Corridor Residential Traditional -1 (CRT-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date. (City File FLUM-71) (Quasi-judicial)

#### F. Reports

- 1. SPPD Quarterly Report
- 2. The Palladium Theater Capital Campaign and Improvement Plan
- 3. A resolution approving an Agreement between the City of St. Petersburg and Fairfield Avenue Apartments, LLC for the city to provide \$9,700,000 in Tax Increment Financing ("TIF") funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area; authorizing the City Attorney's office to make non-substantive changes to the agreement; finding the expenditure of TIF funds for the proposed construction project to be consistent with the intent of the South St. Petersburg Community redevelopment plan; authorizing the Mayor or his designee to fill in blanks and execute the agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of \$7,418,311 from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104) to the Economic and Workforce Development Department, Administration Division (375-2609), Fairfield Avenue Apartments Project (TBD); and providing an effective date.

#### G. New Business

1. Respectfully requesting a referral to the Health, Energy, Resilience & Sustainability Committee to discuss an update on Healthy St. Pete and the St. Pete Healthy Food Action Plan. (Councilmember Driscoll- Staff Request)

- H. Council Committee Reports
- I. Legal
- J. Open Forum
- K. Adjournment

#### St. Petersburg Community Redevelopment Agency (CRA) 11/9/2023

- 1. City Council Convenes as Community Redevelopment Agency
- 2. Approving a resolution by the St. Petersburg Community Redevelopment Agency recommending that St. Petersburg City Council approve an Agreement between the City of St. Petersburg and Fairfield Avenue Apartments, LLC for the city to provide \$9,700,000 in Tax Increment Financing ("TIF") funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area; finding the expenditure of TIF funds for the proposed construction project to be consistent with the intent of the South St. Petersburg Community redevelopment plan; and providing an effective date.
- 3. Adjourn Community Redevelopment Agency



CITY OF ST. PETERSBURG

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

#### Health, Energy, Resiliency & Sustainability Committee

Monday, November 27, 2023, 1:30 p.m., Conference Room 100

#### **Budget, Finance, & Taxation Committee**

Monday, November 27, 2023, 3:00 p.m., Conference Room 100

#### **City Council Meeting (Budget Cleanup)**

Monday, November 27, 2023, 5:00 p.m., City Council Chambers

#### **City Council Meeting**

Thursday, November 30, 2023, 9:00 a.m., City Council Chambers

# CITY OF ST. PETERSBURG Board and Commission Vacancies



#### **Nuisance Abatement Board**

2 Regular Members ((Term expires 12/31/24 and 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. <u>Burden of proof:</u> 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. <u>Waiver of Objection:</u> 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.

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The following page(s) contain the backup material for Agenda Item: Proclamation ~ Transgender Day of Remembrance Please scroll down to view the backup material.



### CITY COUNCIL AGENDA Presentation Item

**DATE:** October 26, 2023

**TO:** The Honorable Members of City Council

**SUBJECT:** Proclamation ~ Transgender Day of Remembrance

**PRESENTER:** Mayor Kenneth T. Welch

SCHEDULE FOR COUNCIL ON: November 9th, 2023

Mayor Kenneth T. Welch



WHEREAS,

Transgender Day of Remembrance will be observed on November 20, 2023 to honor the memory of those whose lives were lost in acts of anti-transgender violence, an annual event that began in 1998 with a vigil to honor the memory of Rita Hester, a transgender woman who was killed, and which now honors all transgender people lost to violence; and

WHEREAS,

A formal vigil honoring those who were lost and the loved ones they left behind will be hosted by The TDOR Vigil committee on November 20th from 6 pm to 7 pm at St. Petersburg City Hall Steps; and

WHEREAS,

Our entire community is diminished when we lose the talents and contributions of any member of our community prematurely, whether due to direct antitransgender violence or due to, suicide, or other health effects resulting from trauma or discrimination; and

WHEREAS,

St. Petersburg honors the bravery and resilience of the thousands of transgender individuals who live, work, or play in our city in their authentic selves. We are proud of the existing protections we have in place for transgender individuals to pursue their lives in St. Petersburg and Pinellas County, and we reaffirm a commitment to ongoing efforts to promote the full inclusion of transgender individuals in the city.

NOW, THEREFORE, I, Kenneth T Welch, Mayor of the City of St. Petersburg, Florida, do hereby proclaim November 20, 2023, as

### TRANSGENDER DAY OF REMEMBRANCE

in St. Petersburg, I encourage all citizens to treat each other with dignity and respect, without exception.

> IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas, and State of Florida to be affixed this the 9th<sup>th</sup> day of November 2023.

Kenneth T. Welch Mayor

The following page(s) contain the backup material for Agenda Item: Proclamation~ USF St. Pete Student Government Day
Please scroll down to view the backup material.



## CITY COUNCIL AGENDA Presentation Item

DATE: October 31, 2023

**TO:** The Honorable Members of City Council

**SUBJECT:** Proclamation ~ USF St. Pete Student Government Day

**PRESENTER:** Mayor Kenneth T. Welch

SCHEDULE FOR COUNCIL ON: November 9, 2023

Mayor Kenneth T. Welch



WHEREAS, The University of South Florida St. Petersburg campus is a close-knit campus offering an intimate education experience with the benefits of attending a large institution; and

WHEREAS, USF St. Petersburg\_students are actively involved in research, job-shadowing, and internship programs that enhance their academic experience and enrich the surrounding community; and

WHEREAS, The Student Government of USF St. Petersburg is a model for professionalism and excellence that strives to provide effective student representation before the University, the student body, and the greater St. Petersburg community; and

WHEREAS, The Student Government of USF St. Petersburg provides students with the highest caliber of enriching and educational activities and service and hold itself to the highest standards while demonstrating integrity, commitment, accountability, passion, unity, and respect; and

WHEREAS, The Student Government of USF St. Petersburg develops alumni who strive to become remarkable leaders who will serve their communities locally, nationally, and globally.

**NOW, THEREFORE, I, Kenneth T. Welch,** Mayor of the City of St. Petersburg, Florida, do hereby proclaim Thursday, November 9, 2023 as

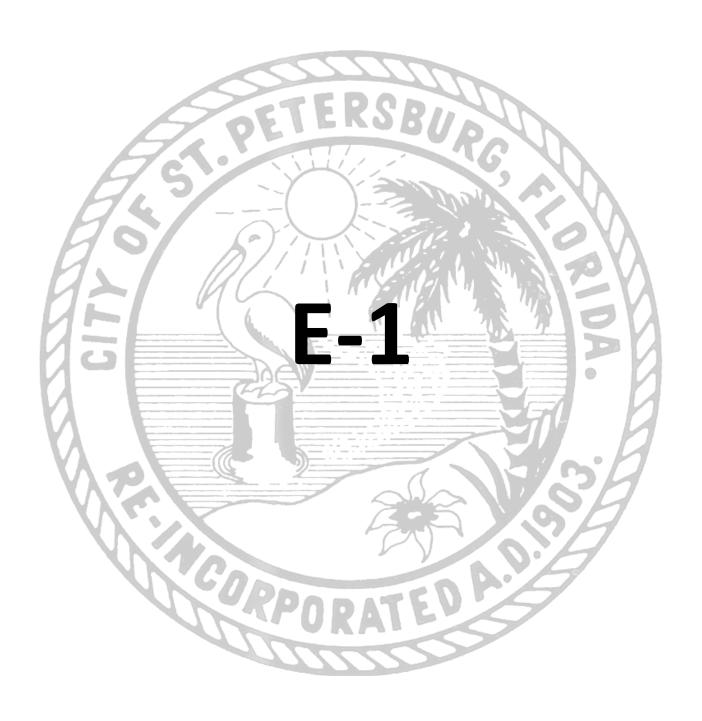
### UNIVERSITY OF SOUTH FLORIDA ST. PETERSBURG STUDENT GOVERNMENT DAY

in St. Petersburg, and I encourage all citizens to join me in celebrating future leaders in our community and city.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official Seal of the City of St. Petersburg, County of Pinellas and State of Florida to be affixed this 9<sup>th</sup> day of November 2023.

Kenneth T. Welch Mayor The following page(s) contain the backup material for Agenda Item: Setting November 27, 2023 as the public hearing date for the following proposed Ordinance(s): Ordinance 562-H. An Ordinance enacting year-end appropriation adjustments for Fiscal Year 2023 for the Operating Budget and Capital Improvement Program Budget and Adjustments to the Fiscal Year 2024 Budget; and providing an effective date.

Please scroll down to view the backup material.



#### ST. PETERSBURG CITY COUNCIL First Reading of Ordinance Meeting of November 9, 2023

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

**SUBJECT:** An Ordinance Enacting Year-End Appropriation Adjustments for FY23 for the Operating

Budget and Capital Improvement Program Budget and Adjustments to the FY24 Budget.

#### **EXPLANATION / COST FUNDING ASSESSMENT INFORMATION:**

This agenda item transitions budgets from the year just closed to the new budget year. For FY23, it adjusts budgets that exceeded annual appropriations and commits and assigns funds in the General Fund for specific purposes. It also provides adjustments (supplemental appropriations) to the FY24 budget. Council is asked to hold the first reading of the attached Ordinance and set the second reading/public hearing for November 27, 2023, to adopt these changes, as required by the City Charter.

The agenda item is divided into three major parts. Each part may involve several types of transactions including appropriation transfers, increases in budget authority which generally have no effect on fund balance, or supplemental appropriations, which reduce the fund balance of the specified fund unless there are revenues to support the expense overage. The three parts give a detailed description of the provisions within the Ordinance and reasons for each budget modification.

#### Back-up for the Ordinance is covered in Parts I, II, and III

Part I describes transactions which will clean up and finalize the FY23 budget (Ordinance Sections 1-3). The final accounting transactions for FY23 are being posted, requiring some adjustments to the FY23 appropriations for both operations and capital projects. Additional budget authority is necessary to authorize expenditures in excess of budgeted amounts, in some cases increased revenues are available to cover these expenditures. State law requires that any budgetary adjustments to the prior year budget be made within 60 days of the close of the fiscal year.

**Part II** recommends commitments and assignments of funds remaining in the General Fund at the close of **FY23** for a variety of purposes in **FY24** and the future. Commitments and assignments are not legal obligations to expend funds set-aside in the various categories and require appropriation by City Council in order to do so. These appear in Section 4 of the Ordinance.

Part III provides for supplemental appropriations, which reduce the fund balance of the specified fund unless there are revenues to support the expenditures, to the FY24 Budget, including re-appropriation of unexpended FY23 monies and transfers, Ordinance Sections 5-8.

#### **General Fund Preliminary Results for FY23**

Based on the 10/16/23 soft close, we estimate net revenue of \$357.859 million and expenditures of \$349.772 million (excluding the \$4.214 million year-end adjustments) adding approximately \$12.301 million to the General Fund balance. These amounts include original BP Project Funding estimates. The table below illustrates the beginning fund balance of \$57.631 million and the estimated FY23 ending fund balance of \$69.932 million.

			Revenues		Expenditures				Fund Bal	ance	
		Beginning Fund Balance	Amended Budget	Revenue Estimate	Amended Budget	Expense Estimate	Budget Annual Change	Variance	Year End Adjustment	Year End Estimate	
General Fund and Reserves											
	General Fund Operating	55,839	341,016	357,859	357,223	349,714	(16,207)	8,144	4,175	68,158	33,231
	General Fund BP	1,793	0	0	769	58	(769)	(58)	39	1,774	0
	Total General Fund	57,631	341,016	357,859	357,992	349,772	(16,976)	8,087	4,214	69,932	33,231

The FY23 adjustments included in the attached Ordinance will reduce the General Fund balance by \$8.756 million. After City Council adoption of the attached Ordinance on November 27, 2023, we estimate the net effect is that an estimated \$3.545 million will be **added** to the General Fund balance by the end of FY23. Any additional budget actions taken during the year would change this estimate.

<b>ATTACHMENTS:</b>	Ordinance
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**APPROVALS:** 

Administrative: Thomas Greene
Budget: Elakorski

#### PRELIMINARY YEAR-END APPROPRIATION ADJUSTMENTS FY23 OPERATING BUDGET & CAPITAL IMPROVEMENT PROGRAM BUDGET

This report presents recommendations for budget adjustments in various funds. Expenditure and revenue estimates are based on financial data through October 16, 2023. Budget adjustments are only required for entities that exceed previous appropriations for the entity as a whole. While some appropriations are made at the departmental level, such as the Fire Rescue Department, others are made at the administration level. For example, an appropriation would be required for the Community Enrichment Administration only if the expenditures exceeded the total appropriation for all departments within the administration. The Budget Ordinance is the guiding document for these requirements.

**Supplemental appropriations** are supported either by revenue or by resources of the fund balance of the fund specified. Supplemental appropriations increase the total amount authorized in the fund.

#### PART I: FY23 APPROPRIATION ADJUSTMENTS

#### **Ordinance Section 1**

<u>GENERAL FUND – Supplemental Appropriations</u> -- These adjustments cover expenditures which exceeded budget in FY23. In some cases, the expenditures are offset by additional revenue. The adjustment in the first line is for budget authority only to align the budget with actual expenditures. The transfers to other funds totaling \$5.302 million are new appropriations. These expenditures have already been calculated in the total expenditures of \$349.772 million.

	A supplemental appropriation is needed to cover overtime overages related to staffing shortages during FY23.
250,000	A supplemental appropriation is needed to transfer additional funds to the Economic Stability Fund from the FY23 General Fund Contingency. The total contribution for FY23 will be \$750,000.
4,302,367	A supplemental appropriation is needed to transfer funds to the General Capital Improvement Fund for the Infrastructure TBD Project to fund city infrastructure and facility maintenance needs (\$4,000,000), transfer the remaining balance of the Scooter Share Program revenue generated by Right-of-Way Use Fees funds to the Complete Streets Program Project (\$247,367), and transfer funds for the Dwight Jones Restroom Re-partitioning Project (\$55,000).
750,000	A supplemental appropriation is needed to transfer funds to the Housing Capital Improvement Fund for affordable housing projects.
	4,302,367

#### ENTERPRISE & SPECIAL REVENUE OPERATING FUNDS – Supplemental Appropriations

These adjustments cover expenses which exceeded the FY23 budget. These adjustments are for budget authority only to align the budget with actual expenses. These expenditures have already been calculated in the total expenses of the respective fund. In some cases, revenue also exceeded the budget. The net impact of these revenue and expense variances will be covered from the fund balance in each individual fund.

School Crossing Guard	30,400	This fund records the revenue collected from the parking
		ticket surcharge. A supplemental appropriation is needed to
		transfer the additional revenue received over the budgeted
		amount to the General Fund to help reimburse the cost of
		the School Crossing Guard Program.

Mahaffey Theater	25,000	A supplemental appropriation is needed to cover greater than budgeted expenses for an emergency air conditioning repair. There are sufficient resources in the fund to cover the additional expenses.	
Sunken Gardens	596,000	A supplemental appropriation is needed to cover increase costs associated with events. Additional revenues in th fund covered these additional expenses.	
Tropicana Field	315,000	A supplemental appropriation is needed to cover greater than budgeted expenses for security services. There are sufficient resources in the fund to cover the additional expenses and no increase in subsidy is needed.	
Law Enforcement State Trust	102,000	A supplemental appropriation is needed to cover greater than budgeted expenditures for disbursements for equitable sharing to other agencies for seized funds from an operation. There are sufficient resources in the fund to cover the additional expenses.	
Art in Public Places	32,000	A supplemental appropriation is needed to cover expenses for the Sunshine City Mosaic Project, greater than budgeted insurance expenses, and aid to private organizations. There are sufficient resources in the fund to cover the additional expenses.	
Downtown Open Space	850,000	A supplemental appropriation is needed to transfer funding from the Downtown Open Space Fund to the General Capita Improvement Fund for the Williams Park Bandshell Improvements Project.	
PNC Debt	369	A supplemental appropriation is needed to cover higher debt interest expenses than budgeted. There are sufficient resources in the fund to cover the additional expenses.	
Water Resources	1,479,000	A supplemental appropriation is needed to cover CCTV costs required by the Consent Order. Additional revenues in the fund covered these additional expenses.	
Water Cost Stabilization Fund	492,000	Interest earnings in this fund were higher than the budgeted amount and were transferred to the Water Resources Operating Fund. A supplemental appropriation is needed to cover this transfer of additional interest earnings received in the fund.	
Water Equipment Replacement	580,000	A supplemental appropriation is needed due to greater than budgeted replacement costs for Water Resources vehicles and equipment. There are sufficient resources in the fund to cover the additional expenses.	
Stormwater Debt Service	129,000	A supplemental appropriation is needed to cover higher debt interest bond expenses than budgeted. There are sufficient resources in the fund to cover the additional expenses.	
Sanitation Debt Service	306,591.60	A supplemental appropriation is needed to cover the interest payment on the debt for the construction of the new building. There are sufficient resources in the fund to cover the additional expenses.	
Airport	453,600	A supplemental appropriation is needed to cover greater than budgeted expenses for management fees and facility repairs and renovations (\$321,000) and to transfer funding from the Airport Operating Fund to the Airport Capital Projects Fund (\$132,600). There are sufficient resources in the fund to cover the additional expenses.	

Marina	725,000	A supplemental appropriation is needed to cover greater than budgeted expenses for fuel and security services. Additional revenues in the fund covered these additional expenses.
Golf Course	192,000	1
Jamestown	11,000	1
Port	44,000	A supplemental appropriation is needed to cover greater than budgeted expenses for security services. There are sufficient resources in the fund to cover the additional expenses.

#### <u>INTERNAL SERVICE FUNDS</u> – Increased Authorizations

These additional allocations cover expenditures which exceeded budget. In some cases, revenue also exceeded the budget. *The net impact of these revenue and expenditure variances will be covered from the fund balance of each individual fund.* 

Fleet Management	1,249,000	An increase in the authorization level of this internal service	
		fund is needed to cover greater than budgeted expenses for	
		repair and maintenance materials equipment. There are	
		sufficient resources in the fund to cover the additional	
		expenses.	
Supply Management	19,000	An increase in the authorization level of this internal service	
		fund is needed to cover greater than electric and facility	
		repairs and renovations costs. There are sufficient	
		resources in the fund to cover the additional expenses.	
General Liabilities	136,000	An increase in the authorization level of this internal service	
Claims		fund is needed to cover increased payments made on claims	
		and litigation. There are sufficient resources in the fund to	
		cover the additional expenses.	

#### **Ordinance Section 2**

#### <u>CAPITAL IMPROVEMENT FUNDS – Supplemental Appropriations</u>

These appropriations cover CIP project expenditures which exceeded budget. In some cases, revenue also exceeded the budget. *The net impact of these revenue and expenditure variances will be covered from the fund balance of each individual fund.* 

General Capital	850,000	Williams Park	A supplemental appropriation is needed to
Improvement		Bandshell	appropriate funds transferred from the
		Improvements	Downtown Open Space Fund for the
			Williams Park Bandshell Improvements
			Project.
General Capital	2,278.92	Transfer	A supplemental appropriation is needed to
Improvement			transfer Interest Earnings as of 30-SEP-
			2022 on TIF 1104 funds in the General
			Capital Improvement Fund (3001) to the
			South St. Petersburg Redevelopment
			District (1104).

General Capital Improvement	769.31	Transfer	A supplemental appropriation is needed to transfer Interest Earnings as of 30-SEP-2022 on TIF 1105 funds in the General Capital Improvement Fund (3001) to the Downtown Redevelopment District (1105).
General Capital Improvement	1,140.47	Transfer	A supplemental appropriation is needed to transfer Interest Earnings as of 30-SEP-2022 on TIF 1107 funds in the General Capital Improvement Fund (3001) to the Intown West Tax Increment District (1107).
General Capital Improvement	2,783.00	Transfer	A supplemental appropriation is needed to transfer Interest Earnings as of 30-SEP-2022 on Key Government Finance Note Debt Service funds in the General Capital Improvement Fund (3001) to the Key Government Finance Note Debt Service Fund (2019).
Recreation and Culture Capital Improvements	200,000	Preserve Improvements	A supplemental appropriation is needed to move unused funding back to the Preserve Improvements Project (19228), from the project closeout of the Willow Marsh Boardwalk Project during FY23.
Recreation and Culture Capital Improvements	40,000	Park Facilities Improvements	A supplemental appropriation is needed to move unused funding back to the Park Facilities Improvement Project (19228), from the project closeout of the Willow Marsh Boardwalk Project during FY23.
Water Resources Capital Projects	1,279,925.96	Transfer	A supplemental appropriation is needed to transfer the FY22 Water Closet Fees (Impact Fees) from the Water Resources Capital Projects Fund (4003) to the Water Resources Debt Fund (4002)
Water Resources Capital Projects	150,000	DIS New Main Extensions FY23	A supplemental appropriation is needed due to increased customer funding for potable water new services. There was a proportionate increase in revenue that covered the increased costs.
Water Resources Capital Projects	800,000	DIS Taps Meters Backflows FY23	A supplemental appropriation is needed due to increased customer funding for potable water service taps, meters, and backflows. There was a proportionate increase in revenue that covered the increased costs.
Water Resources Capital Projects	120,000	REC Taps & Backflows FY23	A supplemental appropriation is needed due to increased customer funding for reclaimed water service taps, meters, and backflows. There was a proportionate increase in revenue that covered the increased costs.
Water Resources Capital Projects	50,000	SAN New Connections FY23	A supplemental appropriation is needed due to increased customer funding for wastewater new connections. There was a proportionate increase in revenue that covered the increased costs.

#### **Ordinance Section 3**

Ordinance 521-H will be amended by incorporating into said ordinance all appropriations and adjustments to the operating and capital improvement budgets pertaining to the fiscal year ending September 30, 2023, made by previous resolution, and all supplemental appropriations and adjustments contained in the attached Ordinance, which pertain to the Fiscal Year ending September 30, 2023. Ordinance Number 521-H, once amended by the attached Ordinance, will be the final budget for the Fiscal Year ending September 30, 2023.

#### PART II: COMMITMENTS AND ASSIGNMENTS OF FUND BALANCES FOR FY23 YEAR END

#### **Ordinance Section 4**

Each year City Council has committed a portion of the General Fund balance for specific purposes. Administration recommends the commitment and assignments of the following amounts totaling \$6,944,002 within the General Fund balance as of September 30, 2023. These commitments include amounts requested for re-appropriation during FY24.

#### **OPERATING RE-APPROPRIATIONS**

\$6,443,064

This commitment provides for funds to be rolled over for contracts, grants, or purchase orders issued in 2023 for which the corresponding purchases could not be completed due to timing or other issues.

#### LAND SALE PROCEEDS

\$65,630

This commitment was established to provide a funding source for acquiring property. Proceeds from the sale of city properties valued at less than \$20,000 are deposited in the General Fund and are to be used for acquiring property according to Resolution 2002-126 adopted by City Council on February 21, 2002.

#### QUALIFIED TARGET INDUSTRY (QTI) TAX REFUND PROGRAM

\$60,641

This commitment was established to provide the city's share for the QTI program during FY 2023, which provides funds to local businesses for the purpose of stimulating economic growth and employment.

#### LOCAL AGENCY PROGRAM (LAP)

\$194,667

This commitment was established to provide the city's share over the next 15 years for maintenance of city roads and trails as a result of grant agreements with the Florida Department of Transportation (FDOT).

#### **COURTESY DOCKS AND SLIPS**

\$180,000

This commitment was established to provide the city's share of commitments for costs associated with the ordinary and routine maintenance of the Transient Visitor Dock and Slips until March 31, 2041, as a result of a grant agreement with the Florida Fish and Wildlife Conservation Commission (FFWCC).

## PART III: FY24 CHANGES TO GENERAL FUND, ENTERPRISE FUNDS, SPECIAL REVENUE FUNDS, INTERNAL SERVICE FUNDS, CIP FUND BUDGETS & TRANSFERS FOR ART IN PUBLIC PLACES

#### **Ordinance Section 5**

#### **RE-APPROPRIATION OF FY23 ENCUMBRANCES**

These encumbrances are funded with FY23 revenue or fund balance from each respective fund. All of these amounts were previously appropriated in FY23 and have legal commitments for expenditure that will occur in FY24. These expenditures will have no additional impact on the respective fund balance and include the unspent portion of existing contracts. Actual encumbrances may be more or less after all FY23 financial transactions are posted. The amounts listed below for the General Fund are accounted for in the FY23 expenditure estimate of \$349.772M.

#### General Fund

General Fund	
Police	\$820,448
Fire Rescue	233,813
City Development Administration	349,978
Housing and Neighborhood Services Administration	646,532
General Government Administration	1,122,624
Community Enrichment Administration	2,283,405
Public Works Administration	<u>986,264</u>
Total General Fund	\$6,443,064
All Other Funds	
Emergency Medical Services	\$112,353
American Rescue Plan	8,530,805
Local Housing Assistance	6,150
Parking Revenue	261,817
South St. Petersburg Redevelopment	433,614
CDBG	1,002,600
Emergency Solutions Grant	229,192
HOME Program	239,022
HOME-ARPA	7,095
Building Permit	136,069
Mahaffey Theater	397,174
Pier	310,530
Coliseum	42,231
Sunken Gardens	2,499
Federal Justice Forfeiture	2,499
Police Grant	5
Water Resources	5,154,576
Water Resources Debt	2,500
Water Resources Equipment Replacement	1,402,138
Stormwater	891,462
Stormwater Equipment Replacement	678,035
Sanitation	2,218,634
Sanitation Equipment Replacement	9,355,056
Airport	8,087
Marina	184,353
Golf Course	626,051
Jamestown	45,702
Port	10,285
Fleet	1,547,353
Equipment Replacement	10,289,262
Municipal Office Buildings	126,136
Technology Services	804,674
Technology and Infrastructure	2,408,346
Supply Management	54,731
Health Insurance	126,300
Life Insurance	2
General Liabilities	16
Commercial Insurance	468
Workers' Compensation	35,750
Billing and Collections	105,836
-	•

#### **Ordinance Section 6**

#### **GENERAL FUND IMPACT**

The total gross impact to the General Fund by the adjustments in Section 6 is an increase in expenditure of \$9.840 million which includes all remaining BP related expenditures in the amount of \$699K. Additionally, \$1.084 million of these expenditures are supported by grant revenue. The estimated net impact to the General Fund is a reduction of \$8.756 million in fund balance.

When combined with the increase in fund balance estimated at the end of FY23 (\$12.301 million), after all the actions are taken in the attached Ordinance, \$3.545 million will be added to the General Fund balance. Again, any additional budget actions taken during the year would change this estimate.

General Fund Balance							
FY23	FY23	FY23	FY24	Estimated			
Beginning	Entries	Ending	Entries	FY24 Ending	Difference		
\$57,631,474	\$12,300,579	\$69,932,053	(\$8,755,793)	\$61,176,260	\$3,544,786		

#### SUPPLEMENTAL APPROPRIATIONS

All supplemental appropriations are funded with fund balance from each respective fund or from additional revenues. Some of these amounts were previously appropriated in FY23 and have legal commitments for expenditures that will occur in FY24.

#### <u>GENERAL FUND – FY24 Supplemental Appropriation</u>

Mayor's Office	170,000	A supplemental appropriation is needed to roll over
		funds for the Sister Sister Agreement with SPIFFS
		(\$50,000), office furniture (\$20,000), and the My
		Brother's and Sister's Keepers Program (\$100,000).
Legal	67,789	A supplemental appropriation is needed to roll over
		funds for expected litigation and hiring of outside
	02.000	counsel.
Human Resources	93,000	A supplemental appropriation is needed to fund new
		programs in FY24 including a leadership
		development program (\$93,000).
Marketing	77,662	A supplemental appropriation is needed to roll over
		funds for special projects including the Historic Gas
		Plant District advertising (\$52,000) and the meeting
D 1	155.056	control room upgrade (\$25,662).
Budget	177,056	A supplemental appropriation is needed to roll over
		funds for grant matches (\$137,629) and grant writing
D:	500.000	(\$39,427).
Finance	500,000	A supplemental appropriation is needed to roll over
		funds for consulting services for a cost allocation
		plan (\$250,000) and hardware and software needs
m . 10	1 005 505 00	(\$250,000).
Total General Government Administration	1,085,507.00	Total on Ordinance
City Development	102,000	A supplemental appropriation is needed to roll over
		funds for new events (\$10,000), the USF Graphics
		Arts Studio (\$75,000), and arts grants (\$7,000).

Planning and Development Services	428,717.35	A supplemental appropriation is needed to roll over funds for the African American Heritage Trail Project (\$10,000), consulting services (\$8,000), the USF SCAD Agreement (\$4,000), Melrose Clubhouse (\$27,000), and Preserve the Burg (\$6,000). A supplemental appropriation is also needed to roll over grant funding for the FEMA Flood Grant Program (\$373,717.35)
Economic and Workforce Development	1,587,000	A supplemental appropriation is needed to roll over funds for HR&A Services for Historic Gas Plant (\$75,000), Oaklawn Cemetery services (\$350,000), Chamber Grow together Leadership Alliance (\$30,000), Trails Crossing (\$150,000), 40th Ave N Street Improvements (\$112,000), Teak Job Creation Incentive (\$100,000), Albert Whitted Economic Impact Study (\$300,000), Grow Smarter Job Creation (\$40,000), and Business Development Materials for the Greenhouse (\$80,000). A supplemental appropriation is also needed for Workforce Development Resource Website and Companion Materials (\$300,000) and Software Enhancements for ongoing incentive programs (\$50,000).
Transportation and Parking Management	137,652	A supplemental appropriation is needed to roll over funds for consulting to support traffic safety studies (\$137,652).
Total City Development Administration	2,255,369.35	Total on Ordinance
Housing and Neighborhood Services	300,000	A supplemental appropriation is needed to roll over funds for Social Action Funding (\$285,000) and Contingency (\$15,000).
Neighborhood Relations	118,810.11	A supplemental appropriation is needed to roll over funds for the NLC- SCEI Program Grant (\$29,663.11), Neighborhood Matching Grant Program (\$59,617), Mayors Mini Grants Program (\$14,530), and Storm Drain Mural Project (\$15,000).
Codes Compliance	212,000	A supplemental appropriation is needed to roll over funds to cover project costs planned in FY23 that will be spent in FY24.
Total Housing and Neighborhood Services Administration	630,810.11	Total on Ordinance
Public Works	2,534,588	A supplemental appropriation is needed to roll over funds for the Capital Asset Management Program (\$1,018,036), ISAP Implementation (\$800,000), BP Energy Efficiency Project (\$699,468), Urban and Community Forestry grant match (\$13,814), and a laptop (3,000).
Total Public Works Administration	2,534,588.00	Total on Ordinance
Police	981,355	A sumplemental appropriation is mostled to mall accordance
Tonce	901,333	A supplemental appropriation is needed to roll over funds for the COPS Microgrant 2022 (\$93,471) and uniforms and protective gear for the new COPS Grant Officers not yet hired (\$386,000). There is also a supplemental appropriation needed to fund the

		purchase of an Exagrid Backup (\$150,000),
		replacement vehicle printers (\$300,000), and
		equipment (\$51,884)
Total Police	981,355.00	Total on Ordinance
Parks and Recreation	765,093	A supplemental appropriation is needed to roll over
		grant funds for the Maximo Park Restoration Grant
		(\$238,474), the ELC Care Grant (\$345,154) and the
		FY23 FitLot Grant (\$3,465). There is also a
		supplemental appropriation needed for additional
		facility maintenance and improvements (\$178,000).
Library	1,587,015.17	A supplemental appropriation is needed to roll over
		funds for the Digital Inclusion Project (\$150,000),
		Obama Main Library furniture, fixtures, wiring and
		IT equipment (\$791,953), HVAC repairs (\$28,000),
		youth and adult programming (\$8,964), Library
		materials (\$574,082.17), Reads to Me Program
		(\$29,016), and security camera equipment (\$5,000).
Total Community Enrichment Administration	2,352,108.17	Total on Ordinance

#### OTHER OPERATING FUNDS – FY24 Supplemental Appropriations

2,407,892	A supplemental appropriation is needed to roll over funds
, ,	for the Employee Housing Assistance and Residential
	Rehabilitation Programs (\$1,407,892) and the New
	Northeast Affordable Housing payment (\$1,000,000).
19,258,373,10	A supplemental appropriation is needed to roll over funds
	for the ARPA funded projects.
2,600,065.39	A supplemental appropriation is needed to roll over
	unspent SHIP grant funds (\$2,200,621.69) and
	appropriate (\$399,443.43) in fund balance.
21,803,615	A supplemental appropriation is needed to roll over funds
	for various South St. Petersburg CRA programs.
325,833	A supplemental appropriation is needed to transfer
	funding to the Tax Increment Financing Capital
	Improvement Fund for the Al Lang Improvements Project (\$200,000) and to roll over funding for Historic
	Rehabilitation and Conservation Grants (\$125,833).
4,271,431.65	A supplemental appropriation is needed to roll over
, ,	unspent CDBG grant funds (\$4,314,284.68) with a
	reduction of appropriation (\$42,853.03) for program
	income earned below estimated FY23 amount.
3.29	A supplemental appropriation is needed to roll over
	unspent ESG grant funds.
3,756,442.47	A supplemental appropriation is needed to roll over
	unspent HOME grant funds (\$3,699,689.23) and an
	increase in appropriation (\$56,753.44) for program
	income earned above estimated FY23 amount.
443,035.63	A supplemental appropriation is needed to roll over
	unspent NSP grant funds.
3,008,832.42	A supplemental appropriation is needed to roll over
	HOME-ARPA grant funds.
290,000	A supplemental appropriation is needed to roll over
	unspent Community Housing Trust grant funds.
2,400,000	A supplemental appropriation is needed to roll over funds
	for the NaviLine Replacement Project (Tyler).
	3.25,833 4,271,431.65 3.29 3,756,442.47 443,035.63 3,008,832.42 290,000

Pier	166,433	A supplemental appropriation is needed to roll over funds
	100,133	for structural inspections (\$112,500), equipment
		(38,933), and a vehicle (\$15,000).
Federal Operating Grant	4,993,592.59	A supplemental appropriation is needed to roll forward
Tourist operating state	.,,,,,,,,,	unspent ERA grant funds from FY23.
Water Resources	5,834.29	A supplemental appropriation is needed to roll over the
water resources	3,031.27	remaining grant funds for the Sensible Sprinkling
		Program.
Stormwater	298,592	5
Stormwater	270,372	A supplemental appropriation is needed to roll over funds for stormwater line inspection and cleaning on 62nd
		Avenue N from 1st St N to the Bayou Grande (\$203,357)
		and maintenance dredging at 53 <sup>rd</sup> Street N and 15 <sup>th</sup> Ave
		(\$35,235). There is also a supplemental appropriation
		needed to purchase an upgraded sandbagging machine
		(\$60,000),
Sanitation	1,539,600	A supplemental appropriation is needed to roll over funds
Sumuron	1,557,000	for anticipated foreclosure activity (\$150,000),
		additional demolition costs (\$338,000), increased costs
		for educational outreach for new probate and eviction
		programs (\$10,000), rental of two front-end loader trucks
		(\$240,000), additional maintenance for the existing
		Sanitation building as the new Sanitation building is
		being constructed (\$125,000), a deferred retirement
		(\$50,000), canopies at two brush sites (\$20,000),
		landscaping costs (\$50,000), CNG fuel assessment
		(\$60,000), transportation of trucks for repair (\$30,000)
		and the renewal of the recycling contract for FY24
		(\$400,000).
Airport	293,000	A supplemental appropriation is needed to cover greater
	_,,,,,,	than budgeted expenses for management fees and facility
		repairs and renovations.
Golf Courses	55,000	A supplemental appropriation is needed to roll over funds
		for turf equipment (\$55,000).
Equipment Replacement	736,800	A supplemental appropriation is needed to roll over funds
	,	for replacement vehicles that were unable to be purchased
		during FY23.
Revolving Energy Investment	825,000	A supplemental appropriation is needed to roll over funds
	,	for citywide energy efficiency projects.
Technology Services	410,000	A supplemental appropriation is needed to rollover funds
	,	for a backup expansion/replacement project (\$90,000),
		capital software purchases (\$20,000), security purchases
		(\$125,000), increased maintenance costs (\$125,000), and
		licensing costs (\$50,000).
Technology and Infrastructure	2,500,000	A supplemental appropriation is needed to roll over funds
		for the NaviLine Replacement Project (Tyler).
Health Insurance	31,877	A supplemental appropriation is needed to roll over
	ĺ	unexpended Employee Wellness funds.
Billing and Collections	21,000	A supplemental appropriation is needed to roll over funds
		for the purchase of 10 receipt printers for the Central and
		Utility Cashiers Divisions and two Motorola APX900
		radios.
	I .	·

#### <u>CAPITAL IMPROVEMENT FUNDS – FY24 Supplemental Appropriations</u>

General Capital Improvement	(1,185,000)	Infrastructure TBD FY23	A rescission from the Infrastructure to Be Determined Project (19165) is needed to provide funding for the MOB Repairs & Improvements Project and the Union Central District Gateway Improvements Project.
General Capital Improvement	4,000,000	Infrastructure TBD FY24	A supplemental appropriation is needed for the Infrastructure TBD FY24 Project. Funds are available from funds transferred from the General Fund for city infrastructure and facility maintenance needs.
General Capital Improvement	400,000	Union Central District Gateway Features	A supplemental appropriation is needed for the Union Central District Gateway Features Project (18639). Funds are available in the fund balance due to the rescission from the Infrastructure to Be Determined Project (19165).
General Capital Improvement	785,000	MOB Repairs and Improvements	A supplemental appropriation is needed for the MOB Repairs & Improvements Project (19181). Funds are available in the fund balance due to the rescission from the Infrastructure to Be Determined Project (19165).
General Capital Improvement	247,366.79	Complete Streets	A supplemental appropriation is needed for the FY23 Complete Streets Project. Funds are available from the revenue from the Scooter Share Program that was transferred to the General Capital Improvement Fund.
General Capital Improvement	55,000	Dwight Jones Restroom	A supplemental appropriation is needed for the Dwight Jones Restroom Re-partitioning Project. Funds are available from a transfer from the General Fund to the General Capital Improvement Fund.

#### **Ordinance Section 7**

#### TRANSFERS TO THE ART IN PUBLIC PLACES FUND

For public works projects with construction costs between \$100,000 and \$2,500,000, two percent (2%) is set aside for the acquisition of works of art. For public works with construction costs between \$2,500,001 and \$10,000,000, one percent (1%) is set aside for the acquisition of works of art. For public works projects with construction costs exceeding \$10,000,001, three-quarters of one percent (0.75%) is set aside for the acquisition of works of art. It is capped at \$500,000 for any single project. Based on FY23 transactions, there are no transfers to the Art in Public Places Fund required.

#### ORDINANCE NO. 562-H

AN ORDINANCE ENACTING YEAR-END APPROPRIATION ADJUSTMENTS FOR FISCAL YEAR 2023 FOR THE OPERATING BUDGET AND CAPITAL IMPROVEMENT PROGRAM BUDGET AND ADJUSTMENTS TO THE FISCAL YEAR 2024 BUDGET; AND PROVIDING AN EFFECTIVE DATE.

#### THE CITY OF ST. PETERSBURG DOES ORDAIN:

**Section 1**: The following appropriation transfers and supplemental appropriations to the City of St. Petersburg operating budget for the Fiscal Year ending September 30, 2023, are approved from the fund balance of each respective operating fund listed below:

#### Supplemental Appropriations:

General Fund – Fire Rescue	\$910,000
General Fund – General Government	5,302,367
School Crossing Guard	30,400
Mahaffey Theater Operating	25,000
Sunken Gardens	596,000
Tropicana Field	315,000
Local Law Enforcement State Trust	102,000
Arts in Public Places	32,000
Downtown Open Space	850,000
PNC Debt	369
Water Resources	1,479,000
Water Cost Stabilization	492,000
Water Equipment Replacement	580,000
Stormwater Debt Service	129,000
Sanitation Debt Service	306,591.60
Airport Operating	453,600
Marina Operating	725,000
Golf Course Operating	192,000
Jamestown Complex	11,000
Port Operating	44,000
Fleet Management	1,249,000
Supply Management	19,000
General Liabilities Claims	136,000

**Section 2**: The following appropriation transfers and supplemental appropriations to the City of St. Petersburg capital improvement program (CIP) budget for the Fiscal Year ending September 30, 2023, are approved from the fund balance of each respective CIP fund listed below:

#### General Capital Improvement Fund

Transfers	\$6,971.70
Williams Park Bandshell	850,000

#### Recreation and Culture Capital Improvement Fund

Preserve Improvements	\$200,000
Park Facility Improvements	40,000

#### Water Resources Capital Projects Fund

Transfers	\$1,279,925.96
DIS New Main Extensions FY23	150,000
DIS Taps, Meters, Backflows FY23	800,000
REC Taps and Backflows FY23	120,000
SAN New Connections FY23	50,000

**Section 3**: Ordinance 521-H is hereby amended by incorporating into said ordinance all appropriations and adjustments to the operating and capital improvement budgets pertaining to the Fiscal Year ending September 30, 2023, made by previous resolution, and all supplemental appropriations and adjustments contained in this Ordinance, which pertain to the Fiscal Year ending September 30, 2023. Ordinance Number 521-H, as amended as provided herein, shall constitute the final budget for the Fiscal Year ending September 30, 2023.

**Section 4**: The following amounts are established as Commitments and Assignments for future appropriation in the General Fund Balance. Commitments can be changed by a resolution of City Council.

Operating Re-appropriations	\$6,443,064
Land Sale Proceeds	65,630
Qualified Target Industry (QTI) Tax Refund Program	60,641
Local Agency Program (LAP)	194,667
Courtesy Docks and Slips	180,000

**Section 5:** The following amounts encumbered during Fiscal Year 2023 are reappropriated in the Fiscal Year budget ending September 30, 2024 from the fund balance of each respective fund:

#### General Operating Fund:

Police	\$820,448
Fire Rescue	233,813
City Development Administration	349,979
Housing and Neighborhood Services Administration	646,532
General Government Administration	1,122,624
Community Enrichment Administration	2,283,405
Public Works Administration	986,264
Emergency Medical Services	112,353
American Rescue Plan	8,530,805
Local Housing Assistance	6,150
Parking Revenue	261,817
South St. Petersburg Redevelopment	433,614
CDBG	1,002,600

Emergency Solutions Grant	229,192
HOME Program	239,022
HOME-ARPA	7,095
Building Permit	136,069
Mahaffey Theater	397,174
Pier	310,530
Coliseum	42,231
Sunken Gardens	2,499
Federal Justice Forfeiture	200
Police Grant	5
Water Resources	5,154,576
Water Resources Debt	2,500
Water Resources Equipment Replacement	1,402,138
Stormwater	891,462
Stormwater Equipment Replacement	678,035
Sanitation	2,218,634
Sanitation Equipment Replacement	9,355,056
Airport	8,087
Marina	184,353
Golf Course	626,051
Jamestown	45,702
Port	10,285
Fleet	1,547,353
Equipment Replacement	10,289,262
Municipal Office Buildings	126,136
Technology Services	804,674
Technology and Infrastructure	2,408,346
Supply Management	54,731
Health Insurance	126,300
Life Insurance	2
General Liabilities	16
Commercial Insurance	468
Workers' Compensation	35,750
Billing and Collections	105,836

**Section 6**: The following supplemental appropriations to the City of St. Petersburg budget for the Fiscal Year ending September 30, 2024, are approved from the fund balance of each respective fund listed below:

### Supplemental Appropriations: General Fund

General Government Administration	\$1,085,507.00
City Development Administration	2,255,369.35
Housing and Neighborhood Services Administration	630,810.11
Public Works Administration	2,534,588.00
Police	981,355.00
Community Enrichment Administration	2,352,108.17

Affordable Housing	2,407,892.00
American Rescue Plan Act	19,258,373.10
Local Housing Assistance	2,600,065.39
South St. Petersburg Redevelopment	21,803,615.00
Downtown Redevelopment Revenue	325,833.00
Community Development Block Grant (CDBG)	4,271,431.65
Emergency Shelter Grant	3.29
HOME Program	3,756,442.47
Neighborhood Stabilization Program	443,035.63
HOME-ARPA	3,008,832.42
Community Housing Trust	290,000.00
Building Permit	2,400,000.00
Pier Operating	166,433.00
Federal Operating Grant	4,993,592.59
Water Resources	5.834.29
Stormwater Utility Operating	298,592.00
Sanitation Operating	1,539,600.00
Airport Operating	293,000.00
Golf Course Operating	55,000.00
Equipment Replacement	736,800.00
Revolving Energy Investment (REIF)	825,000.00
Technology Services	410,000.00
Technology and Infrastructure	2,500,000.00
Health Insurance	31,877.00
Billing and Collections	21,000.00
General Capital Improvement Fund	
Union Central District Gateway	400,000.00
MOB Repairs and Improvements	785,000.00
Infrastructure TBD FY23	(1,185,000.00)
Infrastructure TBD FY24	4,000,000.00
Complete Streets	247,366.79
Dwight Jones Restroom	55,000.00

**Section 7**: There are no transfers needed to the Art in Public Places Fund based on projects meeting the Chapter 5 of the St. Petersburg City Code percent for the arts criteria.

**Section 8**: All appropriations contained in this Ordinance regarding the budget for Fiscal Year ending September 30, 2024, may be amended in accordance with the City Code or as provided for in Ordinance No. 554-H.

**Section 9**: This Ordinance is related to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget. Therefore, a business impact estimate was not required and was not prepared for this Ordinance.

**Section 10**: 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 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: DEPARTMENT:



## FISCAL YEAR 2023 CLEAN UP FISCAL YEAR 2024 AMENDMENTS



# The General Fund Summary





## FY23/24 Cleanup Ordinance Summary

General Fund Balance					
FY23 Beginning	FY23 Entries	Estimate FY23 Ending	FY24 Entries	Estimated FY24 Ending	Difference
\$57,631,474	\$12,300,579	\$69,932,053	(\$8,755,793)	\$61,176,260	\$3,544,786





# The General Fund FY23 Year End





### FY23 General Fund Overview

- During this fiscal year, in an effort to increase transparency in our reporting we separated the General Fund into two segments:
  - Operating (annual operating revenue and expense)
  - BP funds (one-time resources and investments)
- At Year End FY23, we estimate an operating surplus of \$12.301 million.





## FY23 General Fund Operating and BP Funds

FY23 Actual Plus Clean Up	General Fund Operating	BP Funds	Total General Fund
Beginning Fund Balance	\$55,838,714	\$1,792,760	\$57,631,474
PLUS Revenue (Actual as of 10/16/23)	\$357,858,618	\$0	\$357,858,618
(LESS) Expenditure (Actual as of 10/16/23)	(\$344,412,064)	(\$57,763)	(\$344,469,827)
(LESS) Expenditure (Additional Subsidies/Transfers)	(\$5,302,367)	\$0	(\$5,302,367
PLUS Prior Year Encumbrances (estimated)	\$4,174,802	\$39,353	\$4,214,155
Estimated Fund Balance	\$68,157,703	\$1,774,350	\$69,932,053
Increase/Decrease in Fund Balance	\$12,318,989	(\$18,410)	\$12,300,579



### **General Fund Revenue**

• Revenue are based on actuals as of the soft close of the financials on October 16, 2023.

Revenue

FY23 Amended Budget Amount \$341.016 million

Year End Actuals \$357.859 million

Projected Revenue Over Amended \$ 16.843 million





## **General Fund Revenue Assumptions**

- Net Revenue Increase (\$16.8M Total)
  - Increases
    - Sales Taxes \$3.9M
    - Charges for Services \$2.5M
    - Utility Taxes \$4.8M
    - Franchise Taxes \$3.8M
    - Investments \$2.5M





# FY23 General Fund and Group of Funds Target

	Est. Year End FY23	
10% Core General Fund Target	\$33.231 M	
Estimated Balance of General Fund	\$69.932 M	
Amount over target	\$36.701 M	
20% General Fund Group Target	\$66.985 M	
Estimated Balance of Group	\$112.391 M	
Amount over target	\$45.406 M	





## FY23 General Fund Supplemental Appropriations

The appropriation amounts listed below are required to cover expenditures that exceeded the FY23 budgeted amounts. The first item is for budget authority only and thus **does not require the use of fund balance.** All items are included in the total expenditure estimate of \$349.772 million. (See page 3 of the back-up).

FY23 General Fund Clean-Up					
Department	Amount				
Fire Rescue	\$910,000				
Transfer to Economic Stability Fund	\$250,000				
Transfer to General CIP	\$4,302,367				
Transfer to Housing CIP	\$750,000				





# FY23 Year End Other Funds





## FY23 Other Funds Supplemental Appropriations

The appropriation amounts listed below are required to cover expenses that exceeded the FY23 budgeted amounts. In some cases, revenue also exceeded the budget. The net impact of these changes will be covered by the fund balance of each fund. (See Section 1, pages 3 -5 of the back-up).

Fiscal Year 2023					
Fund	Amount	Fund	Amount		
School Crossing Guard	\$30,400	Water Cost Stabilization	\$492,000		
Mahaffey Theater	\$25,000	WR Equipment Replacement	\$580,000		
Sunken Gardens	\$596,000	Stormwater Debt	\$129,000		
Tropicana Field	\$315,000	Sanitation Debt	\$306,592		
Law Enforcement State Trust	\$102,000	Airport	\$453,600		
Art in Public Places	\$32,000	Marina	\$725,000		
Downtown Open Space	\$850,000	Golf Courses	\$192,000		
PNC Debt	\$369	Jamestown	\$11,000		
Water Resources	\$1,479,000	Port	\$44,000		



# FY23 Internal Service Funds Increased Authority

The additional allocation amounts listed below are required to cover expenditures that exceeded the FY23 budgeted amounts. In some cases, revenue also exceeded the budget. The net impact of these changes will be covered by the fund balance of each fund. (See Section 1, page 5 of the back-up).

Fiscal Year 2023				
Fund	Amount			
Fleet Management	\$1,249,000			
Supply Management	\$19,000			
General Liabilities Claims	\$136,000			





## FY23 CIP Fund Supplemental Appropriations

The appropriation amounts listed below cover CIP project expenditures that exceeded budget. In some cases, additional revenue exceeded budget. (See Section 2, pages 5-6 of the back-up).

Fiscal Year 2023					
Fund	Amount				
General Capital Improvement (Williams Park Bandshell)	\$850,000				
General Capital Improvement (Interest Earnings Transfers)	\$6,971.70				
Recreation & Culture (Preserve Improvements)	\$200,000				
Recreation & Culture (Park Facility Improvements)	\$40,000				
Water Resources CIP (Transfer)	\$1,279,925.96				
Water Resources CIP (DIS New Main Extensions FY23)	\$150,000				
Water Resources CIP (DIS Taps Meters Backflows FY23)	\$800,000				
Water Resources CIP (REC Taps & Backflows FY23)	\$120,000				
Water Resources CIP (SAN New Connections FY23)	\$50,000				



**Note:** The last four Water Resources CIP Fund projects are customer funded projects that are supported by additional revenue.

# FY23 Year End Commitments and Assignments

## **General Fund Balance**





# FY23 Year End Commitments & Assignments

The amounts below are recommendations for the Commitments and Assignments of the General Operating Fund, fund balance. (See Section 4, page 7 of the back-up).

Commitments & Assignments					
Category	Amount				
Operating Re-Appropriations (encumbrances)	\$6,443,064				
Land Sale Proceeds	\$65,630				
Qualified Target Industry (QTI) Tax Refund Program	\$60,641				
Local Agency Participation (LAP)	\$194,667				
Courtesy Docks and Slips (Grant)	\$180,000				





# FY23 Operating Re-appropriations of Encumbrances in FY24

- The full list is provided in Section 5, pages 7 and 8 of the back-up.
- A total of forty-one (41) funds report FY23 encumbrances that will roll over into FY24.
- These expenses were paid for with FY23 resources in each of the respective funds and have legal commitment for expenditure in FY24.
- The amount includes unspent portions of existing contracts.
- The General Fund has a total of \$6.443 million in encumbrances to roll over





# FY24 General Fund Supplemental Appropriations





# General Fund Impact FY24 Supplemental Appropriations

- There is a total of \$9,839,738 in appropriations requested for FY24
- Details of these appropriations are listed in Section 6 on pages 9-11 of the back-up materials.
  - \$699,467 in various BP funded initiatives
  - \$1,083,944 supported by grant resources
  - \$8,755,793 in total that will act to reduce the General Fund Operating balance





## **FY24 General Fund Operating**

FY24 Adopted Plus Clean Up	General Fund Operating	BP Funds	Total General Fund
Beginning Fund Balance (estimated)	\$68,157,703	\$1,774,350	\$69,932,053
PLUS Revenue	\$364,466,889	\$0	\$364,466,889
(LESS) Expenditure	(\$364,466,889)	\$0	(\$364,466,889)
(LESS) FY23 Roll Over Appropriations to FY24	(\$6,980,353)	(\$699,468)	(\$7,679,821)
(LESS) FY24 Supplementals/Transfers	(\$2,159,917)	\$0	(\$2,159,917)
(LESS) FY23 Encumbrances	(\$6,431,359)	(\$11,705)	(\$6,443,064)
PLUS FY23 Encumbrances	\$6,431,359	\$11,705	\$6,443,064
PLUS Grant Resources	\$1,083,944	\$0	\$1,083,944
Estimated Fund Balance	\$60,101,378	\$1,074,882	\$61,176,260
Increase/Decrease in Fund Balance	(\$8,056,325)	(\$699,468)	(\$8,755,793)



**Note**: FY23 Supplemental Appropriations will reduce the General Fund by \$8.756M if fully expended and use \$699K of original BP funding.

## FY23/24 Cleanup Summary

General Fund Balance					
FY23 Beginning	FY23 Entries	Estimated FY23 Ending	FY24 Entries	Estimated FY24 Ending	Difference
\$57,631,474	\$12,300,579	\$69,932,053	(\$8,755,793)	\$61,176,260	\$3,544,786





## FY24 General Fund Supplemental Appropriations

The estimated net impact to the General Fund is a reduction in fund balance of \$8.756M after controlling for appropriations supported by grant revenue. (See Section 6, pages 9 – 11 of the back-up).

FY24 General Fund					
Department	Amount	Department Ame			
Mayor	\$170,000.00	City Development	\$102,000.00		
Legal	\$67,789.00	Planning & Dev Services	\$428,717.35		
Human Resource	\$93,000.00	Economic & Workforce Dev	\$1,587,000.00		
Marketing	\$77,662.00	Transportation & Parking Mgmt.	<u>\$137,652.00</u>		
Budget and Management	\$177,056.00	City Development Total	\$2,255,369.35		
Finance	\$500,000.00	Codes	\$212,000.00		
<b>General Government Total</b>	\$1,085,507.00	Housing & Neighborhood Svcs Admin	\$300,000.00		
Parks and Recreation	\$765,093.00	Neighborhood Relations	<u>\$118,810.11</u>		
Library	\$1,587,015.17	Housing & Neigh Services Total	\$630,810.11		
Comm. Enrichment Admin Total	\$2,352,108.17	Public Works Administration	<u>\$2,534,588.00</u>		
Police	\$981,355.00	Public Works Admin Total	\$2,534,588.00		
Police Total	\$981,355.00	TOTAL	\$9,839,737.63		



# FY24 Supplemental Appropriations Other Funds





## FY24 Supplemental Appropriations Other Funds

25 funds requested the roll over of items budgeted in FY23 that were not invested or deployed. These FY24 supplemental appropriations will be paid for with either additional revenue or from the fund balance of the respective fund. (See Section 6 pages 11-12 for details).

Fund (Grant Funding)	Amount
American Rescue Plan Act	\$19,258,373.10
Local Housing Assistance	\$2,600,065.39
CDBG	\$4,271,431.65
Emergency Shelter	\$3.29
HOME	\$3,756,442.47
NSP	\$443,035.63
HOME-ARPA	\$3,008,832.42
Community Housing Trust	\$290,000
Federal Operating Grant	\$4,993,592.59
Water Resources	\$5,834.29

Fund	Amount
Affordable Housing	\$2,407,892
South St. Pete Redevelopment District	\$21,803,615
Downtown Redevelopment District	\$325,833
Building Permit Special Revenue	\$2,400,000
Pier	\$166,433
Stormwater	\$298,592
Sanitation	\$1,539,600
Airport	\$293,000
Golf Courses	\$55,000
Equipment Replacement	\$736,800
Revolving Energy Investment (REIF)	\$825,000
Technology Services	\$410,000
Technology and Infrastructure	\$2,500,000
Health Insurance	\$31,877
Billing and Collections	\$21,000



# FY24 CIP Fund Supplemental Appropriations

The appropriation amount listed below for CIP projects is needed. (See Section 6, page 13 of the back-up)

Fiscal Year 2024		
Fund	Amount	
General Capital (Infrastructure TBD FY23 - Rescission)	(\$1,185,000)	
General Capital (Infrastructure TBD FY24)	\$4,000,000	
General Capital (Union Central District Gateway)	\$400,000	
General Capital (MOB Repairs and Improvements)	\$785,000	
General Capital (Complete Streets)	\$247,366.79	
General Capital (Dwight Jones Restroom)	\$55,000	



## FY24 Transfers to The Art in Public Places Fund

• Based on FY23 transactions, there are no transfers to the Art in Public Places Fund required.





The following page(s) contain the backup material for Agenda Item: Setting December 7, 2023 as the public hearing date for the following proposed Ordinance(s): A Private initiated application for a 0.41-acre parcel, located at 200 66th Street North, requesting amendments to the Future Land Use and Official Zoning maps.

Please scroll down to view the backup material.





#### ST. PETERSBURG CITY COUNCIL

#### Meeting of November 9, 2023

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

**SUBJECT:** City File FLUM-71: Private initiated application for a 0.41-acre parcel, located at 200 66<sup>th</sup> Street North, requesting amendments to the Future Land Use and Official Zoning maps.

- (a) ORDINANCE 756-L, amending the Future Land Use Map of the Comprehensive Plan for the City of St. Petersburg, Florida; by changing the Future Land Use Map designation for a 0.41-Acre parcel located at 200 6<sup>th</sup> Street north, from Residential / Office General (R/OG) to Planned Redevelopment Mixed Use (PR-MU); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.
- (b) ORDINANCE 788-Z, amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 0.41-acre parcel located at 200 66<sup>th</sup> Street North, from Corridor Residential Suburban 1 (CRS-1) to Corridor Residential Traditional 1 (CRT-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.

#### **RECOMMENDATION:**

Administration: City staff recommends APPROVAL.

<u>Public Input:</u> One public comment of support two public comments of support with conditions and seven comments in opposition were submitted.

Community Planning and Preservation Commission (CPPC): On October 10, 2023, the CPPC held a public hearing regarding this matter and voted 6 to 1 making a finding of consistency with the Comprehensive Plan and recommending to City Council **APPROVAL** of the Future Land Use Map amendment and concurrent rezoning.

#### Recommended City Council Action:

- 1) CONDUCT the first reading of the attached proposed ordinance; AND
- 3) SET the second reading and adoption public hearing for December 7, 2023.

<u>Attachments:</u> Ordinance 756-L, Ordinance 788-Z, CPPC Staff Report, and draft CPPC Minutes.

#### ORDINANCE NO. 756-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 0.41-ACRE PARCEL LOCATED AT 200 66<sup>TH</sup> STREET NORTH, FROM RESIDENTIAL / OFFICE GENERAL (R/OG) TO PLANNED REDEVELOPMENT MIXED USE (PR-MU); 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 Residential / Office General (R/OG) as shown on "Attachment A":

PASADENA ON THE GULF BLK 84, LOT 10

Parcel ID Number:

19-31-16-67500-084-0100

#### Land Use Category

From: Residential / Office General (R/OG)

To: Planned Redevelopment – Mixed Use (PR-MU)

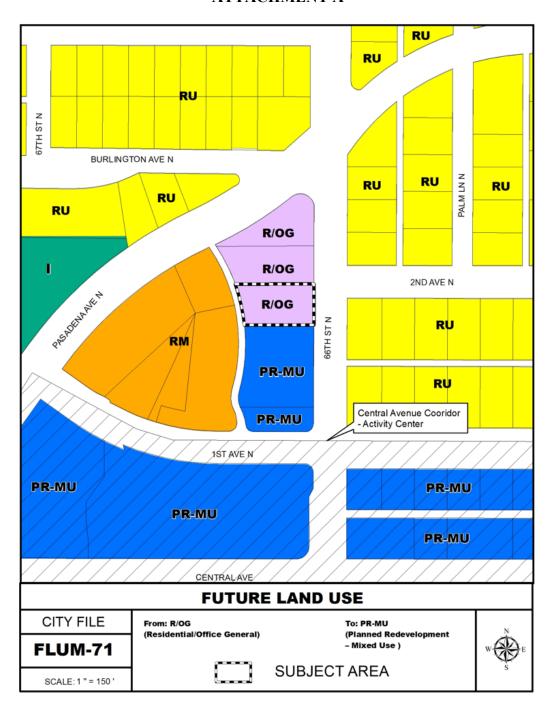
**SECTION 2.** All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

**SECTION 3.** COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES. This ordinance is enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits. Therefore, a business impact estimate was not required and was not prepared for this ordinance.

**SECTION 4**. 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-71
	(Land Use)
/s/ Elizabeth Abernethy	10/24/2023
PLANNING & DEVELOPMENT SERVICES DEPARTMENT	DATE
Mathymill	10-24-23
ASSISTANT CITY ATTORNEY	DATE

#### ATTACHMENT A



#### ORDINANCE NO. 788-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF A 0.41-ACRE PARCEL LOCATED AT 200 66<sup>TH</sup> STREET NORTH, FROM CORRIDOR RESIDENTIAL SUBURBAN – 1 (CRS-1) TO CORRIDOR RESIDENTIAL TRADITIONAL – 1 (CRT-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 parcel currently designated Corridor Residential Suburban -1 (CRS-1) and as shown on "Attachment A":

PASADENA ON THE GULF BLK 84, LOT 10

Parcel ID Number:

19-31-16-67500-084-0100

**Zoning District** 

From: Corridor Residential Suburban – 1 (CRS-1)

To: Corridor Residential Traditional – 1 (CRT-1)

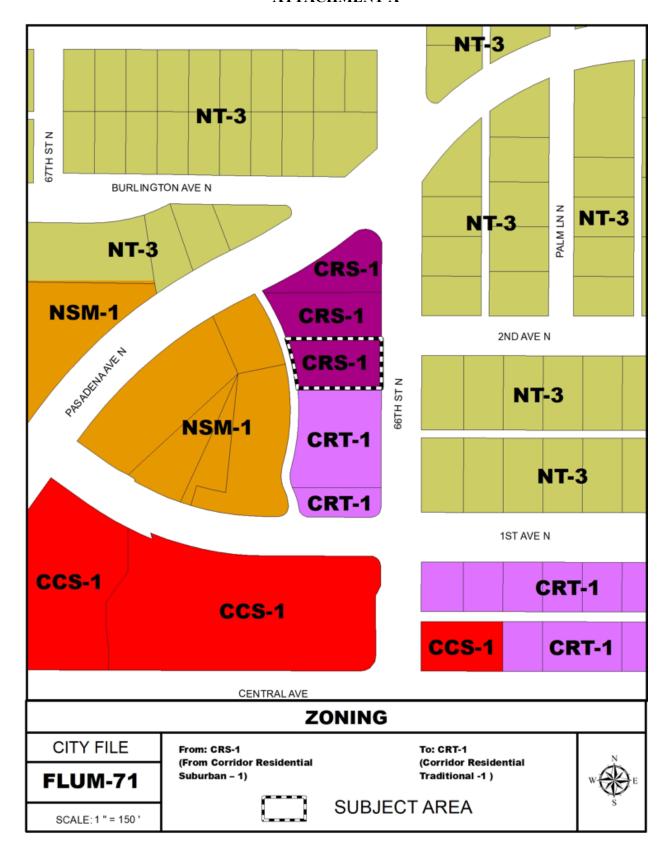
**SECTION 2.** All ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

**SECTION 3.** COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES. This ordinance is enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits. Therefore, a business impact estimate was not required and was not prepared for this ordinance.

**SECTION 4.** 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 756-L).

APPROVED AS TO FORM AND SUBSTANCE:	FLUM-71 (Zoning)
/s/ Elizabeth Abernethy	10/24/2023
PLANNING & DEVELOPMENT SERVICES DEPARTMENT	DATE
Mathamed	10-24-23
ASSISTANT CATY 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, October 10, 2023 at 2:00 p.m. in City Council Chambers, City Hall 175 5<sup>th</sup> 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-71

200 66th Street North

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 Residential/Office General (R/OG) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Corridor Residential Suburban – 1 (CRS-1) to Corridor Residential Traditional -1 (CRT-1) for a 0.41-acre site located at 200 66<sup>th</sup> Street North.

#### APPLICANT INFORMATION

OWNER: Lauren Aloise and Timothy Yanchun

200 66th St N

St. Petersburg, FL 33710

APPLICANT/AGENT: 3W LLC, Griffin Goudreau

1758 30<sup>th</sup> Avenue North St. Petersburg, Florida 33713 goudreaux@gmail.com

CITY STAFF: Britton Wilson, AICP

Urban Planning and Historic Preservation Division Planning and Development Services Department

One 4<sup>th</sup> 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 Residential/Office General (R/OG) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Corridor Residential Suburban-1 (CRS-1) to Corridor Residential Traditional-1 (CRT-1) for a 0.41-

acre site, which is a single platted lot located at 200 66th Street North. The site is three (3) platted lots north of the intersection of two Future Major Streets and the Central Avenue Corridor Activity Center (AC) overlay on the Future Land Use Map. There is an existing single-family home that was built in 1950. As stated by the applicant, who is contracted to purchase the property, the purpose of the proposed amendments is to allow for redevelopment of the property in support of multifamily housing in the form of nine (9) townhomes with the potential for retail or other permitted mixed uses.

This proposal is similar to FLUM-69 that was approved by City Council on June 15, 2023, and is currently under review and processing by Forward Pinellas and the Countywide Planning Authority with a scheduled final public hearing date for October 17, 2023. The subject parcel for FLUM-69 is contiguous to the south of FLUM-71 with the same applicant.

#### SITE DESCRIPTION

200 66th Street North Street Addresses:

Parcel ID No.: 19-31-16-67500-084-0100

Acreage: 0.41

Future Land Use: From Residential/Office General (R/OG) to Planned Redevelopment – Mixed

Use (PR-MU)

From Corridor Residential Suburban – 1 (CRS-1) to Corridor Residential Zoning:

Traditional -1 (CRT-1)

From Office (O) to Multimodal Corridor (MMC) Countywide Plan Map:

A single-family home built in 1950. Existing Use:

Surrounding Uses: North: Single-family residential

South: Single-family residential followed by a mix of office and retail (West

Central Shopping Center)

West: Multifamily residential (Park Vendome Condominiums and two

quadraplexes)

East: Single-family residential

Not within a neighborhood association, however it is within 300 feet of the Lake Neighborhood Association:

Pasadena neighborhood association and the West Central Village Business

Association.

#### BACKGROUND

The subject 0.41-acre site address is 200 66<sup>th</sup> Street North, which is located within a larger triangular shaped land area surrounded by three roadways (66th Street North, Pasadena Avenue North and 1st Avenue North) that are designated as future major streets on the Comprehensive Plan's Future Major Streets Map. The site consists of one east facing platted lot with a single-family home built in 1950. To the north are two parcels developed with single-family homes that terminate at the intersection of Pasadena Avenue and 66th Street North. To the northwest are two quadraplex multifamily buildings built in 2007. To the west, buffered by a 16-foot alley, is the Park Vendome Condominiums built in 1968 consisting of 68 dwelling units within two three-story walkup multifamily buildings that are accessed from 1<sup>st</sup> Avenue North and the shared alleyway. On the east side of 66<sup>th</sup> Street North is a single-family neighborhood within the Lake Pasadena neighborhood association. To the immediate south is a double lot with one single-family home that has an active Future Land Use and Zoning amendment application to allow for mixed use redevelopment of multifamily housing. Further south is a singlefamily home that was rezoned and converted into office space. Further to the south is 1st Avenue North followed by the West Central Shopping Center, which is a commercial retail and office strip shopping center that faces Central Avenue. A SunRunner bus station is located on the west side of 66<sup>th</sup> Street North and on the

east side of the West Central Shopping Center. The subject site is located within the quarter mile buffer area of the 66<sup>th</sup> Street North SunRunner Station Area.

From 1977 to 2007, the site and surrounding area was zoned Residential Suburban -100 (RS-100), which was intended for single-family residential with large lots and low population densities. In September 2007 following the implementation of the City's Vision 2020 Plan and the Citywide rezoning and update of the Land Development Regulations, the subject site and the neighboring residential lots to the north and south were rezoned to Neighborhood Traditional – 3 (NT-3). On March 15, 2012, the subject parcel was rezoned along with the three neighboring residential lots to the north and south to Corridor Residential Suburban -1 (CRS-1) for the purpose of redevelopment for office and multifamily housing, which never came to fruition.

#### 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 applicant's intent to redevelop the 0.41-acre site to multifamily housing at a density of nine dwelling units per acre is not consistent with the current Residential/Office General (R/OG) Future Land Use designation and Corridor Residential Suburban – 1 (CRS-1) zoning district. The R/OG land use designation is intended for mixed use office, office park, research and development, and medium density residential up to a floor area ratio of 0.5 and a net residential density of 15 dwelling units per acre. On the Future Land Use map, the site is also located three (3) platted lots or 350 feet to the north of the Central Avenue Corridor Activity Center overlay that allows for density and intensity increases for mixed use zoning districts.

The proposed Planned Redevelopment – Mixed Use (PR-MU) Future Land Use designation allows for mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre; however, when located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Streets Map (Map 20), Missing Middle Housing at a maximum density of 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plan. The parcel will qualify for the Missing Middle Housing density bonus if the rezoning is approved as the parcel fronts the major street of 66<sup>th</sup> Street North and has rear alley access.

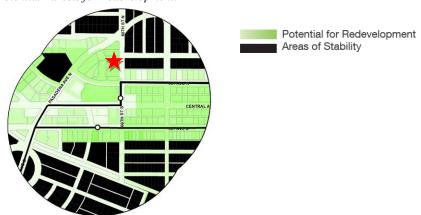
A land use change to PR-MU would allow for the proposed rezoning to Corridor Residential Traditional -1 (CRT-1). The purpose of the CRT district is to address major streets lined with single-family residential by encouraging redevelopment of townhomes, condominiums, apartment buildings and mixed-use buildings that are appropriately scaled to the context of the corridor and to facilitate conversion of the remaining single-family homes to offices or limited retail uses. These uses can provide affordable workforce housing units at a density bonus of eight units per acre and buffer the adjacent interior single-family neighborhoods from the high volumes of traffic on major streets. Development standards reinforce the traditional development pattern.

The requested amendments to the PR-MU land use designation and CRT-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 LU3.11 calls for *more dense residential uses (more than 7.5 units per acre) to be located along designated major streets* and Policy LU3.6 calls for *land use decisions to weigh heavily on the established character of the neighborhood.* The request furthers these policies as the subject property is located on 66<sup>th</sup> Street North and in close proximity to 1<sup>st</sup> Avenue North and Pasadena Avenue North, which are all designated as a future major streets on the Future Major Streets Map (Comprehensive Plan Map 20) and is consistent with the existing zoning pattern of the north side of 1<sup>st</sup> Avenue North and the abutting parcels to the south, which are in the process of being rezoned to CRT-1. The proposal is consistent with the established neighborhood as the Park Vendome condominiums, located immediately adjacent to the west, consists of 68 units on approximately 2.5 acres of land, equating to a built-out density of 27 dwelling units per acre, which is 12 units per acre higher than the maximum density allowance

of its Neighborhood Suburban Multi-family -1 (NSM-1) zoning designation. Furthermore, the site's close proximity to supportive office and retail in the Central West Shopping Center will ensure that future residents will have safe and convenient access to needed goods and services.

The requested amendments will also further recommendations of the SunRunner Development Study, as the subject site is located within a short walk from the existing 66<sup>th</sup> Street bus station area located in the Central West Shopping Center. The Study focuses on best practices for Transit Oriented Development (TOD) near and around the SunRunner Bus Rapid Transit (BRT) station areas necessary to support the continued success of this valuable community resource. The 66<sup>th</sup> Street station area is identified as a Village Place Type as it is a shopping destination for the surrounding neighborhoods with a popular grocery store and many other retail, restaurants, and services along Central Avenue. The station area is a nexus for multiple important corridors that connect to greater parts of the County, the Pinellas Trail, South Pasadena, and Treasure Island. As shown in the below graphic, the study identifies the subject property along with other areas within a quarter mile of the station area that have the greatest potential for redevelopment with higher density and intensity than what current zoning designations allow. The study was accepted by City Council on April 21, 2022.

Potential Parcels for Redevelopment:



#### 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. There is excess roadway capacity, as well as water and sewer capacity to accommodate the proposed increase in potential density and intensity.

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

The subject 0.41-acre site is located within in a larger 5-acre triangular shaped land area surrounded by three major roadways. Other parcels located in this area are the Park Vendome condominiums zoned Neighborhood Suburban Multifamily -1 (NSM-1) located to the west that are built at a density of 27 units per acre (12 units higher than the permitted density). To the north are two (2) single family homes zoned Corridor Residential Suburban -1 (CRS-1), allowing mixed-uses and multifamily density of 15 units per acre. Together, the multifamily and mixed-use zoning on the triangular island provides for a step down in intensity from the south to the north. To the south at Central Avenue is the Central West Plaza zoned Corridor Commercial Suburban -1 (CCS-1) with Activity Center overlay with a redevelopment potential of 60 dwelling units per acre and 2.5 FAR, followed by the mid-density multifamily zoning on the triangular block, then single family residential to the north and east. That area is buffered by Pasadena Avenue North and 66<sup>th</sup> Street North, thereby providing for an orderly land use arrangement with roadway buffering.

LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives, and policies within this Comprehensive Plan.

A change in zoning from CRS-1 to CRT-1 will allow for the density and intensity increases that are appropriate when located on major roadways served by Bus Rapid Transit (BRT). The tax base will improve when the site is redeveloped in keeping with densities that support the SunRunner BRT.

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 CRT-1 zoning district is consistent with the existing zoning pattern of the south side of 1st Avenue North and the abutting parcel to the south, which are both zoned CRT-1. In addition, the Central Avenue Corridor Activity Center (AC) is overlayed on the south side of 1st Avenue North allowing up to 60 dwelling units and 2.5 FAR. The proposal's density and intensity are consistent with the immediate established neighborhood as the adjacent Park Vendome condominiums consist of 68 units on approximately 2.5 acres of land, equating to a built-out density of 27 dwelling units per acre, which is 12 units per acre higher than the maximum density allowance of its Neighborhood Suburban Multi-family -1 (NSM-1) zoning designation. Furthermore, the site's proximity to supportive office and retail in the Central West Shopping Center will ensure that future residents will have safe and convenient access to needed goods and services.

The Central West shopping center is zoned Corridor Commercial Suburban -1 (CCS-1) with Activity Center Overlay with a redevelopment potential of 60 dwelling units per acre and 2.5 FAR. The recommendations from SunRunner Rising Development Study and the location of the new 66<sup>th</sup> Street SunRunner BRT station within the right-of-way of the shopping center will promote future growth and reshaping of the character of the neighborhood within a quarter of a mile.

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 in relation to existing and expected future conditions.

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 potential mixed-use and multifamily development will provide for a compatible land use transition from the Central West shopping center to the south. In accordance with the Land Development Regulations, Site Plan Review criteria, appropriate building setbacks and existing 16-foot-wide alley will provide compatibility and protection of the neighboring multifamily residential uses to the west and 66<sup>th</sup> Street North will provide compatibility and protection to the single-family homes to the east.

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

The amendment area is located within a larger 5-acre triangular shaped land area surrounded by three major roadways as designated by the Future Major Streets Map (Comprehensive Plan Map 20). The subject site is within close proximity to the Central Avenue Corridor Activity Center, which is identified as an area suitable for concentrated growth and economic development.

LU4.4 The future land use needs identified in this element: mixed-use developments are encouraged in appropriate locations to foster a land use pattern that results in fewer and shorter automobile trips and vibrant walkable communities.

The subject property is an appropriate location to permit mixed-use development considering the established multifamily uses to the west and the site's close proximity to supportive office and retail uses located in the Central West Shopping Center that will ensure that future residents will have safe and convenient access to needed goods and services. Also, located on the east side of the Central West Shopping Center is the 66<sup>th</sup> Street SunRunner BRT station where the subject property is within a short 400-foot walking distance, which may make transit riding more appealing and result in fewer automobile trips.

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.

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

The proposed amendments will allow for an increase in density and intensity that supports the integration of land use and transportation as the subject property is located within a short walking distance to the 66<sup>th</sup> Street SunRunner BRT station that is located adjacent to the Central West Shopping Center. The 66<sup>th</sup> Street station area is identified as a Village Place Type as it is a shopping destination for the surrounding neighborhoods with a popular grocery store and many other retail, restaurants, and services along Central Avenue. The station area is a nexus for multiple important corridors that connect

to greater parts of the County, the Pinellas Trail, South Pasadena, and Treasure Island. More dense populations conveniently located within a quarter of a mile of BRT stations is necessary to support the continued success of this valuable community resource that ultimately contributes towards minimizing travel requirements and supports increase usage of mass transit systems.

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

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 will require amendments to the Future Land Use map of Countywide Rules from Office (O) to Multimodal Corridor (MMC).

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.

See above response to LU19.3. Additionally, the subject property's close proximity to the Central West shopping center will ensure that future residents will have safe and convenient access to needed goods and services resulting in reduced automobile trip lengths.

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 higher density with the potential for mixed-use development that is in close proximity from the Central Corridor Activity Center overlay and the 66<sup>th</sup> Street SunRunner BRT station.

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 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 as the subject site is already an improved, developed parcel.

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

The existing R/OG Future Land Use category allows for 15 dwelling units per acre, or six dwelling units on the subject property. Assuming 1.5 people per multifamily dwelling unit, the existing land use could support an approximate population of nine people. The proposed PR-MU Future Land Use category allows for 24 dwelling units per acre, or 10 dwelling units on the subject property. Assuming 1.5 people per multifamily dwelling units, the proposed land use could support an approximate population of 15 people, which represents a potential increase in population of 5 people.

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 1<sup>st</sup> 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 Northwest Water Reclamation Facility (WRF), which presently has an estimated excess average daily capacity of 10.22 mgd. The estimate is based on permit capacity of 20 mgd and a calendar year 2021 daily average flow of 9.78 mgd. With approximately 51% 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 20.3 acres/1,000 population. With a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would still have 20.3 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 Conditions**

Sixty-sixth Street North and a north-south alley border the subject property. The City of St. Petersburg maintains 66th Street, a four-lane, divided collector road. The north-south, two-way alley has two speed humps and is west of the subject parcel. It has a platted width of 16 feet, and the surface material is asphalt. First Avenue North is located south of the subject property. The City maintains 1st Avenue North, a two-lane, one-way road classified as a minor arterial. First Avenue North has a bus and turn lane for the Pinellas Suncoast Transit Authority's (PSTA's) SunRunner service and motorists making turns at driveways and intersections.

While the City no longer has a level of service (LOS) standard for roadway operating conditions, the Comprehensive Plan (T3.2) requires the City to utilize the Forward Pinellas Annual LOS Report to monitor roadway LOS for major streets. Roadway LOS is divided into six letter grades, "A" through "F," with "A" representing free flow conditions for motorists and "F" representing heavy traffic congestion during the peak hour of traffic. The proposed amendment is not expected to degrade existing levels of service for motorists. First Avenue North functions at a LOS "C" based according to the Forward Pinellas' 2022 Annual Level of Service Report. Sixty-sixth Street North functions at a LOS "C" based on a previous independent analysis by City staff.

#### Trip Generation

Changes to properties on the Countywide Plan map that apply to the Multimodal Corridor and are less than ten acres are not subject to a traffic analysis, per Section 6.2.5 of the Countywide Rules. City staff has provided a traffic impact analysis in the remainder of this section.

The subject property is developed with a single-family, detached home. The Transportation and Parking Management Department staff utilized trip generation data in the Institute of Transportation Engineer's (ITE') "Trip Generation Manual" (11th Edition) to estimate the trip generation for the single-family home (Land Use Code 210). The single-family home is estimated to generate one (1) a.m. peak hour trip, one (1) p.m. peak hour trip, and 15 trips on an average weekday.

The applicant intends to redevelop the site at a density of 24 dwelling units. The applicant could build ten (10) townhomes at this density but indicates in the application that they intend to build nine (9) townhomes. Using ITE Land Use Code 220 for multifamily housing (low-rise), nine (9) townhomes would generate an estimated four (4) a.m. peak hour trips, five (5) p.m. peak hour trips,

and 61 trips on an average weekday. The external road network has sufficient capacity to accommodate the potential trips generated by the proposed land use change and rezoning.

#### **Sidewalks**

There is a sidewalk on the eastern side of 66<sup>th</sup> Street North but not on the western side. If rezoning to CRT is approved, Section 16.40.140.4.2 of the City Code would require the installation of a 4-foot sidewalk along the western side of 66<sup>th</sup> Street adjacent to the property.

#### Bicycle Network

There is a bike lane on the northern side of 1st Avenue North. Sharrows exist on 66<sup>th</sup> Street south of 1<sup>st</sup> Avenue North. A sharrow is a lane that is marked with two inverted V shapes to indicate that the roadway is to be shared by both bicycles and other vehicles.

#### Neighborhood Traffic Plan

The subject property is not located in a neighborhood association boundary, so a neighborhood traffic plan is not relevant to this case.

#### Complete Streets

In the Complete Streets Implementation Plan, 1st Avenue North is designated as a transit modal priority road. A neighborhood greenway is planned for 65<sup>th</sup> Street. A neighborhood greenway is a street designated for bicycle priority and traffic calming.

#### **TRANSIT**

The Citywide level of service for mass transit will not be affected. The SunRunner service has a stop on 66<sup>th</sup> Street North between 1st Avenue North and Central Avenue. The Pinellas Suncoast Transit Authority offers several programs that provide discounted or late-night bus service to qualifying individuals, including the Late Night, Direct Connect, and Access Programs.

Forward Pinellas has developed a multimodal accessibility index (MAX index). MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. The subject property is in a grid cell with a MAX score of 22. The countywide average MAX score is 7.5.

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

The 0.41-acre land area is both appropriate and adequate for the applicants stated intention to redevelop for multifamily residential housing at a density greater than what is currently allowed.

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

The City has a limited availability of consolidated lots such as the subject property that can help the community address the growing need for housing. Its location near a SunRunner BRT station and the Central Avenue Corridor Activity Center overlay supports the subject property as being suitable for the proposed land use and zoning amendments.

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

As stated above in Policy LU3.4, the subject 0.41-acre site is located within in a larger 5-acre triangular shaped land area surrounded by three major roadways. Other parcels located in this area is the Park Vendome condominiums zoned Neighborhood Suburban Multifamily -1 (NSM-1) located to the west that are built at a density of 27 units per acre (12 units higher than the permitted

density). To the north are three single family homes zoned Corridor Residential Suburban -1 (CRS-1), allowing mixed-uses and multifamily density of 15 units per acre. Together, the multifamily and mixed-use zoning on the triangular island provides for a step down in intensity from the south to the north where to the south at Central Avenue is the Central West Plaza that is zoned Corridor Commercial Suburban -1 (CCS-1) with Activity Center overlay with a redevelopment potential of 60 dwelling units per acre and 2.5 FAR, followed by the mid-density multifamily zoning on the triangular island, then single family residential to the north and east that is buffered by Pasadena Avenue North and 66th Street North, thereby providing for an orderly land use arrangement with roadway buffering.

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

The existing district boundary of CRS-1 applied to the two platted lots are logically drawn and will continue to be so with the proposed district.

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;

Both the existing and requesting zoning districts allow for mixed use.

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

The subject property is not within the 100-year flood plain, hurricane evacuation level zone A or the Coastal High Hazard Area.

#### 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 Office (O) is inconsistent with the proposed City land use designation of PR-MU, therefore an amendment to the Countywide Map to Multimodal Corridor (MMC) is required.

#### **PUBLIC NOTICE and COMMENTS**

#### Public Notice

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

- September 25, 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.
- September 25, 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 and

the nearby associations of Lake Pasadena neighborhood association and the West Central Village 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, one public comment has been received by a neighbor in opposition to the proposals density and traffic impacts.

#### 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 policies 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, Housing, and Transportation Elements and the SunRunner Rising Development Study.

#### 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

Britton Wilson, AICP, Planner II

Urban Planning and Historic Preservation Division

Planning & Development Services Department

**REPORT APPROVED BY:** 

Derek Kilborn, Manager

October 2, 2023

DATE

Urban Planning and Historic Preservation Division Planning & Development Services Department

#### **ATTACHMENTS**

- 1. Subject Area Maps
- 2. Application
- 3. Public Comment



# ATTACHMENT NO. 1 Map Series



### **AERIAL**

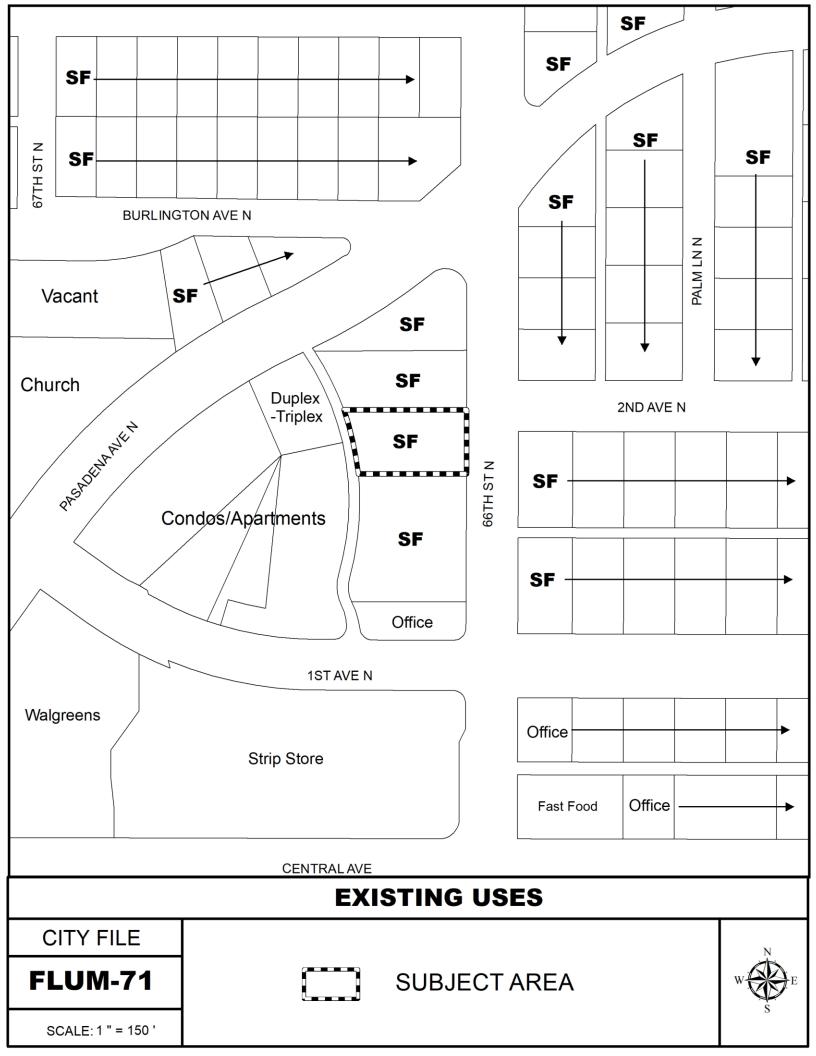
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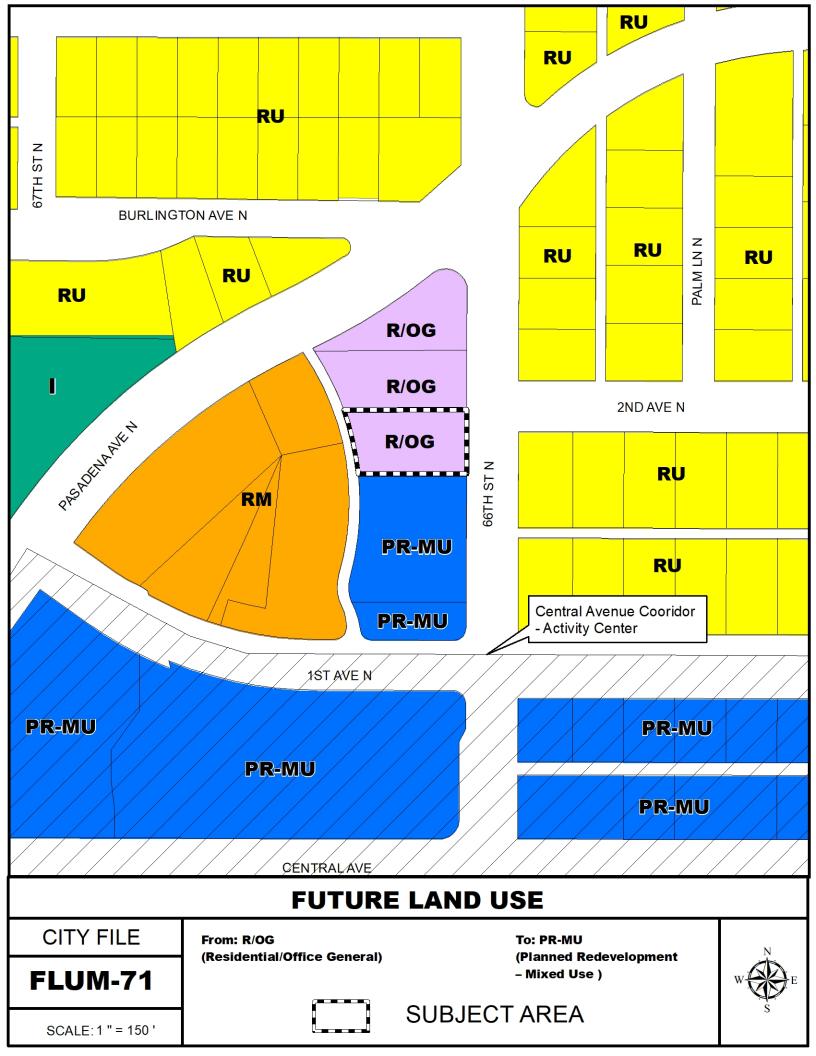
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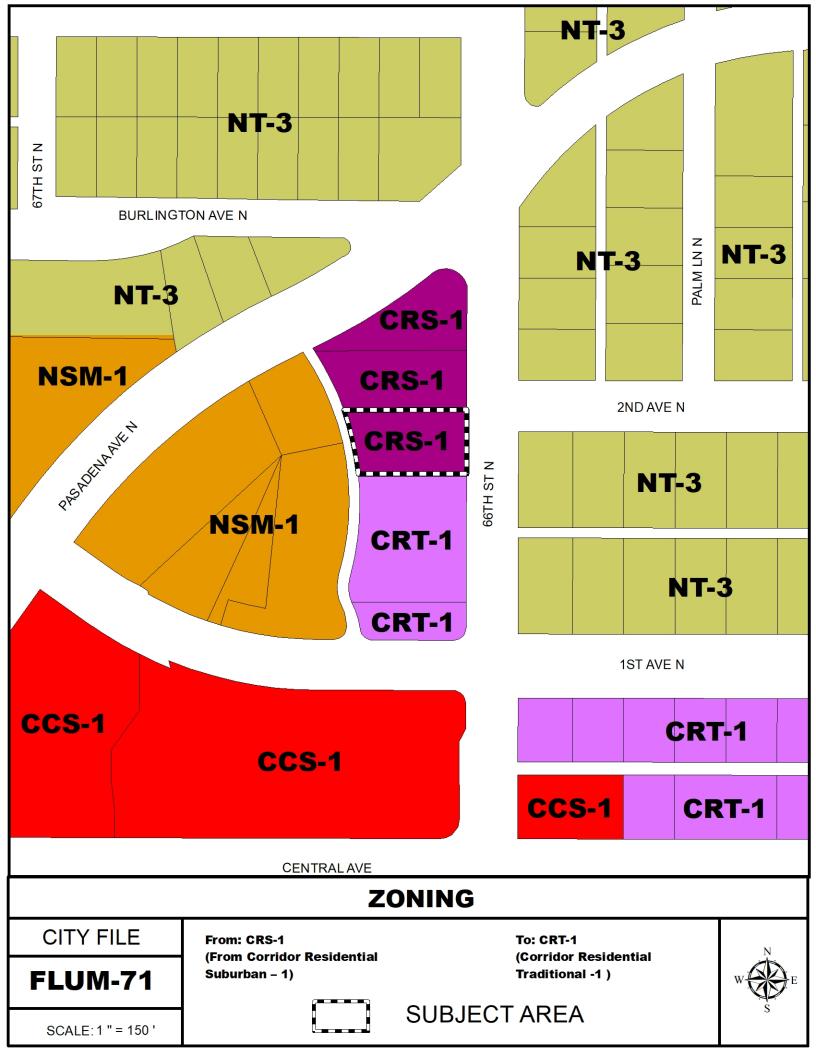


**SUBJECT AREA** 











# ATTACHMENT NO. 2 Application



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I	~

## FUTURE LAND USE PLAN CHANGE REZONING

Application No			
• •	(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 8<sup>th</sup> floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION							
APPLICATION							
Date of Submittal:							
Street Address: 2	Street Address: 200 66th St. N, St. Petersburg 33710						
Parcel ID or Tract Number: 121030223021							
Zoning Classification	on:	Present:	CRS-1	Proposed:	CRT-1		
Future Land Use P	Plan Category:	Present:	R/OG	Proposed:	PR-MU		
NAME of APPLICANT (Property Owner): 1YANCHUN, TIMOTHY MATTHEW							
Street Address: 20	00 66TH ST N						
City, State, Zip: ST	T PETERSBURG FL	33710					
Telephone No: 78							
Email Address: tin	nmyyanchun@gmail.	com					
NAME of any others PERSONS (Having ownership interest in property):							
Specify Interest He	eld:						
Is such Interest Contingent or Absolute:							
	ontingent of Abso	iute:					
Street Address:	ontingent of Abso	iute:					
Street Address: City, State, Zip:	ontingent or Abso	iute:					
Street Address: City, State, Zip: Telephone No:	ontingent of Abso	iute:					
Street Address: City, State, Zip:	ontingent of Abso	iute:					
Street Address: City, State, Zip: Telephone No:			Griffin Goudreau				
Street Address: City, State, Zip: Telephone No: Email Address:	R REPRESENT		Griffin Goudreau				
Street Address: City, State, Zip: Telephone No: Email Address:  NAME of AGENT O Street Address: 17 City, State, Zip: St	PR REPRESENT 758 30th Ave N Petersburg, FL 337	TATIVE:	Griffin Goudreau				
Street Address: City, State, Zip: Telephone No: Email Address:  NAME of AGENT O Street Address: 17 City, State, Zip: St Telephone No: 40	PR REPRESENT 758 30th Ave N Petersburg, FL 337	TATIVE:	Griffin Goudreau				
Street Address: City, State, Zip: Telephone No: Email Address:  NAME of AGENT O Street Address: 17 City, State, Zip: St	PR REPRESENT 758 30th Ave N Petersburg, FL 337	TATIVE:		x@gmail.com			

#### **AUTHORIZATION**

Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map

Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map

Rezoning only

\$ 2,400.00 \$ 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:	Griffin Goudreau	Date:	3/1/2023
0.gaa.	Must be signed by title holder(s), or by an authorized agent with letter attached.		



## **V**

## FUTURE LAND USE PLAN CHANGE REZONING

NARRATIVE (PAGE 1 of 1)

#### **NARRATIVE**

#### PROPERTY INFORMATION:

Street Address: 200 66th St. N, St. Petersburg FL 33710

Parcel ID or Tract Number: 121030223021

Square Feet: 17,830 Acreage: 0.41

Proposed Legal Description: PASADENA ON THE GULF BLK 84, LOT 10,

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:

Arguably, the subject property is no longer desirable for single family residential use. Largely, due to its location within a triangular-shaped land are surrounded by thee major roads (66th St N, Pasadena Ave, and 1st Ave N) and proximity to a retail shopping center and numerous office and multifamily uses. The property also lies within 66th St Sunrunner transit station area.

The requested PR-MU Plan designation and CRT-1 zoning are consistent with the designations immediately abutting the south and to the southeast, thus, the request is consistent with Policy LU 3.4 of the comprehensive plan. The subject area is separated from the multi-family development to the West by a paved alley and from the single-family neighborhoods to the North by Pasadena Ave and to the East by 66th St. N.

The requested designations are also consistent with Policy LU 3.6 and Policy LU 3.7. The established character of the immediate area is dominated by 66th St N and Pasadena Ave. The established uses in the immediate area include a wide expanse of single family East of 66th and established office, retail, and multifamily uses to the West and South, along several major roadways.

Subject property is also an appropriate location t opermit mixed use development considering the established mulitfamily uses to the West and&commerical uses to the South and Southwest, consistent with objective LU4 of the Comprehensive Plan.

If approved, our request will result in new investment and redevelopment opportunities within an existing heavily traded corridor which is consistent with the following objectives: LU 3.17 & LU 11.2

Further, our intention is to build up to 9 townhomes on the property however the requested CRT-1 zoning may aid in creating permanent employment opportunities and improve the City's tax base (Policy LU 3.5) if we decide to implement retail or other mixed-uses into the development.

To: Planning and Development Services Department of the City of St. Petersburg

From: Timothy Yanchun (owner); Griffin Goudreau (agent)

Subject: FLUM and Rezoning Application Narrative Address: 200 66<sup>th</sup> St. N, St Petersburg, FL 33710

Hello,

We are of the opinion that this request would be an appropriate land use and / or rezoning for the subject property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

- 1- Arguably, the subject property is no longer desirable for single family residential use. Largely, due to its location within a triangular-shaped land are surrounded by three major roads (66th St N, Pasadena Ave, and 1st Ave N) and proximity to a retail shopping center and numerous office and multifamily uses. The property also lies within 66th St SunRunner transit station area.
- 2- The requested PR-MU Plan designation and CRT-1 zoning are consistent with the designations immediately abutting the south and to the southeast, thus, the request is consistent with Policy LU 3.4 of the comprehensive plan. The subject area is separated from the multi-family development to the West by a paved alley and from the single-family neighborhoods to the North by Pasadena Ave and to the East by 66th St. N.
- 3- The requested designations are also consistent with Policy LU 3.6 and Policy LU 3.7. The established character of the immediate area is dominated by 66th St N and Pasadena Ave. The established uses in the immediate area include a wide expanse of single-family East of 66th and established office, retail, and multifamily uses to the West and South, along several major roadways.
- 4- Subject property is also an appropriate location to permit mixed use development considering the established multifamily uses to the West and commercial uses to the South and Southwest, consistent with objective LU4 of the Comprehensive Plan.
- 5- If approved, our request will result in new investment and redevelopment opportunities within an existing heavily traded corridor which is consistent with the following objectives: LU 3.17 & LU 11.2
- 6- Further, our intention is to build up to 9 townhomes on the property however the requested CRT-1 zoning may aid in creating permanent employment opportunities and improve the City's tax base (Policy LU 3.5) if we decide to implement retail into the development.

Further, the following are our responses to the 11 Standards for Review:

#### 1. Compliance of the proposed use with the goals, objectives, polices and guidelines of the Comprehensive Plan;

The following policies and objectives from the Comprehensive Plan are applicable:

- LU2.4 The City may permit an increase in land use intensity or density outside of activity centers where available infrastructure exists and surrounding uses are compatible.
- LU3.1.(F)(2) Planned Redevelopment Mixed Use (MU) Allowing mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre
- 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
- LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.
- LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.
- 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
- LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long term desirability of an area through appropriate land development regulations.

- LU3.17 Future expansion of commercial uses is encouraged when infilling into existing commercial areas and activity centers, or where a need can be clearly identified, and where otherwise consistent with the Comprehensive Plan.
- LU.3.18 All retail and office activities shall be located, designed and regulated so as to benefit from the access afforded by major streets without impairing the efficiency of operation of these streets, and with proper facilities for pedestrian convenience and safety.
- LU4(2) Commercial the City shall provide opportunities for additional commercial development where appropriate.
- LU4(4) Mixed-use developments are encouraged in appropriate locations to foster a land use pattern that results in fewer and shorter automobile trips and vibrant walkable communities.
- 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.
- LU11.2 The need for redevelopment should be assessed based on the following factors; 1) building conditions, 2) socio/economic characteristics, 3) land to improvement value ratios, 4) non-conforming uses and 5) potential for private investment.
- T1.3 The City shall review the impact of all rezoning proposals and requests to amend the FLUM on the City's transportation system. FLUM amendment requests that increase traffic generation potential shall demonstrate that transportation capacity is available to accommodate the additional demand.
  - 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;

The proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan

 Whether the proposed changes would alter the population density pattern and thereby adversely affect residential dwelling units or public schools;

The proposed CRT-1 zoning would mean up to 9 units could be developed, calculated at a density of 24 units per acre. Assuming there were 1.74 persons per multi-family unit, the buildout population is estimated to be 15 persons.

The Pinellas County School District estimates that there are 0.32 school age persons per household (source data as of 2012). This would mean that the proposed 9 units would produce 3 persons of school age.

We believe the potential impact of anticipated students on this type of development to be minimal.

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;

Due to the minor change in density between CRS-1 and CRT-1, the proposed change will not have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Analysis from the 2012 staff report from City File: FLUM-13, breaking down the impact from NT-3 to CRT-1 on water, wastewater, solid waste, traffic, mass transit, recreation and stormwater management, will prove that should the requested land use change and rezoning for the subject 0.41 acres be approved, the City has sufficient capacity to serve the subject property.

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

The land area is both appropriate and adequate for the anticipated use of the subject property. It is anticipated that the single family home will be converted into at least nine (9) townhome units.

The amount and availability of vacant land or land suitable for redevelopment for similar uses in the City or on contiguous properties; There are approximately four acres of vacant lant in the City designated CRT-1 zoning

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

The proposed Planned Redevelopment Mixed-Use land use designation is consistent with the established land use pattern to the South and Southeast.

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

The existing CRS-1 zoning district boundary is not illogically drawn in relation to existing conditions. However, the four existing single-family homes have significantly lower density than the surrounding parcels within the triangle of 66<sup>th</sup> St N to the East, Pasadena Ave to the West and North, and 1<sup>st</sup> Ave N to the South.

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;

If approved, the proposed amendment will result in only an additional .41 acres of land designated PR-MU and zoned CRT-1. The addition will not significantly affect the mix of land uses within the City. There is no data or research to indicate that additional nonresidential land is needed in the proposed location to provide services or employment to the residents of the City.

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;

According to FEMA the subject property is located in Evac Zone "E" and Flood Zone "X" i.e. not in a flood zone. Also, the property does not lie within the CHHA (Coastal High Hazard Area)

11. Other pertinent facts.

None.

If you have any questions, comments, or concerns we would be more than willing to discuss via in-person meeting, call, or email.

Best,

Griffin Goudreau

Goudreaux@gmail.com

408-507-3523



# ATTACHMENT NO. 3 Public Comment

From: wallypaul3@gmail.com
To: Britton N. Wilson

**Subject:** Register as an opponent to City File:FLUM-71 **Date:** Thursday, September 28, 2023 1:14:05 PM

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 strongly oppose the preposed rezoning. The area can not support the increase in traffic volume.

There is a current proposal for the property next door to this at 118 66<sup>th</sup> Street North that would cripple the area traffic, come up or down 66<sup>th</sup> street during rush hour now!

I understand that progress and development are necessary but the size of these two proposed projects can only be viewed as greed.

Thank you,

Paul Sajdak

#### **Britton N. Wilson**

From: Pasadena Townhomes <pasadena225@proton.me>

Sent: Sunday, October 8, 2023 11:16 AM

To: Britton N. Wilson

**Subject:** FLUM-71

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Britton,

My wife and I own the property at 225 Pasadena Ave N, so we received the Notice of Public Hearings for FLUM-71, albeit after the September 29 deadline for written comments. Please send us any information you have on this plan. We are temporarily assigned overseas and will not be able to attend the hearing on October 10.

We are concerned about this plan to build more than twice as many townhomes (9) and retail on a lot (.41 acres) only one-third larger than ours (.31 acres) where we have just 4 townhomes. The impact on traffic in the single-lane alley between the properties should be addressed.

Thanks,

Joe Fette



## CITY OF ST. PETERSBURG COMMUNITY PLANNING & PRESERVATION COMMISSION PUBLIC HEARING

Council Chambers, City Hall 175 – 5<sup>th</sup> Street North St. Petersburg, Florida 33701

October 10, 2023 Tuesday 2:00 P.M.

#### **MINUTES**

**Commissioners Present:** Lisa Wannemacher, Chair

Robert "Bob" Jeffrey, Vice-Chair

Manita Moultrie Cassie Gardner Shannon Nelson Abel Carrasco

Will Michaels, Alternate Joseph Magnello, Alternate

**Commissioners Absent:** Ashley Marbet

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation

Britton, Wilson, Planner II

Cindy Kochanek, Historic Preservationist II

Andrew Jurewicz, Planner II

Heather Judd, Assistant City Attorney

Iris Winn, Clerk, Planning & Development Services

The public hearing was called to order at 2:01 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 September 12, 2023 Minutes)

The minutes from the September 12, 2023, meeting were approved unanimously

#### V. PUBLIC COMMENTS

#### VI. QUASI-JUDICIAL HEARING

1. City File: FLUM-71 City Staff: Britton Wilson; 727-551-3542

#### **Request:**

Private-initiated application requesting an amendment to the Future Land Use Map from Residential/Office General (R/OG) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Corridor Residential Suburban – 1 (CRS-1) to Corridor Residential Traditional -1 (CRT-1) for a 0.41-acre site, which consists of two eastern facing platted lots located at 200 66<sup>th</sup> Street North. As stated by the applicant, the purpose of the proposed amendments is to allow for redevelopment of the property in support of multifamily housing in the form of 9 townhomes with the potential for retail or other permitted mixed uses.

#### **City Staff Presentation:**

Britton Wilson gave a presentation based on the Staff Report.

#### **Applicant/Agenda Presentation:**

The Applicants/Agent were not present.

#### **Public Comment:**

None.

#### **Cross Examination:**

City Staff waived. The Applicants/Agent were not present.

#### **Rebuttal/Closing Remarks:**

City Staff waived. The Applicants/Agent were not present.

#### **Discussion held prior to Executive Session (10:07):**

Commissioner Wannemacher: Is there anybody on the dais who has any questions for Ms. Wilson? Yes, Commissioner Michaels, please.

Commissioner Michaels (10:16): Yes, I was looking at Policy LU3.6, which talks about weighing heavily on the established character of the neighborhood and I think its probably the only policy that has those words there, 'weigh heavily', so it's a particularly important one. Could...maybe you go back to the zoning picture here and just walk us through how the proposed rezoning would be compatible with the surrounding neighborhood?

Britton Wilson (10:53): To the west is Neighborhood Suburban Multifamily, which allows for density of fifteen units per acre in multifamily development, however, the Park Vendome development that is there which is the three-story walk-up development is built out at twenty-seven units per acre, so it's about twelve units above what the current zoning allows. It is at a higher density than what this change in zoning is requesting. To the south, we have consistent zoning of CRT-1 for about three platted lots to the south, and then also to the southeast, south of 1st Avenue North, we also have adjacent Corridor Residential Traditional zoning.

Commissioner Michaels (11:36): To the east though, we've got the NT-3 there, which is only 7 units per acre.

Britton Wilson (11:45): Correct, but it is separated by a Future Major street to buffer it and, you can kind of look at the transition of intensity goes from the west to the east, it transitions down. You have a higher density to the west and south and then it tapers down as it kind of goes to the east, southeast.

Commissioner Michaels (12:05): Okay, and how did the apartment development get so many units?

Britton Wilson: (12:10): It was built at a density that was permitted at the time in the 1960s. That's grandfathered density.

Commissioner Michaels (12:21): Okay. Alright, you've satisfied my questions about that. I do have some questions about the drainage. Should I go on?

Commissioner Wannemacher (12:30): Sure, go ahead.

Commissioner Michaels (12:37): One of the things that's talked about in the level of service were drainage is....the Stormwater Masterplan, which I understand has not yet been finally approved by the City. Is that correct?

Britton Wilson (12:50): That's my understanding as well, Commissioner.

Commissioner Michaels (12:53): Okay. The plan calls for New Design Storm LOS Standards. Presently we've got the one year...one hour, excuse me, ten-year, one hour 3.2-inch standard. The plan proposes to change that to ten years, twenty-four hours, 7.5 percent and actually, there are two additional standards that are being proposed as well. The twenty-five-year standard and a 100-year standard. I am wondering will the proposal, the development here meet these pending new standards or...not?

Britton Wilson (13:35): Yes, they will likely, by the time they go through zoning approval and development, they will probably have to meet the new Stormwater Standards.

Commissioner Michaels (13:44): Okay. I'm thinking the alternative is if this is going to be approved in the next couple of months, that we would defer on this parcel and take a look at it when the new standards are actually in place.

Britton Wilson (13:59): That is an option. I do know that the development market being what it is – is slowing down. There are no immediate plans that I'm aware of to bring a site plan to Development Review.

Commissioner Michaels (14:16): Okay. Alright. I think that answers my questions there. Again, I do think that this is one area where we could use a workshop to review the new Stormwater Masterplan and also the plan that they are working on to deal with the hurricane surges as well. Thank you.

Commissioner Wannemacher (14:38): Thank you, Commissioner Michaels. Those were two good comments.

Commissioner Michaels (14:40): I'll support the proposal.

Commissioner Wannemacher (14:43). Thank you very much. Ms. Wilson, I do have a question regarding the Park Vendome complex to the west. If that structure were to be demolished and then redeveloped, would the new development be grandfathered the zoning that is there now or would they...?

Britton Wilson (15:04): Potentially.

Commissioner Wannemacher (15:05): Potentially. Right.

Britton Wilson (15:06): If before they demolish the building, they entered into and got an approved redevelopment plan, they could maintain that grandfathered density.

Commissioner Wannemacher (15:17): Which could be even...right. Okay.

Britton Wilson (15:21): Which is about twenty-seven (27) units per acre.

Commissioner Wannemacher (15:24): Okay.

Britton Wilson (15:27): ...instead of the fifteen (15).

Commissioner Wannemacher (15:28): Are there any other comments or questions? Go ahead.

Commissioner Magnello (15:31): I have a comment. I have a concern with this, more so from a traffic standpoint. If anybody's familiar with the area, can we go back to the site plan, please, real quick?  $66^{th}$  ...that is a very busy corridor right there, and so is Pasadena. Accidents happen all the time.  $1^{st}$  Avenue as we know it for most of its corridor length is a busy road, but actually, pretty much everyone coming west down  $1^{st}$  Avenue either turns left, south on  $66^{th}$  or right. Nobody typically goes straight unless they're going to that complex. My concern would be...I agree that we need to have this growth, especially in this area. It needs it, but this specific triangle is really difficult. I would say, if I was to approve this, my concern, and I guess, you know, contingent on access to the site, accidents happen all the time and my concern would be doubling, almost doubling this dwelling, everybody...if the entry and exit was on  $66^{th}$  Avenue for this future

development down the road, plan TBD, people would get T-boned, I guarantee it. I mean, it happens all the time, especially on 1<sup>st</sup> Avenue South over here, I'm speaking because I live you know, maybe eight blocks away from this. I see it all the time and I guess if we approve this, you know, the two CRT-1's below have access from 1<sup>st</sup> Ave South between 66<sup>th</sup> and Pasadena, which makes sense because it's not that busy, but those other lots, they either have to have access on Pasadena, which is a train-wreck right there, or on 66<sup>th</sup>, which is even more difficult in my opinion. I think to bring up just your concern on the NT-3, they do a really good job. There's actually a site wall on the block above 2<sup>nd</sup> Avenue North, so it is pretty well bifurcated between the two, so I feel like there's not going to be too much of an impact and roll-over, but my concern, which is simply site access and then future impacts to traffic flow.

Britton Wilson (17:36): You make excellent points and one of the benefits of rezoning from a suburban zoning district to a traditional zoning district, which is what the case is here, is that access to the site will be required from the alleyway and not from 66<sup>th</sup> Street.

Commissioner Magnello (17:50): Great.

Commissioner Wannemacher (17:53): Thank you very much, that's another really good point. We'll go ahead and just move through the rest of this agenda, since we really don't have any public hearing, cross-examination...I assume, waive?

Britton Wilson (18:04): Waive.

Commissioner Wannemacher (18:06): The Owners are not here. Do you have any closing remarks?

Britton Wilson (18:10): No, that's it.

#### **Executive Session (18:11):**

Commissioner Wannemacher (18:11): Okay. Well, in that case, we'll just go ahead and move into Executive Session. Any other commentary from members of the Commission?

Commissioner Gardner (18:22): I have just a question. Commissioner Gardner here. Regarding the nine townhomes potential for retail or other mixed uses, has any decisions been made for...anything close to a decision?

Britton Wilson (18:34): No, ma'am. There are no imminent development plans.

Commissioner Gardner (18:42): Okay. Thank you.

Commissioner Wannemacher (18:43): I'll make a couple comments as well. I appreciate that potentially, we might have more than one developer in this area on this property, this triangle, because what you could potentially have, which we've seen elsewhere is one developer coming in and coddling together, multiple pieces of property and then doing one much larger development that is less attractive maybe and not as low scale. It seems that the previous rezoning that we

approved earlier this summer...and this one, you've got two different, two separate developers, each wanting to do small scale development, townhome developments on their property. It will make for a more interesting neighborhood, I think, rather than if it was all going to be one large developer, so I appreciate that. Definitely, access was a concern for me too. I drive frequently that road...route, and knowing the access will be in the alley, makes this whole development much better, easier to approve. Any other comments?

Shannon Nelson (20:08): I have a couple.

Commissioner Wannemacher (20:09): Yes. You know, I...hearing the lot size and the proposed unit size, I was kind of...very surprised to be honest. That's nine townhomes, how many...you know, because you said we don't have a site plan. How many parking spaces? What does that ingress/egress look like? What's even the marketability of something like that, you know, to buy one of those townhomes and maybe only have one parking spot. What kind of street frontage are we looking at along that corridor? I understand that it would make for a bit of a more interesting neighborhood, but at the same time, with those same height restrictions, to me I'm just...it feels very busy, it feels very tight, and I just have a lot of concerns about nine units and that doesn't mean just nine people. These could be households with three cars and I just...I don't...there's no on-street parking there. There's really no...even way to access the neighborhood beyond 66<sup>th</sup> Street for on-street parking, so I just...I had a lot of concerns with that. It feels very densely populated on an already kind of overly populated triangle intersection.

Commissioner Wannemacher (21:27): Excellent comment as well and I think that...again, what we're approving here is the rezoning. The Development Review Commission will be looking at the site plan and all egress and site plan and maybe even some conceptual unit plans, but this...and depending on the size of the unit, yep, it's possible that it may be marketable with parking, without parking, whether it's a town...I know that they're suggesting that its going to be townhomes right now, but we don't know that for sure. We don't have plans in front of us. The microunits and small units are being built around the City right now, in an attempt to make them more affordable. I'm going to trust that whichever architect or designer works with the developer, that they're doing their due diligence, along with a realtor, like yourself, to make sure that they are marketable. Some of that will be left to the DRC to look at, but I appreciate your comments. Anybody else want to say anything?

Derek Kilborn (23:00): I've got a couple comments to make.

Commissioner Wannemacher (23:01): Yes, please.

Derek Kilborn (23:04): These are more just general comments to kind of set up the conversation we're going to be having with this Commission over the next few months related to the Pinellas SunRunner and the corridor changes. What you're going to see in some of that material is along the SunRunner corridor, this transition from suburban style development to more of a traditional type. For most of the corridor now, we have CRT, which is Corridor Residential Traditional, but we have at those intersections still, a suburban category, CCS-1, and then in this case, you have CRS-1. As this corridor continues to urbanize over time, that transition to a traditional form of development, that is more pedestrian-oriented is the direction that this is going. In the SunRunner Study, SunRunner Rising Study that was done as a precursor to the changes that are coming

forward, they looked at the stationary locations and there is a stationary at 66<sup>th</sup> Street. In that study, they had a quarter-mile study area and then they also had what's called a regulatory focus area, which is within the 1/8<sup>th</sup> mile of the station location. This triangular piece of property, this whole block section, including the parcel that you're being asked to consider today, is within that regulatory focus area. The idea of transitioning from that suburban to a traditional, in our opinion, in our analysis, makes sense in this particular case and we believe will help reinforce service to that 66<sup>th</sup> Street station area with the future development that might come to this site. You are correct in your comment that once a map amendment is approved, its important to remember that just because a townhouse was mentioned here, it does not mean that they're obligated to develop a townhouse project. It is approved for a number of different uses, some multifamily other not multifamily, could be an office or personal service type business that would go in this location. It's important to remember that. Britton is correct too, in her answer that because we're transitioning to traditional, there are different design standards that move that vehicle access to a tighter control point along the public alley back. That could improve safety heading out to that street frontage now, which I think is serviced by a front-loading driveway to that roadway. It is unique in that block section.

Commissioner Wannemacher (26:01): Thank you very much for those additional comments. Any other comments from the dais? Alright, seeing none, I will accept a motion.

Motion (26:12): Commissioner Jeffrey moved approval to recommend finding consistency of a Comprehensive Plan in recommending to City Council to change the Future Land Use as identified in the Staff Report.

Commissioner Wannemacher (26:23): Thank you. Do we have a second?

(26:25) Commissioner Gardner, Second.

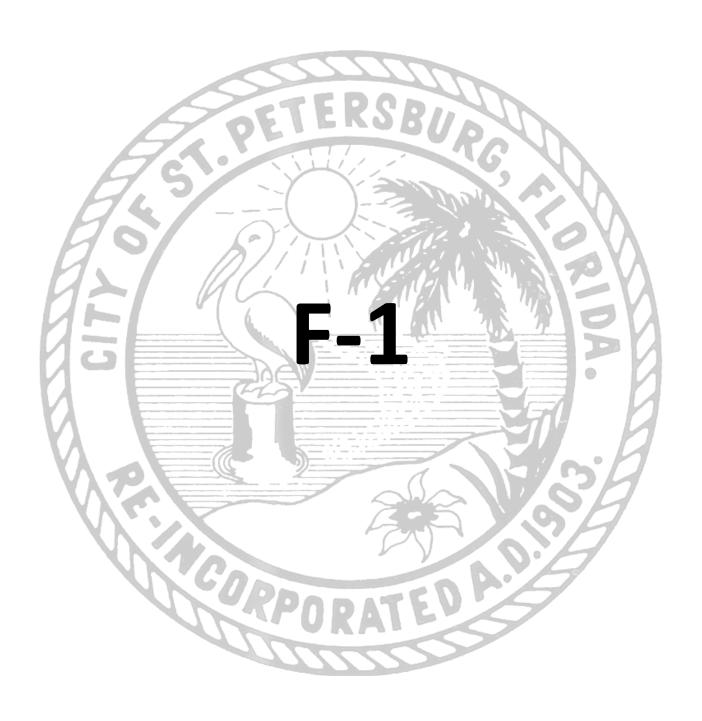
Commissioner Wannemacher (26:25): Any more discussion? Roll call, please.

Roll Call (26:29):

YES – 6 – Wannemacher, Jeffrey, Gardner, Moultrie, Carrasco, Magnello. NO – 1 – Nelson.

Motion passed by a vote of 6 to 1.

The following page(s) contain the backup material for Agenda Item: SPPD Quarterly Report Please scroll down to view the backup material.





## <u>Homicides</u>

Homicides	2022	2023
Total	3	0
Open	0	0
Closed	3	0

### G.R.I.T.

**Gun Response Investigation Team** 

	3011 1 1133	<u> </u>	vestigeitie	or i Genin		
Gun Retrieval	Cases Assigned	Cases Closed	Direct Criminal Charges	Leads Established	NIBIN Entries	NIBIN Hits
07/03/2023 - 07/09/2023	18	11	5	0	8	2
07/10/2023 - 07/16/2023	7	1	O	0	18	2
07/17/2023 - 07/23/2023	5	2	1	3	17	4
07/24/2023 - 07/30/2023	7	7	4	3	25	8
07/31/2023 - 08/06/2023	2	1	O	0	14	3
08/07/2023 - 08/13/2023	14	5	1	6	36	11
08/14/2023 - 08/20/2023	3	1	O	0	20	10
08/21/2023 - 08/27/2023	5	2	2	0	11	2
08/28/2023 - 09/03/2023	4	0	O	0	13	4
09/04/2023 - 09/10/2023	2	2	O	0	10	6
09/11/2023 - 09/17/2023	6	2	O	0	18	7
09/18/2023 - 09/24/2023	3	3	3	0	16	3
09/25/2023 - 10/01/2023	6	4	0	0	14	3
TOTAL	82	41	16	12	220	65

### South Highpoint Clearwater Nat'l Airport Indian Feather Sound Rocks Beach Airco Bayou -( Pinellas Park Seminole North Redington Redington Shores Kenneth City Redington Beach Madeira Beach Sand Key isle of Capri St Petersburg Treasure Island South Pasade na Gulfport St Pe te Beach Boyd Hill Park Coquina Ciega Bay Eckerd | College del Sol

### **Guns Stolen**

Stolen Gun Stats	July, August, September 2023
Total Stolen	57
Taken from vehicle	47
Taken from building	10
Taken from person	0
Recovered	136

## Crime Offenses

Offenses 2022	July	August	September	Total
Robbery	13	21	24	58
Burglary/Breaking and Entering	66	55	67	188
Motor Vehicle Theft	94	64	63	221

Offenses 2023	July	August	September	Total
Robbery	12	17	25	54
Burglary/Breaking and Entering	99	88	70	257
Motor Vehicle Theft	88	76	64	228

## Crime Arrests

Arrests 2022	July	August	September	Total
Robbery	4	7	10	21
Burglary/Breaking and Entering	17	13	23	53
Theft from Motor Vehicle	22	16	14	52
Motor Vehicle Theft	19	19	18	56

Arrests 2023	July	August	September	Total
Robbery	7	11	16	34
Burglary/Breaking and Entering	22	35	38	95
Theft from Motor Vehicle	29	21	26	76
Motor Vehicle Theft	38	21	30	89

# 2nd Chance Juvenile Diversion Program ➤ Alternative to Court ≥8 - Hour Workday NO Arrest Record The Path You Take is

## 2<sup>nd</sup> Chance Program

2 <sup>nd</sup> Chance Stats	2022	2023
Juveniles Enrolled	20	13
Completed Successfully	19	13



### H.O.M.E.

### Habitual Offender Monitoring Enforcement



Juvenile Stats	2022	2023
Intensive Supervision	29	47
RADAR	164	259
BOTH Supervision & Radar	0	16
Electronic Monitors	25	39
Curfew / Compliance Checks	1,217	1,371

# **P.A.T.H. -** Police Assisting The Homeless July, August, September 2023

Contacts / Referrals / Transports	2022	2023
PATH Contact	413	519
PATH Referrals	136	377
Bus Tickets	10	34
Pinellas Hope	50	164
Turning Point	102	374
Safe Harbor	63	112
Operation PAR	0	0
Bay Pines VA	0	0
St. Vincent's	1	5
Salvation Army	0	0
Total	775	1,585
Families Assisted	7	25

## <u>H.E.A.T.</u>

### Human Exploitation And Trafficking

H.E.A.T. Stats	2023
Investigations	15
Human Trafficking Arrests	0
Total Arrests	6
Tips	11
Victims Served	18

### Nuisance Abatement Update

Property	2022	2023
Properties	6	8
Responsive Property Owners	5	5
Non-Responsive Owners	0	1
Pending	1	2

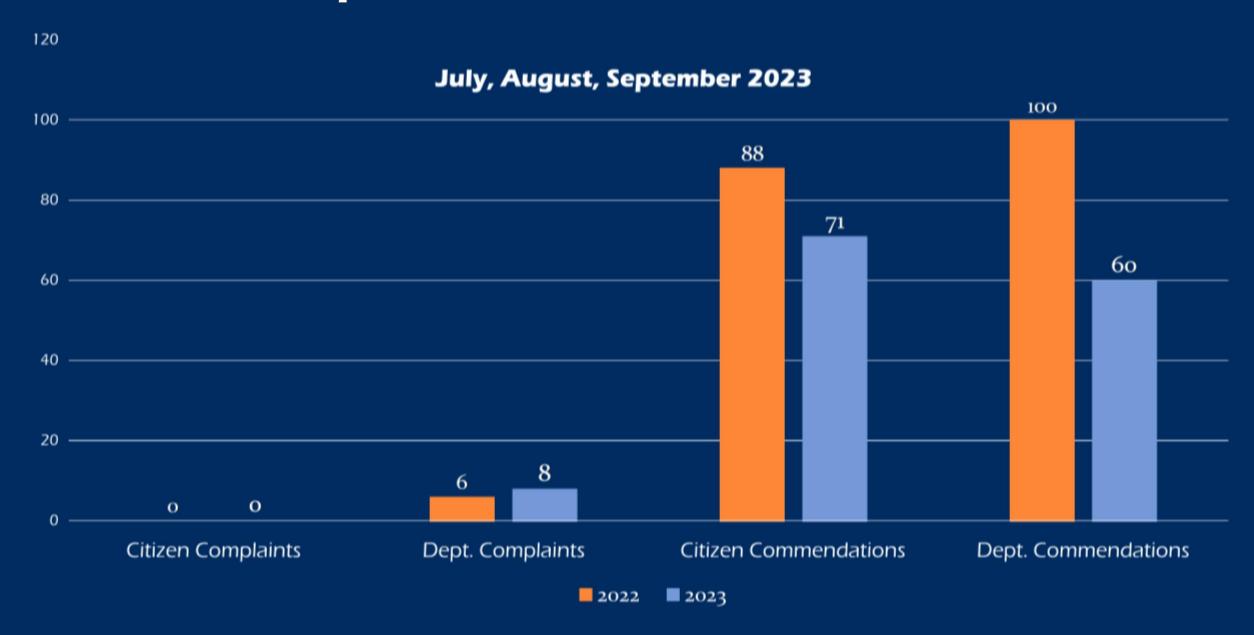
## **Police Pursuits**

Month	2022	2023
July	0	0
August	0	1
September	0	0

### **Use of Force Incidents**

Month	2022	2023
July	64	106
August	94	105
September	67	69

### Complaints & Commendations

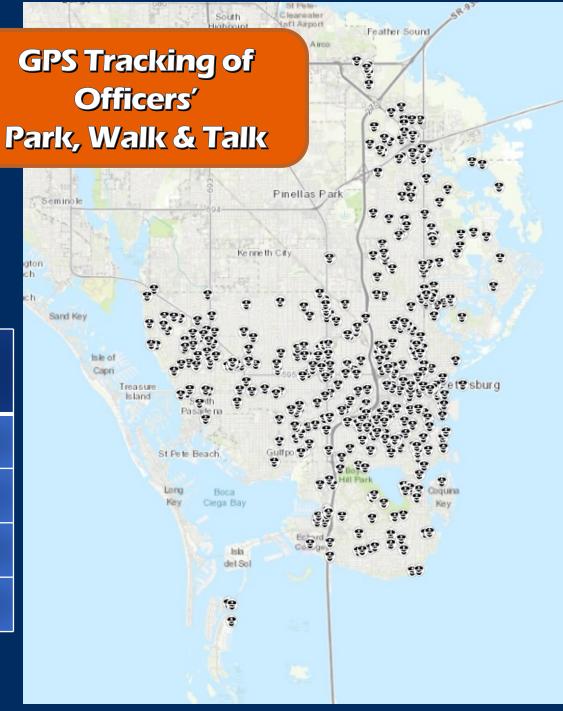


## Tip Comparison July, August, September



### Park, Walk, & Talk

Park, Walk, & Talk	2022	2023
July	839	847
August	846	796
September	736	784
Quarter Total	2,421	2,427



### Average Response Times for Calls for Service

Priority 1 Calls: 7 minute Goal

Month	Call Processing and Dispatch Time	Officer's Travel Time	Total Response Time to On-Scene Arrival	
July	0.4	4.8	5.2	
August	0.4	6.1	6.5	
September	0.4	5.8	6.2	

Priority 2 Calls: 15 minute Goal

Month	Call Processing and Dispatch Time	Officer's Travel Time	Total Response Time to On-Scene Arrival
July	0.7	5.5	6.2
August	0.6	5.2	5.8
September	0.7	5.5	6.2

Priority 3 Calls: 30 minute Goal

Мо	nth	Call Processing and Dispatch Time	Officer's Travel Time	Total Response Time to On-Scene Arrival
Ju	ly	3.7	6.0	9.7
Aug	just	3.4	5.8	9.2
Septe	mber	3.8	5.4	9.2

# Traffic Stats July, August, September 2023

Туре	2022	2023
Traffic Citation	5,063	5,407
Traffic Crashes	2,180	1,923
Traffic Stops	5,237	7,491

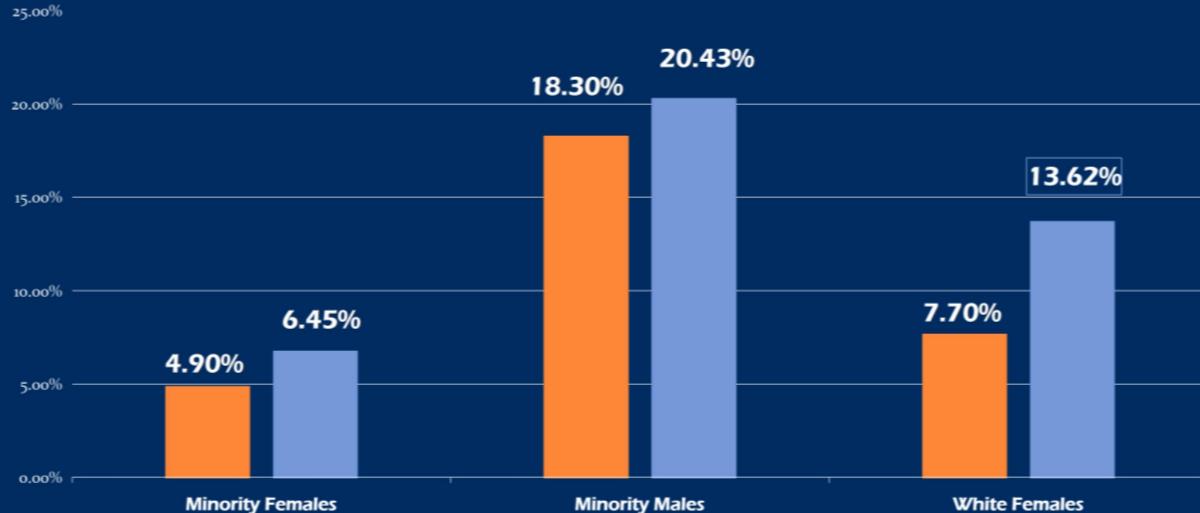


### **Equal Opportunity & Affirmative Action Goals 115%**

Labor Market Availability (LMA) Goals



■Goal ■ Actual



## Off Duty Assignments

Month	Number of Assignments	Amount Received from Billing	+ Difference
October 2022	633	\$200,747.50	\$31,163.73
November 2022	657	\$230,350.00	\$31,989.51
December 2022	727	\$257,837.50	\$47,213.56
January 2023	541	\$175,878.75	\$35,593.01
February 2023	516	\$170,462.50	\$32,656.36
March 2023	582	\$196,696.25	\$35,761.04
April 2023	589	\$190,717.50	\$35,368.61
May 2023	574	\$197,283.75	\$30,308.29
June 2023	444	\$141,658.75	\$23,798.38
July 2023	447	\$144,586.25	\$24,387.22
August 2023	439	\$142,118.75	\$24,263.78
September 2023	590	\$193,413.75	\$32,840.12
1 Year Totals	6739	\$2,241,751.25	\$385,343.61

### Police Overtime

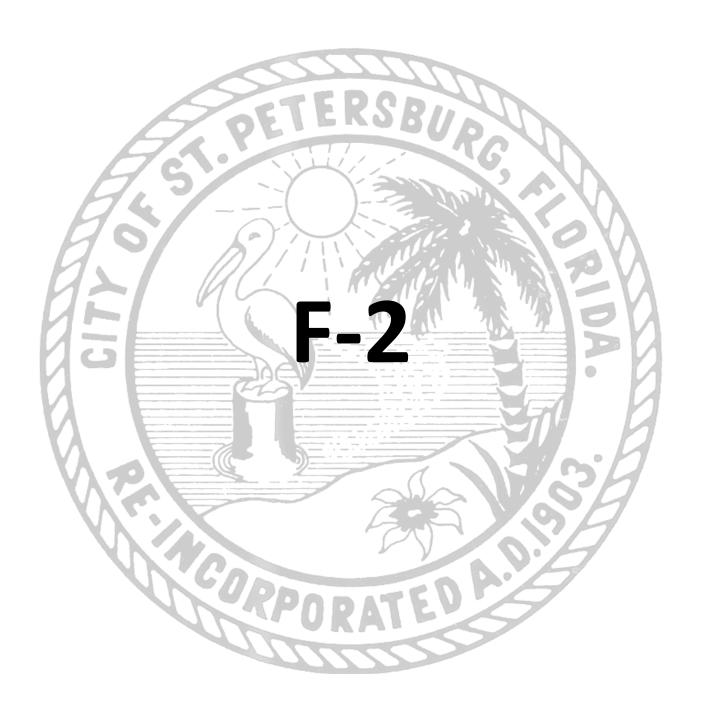
Police Overtime	Fiscal Year 2023 YTD Expenditures	Quarter Budget Amount	Variance	Total Budget Expended FYTD
Overtime	\$3,213,512	\$2,284,175	(\$929,337)	141%
OT-Off Duty	\$2,629,532	\$1,796,443	(\$833,089)	146%
OT-Special Event	\$1,331,996	\$966,379	(\$365,617)	138%
OT-Tropicana Field Events	\$608,481	\$814,395	\$205,914	75%
OT-Court Time	\$237,007	\$300,810	\$63,803	79%
OT-School Resource Officer	\$41,232	\$57,751	\$16,519	71%



### Community Assistance & Life Liaison Program

- July through September 2023, the CALL team:
  - Made 867 contacts with the community including responding to calls from dispatch, employee referrals and follow-ups. Last year in this quarter, CALL made 850 contacts.
- The most frequent zip codes for response: 33705, 33712, and 33711
- 78% of responses are due to mental health/suicide concerns.
- 95% of responses are independent of law enforcement.
- On August 22, 2023 CALL achieved the milestone of 10K contacts
- There have been 0 injuries or incidents causing violence.

The following page(s) contain the backup material for Agenda Item: The Palladium Theater - Capital Campaign and Improvement Plan
Please scroll down to view the backup material.



## CITY COUNCIL AGENDA PRESENTATION ITEM

**DATE:** October 18, 2023

**TO:** The Honorable Members of City Council

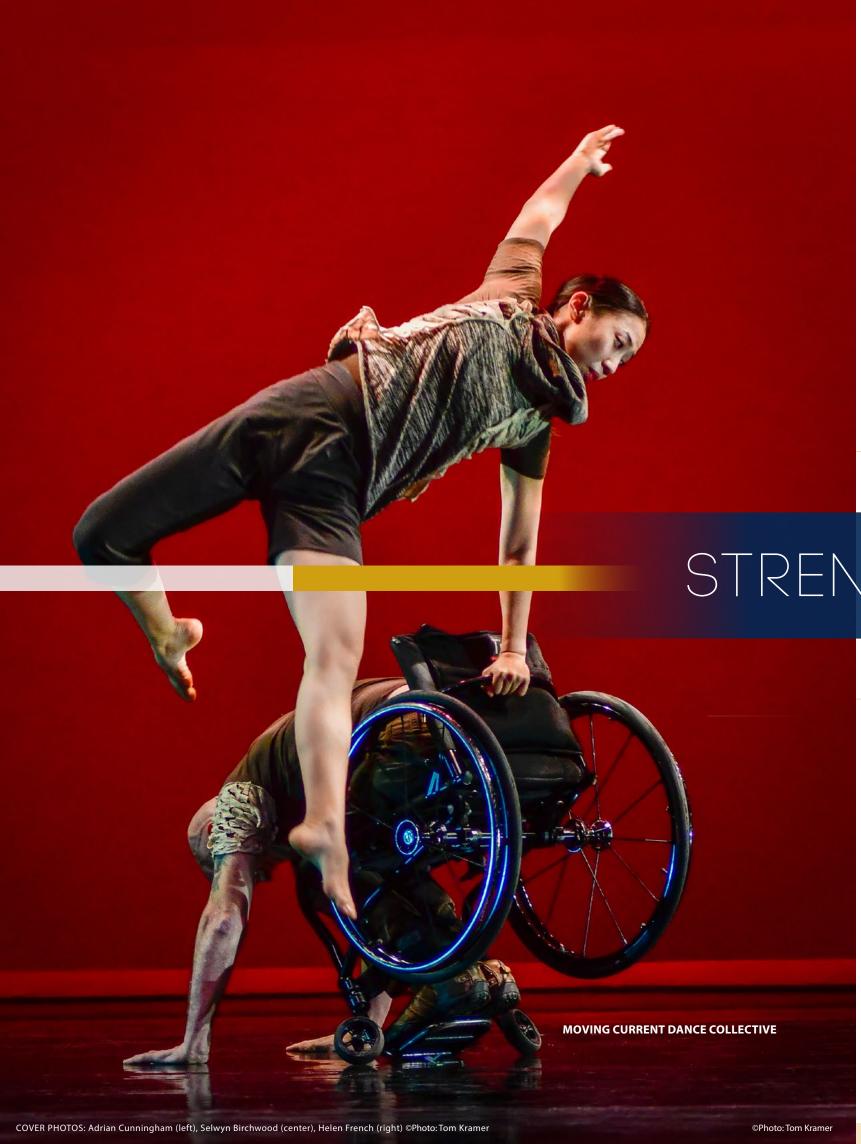
**SUBJECT:** The Palladium Theater - Capital Campaign and Improvement Plan

**PRESENTER:** Paul Wilborn, Executive Director of the Palladium Theater

**SCHEDULE FOR COUNCIL ON:** November 9, 2023

Lisset Hanewicz Council Member, District 4





A measure of a great city is its reputation as an arts and cultural center. Music, dance, and theater contribute to the social culture of our community, bringing us together for shared experiences that bridge borders. The arts are all about discovery. Our children love to discover arts, and how they can pursue expression through the arts. As adults we rediscover ourselves through intellectual and emotional experiences that only the performing arts can provide.

When you enter our classic palladium style building for a concert, you feel the history in our historic lobby. And then you step up the stairs and enter a transformed performing arts hall that honors our legacy, yet visually envelops you as you sit in new seats and anticipate the show.

175-200 PERFORMANCES ANNUALLY | 2,000 ARTISTS FEATURED | 65,000 ATTENDEES

STRENGTHEN. ELEVATE. INSPIRE.

3,000 SCHOOL-BASED YOUTH | 150,000 GUESTS VIA STREAMING MEDIA

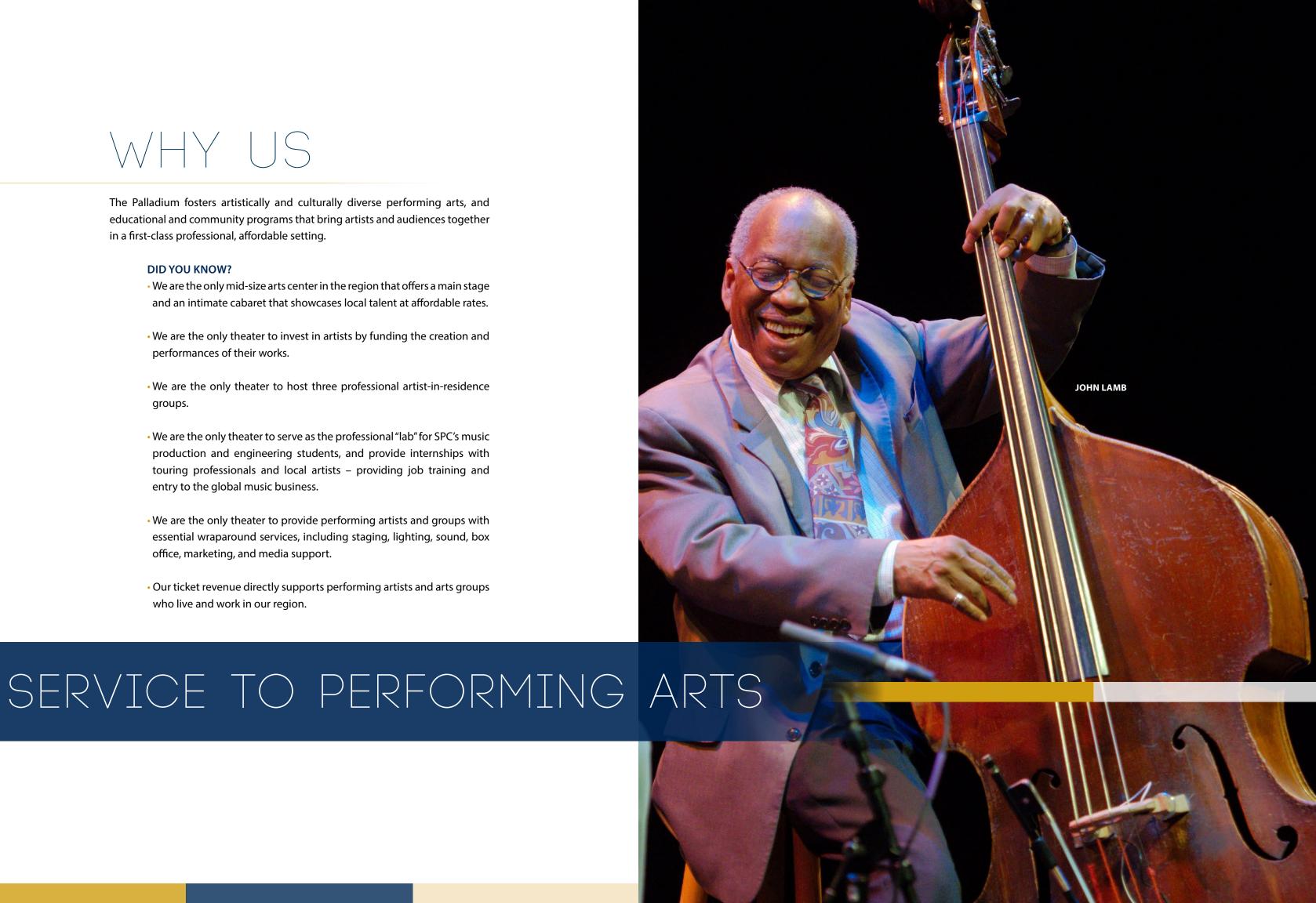
The curtain opens, the audience takes a collective breath, and you are on a journey of discovery with music that transports you, dance that touches your soul, or theater that delights and challenges you.

### WHY US

The Palladium fosters artistically and culturally diverse performing arts, and educational and community programs that bring artists and audiences together in a first-class professional, affordable setting.

#### **DID YOU KNOW?**

- We are the only mid-size arts center in the region that offers a main stage and an intimate cabaret that showcases local talent at affordable rates.
- We are the only theater to invest in artists by funding the creation and performances of their works.
- We are the only theater to host three professional artist-in-residence groups.
- We are the only theater to serve as the professional "lab" for SPC's music production and engineering students, and provide internships with touring professionals and local artists - providing job training and entry to the global music business.
- We are the only theater to provide performing artists and groups with essential wraparound services, including staging, lighting, sound, box office, marketing, and media support.
- Our ticket revenue directly supports performing artists and arts groups who live and work in our region.





#### TAMPA BAY'S PERFORMING ARTS RESOURCE

In 1995, a small group of visionary arts philanthropists acquired the historic 1925 First Church of Christ, Scientist to provide the community with an affordable performing arts center. In 2007, our founders gifted the Palladium to St. Petersburg College, which committed to operating the Palladium as our region's accessible performing arts center,

Today, we are a hive of activity, serving as a local arts organization that supports a wide range of emerging and professional talent that reflects our growing community. We are a performing arts incubator, providing a platform that launches careers.

By offering two unique performance spaces, the 830-seat Hough Hall and the intimate 150-seat Side Door cabaret, the Palladium is consistently ranked as one of Tampa Bay's best and most affordable venues for classical, jazz, blues, theatre, opera, Celtic, comedy, dance, educational, literary, and community events. Musicians often get their professional start in the Side Door, where they are featured in a ticketed concert, a significant career step up from performing for a cover charge at a bar.

SERVICE TO THE COMMUNITY

JAMES SUGGS

So much more than a building, the Palladium is alive every day as a performing arts hub. We serve as a performing arts incubator and accelerator. We generate some \$600,000 a year in direct payments to artists, arts groups and community organizations.

We strive to provide audience access to our performances, and we are the affordable center for dozens of Pinellas school events, community dialogues, political and environment convenings, and special events every year. The large performing arts centers in our area are prohibitively expensive for local arts and community organizations.

#### **CREATIVE CLASS**

Creative Class keeps our most talented local performing artists working in our community. We are the only theater to award Tampa Bay selected performers funds to develop a project to be performed later at the venue. And what's more, the Palladium also provides the artists a stipend along with wraparound production and marketing support for their performances. Further, the selected artists bring in additional musicians or dancers in their groups for their performances.

### **ARTISTS IN RESIDENCE**

We provide an artistic home to help local arts groups develop, flourish, and grow. The Palladium Chamber Players, The Florida Björkestra, and BEACON Contemporary Dance are in residence. We are the performance home of the St. Petersburg Opera Company which also started here.

#### **ARTS CAREERS**

We are the professional arts center for arts technology training for St. Petersburg College's Music Industry Recording Arts (MIRA) degree. It is the only arts workforce development program in Tampa Bay where student interns participate in service-intensive relationships with clients, performers, and patrons. They increase their skills, and confidence, supporting their economic mobility. In 2021, the total revenue of the recorded music industry was over \$28 billion. There are high paying jobs for MIRA graduates around the world.

I always love performing at the Palladium theater. It has been a home for me the past few years. They've taken me from being a local act, before I got signed by Alligator Records, before I won numerous blues music awards, they took a chance on me, and we built a crowd from a tiny room downstairs to now we're playing the big hall in the theater here. That's what they do here. They promote music. They are inspired by putting on shows the same way we are inspired to create music. It's always going to be a home for me here.

- Selwyn Birchwood





### WHY NOW

To survive and thrive in an industry that is ever evolving, we must transform our church building into a dynamic performing arts center to remain economically and artistically viable. Twenty-first century industry-standard staging and technology improvements will enable us to meet the expectations of our marketplace, performers, and audiences.

- Renovation will expand our business model, enabling us to earn additional income from recording sessions, streaming, video recording, mixed media, and other projects; and capture bookings that now pass us by.
- Renovation will ensure that the Palladium can maintain affordable booking rates and ticket prices and continue our role in developing and presenting local performers. Our size is our unique asset as we are the only mid-size venue in the area.

## RENOVATIONS ARE THE KEY TO GROWTH

©Photo: Tom Kramer

My friends and I have had magical evenings there over the years, enjoying opera, informative talks, amazing musicians, and thrilling dance. A night in the main hall upstairs or at the Side Door is always first rate. The Palladium is a treasured venue worthy of collaborative vision and effort in support of its highest purpose: bringing Art and Community together.

- Natalie Judge

#### **BLUEPRINT FOR THE FUTURE**

The Palladium will be reimagined in consultation with Earl Swensson Associates and Akustiks, world renowned architects and acousticians, who designed Nashville's Schermerhorn Symphony Center among hundreds of other performing arts centers. Akustiks also recently completed the state-of-the-art home for the New York Philharmonic in the David Geffen Hall at Lincoln Center.

Acousticians will conduct extensive, scientific studies and develop a plan for both performance spaces that alter the volume of space to optimal acoustic proportions for an orchestra, or a folk, jazz or rock group, creating optimal sound diffusion and eliminating most ambient noise.

Architecture improvements designed hand in hand with acoustics will ensure that both performance spaces will dazzle and delight in our community's 21st century performing arts center.

The main hall's makeover will highlight the hall's historic features while incorporating visual and acoustical Improvements that will tune the room to the group and the audience. And of course, all new seating with improved sightlines will replace our nearly 100-year-old seats.

The Side Door will receive a complete refresh, yet maintain the listening room atmosphere that makes it feel like home for artists and guests.

Even more important, he [Paul Wilborn] knows how to program, bringing in top-flight jazz, roots and blues performers as well as Broadway spellbinders.... who sing as if they're having a private conversation with everyone in the room.

- David Warner, Creative Loafing | Side Door Review



### WHY YOU

### A DEFINING MOMENT

It is our defining moment.

Capital renovation is the key to our programming growth. To survive and thrive in an industry that is ever evolving, we must keep abreast of industry-standard staging and technologies to remain economically and artistically viable.

It is time now to prepare for future generations. With your support we can build upon our founders' vision and commitment to our community, and continue our mission as the professional, yet affordable, performing arts center in Tampa Bay.

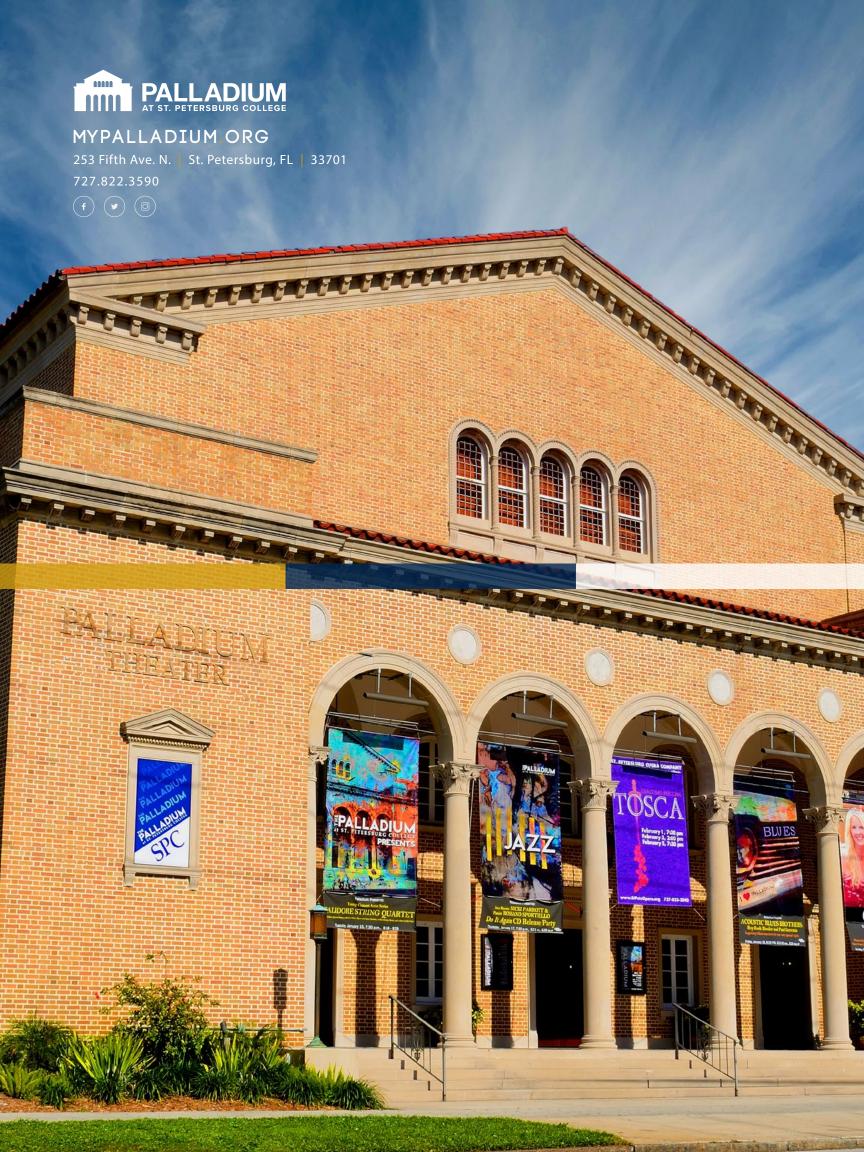
Renovations will result in decreased operating costs and assure the long-term viability of the theater. We're ready with vetted plans and goals, staff, and programming.

We ask you to consider a meaningful leadership gift today. Your gift, along with other leaders, will assure our success. Contributions may be pledged and fulfilled over three years and we have many significant naming opportunities to recognize individuals or organizations for their commitment to the performing arts. Please contact Laurel Borden for more information at Borden.Laurel@spcollege.edu

Of all the things we've supported, the Palladium is closest to our heart.
- Hazel Hough | Founder









RELEASE DATE: OCTOBER 26, 2023 Contact: Paul Wilborn, Executive Director, Wilborn.Paul@spcollege.edu, 727.302.6870

#### \$10 Million Renovation Campaign Announced for The Palladium Theater

St. Petersburg, FL: The Palladium Theater proudly unveiled its \$10 million renovation campaign, "Strengthen. Elevate. Inspire." during a 25<sup>th</sup> Anniversary Celebration on October 25. Addressing the growing needs of Tampa Bay, the expansion will include a fully renovated mainstage theater and Stage Door cabaret. Groundbreaking is projected to begin in the summer of 2025 and be completed for the building's 100th anniversary in 2026.

During the celebration, Palladium Executive Director Paul Wilborn announced a challenge grant of \$5 million from the Hough Family Foundation. The Hough family was instrumental in founding the Palladium and has been supportive over our 25 years.

"The Hough Family Foundation is very excited about the plans to renovate the Palladium. Our parents, Bill and Hazel Hough, were involved in founding it, and instrumental in establishing it with St. Petersburg College. They loved the Palladium, attended regularly through the years, and described it as being very close to their hearts. Our Foundation is honored to be a part of the renovation of this beloved community theater that is second to none. We invite you to join all the Founders and other supporters of the Palladium over the years to contribute to this exciting capital campaign which will prepare the Palladium for another century of outstanding performances!"

"Our mission is to foster artistically and culturally diverse performing arts, educational, and film programs that bring artists and audiences together in a first-class professional, affordable setting," Wilborn said. "Our building has been a landmark in St. Petersburg for almost 100 years. For the past 25 years, the Palladium has been a key element in Tampa Bay's performing arts ecology. This campaign grants us the opportunity to transform the Palladium into a world-class performing arts center. Above all, we are trying to create a better experience for our loyal and growing audiences."

The Palladium, which is owned by St. Petersburg College, will be reimagined in consultation with Earl Swenson Associates (ESA), Akustics, and Stages Consulting – all world-renowned. ESA designed Nashville's Schermerhorn Symphony Center among dozens of other performing arts centers. Akustics recently completed the state-of-the-art home for the New York Philharmonic in The David Geffen Hall at Lincoln Center. Stages has worked nearby on the Arsht Center in Miami, and the Dr. Phillips Center and the Walt Disney Theatre in Orlando.

"St. Petersburg College has a long tradition of educating students in the arts, and the Palladium Theater is an important part of the College's history," said Dr. Tonjua Williams, SPC President. "Not only do we offer students a better future with a degree or certificate in the arts, but enriching our community is central to our mission. The Palladium is a gem in our community and we are so thankful to the Hough family for supporting this project."

The centerpiece of this expansion is an 800-seat reconfigured theater, providing a state-of-

the-art dynamic viewing and listening experience for audiences. The renovation will include all new seating, the first update since 1925, and the hall will be completely reconfigured for better sight lines and audio enjoyment. The award-winning Side Door listening room downstairs will also be refreshed to support its intimate relationship between the artists and the audience.

The Palladium offers unlimited potential as a place of creativity and imagination, and the renovation will support the Palladium in developing talent onstage and behind the scenes, and most importantly, serving Tampa Bay artists through partnerships and programs not offered anywhere else. Strengthening the theater's role as an arts incubator for the region, the expansion will also benefit area music, dance, and theater companies that call the Palladium their performance home.

"Donations are investments that will strengthen our role as an incubator for performing artists while at the same time preserving our history and strengthening our legacy," says Wilborn. "When the St. Pete Opera needed a performance space, we were there for them. When the Chamber Players, the Nutcracker Ballet, Beacon Dance, La Lucha jazz, and hundreds of bands and performers needed a stage, we were there for them. Soon we will showcase them in a world-class performance space equipped for recording and live streaming."

The capital campaign will raise the necessary funds from private philanthropy and public sources. Significant naming opportunities are available for those who wish to manifest their support of the Palladium's transformation. For more information about the expansion, visit <a href="https://rransformThePalladium.com">TransformThePalladium.com</a>

###

#### **About the Palladium Theater at SPC**

With its two venues, Hough Hall and the intimate award-winning listening room, the Side Door, the Palladium fosters artistically and culturally diverse performing arts, educational, and film programs that bring artists and audiences together in a first-class professional, affordable setting.

The Palladium cornerstone was installed in 1925 by the First Church of Christ, Scientist as a basilican structure in the Romanesque style of architecture by architect Howard Lovewell Cheney, with magnificent Arts and Crafts style art tilework from the California studios of famed tilemaker Ernest A. Batchelder. The building was sold in 1998 to the Palladium Theater founders, a non-profit group of dedicated civic and arts leaders, who renovated it while preserving as much as possible of the historic interior. In 2007, the founders gifted ownership of the theater to St. Petersburg College with the provision that the theater continue its mission as the community's professional and affordable venue.



#### Renovating an Historic Education & Workforce Incubator

The 99-year-old Palladium is an historic St. Petersburg building providing a full-service, affordable rental facility for artists and community organizations. The Palladium:

- Fosters artistically and culturally diverse performing arts, educational and community programs that bring artists and audiences together in a professional, affordable setting.
- Serves Tampa Bay residents and area visitors with 200 innovative arts performances on two stages annually featuring over 2,000 artists and hosting 65,000 attendees each year.
- Nurtures careers through partnerships with local artists and cultural organizations and hosts performances for, and music concerts by, Pinellas County K-12 students.
- Provides college students seeking degrees from St. Petersburg College's Music Industry and Recording (MIRA) with classes and internships to enter the workforce for the music, festival and theatre industries, including churches and praise music.

The Palladium is the *only* such music industry workforce development program in Tampa Bay providing career training for Florida venues, festivals, churches, and the global multi-billion-dollar music industry. Each year, Music Industry and Recording Arts degree students provide some 3,000 hours of service-intensive relationships with Palladium clients, performers, and patrons, increasing skills and situational fluency. The internships lead to networking and job opportunities in a Florida growing industry.

Only the Palladium produces Creative Fellowships, an artist development program that helps local area performing artists on their career path, helping them develop into national and international touring artists. Up to 12 performing artists or groups are selected and funded each year to create new work, are paid to produce their work, and receive wrapround production, marketing, PR, and ticket services at no charge. These new works can involve up to 100 additional artists performing in the various bands or dance troupes.

The Palladium provides an incubator for students, artists and non-profit organizations to thrive. The venue is where local artists earn their living, unlike road show venues that host out-of-state groups who take the income with them. It is home to hundreds of local performers each year, including the St. Pete Ballet and St. Pete Opera which alone generate \$600,000 a year in ticket sales. Further, Palladium ticket and rental prices are demonstrably affordable compared to larger venues in keeping with its mission to serve the community.

A performing arts education carries enormous educational benefits students can use to enhance their college experience and carry forward as they launch their careers, including communication skills, increased focus and memory, collaboration and creative problem solving.<sup>1</sup> A large facet of arts coursework is inquiry-based, which means it revolves around questioning and understanding concepts versus finding the answer to a given problem. There are multiple right answers. An inquiry-based model of learning is analogous with principles of critical thinking that are typically highly sought after aims of university coursework.<sup>2</sup>

<sup>&</sup>lt;sup>1</sup> https://educationalendeavors.org/five-benefits-of-a-performing-arts-education/;

<sup>&</sup>lt;sup>2</sup> https://files.eric.ed.gov/fulltext/EJ1069829.pdf

#### Preserving a Vital, Historic & Affordable Community Resource

Once completed, the project's state-of-the art architectural and acoustic modifications will enhance theater education and job training skills for St. Petersburg College students, diversify and increase affordable venue rental opportunities for artists and the community, and keep ticket prices affordable for students, residents, and visitors alike for years to come.

St. Petersburg College and the Tampa Bay performing arts community are working hand-in-hand to maintain this affordable midsize space with adaptable staging and acoustic technology that can be configured to provide state-of-the-art educational and workforce development programming for the next 25 years. During the 2023 Legislative Session, the Legislature appropriated \$850,000 for FY 2023-2024 to fund Phase I architectural plans and acoustical surveys for the design phase of the Palladium renovations which are due to be completed in 2024.

City support in FY 2024-2025 would fund Phase II capital expenses toward the building renovation, including new configured staging, new seating, and just as important, state of the art production and sound reinforcement. All work will complement the historic features of the building. City and state funding is essential to help leverage local and private support for the project and secure the venue for performances and arts education programming for the next generation and beyond.

#### **Matching Funds and Challenge Grant!**

On October 25th, 2023, the Palladium launched a capital campaign to raise the \$10 million needed to renovate the historic church building into a state-of-the-art affordable performing arts center. A challenge grant of \$5M was announced to help fundraising toward the the \$10M project. With that pledge the Palladium has raised \$5.5M in private pledges and is seeking federal, city, county, and Tourist Development Commission (TDC) funding to cover 25% of total project budget. St. Petersburg College is also planning to invest \$1M for deferred maintenance for the project, including HVAC infrastructure.

#### **Return on Investment**

The Florida arts and culture industry is larger than the state's agriculture industry, representing 3.1% of the state's GDP and 244,510 jobs.<sup>3</sup> Investment in the arts also generates jobs in a growing employment sector, providing economic benefits locally and for the state as a whole.<sup>4</sup>

The 2021 <u>Department of Commerce/Bureau of Economic Analysis</u> found that the value of core arts and cultural industries to Florida's economy in 2021 is \$10.5B. The value add of all arts and cultural production to the state is \$39B representing 244,510 jobs. The report ranked Florida 4<sup>th</sup> among all states in its Arts and Cultural Production Satellite Account (ACPSA) employment, 5<sup>th</sup> among all states in ACPSA value added, 12<sup>th</sup> among all states in value added growth, and 28<sup>th</sup> among all states in ACPSA employment growth.

The 2023 Florida Economic Security Report (ESR) ranks Motion Picture and Sound Recording Industries No. 3 among the fastest growing industries in Florida (with 21% growth between 2022-2030) and the Performing Arts, Spectator Sports, and Related Industries at No. 8 (with 15.8% anticipated growth between 2022-2030). Audio and Video Equipment Technicians are among the top 20 fastest growing occupations (with 20% growth between 2022-2030) with an average wage of \$25/hour.<sup>5</sup>

The <u>Conference Board</u> – a global think tank and business membership organization that delivers cutting-edge research, data, events and executive networks to help the world's leading companies understand the present and shape the future – reports that creativity ranks among the top five applied skills sought by business leaders, with 72% saying creativity is of "high importance" when hiring.

Rank	Industry	Growth (2022 to 2030)	Percent Growth (2022 to 2030)
1	Warehousing and Storage	22,949	24.2%
2	Water Transportation	3,273	22.3%
3	Motion Picture and Sound Recording Industries	2,829	21.0%
4	Rental and Leasing Services	8,604	20.8%
5	Professional, Scientific, and Technical Services	128,315	18.7%
6	Nonmetallic Mineral Product Manufacturing	4,078	17.5%
7	Accommodation	31,426	17.5%
8	Performing Arts, Spectator Sports, and Related Industries	6,110	15.8%
9	Wood Product Manufacturing	2,229	15.7%

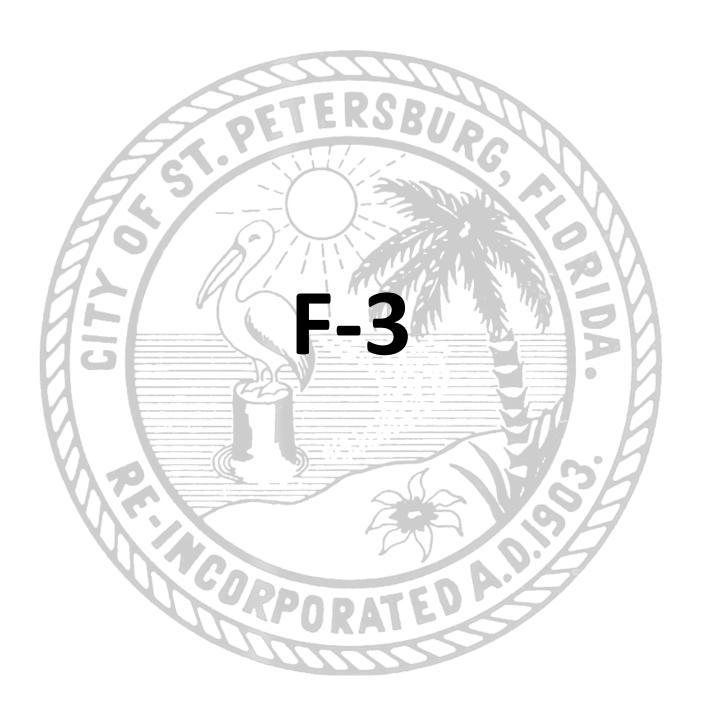
**Source:** <u>Economic Security Report 2022</u>: Outcomes for Graduates of Florida's Public Postsecondary Educational Institutions, prepared by the Florida Department of Economic Opportunity, Bureau of Workforce Statistics and Economic Research (2023).

<sup>&</sup>lt;sup>3</sup> https://www.artsactionfund.org/sites/artsactionfund.org/files/2023-03/FL%202023.pdf

<sup>&</sup>lt;sup>4</sup> In 2020 (the latest available data), arts and cultural production in Florida exceeded \$32 million in value added to the state's economy. 58,162 arts-related businesses employed 227,843 people and paid over \$17 million in wages. Average compensation per wage-and-salary job in Florida's arts and cultural industries was \$75,142 in 2020 compared with \$69,175 for all salaried jobs in the state. <a href="https://apps.bea.gov/data/special-topics/arts-and-culture/summary-sheets/Arts%20-%20Florida.pdf">https://apps.bea.gov/data/special-topics/arts-and-culture/summary-sheets/Arts%20-%20Florida.pdf</a>; <a href="https://www.artsactionfund.org/sites/artsactionfund.org/files/2022-03/Florida%202022.pdf">https://www.artsactionfund.org/sites/artsactionfund.org/files/2022-03/Florida%202022.pdf</a>.

<sup>&</sup>lt;sup>5</sup> https://floridajobs.org/workforce-statistics/publications-and-reports/labor-market-information-reports/regional-demand-occupations-list

The following page(s) contain the backup material for Agenda Item: A resolution approving an Agreement between the City of St. Petersburg and Fairfield Avenue Apartments, LLC for the city to provide \$9,700,000 in Tax Increment Financing ("TIF") funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area; authorizing the City Attorney's office to make non-substantive changes to the agreement; finding the expenditure of TIF funds for the proposed construction project to be consistent with the intent of the South St. Petersburg Community redevelopment plan; authorizing the Mayor or his designee to fill in blanks and execute the agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of \$7,418,311 from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104) to the Economic and Workforce Development Department, Administration Division (375-2609), Fairfield Avenue Apartments Project (TBD); and providing an effective date. Please scroll down to view the backup material.



#### ST. PETERSBURG CITY COUNCIL

#### Meeting of November 9th, 2023

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

**SUBJECT:** A resolution approving an Agreement between the City of St. Petersburg and Fairfield Avenue Apartments, LLC for the city to provide \$9,700,000 in Tax Increment Financing ("TIF") funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area; authorizing the City Attorney's office to make non-substantive changes to the agreement; finding the expenditure of TIF funds for the proposed construction project to be consistent with the intent of the South St. Petersburg Community redevelopment plan; authorizing the Mayor or his designee to fill in blanks and execute the agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of \$7,418,311 from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104) to the Economic and Workforce Development Department, Administration Division (375-2609), Fairfield Avenue Apartments Project (TBD); and providing an effective date.

**PROJECT OVERVIEW:** The applicant, Fairfield Avenue Apartments LLC, plan to redevelop the Tibbett's Lumber Company site located between 34<sup>th</sup> St. So. and 31<sup>st</sup> Street So.; between the Pinellas Trail and Fairfield Avenue So.

The applicant proposes to demolish the existing warehouses and lumber yard to construct a multi-family community consisting of 264 affordable and workforce apartments. The development will consist of three (3) buildings and 345 parking spaces and bicycle parking. In total, the development will include 74 one-bedroom units, 163 two-bedroom units and 27 three-bedroom units. The proposed affordability provision of the apartments is as follows with a minimum 30-year affordability period (project is permanently affordable due to County land acquisition):

- 53 units for households at 50% of area median income and below (currently \$39,150 annually for a household of three) including 36 one-bedroom units, 15 two-bedroom units and 2 three-bedroom units
- 67 units for households at 80% of area median income and below (currently \$62,550 for a family of three) including 19 one-bedroom units, 43 two-bedroom units and 5 three-bedroom units
- 144 units for households at 120% of area median income and below (currently \$93,960 for a household of three) including 19 one-bedroom units, 104 two-bedroom units and 21 three-bedroom units

**BACKGROUND:** On August 18, 2022 City Council approved Resolution 2022-419 providing \$2,281,689.00 in Tax Increment Financing (TIF) funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area.

A condition of the City funding was written evidence that the developer was awarded a HUD 221 d4 Loan of approximately \$56 Million Dollars, a key component of their financing plan.

Delays in HUD's processing of this loan have resulted in significant project delays and cost increases.

**CURRENT SITUATION:** HUD approval of the 221 d4 loan now appears imminent, and the developer has reapplied for increased City financial assistance of \$9,700,000, inclusive of the previously awarded amount.

The total project cost is estimated at \$87,800,000, making the per unit cost \$332,576.

At \$9.7M, the City of St Petersburg subsidy equals \$36,742 per unit.

Key funding sources include the HUD 221 d4 loan (\$56,128,000), Pinellas County (\$12,400,000), City of St Petersburg (\$9,700,000), Developer equity (\$8,176,850), Sales Tax Rebate (\$1,500,000).

**RECOMMENDATION:** Administration recommends that City Council adopt the attached resolution approving an Agreement between the City of St. Petersburg and Fairfield Avenue Apartments, LLC for the city to provide \$9,700,000.00 in Tax Increment Financing (TIF) funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area; authorizing the city attorney's office to make non-substantive changes to the agreement; finding the expenditure of TIF funds for the proposed construction project to be consistent with the intent of the south St. Petersburg Community Redevelopment Plan; authorizing the Mayor or his designee to fill in blanks and execute the agreement and all other documents necessary to effectuate this transaction; approving a supplemental appropriation in the amount of \$7,418,311 from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104) to the Economic and Workforce Development Department, Administration Division (375-2609), Fairfield Avenue Apartments Project (TBD); and providing an effective date.

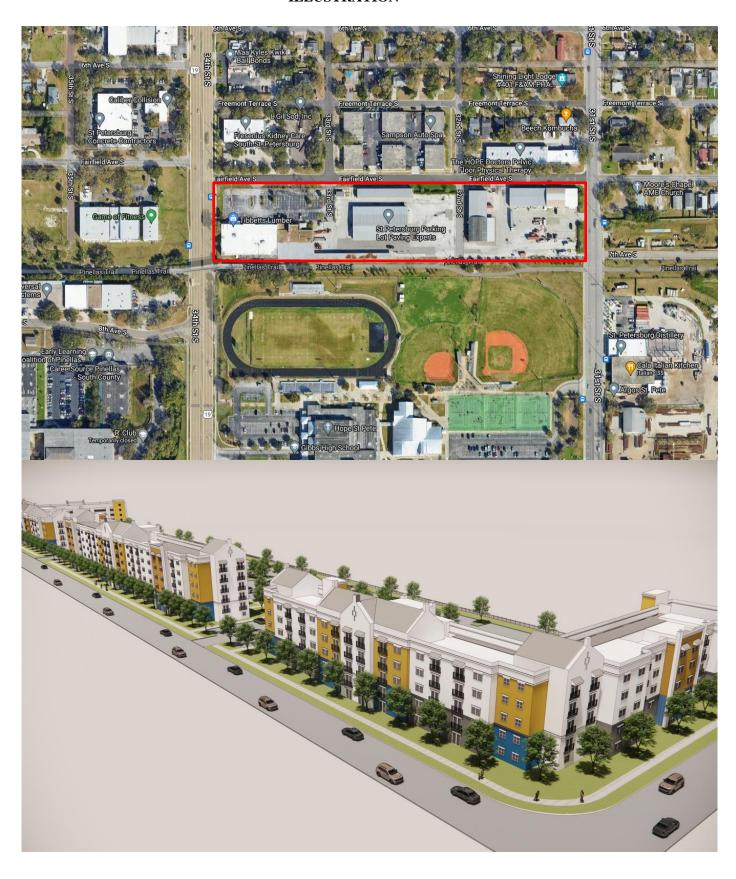
COST/FUNDING/ASSESSMENT INFORMATION: A portion of the funds, \$2,281,689, have been previously appropriated in the South St. Petersburg CRA Fund (1104), Economic and Workforce Development Department, Administration Division (375-2609) and will be available upon approval by City Council of the FY23/24 Cleanup Ordinance. The remaining funds will be available upon approval of a supplemental appropriation in the amount of \$7,418,311 from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104) to the Economic and Workforce Development Department, Administration Division (375-2609), Fairfield Avenue Apartments Project (TBD).

ADMINISTRATION: At Footon

BUDGET: My

**ATTACHMENTS:** Illustration, Resolution 2022-419

## **ILLUSTRATION**



#### 2022-419

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG AND FAIRFIELD AVENUE APARTMENTS, LLC FOR THE CITY TO PROVIDE \$2,281,689 IN TAX INCREMENT FINANCING ("TIF") FUNDS FROM THE SOUTH ST. **PETERSBURG** REDEVELOPMENT DISTRICT FUND (1104) **FOR** THE CONSTRUCTION OF 264 AFFORDABLE DWELLING UNITS IN THE SOUTH ST. PETERSBURG **COMMUNITY** REDEVELOPMENT AREA: **AUTHORIZING** THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE **CHANGES** TO THE AGREEMENT; FINDING THE EXPENDITURE TIF **FUNDS FOR** THE **PROPOSED** CONSTRUCTION **PROJECT** TO CONSISTENT WITH THE INTENT OF THE **PETERSBURG COMMUNITY** SOUTH ST. REDEVELOPMENT PLAN; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO FILL IN BLANKS AND EXECUTE THE AGREEMENT AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Plan identified building and maintaining affordable housing as one of the key strategies to revitalize the South St. Petersburg CRA, where 55 percent of its residents expend more than 30 percent of their income on housing, which is the threshold percentage for defining unaffordable housing; and

WHEREAS, the Fairfield Avenue Apartments LLC ("Fairfield") has requested funding assistance through the City's Affordable Housing Redevelopment Loan Program to construct affordable dwelling units on properties it currently owns located at 3300 Fairfield Avenue South, 3200 Fairfield Avenue South, and 695 31st Street South in St Petersburg, Florida, which are also identified by the Parcel ID numbers 23-31-16-18736-000-0010, 23-31-16-18736-000-0020, and 23-31-16-18736-000-0030; and

WHEREAS, the total project cost is estimated to be at least \$52,748,733; and

WHEREAS, other sources of funding include \$42,548,733 in the form of a United States Department of Housing and Urban Development (HUD) loan and \$5,600,000 from Pinellas County's Penny for Pinellas funding; and

WHEREAS, Administration desires to enter into a funding agreement ("Agreement") to provide \$2,281,689 from the South St. Petersburg Redevelopment District Fund (1104) to Fairfield to fund a portion of the cost of the project in exchange for Fairfield ensuring the affordability of rent for the 264 dwelling units until for a period of thirty years, and providing certain community and other benefits as set forth in the Agreement; and

WHEREAS, pursuant to the Agreement, the City's funding will be provided after a certificate of occupancy has been issued for the units, provided certain other conditions are also met; and

WHEREAS, the \$2,281,689 to be provided to Fairfield is available in the South St. Petersburg Redevelopment District Fund (1104), Economic and Workforce Development Department (375.2609); and

WHEREAS, at its July 5, 2022 meeting, the Citizen Advisory Committee ("CAC") for the South St. Petersburg CRA recommended to the St. Petersburg Community Redevelopment Agency ("Agency") that City Council approve the funding request for \$2,281,689 and make a finding that expenditure of TIF funds for the Fairfield affordable housing project is consistent with the Plan; and

WHEREAS, at an August 18,2022 meeting, the Agency made a recommendation to St. Petersburg City Council to approve the expenditure of \$2,281,689 in TIF funds toward the Fairfield affordable housing project and made a finding that expenditure of TIF funds for the Fairfield affordable housing project is consistent with the Plan.

NOW, THEREFORE, BE IT RESOLVED by the St. Petersburg City Council that the agreement between the City of St. Petersburg and Fairfield Avenue Apartments LLC for the City to provide \$2,281,689 in Tax Increment Financing ("TIP") funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area is hereby approved.

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

BE IT FURTHER RESOLVED that the St. Petersburg City Council finds that the expenditure of TIF funds for the proposed construction of the Fairfield Avenue Apartments is consistent with the intent of the South St. Petersburg Community Redevelopment Plan.

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

This Resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 18<sup>th</sup> day of August 2022.



ATTEST: C::-: to Chan Srinivasa, City Clerk

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#### RESOLUTION NO. 2023-

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG AND FAIRFIELD AVENUE APARTMENTS, LLC FOR THE CITY TO PROVIDE \$9,700,000 IN TAX INCREMENT FINANCING ("TIF") FUNDS FROM THE SOUTH ST. PETERSBURG REDEVELOPMENT DISTRICT FOR THE CONSTRUCTION (1104)AFFORDABLE DWELLING UNITS IN THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA; AUTHORIZING THE CITY ATTORNEY'S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE AGREEMENT; FINDING THE EXPENDITURE OF TIF FUNDS FOR THE PROPOSED CONSTRUCTION PROJECT TO BE CONSISTENT WITH THE INTENT OF THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT PLAN; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO FILL IN BLANKS AND **EXECUTE** THE **AGREEMENT** AND **ALL OTHER DOCUMENTS NECESSARY** TO **EFFECTUATE** THIS **APPROVING** TRANSACTION; Α SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$7,418,311 FROM THE UNAPPROPRIATED BALANCE OF THE SOUTH ST. PETERSBURG REDEVELOPMENT DISTRICT FUND (1104) TO THE ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT, ADMINISTRATION DIVISION (375-2609), FAIRFIELD AVENUE APARTMENTS PROJECT (TBD); AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Plan identified building and maintaining affordable housing as one of the key strategies to revitalize the South St. Petersburg CRA, where 55 percent of its residents expend more than 30 percent of their income on housing, which is the threshold percentage for defining unaffordable housing; and

WHEREAS, the Fairfield Avenue Apartments LLC ("Fairfield") has requested funding assistance through the City's Affordable Housing Redevelopment Loan Program to construct affordable dwelling units on properties it currently owns located at 3300 Fairfield Avenue South, 3200 Fairfield Avenue South, and 695 31<sup>st</sup> Street South in St Petersburg, Florida, which are also identified by the Parcel ID numbers 23-31-16-18736-000-0010, 23-31-16-18736-000-0020, and 23-31-16-18736-000-0030; and

WHEREAS, on August 18, 2022, City Council approved Resolution 2022-419 providing \$2,281,689.00 in TIF funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area, but third party delays in processing of the loan have resulted in delays of the project and increased costs; and

WHEREAS, the total project cost is now estimated to be at least \$87,800,000; and

WHEREAS, other sources of funding include \$56,128,000 in the form of a United States Department of Housing and Urban Development (HUD) 221 d4 loan and \$12,400,000 from Pinellas County, \$8,176,850 from Developer equity, and a Sales Tax Rebate of \$1,500,000; and

WHEREAS, Administration desires to enter into a funding agreement ("Agreement") to provide \$9,700,000 from the South St. Petersburg Redevelopment District Fund (1104) to Fairfield to fund a portion of the cost of the project in exchange for Fairfield ensuring the affordability of rent for the 264 dwelling units until for a period of thirty years, and providing certain community and other benefits as set forth in the Agreement; and

WHEREAS, a portion of the funds, \$2,281,689, have been previously appropriated in the South St. Petersburg Redevelopment District Fund (1104) and will be available upon approval by City Council of the FY 23/24leanup Ordinance. The remaining \$7,418,311 to be provided to Fairfield is available in the South St. Petersburg Redevelopment District Fund (1104), Economic and Workforce Development Department (375.2609); and

WHEREAS, at its November 7, 2023 meeting, the Citizen Advisory Committee ("CAC") for the South St. Petersburg CRA will review the funding request and its recommendation will be presented to City Council during Administration's presentation of the funding request on November 9, 2023; and

WHEREAS, at a November 9, 2023 meeting, the Agency made a recommendation to St. Petersburg City Council to approve the expenditure of \$2,281,689 in TIF funds toward the Fairfield affordable housing project and made a finding that expenditure of TIF funds for the Fairfield affordable housing project is consistent with the Plan; and

WHEREAS, Administration recommends that the City Council adopt this resolution authorizing the Mayor, or his designee, to execute an Agreement between the City of St. Petersburg and Fairfield Avenue Apartments, LLC for the city to provide \$9,700,000 in TIF funds for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED by the St. Petersburg City Council that the agreement between the City of St. Petersburg and Fairfield Avenue Apartments LLC for the City to provide \$9,700,000.00 in Tax Increment Financing ("TIF") funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area is hereby approved.

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

BE IT FURTHER RESOLVED that the St. Petersburg City Council finds that the expenditure of TIF funds for the proposed construction of the Fairfield Avenue Apartments is consistent with the intent of the South St. Petersburg Community Redevelopment Plan.

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

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104), the following supplemental appropriation for FY24:

South St. Petersburg Redevelopment District Fund (1104)
Economic and Workforce Development Department,
Administration Division (375-2609),
Fairfield Avenue Apartments Project (TBD) \$7,418,311

This resolution shall become effective immediately upon its adoption.

BUDGET:

DEPARTMENT:

DEPARTMENT:

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Health, Energy, Resilience & Sustainability Committee to discuss an update on Healthy St. Pete and the St. Pete Healthy Food Action Plan. (Councilmember Driscoll- Staff Request)

Please scroll down to view the backup material.



# CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: Members of City Council

DATE: November 2, 2023

COUNCIL DATE: November 9, 2023

RE: Referral to the Health, Energy, Resilience & Sustainability Committee an

update on the Healthy St. Pete Healthy Food Action Plan (staff request)

#### **ACTION DESIRED:**

Respectfully requesting a referral to the Health, Energy, Resilience & Sustainability Committee to discuss an update on Healthy St. Pete and the St. Pete Healthy Food Action Plan.

This referral is a staff request and I am formally submitting this new business item as a method of informing City Council.

HERS Committee Chair Gina Driscoll Council Member, District 6

The following page(s) contain the backup material for Agenda Item: Approving a resolution by the St. Petersburg Community Redevelopment Agency recommending that St. Petersburg City Council approve an Agreement between the City of St. Petersburg and Fairfield Avenue Apartments, LLC for the city to provide \$9,700,000 in Tax Increment Financing ("TIF") funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area; finding the expenditure of TIF funds for the proposed construction project to be consistent with the intent of the South St. Petersburg Community redevelopment plan; and providing an effective date. Please scroll down to view the backup material.



# St. Petersburg Community Redevelopment Agency

#### Meeting of November 9th, 2023

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

**SUBJECT:** Approving a resolution by the St. Petersburg Community Redevelopment Agency recommending that St. Petersburg City Council approve an Agreement between the City of St. Petersburg and Fairfield Avenue Apartments, LLC for the city to provide \$9,700,000 in Tax Increment Financing ("TIF") funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area; finding the expenditure of TIF funds for the proposed construction project to be consistent with the intent of the South St. Petersburg Community redevelopment plan; and providing an effective date.

**PROJECT OVERVIEW:** The applicant, Fairfield Avenue Apartments LLC, plan to redevelop the Tibbett's Lumber Company site located between 34<sup>th</sup> St. So. and 31<sup>st</sup> Street So.; between the Pinellas Trail and Fairfield Avenue So.

The applicant proposes to demolish the existing warehouses and lumber yard to construct a multi-family community consisting of 264 affordable and workforce apartments. The development will consist of three (3) buildings and 345 parking spaces and bicycle parking. In total, the development will include 74 one-bedroom units, 163 two-bedroom units and 27 three-bedroom units. The proposed affordability provision of the apartments is as follows with a minimum 30-year affordability period (project is permanently affordable due to County land acquisition):

- 53 units for households at 50% of area median income and below (currently \$39,150 annually for a household of three) including 36 one-bedroom units, 15 two-bedroom units and 2 three-bedroom units
- 67 units for households at 80% of area median income and below (currently \$62,550 for a family of three) including 19 one-bedroom units, 43 two-bedroom units and 5 three-bedroom units
- 144 units for households at 120% of area median income and below (currently \$93,960 for a household of three) including 19 one-bedroom units, 104 two-bedroom units and 21 three-bedroom units

**BACKGROUND:** On August 18, 2022 City Council approved Resolution 2022-419 providing \$2,281,689.00 in Tax Increment Financing (TIF) funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area.

A condition of the City funding was written evidence that the developer was awarded a HUD 221 d4 Loan of approximately \$56 Million Dollars, a key component of their financing plan.

Delays in HUD's processing of this loan have resulted in significant project delays and cost increases.

**CURRENT SITUATION:** HUD approval of the 221 d4 loan now appears imminent, and the developer has reapplied for increased City financial assistance of \$9,700,000, inclusive of the previously awarded amount.

The total project cost is estimated at \$87,800,000, making the per unit cost \$332,576.

At \$9.7M, the City of St Petersburg subsidy equals \$36,742 per unit.

Key funding sources include the HUD 221 d4 loan (\$56,128,000), Pinellas County (\$12,400,000), City of St Petersburg (\$9,700,000), Developer equity (\$8,176,850), Sales Tax Rebate (\$1,500,000).

**RECOMMENDATION:** The St. Petersburg Community Redevelopment Agency recommends that City Council adopt the attached resolution approving an Agreement between the City of St. Petersburg and Fairfield Avenue Apartments, LLC for the city to provide \$9,700,000.00 in Tax Increment Financing (TIF) funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area; finding the expenditure of TIF funds for the proposed construction project to be consistent with the intent of the south St. Petersburg Community Redevelopment Plan; and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: A portion of the funds, \$2,281,689, have been previously appropriated in the South St. Petersburg CRA Fund (1104), Economic and Workforce Development Department, Administration Division (375-2609) and will be available upon approval by City Council of the FY23/24 Cleanup Ordinance. The remaining funds will be available upon approval of a supplemental appropriation in the amount of \$7,418,311 from the unappropriated balance of the South St. Petersburg Redevelopment District Fund (1104) to the Economic and Workforce Development Department, Administration Division (375-2609), Fairfield Avenue Apartments Project (TBD).

ADMINISTRATION: Modern

**ATTACHMENTS:** Funding Agreement

#### **FUNDING AGREEMENT**

THIS FUNDING AGREEMENT ("Agreement") is made and entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 ("Effective Date") by and between the City of St. Petersburg, Florida, a municipal corporation existing by and under the laws of the State of Florida, ("City") and Fairfield Avenue Apartments, LLC, a Florida limited liability company ("Recipient") (collectively "Parties").

#### **RECITALS**

**WHEREAS,** Recipient is the owner of those certain properties located in Pinellas County, Florida, at: 3300 Fairfield Avenue South, 3200 Fairfield Avenue South, and 695 31<sup>st</sup> Street South in St Petersburg, Florida and also identified by the Parcel ID numbers 23-31-16-18736-000-0010, 23-31-16-18736-000-0020, and 23-31-16-18736-000-0030 (collectively "**Property**"); and

**WHEREAS**, Recipient desires to construct 264 affordable dwelling units on the Property and once constructed, Recipient agrees that these affordable dwelling units will be restricted to qualifying tenants as described in this Agreement and the Declaration of Restrictions (as hereinafter defined); and

**WHEREAS,** the City desires to provide funding to Recipient in exchange for Recipient completing the construction of the 264 affordable dwelling units on the Property, recording a Declaration of Restrictions to ensure that the units will be restricted to qualified tenants in order to provide affordable housing on the Property, and meeting other requirements set forth herein; and

**WHEREAS,** the Parties have agreed to enter into this Agreement and for Recipient to execute and record the Declaration of Restrictions to ensure affordability on the Property in accordance with the requirements of this Agreement and the Declaration of Restrictions, for the period identified herein; and

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

**WHEREAS**, the City desires to utilize a portion of its available TIF funds from the SSCRA to support projects that further the SSCRA's economic development by improving buildings or sites, decreasing vacancy rates, retaining or creating jobs, creating new residential space, and increasing the supply of affordable housing; and

WHEREAS, the City has created an Affordable Housing Redevelopment Loan Program ("Program") to provide funding through various financial vehicles to close financial gaps and

incentivize renovation and new construction of affordable single- and multi-family housing in the SSCRA; and

**WHEREAS**, Recipient submitted to the City all required information and documentation to request funding through the Program ("**Application**"), which is attached hereto as Exhibit A; and

**WHEREAS**, upon review of the Application and the representations made therein, the City determined that Recipient is eligible for the funding described in this Agreement for the construction of the Fairfield Avenue Apartments as described in the Application and as required under this Agreement; and

**WHEREAS**, City Council, passed Resolution No. \_\_\_\_\_\_ on [date] approving the award of TIF funds to Recipient for the construction of the Fairfield Avenue Apartments, subject to the conditions set forth in this Agreement.

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

- 1. **RECITATIONS:** The above recitations are true and correct and are incorporated herein by reference.
- 2. **TERM; COMMENCEMENT; EXPIRATION:** The term of this Agreement commences on the Effective Date and ends on \_\_\_\_\_\_\_, 20\_\_ unless earlier terminated as provided herein ("**Term**").
- 3. **COMMUNITY AND OTHER BENEFITS:** The Fairfield Avenue Apartments is a significant construction project that can provide contracting opportunities for local companies, employment opportunities for CRA residents, and housing for City employees, resulting in potential economic growth in the City. To that end, Recipient shall coordinately closely with the City to take the following actions:
- 3.1. Employment for CRA Residents. Recipient shall coordinate with the City and St. Pete Works ("SPW") to identify CRA residents for employment with construction companies selected for work on the Fairfield Avenue Apartments construction project. Recipient shall coordinate with SPW to hold orientation sessions and job fairs with CRA residents to make available employment services, training programs, and job opportunities.
- 3.2. CRA, Local and Small Business Enterprise Participation. Recipient shall coordinate with the City to identify businesses within the CRA, in St. Petersburg and/or businesses certified under the City's Small Business Enterprise ("SBE") program to ensure their participation in the Fairfield Avenue Apartments construction project.

- 3.3. Priority Application Period for City of St. Petersburg Employees. Recipient shall give priority application status to at least thirteen (13) City of St. Petersburg city employees that apply within the first thirty (30) days after the pre-leasing period (or the leasing period if there is no pre-leasing period) for the Property opens. After that thirty-day period has passed, or after thirteen (13) City employees have been approved to lease a unit on the Property (whichever comes first), Recipient may prioritize applications as it deems appropriate. To assist the City in the City's internal marketing these affordable housing opportunities to its employees, Recipient shall notify the City at least sixty (60) days prior to the pre-leasing period (or the leasing period if there is no pre-leasing period) opening and shall provide the pre-leasing (or leasing, as applicable) website link to the City's Housing & Community Development Department either as soon as the link becomes available, or at least 60 days prior to the pre-leasing process opening (whichever comes last).
- 4. **LISTING OF AVAILABLE UNITS:** Recipient shall, throughout the Term, list all units available for rent at FloridaHousingSearch.org, which is a free listing service available for low-cost and affordable rental properties that has 24-hour access for updates.
- 5. **AFFORDABILITY OF UNITS:** Recipient shall execute and record a Declaration of Restrictions, in a form substantially similar in form and substance to that shown in Exhibit B ("**Declaration of Restrictions**"), which sets forth the affordability requirements for a thirty-year period, related documentation and reporting requirements, and the City's inspection and other rights related to the Property. In the event of any conflict between this paragraph 5 and the Declaration of Restrictions, the terms and conditions in the Declaration of Restrictions will control.

#### 6. **CITY FUNDING:**

- 6.1. The City shall provide payment to Recipient of nine million seven-hundred thousand dollars (\$9,700,000) ("**Payment**") to be disbursed as described herein and in accordance with percent completion of the project.
- 6.2. City shall provide a maximum of \$9,700,000.00 to the Developer and Developer shall accept that amount toward the cost of construction.
- 6.3. The \$9,700,000.00 shall be paid as reimbursement for authorized construction costs or Project soft costs, in accordance with this Agreement.
- 6.4. Developer shall not be reimbursed with TIF funds for any general administrative costs, staff salaries, indirect costs or overhead costs of Developer related to the services provided herein.
- 6.5. All document recording fees, cost of project site signs and other expenses related to the Project shall be paid by the Developer.
- 6.6. Disbursement of all funds shall be a reimbursement for actual costs incurred by Developer or for documented expenses to be paid by the Developer within three working days of receipt of finds from the City.

- 6.7. Requests for payment shall include reasonable documentation of expenses, partial releases of liens from construction contractors and any subcontractors that have filed a Notice To Owner and a written statement from Developer accepting work for which payment is requested.
- 6.8. No payment shall be made for stored materials not installed.
- 6.9. The City shall have no liability for materials lost due to theft.
- 6.10. Construction payment requests shall be accepted by City as scheduled in the contract between the Developer and the construction contractor; said schedule to be approved by City prior to issuance of a Notice to Proceed for the construction contract.
- 6.11. All requests for payment from TIF funds shall be submitted on the approved Certification for Payment for Community Development Projects form, a copy of which is attached hereto as Exhibit "C", and made a part hereof by reference, and all applicable A.I.A. documents
- 6.12. All requests for payment submitted by the construction contractor responsible for performance of the improvements must be approved or denied by City within a 5-day period.
- 6.13. The final payment of retainage for any construction work shall not be made by Developer or City, until the total property (structure and premises) has been issued a Certificate of Occupancy by the City.
- 6.14. The City may disapprove requests for payment which are not substantially consistent with the terms of this Agreement.

#### 7. **REPORTING & MONITORING:**

- 7.1. Monthly Construction Reports. Recipient shall provide a written monthly construction report on the progress made toward completion of the construction. Said report shall compare goals with accomplishments and provide an explanation if accomplishments do not meet the implementation schedule described in the Application. Said report shall be due to City by the tenth working day of the month following the end of the immediately preceding monthly reporting period; the first report being due by the fifteenth working day of the month after the Effective Date. The construction progress reporting requirements terminate upon issuance of the Certificate of Occupancy.
- 7.2. Rental Project Compliance Report. Recipient shall provide, within 30 days after a Certificate of Occupancy is issued for the 264 units, a completed Rental Project Compliance Report in substantially the form identified in Attachment 3 to Exhibit B, which summarizes information on all occupants of the thirteen (13) Floating Units (as the term "Floating Units" is defined in the Declaration of Restrictions). Said Rental Project Compliance Report must include, but not be limited to, sex of occupant, race of occupant, sex of head of occupant's household, gross income of occupant's household and number of persons in the household. The Rental Project Compliance Report must also include a completed Tenant Income Certification Form in substantially the form identified in Attachment 2 to Exhibit B, for each

occupant of a Floating Unit, or shall include other documentation determined by the City to be acceptable in lieu of the Tenant Income Certification Form.

8. **RIGHT OF ENTRY:** Recipient acknowledges that the City possesses certain rights of entry independent of this Agreement that arise under applicable Laws (as hereinafter defined) (e.g., the right to travel upon the right-of-way or to enter a unit with the permission of the occupant of that unit). Nothing contained in this Agreement may be interpreted to limit the City's authority to utilize its sovereign powers regarding the protection of the health, safety, and welfare of the citizens. Accordingly, without limiting any of those rights, the City also has the right, at all reasonable times and upon reasonable notice, to enter and inspect the Property, accompanied by Recipient's authorized representatives, as the City may reasonably desire to determine compliance with this Agreement. Recipient shall provide an authorized representative upon request by the City.

#### 9. **INDEMNIFICATION:**

- 9.1. Recipient 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:
  - 9.1.1. The performance of the requirements of this Agreement or the Declaration of Restrictions (including changes and amendments thereto) by Recipient, its employees, agents, representatives, contractors, subcontractors, invitees, or volunteers; or
  - 9.1.2. The failure of Recipient, its employees, agents, representatives, contractors, subcontractors, invitees, or volunteers to comply and conform with any applicable Laws; or
  - 9.1.3. Any negligent act or omission of Recipient, its employees, agents, representatives, contractors, subcontractors, invitees, or volunteers, whether or not such negligence is claimed to be either solely that of Recipient, its employees, agents, representatives, contractors, subcontractors, invitees, or

- volunteers or to be in conjunction with the claimed negligence of others, including that of any of the Indemnified Parties; or
- 9.1.4. Any reckless or intentional wrongful act or omission of Recipient, its employees, agents, representatives, contractors, subcontractors, invitees, or volunteers.
- 9.2. The provisions of this paragraph 9 are independent of, and will not be limited by, any insurance obtained by Recipient and will survive the expiration or earlier termination of this Agreement with respect to any Claims or liability arising in connection with any event occurring prior to such expiration or termination.

#### 10. Insurance.

- 10.1 Recipient shall maintain the following types and amounts of insurance throughout the Term at its own expense:
  - 10.1.1 Commercial General Liability insurance in an amount of at least One Million Dollars (\$2,000,000) per occurrence, Two Million Dollars (\$2,000,000) 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.
  - 10.1.2 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.
  - 10.1.3 Builder's Risk Insurance insuring the work at the site to its full insurable replacement value. This insurance shall insure the interests of the City, the Recipient, and all subcontractors in the Work and shall insure against special form causes of loss (all risk perils), including collapse during construction for replacement cost (including fees and charges of engineers, architects, attorneys, and other professionals). Builder's Risk Insurance shall be endorsed to permit occupancy until such time as the facilities are completed and accepted by the Recipient and written notice of that fact has been issued by the Recipient. Builder's Risk may be provided by Recipient's contractor.
  - 10.1.4 Property Insurance shall be in place once the construction is completed and accepted by Recipient and Builder's Risk coverage has been removed. Insurance shall provide coverage for named windstorm, flood, and all other perils at replacement cost value.

- 10.1.5 Fidelity/Crime insurance with a minimum limit of \$2,000,000, including coverage for employee theft and other aspects of Recipient's operations.
- 10.2 All of Recipient's insurance policies, except Workers' Compensation, shall name the Indemnified Parties as additional insureds.
- 10.3 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.
- 10.4 Recipient 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, Recipient shall provide copies of current policies with all applicable endorsements.
- 10.5 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.
- 10.6 If the insurance carried by the Recipient has broader coverage than required in this Agreement, then that broader coverage, including but not limited to additional insured requirements, will be deemed to be the requirement in this Agreement. If the Recipient's insurance limits are greater than the minimum limits set forth herein, then the Recipient's insurance limits will be deemed to be the required limits in this Agreement.
- 10.7 Recipient 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.
- 10.8 The City reserves the right to change or alter the above insurance requirements as it deems necessary.
- 11. **DISCLAIMERS:** The City makes no representations beyond those specifically made herein, and explicitly makes no representation regarding any actions taken or not taken by the City's building, planning, and housing departments in regard to their usual roles related to the planned construction.

#### 12. **DEFAULT; TERMINATION:**

12.1. Default by Recipient. If Recipient defaults for any reason in the performance of any of the covenants, terms, or conditions of this Agreement, Recipient shall cure such default within thirty (30) days after receiving written notice of such default from the City. Upon written request from Recipient prior to the expiration of the thirty

- (30) day curative period, the City, in its sole and absolute discretion, may extend the thirty (30) day curative period provided herein by so much additional time as the City determines is reasonably necessary to cure the default. Recipient's written request for an extension of the thirty (30) day curative period must include documentation demonstrating Recipient commenced to cure the default within the thirty (30) day period and is diligently and continuously proceeding to cure the default. In no event may the total curative period exceed ninety (90) days. If Recipient fails to cure the default within the applicable curative period (i.e., thirty (30) days or an extended curative period if authorized by the City pursuant to this paragraph), the City may terminate this Agreement upon providing Recipient five (5) business days' prior written notice of the City's intent to terminate (such five (5) day period to commence upon the delivery of such notice). This provision may not be construed to limit any other remedies the City may have at law or in equity.
- Default by the City. The City will be in default if the City fails to substantially perform any of its obligations or materially defaults on any of its covenants contained in this Agreement and said failure or default continues for a period of thirty (30) days after written notice from Recipient to the City specifying the failure or default. Upon a written request by the City to Recipient prior to the expiration of the thirty (30) day curative period, this thirty (30) day curative period will be extended for such reasonable period of time as the City determines is necessary to cure the failure or default if it is not reasonably capable of cure within the thirty (30) day curative period and the City commences and continues diligently to cure the default or failure. Notwithstanding any provision to the contrary contained herein, if the City fails to cure the failure or default within the applicable curative period (i.e., thirty (30) days or an extended curative period if provided to the City pursuant to this paragraph) Recipient's sole remedy for a default by the City will be to terminate this Agreement upon providing the City five (5) business days' prior written notice of Recipient's intent to terminate (such five (5) day period to commence upon the delivery of such notice).

#### 13. **ASSIGNMENT**:

13.1. Consent of the City. Except as otherwise provided by this paragraph 13, Recipient shall not delegate performance nor assign this Agreement or any of Recipient's rights under this Agreement without first receiving the authorization of the City Council, which may be granted or withheld in the City Council's sole and absolute discretion. Any such unauthorized purported delegation or assignment will be null and void and constitutes a default of this Agreement. Any purported involuntary assignment of this Agreement or assignment by operation of law, whether by bankruptcy or insolvency, merger (whether as the surviving or disappearing business entity), consolidation, dissolution, reorganization, transfer of the Property or controlling interest in the Property, or court order effectuating such assignment or any other method, will be null and void and constitutes a default of this Agreement unless such underlying transaction is approved by the City Council,

which approval will be in the sole discretion of the City Council. Nothing in this paragraph 13 may be construed to limit or excuse Recipient's rights and obligations to assign its right to possession of the Property to residential tenants of units on the Property as contemplated by this Agreement.

- 13.2. Assumption and Release. Upon a permitted assignment under this paragraph, the assignee shall assume all rights and obligations of Recipient under this Agreement. Any assignee of Recipient, other than residential tenants of units on the Property, shall deliver to the City an assumption agreement in a form reasonably satisfactory to the City within ten (10) days after approval by the City Council of such assignment. Notwithstanding anything to the contrary contained in this Agreement, upon a permitted assignment of this Agreement, in whole or in part, Recipient's liability will be limited in regards to such assigned rights or responsibilities to any claims that accrued before such assignment of this Agreement, in whole or in part.
- 14. **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 and 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 is not 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.
- 15. **SUCCESSORS AND ASSIGNS:** This Agreement is binding on the Parties and their successors and assigns.
- 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 must be in writing and will be deemed to be 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. Such address may be changed by written notice to the other party in accordance with this Agreement.

#### RECIPIENT

Fairfield Avenue Apartments, LLC 3300 Fairfield Avenue South St. Petersburg, Florida 33712

#### CITY

City of St. Petersburg Housing & Community Development P.O. Box 2842 St. Petersburg, Florida 33731-2842

17. **PERMITS AND LICENSES:** Recipient shall obtain any and all necessary permits, licenses, certifications, and approvals which may be required by any government agency in connection with Recipient's performance of its obligations under this Agreement.

- Upon request of the City, Recipient shall provide the City with written evidence of such permits, agreements, certifications, and approvals.
- 18. **COMPLIANCE WITH LAWS:** Recipient 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 public records laws.
- 19. **GOVERNING LAW; VENUE:** The laws of the State of Florida govern this Agreement. Venue for any action brought in state court must be in Pinellas County, St. Petersburg Division. Venue for any action brought in federal court must be in the Middle District of Florida, Tampa Division, unless a division is created in St. Petersburg or Pinellas County, in which case the action must 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.
- 20. **SEVERABILITY:** Should any paragraph or any part of any paragraph of this Agreement be rendered void, invalid, or unenforceable by any court of law for any reason, such determination will not render void, invalid, or unenforceable any other paragraph or any part of any paragraph of this Agreement.
- 21. **NON-DISCRIMINATION:** Recipient shall not discriminate against anyone in the use of the Property on the basis of race, color, religion, gender, national origin, marital status, age, disability, sexual orientation, genetic information, or other protected category.
- 22. **CAPTIONS:** Captions are for convenience only and do not control or affect the meaning or construction of any of the provisions of this Agreement.
- 23. **EXHIBITS**: The Exhibits attached to this Agreement, including attachments to those Exhibits, are attached hereto and by this reference made a part hereof.
- 24. **ORDER OF PRECEDENCE**: In the event of an inconsistency or conflict between or among the provisions of this Agreement and its exhibits, the following order of precedence governs: (i) Exhibit B (Declaration), (ii) this Agreement, then (iii) Exhibit A (Application).
- 25. **ENTIRE AGREEMENT; MODIFICATION:** This Agreement, including the exhibits and their attachments, constitutes the entire agreement between the Parties with respect to its subject matter, and it supersedes any previous representation, proposal, or agreement as to its subject matter, whether oral or written. No amendments to this

Agreement are enforceable or effective unless in writing and duly executed by the Parties.

- 26. **RECORDATION:** This Agreement may be recorded in the public records by the City. The Declaration of Restrictions shall be recorded by Recipient as set forth herein.
- 27. NO CONSTRUCTION AGAINST PREPARER OF AGREEMENT: This Agreement has been prepared by the City and reviewed by Recipient and its professional advisors. The City, Recipient, and Recipient's professional advisors believe that this Agreement expresses their agreement and that it should not be interpreted in favor of either the City or Recipient or against the City or Recipient merely because of their efforts in preparing it.
- 28. **DUE AUTHORITY:** Each party to this Agreement that is not an individual represents and warrants to the other party that (i) it is a duly organized, qualified and existing entity under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the party on whose behalf he or she is executing.

#### 29. CITY CONSENT AND ACTION:

- 29.1. Consent. For the purposes of this Agreement, any required written permission, consent, 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.
- 29.2. Action. For the purposes of this Agreement, any right of the City to take any action permitted, allowed or required by this Agreement, may be exercised by the Mayor or his 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.
  - 30. **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 may be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this Agreement will 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 Recipient does not constitute a waiver of the requirement for obtaining the City's consent respecting any subsequent action.

[The Remainder of This Page is Intentionally Left Blank] [Signature Page & Exhibits Follow] **IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed by their duly authorized representatives on the dates written below.

FAIRFIELD AVENUE APARTMENTS, LLC:
By:
Print:
Title:
CITY OF ST. PETERSBURG, FLORIDA:
By:
Print:
Title:
ATTEST: (SEAL)
Chan Srinivasa, City Clerk
APPROVED AS TO CONTENT AND FORM:
City Attorney (Designee) 00635015
Exhibits & Attachments: Exhibit A: Application Exhibit B: Declaration of Restrictions Attachment 1 to Exhibit B: Property Attachment 2 to Exhibit B: Tenant Income Certification Form Attachment 3 to Exhibit B: Rental Project Compliance Report Exhibit C: Certification for Payment for Community Development Projects form

## EXHIBIT A TO AGREEMENT

**Application** (Beginning on the following page)

## A. Organization Information

**Case Id:** 31663

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:14 PM

Address: 3200-3300 Fairfield Avenue South, St.

Name: Fairfield Avenue Apartments - 2023/24

#### A. Organization Information

Please provide the following information. Information should be provided in upper and lower case, do not enter in all CAPS. Addresses should be complete, do not use abbreviations.

<u>Click here</u> to review the 2023/24 Subrecipient Applicant Manual.

ORGANIZATION INFORMATION  A.1. Name of Applicant  Fairfield Avenue Apartments, LLC	AUTHORIZED CONTACT A.5. First Name Fred
<b>A.2 Applicant Address</b> 9800 4th Street North Suite 200 St Petersburg, FL 33702	A.6. Last Name Hemmer
A.3. Type of Application (select all that apply):	A.7. Title Manager
Acquisition	A.8. Email
Rehabilitation	fred@hpcapitalgroup.com
New Construction	A.9. Phone Number
Rental	(727) 735-1711
Ownership	A.10. Fax
Mixed Use	(727) 214-1977
Other	A.11 Unique Entity Identifier (UEI):
A.4. Type of Applicant (select all that apply):	UEI number is required in order to apply for federal assistance. If you have not registered please use this link <a href="https://www.sam.gov">www.sam.gov</a> .
□ Non-profit	
For-Profit	
СНОО	
Partnership	
Proprietorship	
Corporation	
Public Housing Authority	
☑ LLC	

## **B. Program Information**

**Case Id:** 31663

 $Completed\ by\ fred@hpcapitalgroup.com\ on\ 10/12/2023\ 2:16\ PM$ 

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

#### **B. Program Information**

Please provide the following information.

#### **B.1. Project Name**

Fairfield Avenue Apartments

#### **B.2. Project Address**

3200-3300 Fairfield Avenue South St. Petersburg, FL 33712

#### **B.3. County Parcel ID**

#### **B.4. Census Tract**

#### **B.5. Flood Zone with Flood Map Panel Number**

#### **PROJECT COST**

**B.6. Total Estimated Cost of Project** 

\$87,800,000.00

#### B.7. City of St. Petersburg Grant/Loan Funds Requested

\$9,700,000.00

#### **B.8. Number of Affordable Units**

264

#### **B.9. State Affordability Period in years**

99

#### **B.10. Total Number of Units**

264

B.11. Provide a brief description of this project, including whether this is new construction, rehab of existing units, etc., total units, how many of each unit type, gross square footage (of all built environment) and how the City of St. Petersburg funds will be used for this project.

This \$9.7 Million grant request includes the prior amount previously approved by the City of St. Petersburg.

Utilizing relatively new laws, we secured a site plan permit to convert a 7-acre lumber yard into a 264-unit affordable housing development. Since the development is 100% affordable housing, this development provides City of ST Petersburg and Penny for Pinellas an opportunity to make a substantial impact to the supply of affordable units.

The complex will be adjacent to a main bus line (34th Street), Gibbs High School, and the Pinellas Trail. Its site is a 5-minute drive to downtown St. Petersburg and 2 minutes from I-275 exit. It is also located in both a CRA and Opportunity Zone.

The success of this project requires city and county subsidy to help fill construction gap financing required to fully construct the 264 affordable housing units. The gap is a result of increased construction costs and interest rates. The subsidy also enhances the lower pro forma resulting from 100% rent restricted apartments as opposed to market rate units.

By restricting the 264-units to 20% 50-AMI, 25% 80-AMI, and 55% 120-AMI, the development loses \$20+ Million in potential valuation by year-5 and \$28+ Million by year-10 (see uploaded PDF in pro-forma section). This lost valuation clearly supports the request in gap financing from the county.

By law, this 264-unit mix of 100% affordable units can have its construction financing assisted by using either: (A) added debt service from the units being 87% tax exempt; or (B) Tax Credit bonds, but not both. After an exhaustive analysis, the most cost and time efficient manner was option "A".

The developer has already invested \$1.6 Million in the development, and without the requested \$9.7 Million subsidy from the city, the developer cannot invest the final \$6.6 Million to close on the approved HUD construction loan. In addition to the total \$8.2 Million in developer equity, the budget does NOT include any developer fees.

Without this subsidy, the current landowner would repurpose the land for non-residential use or a much less restrictive unit mix, and the city and county would lose all 264 units.

#### **HOUSEHOLDS/PERSONS BENEFITED**

**B.12.** Total number benefited by this project (households by income level) 264

B.13. Total number benefited by this project (persons)

1,056



# C. Development Team

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:16 PM

Case Id: 31663

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

### C. Development Team

Please provide the following information.

# C.1. List all members of the development/implementation team (as applicable) in the table below. Do not include lenders.

Function	Company/Organization	Contact Person	Telephone
Architect	SMP Architect	Brian Spencer	850-432-7772
Civil Engineer	Gulfcoast Consulting	Matt Sylverain	727-524-1818
Structural Engineer	Dan Vickstrom	Dan Vickstrom	813-426-5267
Other Engineer			
Financial Consultant	Highland Mortgage	Sheri Davis	205-940-4203
General Contractor	Kast Construction	Kristine Retetagos	813-421-7373
Construction Management	HP Capital Management	Fred Hemmer	727-735-1711
Operational/Rental	Arbour Valley	Kristi Schwartz	205-909-0060
Management			
Other			

#### Other - Explanation

#### **Documentation**

Attach resumes and references for Development Team \*Required

11-18-21 SMP Architecture Resumes.pdf

11-1-21 KAST GC Resume.pdf

11-18-21 Arbour Valley Management Resumes.pdf

8-31-21 Developer Bios.pdf



# D. Market Information

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:34 PM

Case Id: 31663

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

#### D. Market Information

Please provide the following information.

#### **PROJECT MARKET**

# D.1. Briefly describe the households/individuals that will be targeted by the project, and how strong the market demand is for your project.

We will be allocating apartments as follows:

20% tenants with 50% AMI income

25% tenants with up to 80% AMI income

55% tenants with up to 120% AMI income

#### PERSONS/HOUSEHOLDS BENEFITED

Estimate the number benefited by income group in the following table.

#### The information in this table is in:

Households

#### **D.2. Rental Projects**

Targeted Income Level	Elderly	Small	Large	All Other	Individuals	Families	Non-
	(1 & 2	Family (2	Family (5	House-			Homeless
	Pers)	to 4	or More)	holds			Special
		Pers)					Needs
0 to 30% MFI* - 1 Bedroom	0	0	0	0	0	0	0
0 to 30% MFI - 2 Bedrooms	0	0	0	0	0	0	0
0 to 30% MFI - 3 Bedrooms	0	0	0	0	0	0	0
0 to 30% MFI - Larger than 3	0	0	0	0	0	0	0
bedrooms							
At or below 50% MFI - 1	18	18	0	0	0	0	0
Bedroom							
At or below 50% MFI - 2	0	15	0	0	0	0	0
Bedrooms							
At or below 50% MFI - 3	0	0	2	0	0	0	0
Bedrooms							
At or below 50% MFI- Larger	0	0	0	0	0	0	0
than 3 bedrooms							
At or below 60% MFI- 1	0	0	0	0	0	0	0
Bedroom							
At or Below 60% AMI – 2	0	0	0	0	0	0	0
Bedrooms							
At or Below 60% AMI-3	0	0	0	0	0	0	0
Bedrooms							



At or below 80% MFI - 1	10	9	0	0	0	0	0
Bedroom							
At or below 80% MFI - 2	0	43	0	0	0	0	0
Bedrooms							
At or below 80% MFI - 3	0	0	5	0	0	0	0
Bedrooms							
At or below 80% MFI - Larger	0	0	0	0	0	0	0
than 3 bedrooms							
81% + MFI - 1 Bedroom	0	19	0	0	0	0	0
81% + MFI - 2 Bedrooms	16	89	0	0	0	0	0
81% + MFI - 3 Bedrooms	0	0	20	0	0	0	0
81% + MFI - Larger than 3	0	0	0	0	0	0	0
bedrooms							
TOTAL	44	193	27	0	0	0	0

<sup>\*</sup> AMI means Area Median Income. Exhibit 1, attached, provides specific definitions.

### **D.3. Ownership Projects**

	Low-Income Homeowners with Children	Low-income Homeowner- All Others	Individuals	Families	Non Homeless Special Needs
At or below 80% MFI	0	0	0	0	0
At or below 120% MFI	0	0	0	0	0
Market Rate (Above 120% MFI)	0	0	0	0	0
TOTAL	0	0	0	0	0

#### **Documentation**

Attach any backup information regarding the market for this project \*Required

FHFC-2023-mtsp-income-and-rent-limits-(eff-5-15-2023).pdf 6.13.23 DRAFT Market Report - 2023-118 Fairfield Avenue Apartments.pdf 5-31-23 DRAFT Appraisal 0123110656 Fairfield Avenue Apartments'.pdf HUD Lender Narrative.pdf



# **E. Participant Selection**

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:17 PM

Case Id: 31663

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

#### E. Participant Selection

Please provide the following information.

#### **PARTICIPANT SELECTION**

E.1. Describe how the participants (tenants, homebuyers, clients, etc.) will be selected. If selection will be subject to preference policies, describe these policies.

The development will employ Arbour Valley Communities as its agent to comply with strict HUD and local guidelines to

assure best practices are implemented to rent the units to the intended tenants. See arbourvalley.com

#### **SERVICES PROVIDED**

E.2. If applicable, describe services that will be provided to the participants/residents of the project or program.

Common Amenities will include water softener, Wifi throughout, Community Room with breakout rooms, community pool, and playground. There will also be bike corral and a computer lab in each of the 3 buildings. The property's facade

will also open directly to the "PINELLAS TRAIL".

#### **COORDINATION WITH OTHER AGENCIES**

E.3. If applicable, describe how other organizations will provide needed services to participants/residents.

The community room will be made available for appropriate agency awareness and convenient administration of said services.



# F. Schedule

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:17 PM

**Case Id:** 31663

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

#### F. Schedule

Please provide the following information.

#### PROPOSED PROJECT SCHEDULE

As applicable, provide the schedule for completing the following actions.

# F.1. Project Start-Up

	Estimated Completion Date (Future) and Actual
	Completion Date (Past)
Purchase Contract/Option Signed	02/23/23
Property Acquisition Completed	02/23/23
Environmental Reviews Completed	11/1821
Zoning Approvals Obtained	10/13/21
Final Bid Specifications Completed	7/1/23
Detailed Program Design Completed	12/31/21
Site Plan Approval/ Building Permits Obtained	est 11/29/23

# F.2. Financing Sources Obtained

	Estimated Completion Date (Future) and Actual Completion Date (Past)
Construction Loan	12/15/23
Bridge Loan	
Permanent Loan	
Tax Credit Application Submitted	
Tax Credit Allocation Approval	
Govt Grants/Loans	10/31/23
Other Financing	
Other Financing	

# F.3. Construction/Implementation

	Estimated Completion Date (Future) and Actual Completion Date (Past)
Construction Starts	12/16/23
Marketing of Units or Program Begins	7/2/25
Complete Construction	9/1/25
Occupancy/Rent-up Begins (rental projects)	12/1/25
Full Occupancy (rental projects)	
Closing on First Sale (homebuyer projects)	
Closing on Final Sale (homebuyer projects)	



# **G. Project Costs**

Case Id: 31663

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:18 PM

Name: Fairfield Avenue Apartments - 2023/24

Address: 3200-3300 Fairfield Avenue South, St.

# **G. Project Costs**

Please provide the following information.

#### **PROJECT COSTS AND USE OF CITY FUNDS**

Provide information, as applicable.

#### **G.1.** Acquisition

	Total Cost	City Funding
Land acquisition closing costs (title	\$6,100,000.00	\$0.00
recording etc.)		
Building acquisition costs	\$0.00	\$0.00
Building acquisition closing costs	\$50,000.00	\$0.00
(title   recording etc.)		
Other	\$0.00	\$0.00
<b>Total Acquisition Costs</b>	\$6,150,000.00	\$0.00

# Other - Explanation

# **G.2. Construction/Rehab Costs**

	Total Cost	City Funding
Clearance/demolition	\$205,000.00	\$0.00
Drainage improvements	\$0.00	\$0.00
Installation/renovation of sanitary	\$0.00	\$0.00
sewers		
Installation/renovation of water	\$0.00	\$0.00
mains		
Transportation improvements (on-	\$0.00	\$0.00
site)		
Transportation improvements (off-	\$0.00	\$0.00
site)		
Other Site Work	\$0.00	\$0.00
Rehabilitation of existing units	\$0.00	\$0.00
Renovation of non-residential	\$0.00	\$0.00
structure into residential units		
New construction of residential	\$59,098,167.00	\$5,700,000.00
units		
Equipment	\$0.00	\$0.00
General Requirements	\$4,347,168.00	\$0.00

Builder's Overhead	\$1,456,421.00	\$0.00
Builder's Profit	\$1,500,000.00	\$0.00
Bonding Fee	\$674,139.00	\$0.00
Builder's Risk Insurance	\$1,336,982.00	\$0.00
Relocation	\$0.00	\$0.00
Loss of Rental Income	\$0.00	\$0.00
Contingency	\$1,305,332.00	\$0.00
Other:	\$913,791.00	\$0.00
Other:	\$100,000.00	\$0.00
<b>Total Construction/Rehab Costs</b>	\$70,937,000.00	\$5,700,000.00

subcon'r bond risk mitigation & FFE

# **G.3. Development Costs**

	Total Cost	City Funding
Partnership formation	\$0.00	\$0.00
Subdivision/ Zoning	\$50,000.00	\$0.00
Other	\$0.00	\$0.00
Architectural	\$880,000.00	\$0.00
Architectural Supervision	\$116,350.00	\$0.00
Cost Estimate	\$0.00	\$0.00
Engineering	\$275,000.00	\$0.00
Site Investigation	\$25,650.00	\$0.00
Other	\$240,000.00	\$0.00
<b>Total Development Costs</b>	\$1,587,000.00	\$0.00

# Other - Explanation

owner's rep

# **G.4. Project Planning**

	Total Cost	City Funding
All Fees	\$225,000.00	\$0.00
Permits	\$625,000.00	\$0.00
Appraisal	\$25,000.00	\$0.00
Environmental Study	\$30,000.00	\$0.00
Market Study	\$25,000.00	\$0.00
Survey	\$20,000.00	\$0.00
Utility Fees	\$0.00	\$0.00
Marketing	\$0.00	\$0.00
Operating Reserve	\$4,394,000.00	\$0.00
Developers Fee	\$0.00	\$0.00
Other	\$3,824,500.00	\$0.00
Other	\$0.00	\$0.00
<b>Total Project Planning Costs</b>	\$9,168,500.00	\$0.00



financing and carrying cost (per HUD)

# **FINANCING COST**

#### **G.5. Tax Credits**

	Total Funding	City Funding
Tax Credit Fee	\$0.00	\$0.00
Tax Credit Counsel	\$0.00	\$0.00
Cost Certification	\$0.00	\$0.00
Other	\$0.00	\$0.00
<b>Total Tax Credit Costs</b>	\$0.00	\$0.00

# Other - Explanation

# **G.6. Tax Exempt Bond Financing**

	Total Cost	City Funding
Bond Counsel	\$0.00	\$0.00
Underwriter's Fee	\$0.00	\$0.00
Reimbursables	\$0.00	\$0.00
Other	\$0.00	\$0.00
<b>Total Exempt Bond Financing</b>	\$0.00	\$0.00
Cost		

# Other - Explanation

#### **G.7. Conventional Loans**

	Total Cost	City Funding
Construction Loan Origination Fees	\$0.00	\$0.00
Construction Loan Legal Fees	\$0.00	\$0.00
Permanent Loan Origination Fees	\$0.00	\$0.00
Permanent Loan Legal Fees	\$0.00	\$0.00
Loan Recordation Taxes/Fees	\$0.00	\$0.00
Other	\$0.00	\$0.00
<b>Total Conventional Loan Costs</b>	\$0.00	\$0.00

# Other - Explanation

#### **G.8. Other Loans**

	Total Cost	City Funding
Legal Fees	\$62,000.00	\$0.00
Loan Recordation Taxes/Fees	\$50,350.00	\$0.00
Other	\$0.00	\$0.00
<b>Total Other Loan Costs</b>	\$112,350.00	\$0.00



# **G.9. Tenant and Homebuyer Assistance**

	Total Cost	City Funding
Tenant-based rental assistance	\$0.00	\$0.00
Security deposit payments for	\$0.00	\$0.00
renters		
Downpayment assistance for	\$0.00	\$0.00
homebuyers		
Mortgage financing for homebuyers	\$0.00	\$0.00
Other	\$0.00	\$0.00
<b>Total Tenant and Homebuyer</b>	\$0.00	\$0.00
Assistance Costs		

# Other - Explanation

**G.10. Total Cost** \$87,904,850.00

# G.11. Total City Funding Requested

\$9,700,000.00



# **H. Funding Source**

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:18 PM

**Case Id:** 31663

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

# **H. Funding Source**

Please provide the following information.

#### **SOURCES OF FUNDS**

### H.1. Permanent Financing//Owner's Equity

Name of Lender or Source of Fund	Amount Funded	Annual Debt Service	Annual Interest Rate	Loan Term (yrs)	Actual or Projected Commitment Date
Fairfield Avenue	\$8,176,850.00	\$0.00	0.00 %		M/d/yyyy
Apartments LLC					
Total	\$8,176,850.00				

# **H.2. Construction Financing**

Source of Funds	Amount	Name and Phone Number of
		Contact
HUD 221 (d) (4)	\$56,128,000.00	Highland Mortgage, Sheri Davis,
		205-940-4203
Pinellas County Grant(s)	\$12,400,000.00	Sherilyn Harris, 727-454-4185
St. Peterburg CRA	\$9,700,000.00	Amy Foster, 727-892-5602
Sales Tax Rebate	\$1,500,000.00	Nick Hansen, 727-418-4760
Total	\$79,728,000.00	

#### **H.3. Tax Credit Information**

Tax credit basis	Pct. Sold to	Type of credit	Total tax credit	Tax credit syndicator (contact &
amount	Investors	(4% or 9%)	equity	phone)



# I. Site Information

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:18 PM

Case Id: 31663

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

#### I. Site Information

Please provide the following information.

#### I.1. Do you have site control?

Yes

#### If Yes, what form:

Lease with Opton to Buy Agreement

#### I.2. Sellers Name

Wilkes 4th Street Investment LLC

#### I.3. Seller Address

3200-3300 Fairfield Avenue South St. Petersburg, FL 33712

#### I.4. Telephone

(727) 822-2033

#### I.5. Fax

(727) 822-1633

#### I.6. Is the sale an arms length transaction?

Yes

#### I.7. Size of Site

7 acres

#### I.8. Is the property subdivided and zoned?

No

#### If No, explain the schedule:

industrial, but city council passing new ordinance in Sept/Oct 2021 permitting affordable housing under new law, council approval attached

# I.9. Will the project require regulatory incentives?

Yes

# I.10. Are all utilities presently available to the site?

Yes

I.11. Are there designated floodplain areas on the site?

No

I.12. Are there designated wetland areas on the site?

No

I.13. Is the project/surrounding area listed on National/State/Local Registers of Historic Places?

No

I.14 Is the project affected by (within 500ft of) a noise source (airport, railroad tracks, major street/highway)?

No

I.15. Are you aware of any other environmental hazards

that are on or near the site?

No

I.16. Are there any soil, slope or erosion concerns associated with the site?

No

I.17. Has a Phase One Environmental Assessment been

completed for the site?

Yes

I.18. Are there any other environmental issues?

Yes

EXISTING BUILDING(S) INFORMATION: APPLICABLE TO ACQUISITION AND REHABILITATION PROJECTS.

I.19. Information about the existing building(s).

Street Address of P.I.N # of Each Building	No. of Units	No. Stories	Year Built	Appraised Value
0				
3300 Fairfield	3	1	1958	\$400,000.00



#### I.20. Are any buildings occupied?

No

I.21 Has the building(s) on your site been checked for Leadbased paint?

# I.22 Has the building(s) on your site been checked for Asbestos?

Yes

If yes, please attach one copy of the survey(s).

Asbestos Survey \*Required

230522SSD3300FairfieldAveS-Asbestos Demo Survey.pdf

# I.23 How close is the property to a public or vocational school?

adjacent to Gibbs High

**I.24** How close is the property to a grocery? less than 1/2 mile

**I.25** How close is the property to a PSTA transit line? on 34th Street



# J. Rental Project Income

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:18 PM

**Case Id:** 31663

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

#### J. Rental Project Income

Please provide the following information. (N/A for single family CHDO development)

### J.1. Projected Rent Schedule When Project is Fully Implemented

	No. of Units	No.of	No. of	Income	Max	Utility	Monthly	Annual Rent	Rental
	by income	Bedrooms	Baths	Level	Gross	Allowance	Net Rent	for All Units	Voucher
	level			of	Rent		Per Unit		Assistance
				tenant					
1	36	1	1	628	\$0.00	\$0.00	\$893.00	\$385,776.00	
2	19	1	1	628	\$0.00	\$0.00	\$1,430.00	\$326,040.00	
3	19	1	1	628	\$0.00	\$0.00	\$2,145.00	\$489,060.00	
4	15	2	1	1018	\$0.00	\$0.00	\$1,006.00	\$181,080.00	
5	43	2	1	1018	\$0.00	\$0.00	\$1,610.00	\$830,760.00	
6	95	2	1	1018	\$0.00	\$0.00	\$2,415.00	\$2,753,100.00	
7	10	2	2	1030	\$0.00	\$0.00	\$2,415.00	\$289,800.00	
8	2	3	2	1276	\$0.00	\$0.00	\$1,117.00	\$26,808.00	
9	5	3	2	1276	\$0.00	\$0.00	\$1,788.00	\$107,280.00	
10	20	3	2	1276	\$0.00	\$0.00	\$2,682.00	\$643,680.00	
	264						\$17,501.00	\$6,033,384.00	

#### J.2. Current Rent Schedule (complete for rental projects that are currently occupied)

		· .		•	. ,	
	No. of Units of	No. of	Income Level	<b>Monthly Rent</b>	Annual Rent	Rental
	This Type	Bedrooms &	of Tenant	Per Unit	for All Units	Voucher
		Bath				Assistance?
1	0			\$0.00	\$0.00	
	0			\$0.00	\$0.00	

#### J.3. Utility Allowance Information (Tenant Paid Utilities)

Utility Cost	Tenant Pays (Amount)	Туре
Heating	\$0.00	Electric
Air Conditioning	\$0.00	Electric
Cooking	\$0.00	Electric
Lighting	\$0.00	Electric
Water	\$0.00	
Hot Water Heating	\$0.00	Electric
	\$0.00	

#### J.4. Annual Income from Other Sources

Source	Amount
Laundry, Late Fees, Parking, Admin	\$121,440.00



\$121,440.00

# J.5. Appliances included with unit (select all that apply):

**✓** Microwave

**Dishwasher** 

**✓** Range

**Disposal** 

Washer/Dryer Hook-ups

**✓** Air Conditioner

**✓** Refrigerators

Other

#### J.6. Gross Income all Units

\$0.00

# **K. Rental Project Expenses**

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:19 PM

**Case Id:** 31663

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

# **K. Rental Project Expenses**

Please provide the following information. Skip for Single Family for sale home development.

#### Annual Project Expenses (for first year of operation after construction/rehab):

#### K.1. Annual Administrative Costs\*

Item	Amount
Advertising	\$13,200.00
Management	\$204,969.00
Administrative	\$79,200.00
Legal/Accounting	\$0.00
Other	\$396,000.00
<b>Total Annual Administrative Costs</b>	\$693,369.00

#### Other - Explanation

payroll

#### **K.2. Annual Operating Costs**

Wall runnian operating costs		
Item	Amount	
Gas & Other Fuel	\$0.00	
Electricity	\$39,600.00	
Water/Sewer	\$79,200.00	
Trash Removal	\$26,400.00	
Janitorial	\$0.00	
Exterminating	\$0.00	
Other	\$0.00	
<b>Total Annual Operating Costs</b>	\$145,200.00	

# Other - Explanation

#### **K.3. Annual Maintenance Cost**

Item	Amount
Decorating	\$0.00
Repairs	\$110,800.00
Security	\$30,000.00
Ground Maintenance	\$44,000.00
Annual Replacement Reserve	\$79,200.00
Other	\$60,000.00
<b>Total Annual Maintenance Costs</b>	\$324,000.00



99-yr ground lease with Pinellas Co for \$6M Sale Leaseback

#### K.4. Annual Taxes and Insurance

Item	Amount
Real Estate Taxes	\$66,226.00
Insurance	\$198,000.00
Total Taxes and Insurance	\$264,226.00

# K.5. Annual Program Expenses\*

Item	Amount
Cost of Services to Residents	\$0.00

# **K.6. Total Annual Operating Cost**

\$1,426,795.00

# K.7. Cash Flow Assumptions (min. \$300 per unit reserve for replacement)

Vacancy Rate	5%
Collection Loss	
Replacement Reserves (per unit)	500

# L. Homes for Sale

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:19 PM

Case Id: 31663

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

#### L. Homes for Sale

Please provide the following information, if applicable. If not, Complete & Continue.

# ACQUISITION, REHABILITATION, OR NEW CONSTRUCTION OF HOMES FOR SALE: (TO BE FILLED OUT FOR THIS TYPE OF PROJECT ONLY):

#### L.1. Current Appraised value per home (if acquisition/rehab) or of lot (if acquisition/new construction)

	Average	Maximum
Before rehabilitation	\$0.00	\$0.00
After rehabilitation	\$0.00	\$0.00

#### L.2. City Funds requested per home

	Average	Maximum
City of St Petersburg Funds	\$0.00	\$0.00
Total rehabilitation cost per home	\$0.00	\$0.00

#### L.3. Specific terms of the financial assistance provided to homeowners

#### L.4. Use of Funds

Activity	Total Cost Per Unit
Acquisition	\$0.00
New Construction	\$0.00
Other	\$0.00

- L.5. How long will your organization hold title to the homes before conveying them to qualified home buyers?
- L.6. Describe the carrying costs that will be included in the price to the homebuyer (e.g., insurance, maintenance, financing charges, etc.)

#### L.7. Description of the homes to be sold (Complete one row of table for each type of home)

Size of Home (i	n Type of Home	Gross	Square	Anticipated Selling	Anticipated
number of bed	rooms	Square	Foot of	Price	Appraised Value
and baths)		Foot of	Living		
		Home	Space		



L.8. Units meet Energy Star standard?

L.9. Number of fully accessible versus visitable units:

# **M. CHDO Developments**

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:19 PM

**Case Id:** 31663

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

#### M. CHDO Developments

Please provide the following information, if applicable. If not, Complete & Continue.

<u>Click here</u> to review the CHDO CON Plan Budget.

M.1. Are you applying as a St Petersburg Community Housing Development Organization (CHDO)? No

M.2. Are you requesting CHDO Operating Cost? No



# **N. Required Documents**

Completed by fred@hpcapitalgroup.com on 10/12/2023 2:19 PM

**Case Id:** 31663

Name: Fairfield Avenue Apartments - 2023/24 Address: 3200-3300 Fairfield Avenue South , St.

N. Required Documents
Please provide the following information.
Documentation
Board of Directors Roster *Required 7-28-23 Board of Directors Roster.pdf
Corporate Resolution *Required 7-28-23 Corporate Resolution.pdf
Mandatory Disclosure *Required 7-28-23 MANDATORY DISCLOSURE generic for developers.pdf
Zoning Status Form *Required 7-28-23 551_Zoning Status Form (2).pdf 4-14-22 City Council Site Plan Approval (including LURA) Res. 2022-183.pdf
IRS Determination Letter, if applicable  **No files uploaded
General Liability and Property Insurance Documents  **No files uploaded
Audited Financial Statement, if available  **No files uploaded
Participant Income Documentation 7-1-23 Apartment Marketing Plan - Arbour Valley.pdf

Participant Selection Plan/Affirmative Fair Housing Marketing Plan (HUD-935.2) 7-1-23 Apartment Marketing Plan - Arbour Valley.pdf
Funding Commitment Documentation  **No files uploaded
Evidence of Site Control *Required  Purchase Option Agreement-fully executed.pdf
Copy of Deed, if available  **No files uploaded
Title Commitment  Title Commitment Rev 1 2.10.2023.pdf
Location Map and Legal Description *Required  11-18-21 Site Map Photos.pdf  Title Commitment Rev 1 2.10.2023.pdf
Property Appraisal, if available 5-31-23 DRAFT Appraisal 0123110656 Fairfield Avenue Apartments'.pdf 7-11-23 HUD Form 92013 - UPDATED.pdf
Preliminary Site Plan 4-14-22 City Council Site Plan Approval (including LURA) Res. 2022-183.pdf

City Council Affordable Housing Site Plan Review Staff Report Fairfield-Tibbets.pdf

1-10-22 Fairfield Ave Apts Civil Engineer Site Plan Layout.pdf



	Color Photographs, if applicable
1-10-	-22 Fairfield Ave Ants 3D Drawings nd

Preliminary Floor Plans and Elevations

1-10-22 Updated Arch Design FAA-010722-REV1.pdf

# General Development Specifications

HUD Lender Narrative.pdf 6.13.23 DRAFT Market Report - 2023-118 Fairfield Avenue Apartments.pdf

Project Schedule \*Required
7-11-23 HUD Form 92013 - UPDATED.pdf

7-11-25 HOD FOITH 92015 - OPDATED.put

# Environmental Information

6-13-23 DRAFT\_Fairfield\_Avenue\_Apartments\_Draft\_Part\_50\_Enviro.pdf 8-24-21 PaleoWest Fairfield Avenue Apartments Letter v3.pdf

# Project Development Pro-Forma (Sources & Uses) \*Required

7-11-23 SUMMARY Fairfield Ave Apts - Gap Financing.pdf
6-23-23 Updated GC Final Bid.pdf
6-1-23 Fairfield Ave Apts Draft GMP.pdf
7-28-23 LOST VALUATION Fairfield Apartments 15-Year Pro Forma.pdf

Project Operating Pro-Forma (min. 20 years, using 5% vacancy, 2% income increase, 3% expense increase) OR Sales Pro-Forma for CHDO Single Family Development \*Required

7-28-23 LOST VALUATION Fairfield Apartments 15-Year Pro Forma.pdf



Articles of Incorporation *Required
FAA Articles of Incorporation.pdf
FHFC Principle Disclosure Form *for applicants using FHFC funding  **No files uploaded
Operating Budget (Revenues and Expenses), if applicable  **No files uploaded
Program Operating Budget (Revenues and Expenses), if applicable  **No files uploaded
Organizational Chart, if applicable  **No files uploaded
"Certificate of Status" from State of Florida Secretary of State *Required Fairfield Avenue ApartmentsCertificate of Status.pdf
Evidence of Active Unique Entity Identifier (UEI) *Required  Sunbiz Proof of Fairfield Ave Apts EIN.pdf

Submit	Case Id:	31663
Completed by fred@hpcapitalgroup.com on 10/12/2023 2:25 PM	Name: Address:	Fairfield Avenue Apartments - 2023/24 3200-3300 Fairfield Avenue South , St.
Submit		
Please provide the following information.		
support of this application, is given for the purpetersburg's affordable housing programs and knowledge and belief. Verification may be obtagrees that this application is a public docum.  ONLY check here if there is a conflict of between any principal, agent or employee of engaged or expected to be engaged by the application.	urpose of oboid is true and otained from tent and is sufficient and is sufficient and is a fitte application of b	d complete to the best of the Applicant's any source named herein. The Applicant ubject to the Freedom of Information Act.  a potential conflict of interest or a potential nt or borrower (including all third parties orrower) and any member of the City
Council, City staff member, Housing Finance A agent. Upload a document explaining the con	• -	FA) board member, or HFA employee or
Signature	mict.	
Angelo Cappellí		
Electronically signed by angelo@hpcapital	group.com	on 7/28/2023 1:42 PM
Date Submitted 10/12/2023		
Documentation		



\*\*No files uploaded

Upload document disclosing any conflicts of interest

# **EXHIBIT B TO AGREEMENT**

# **Declaration of Restrictions**

(Beginning on the following page)



Prepared by and Return to: Mark Van Lue City of St. Petersburg Housing & Community Development P.O. Box 2842 St. Petersburg, Florida 33731

Property Appraiser's Parcel Identification Nos. 23-31-16-18736-000-0010, 23-31-16-18736-000-0020, and 23-31-16-18736-000-0030

#### **DECLARATION OF RESTRICTIONS**

This Declaration of Restrictions made this \_\_\_\_\_ day of \_\_\_\_\_\_, 202\_\_, by Fairfield Avenue Apartments, LLC ("Grantor").

WHEREAS, Grantor is the owner of those certain properties located in Pinellas County, Florida and described in Attachment 1, attached hereto and incorporated herein ("Property"); and

WHEREAS, the City of St. Petersburg, Florida, a municipal corporation, ("City") is funding certain development on the Property by Grantor in exchange for a certain number of residential units remaining affordable; and

WHEREAS, Grantor accordingly desires to restrict the usage of the Property to ensure continued affordability as an affordable housing site; and

WHEREAS, the City is accordingly the beneficiary of this Declaration of Restrictions.

NOW, THEREFORE, to induce the City to provide funding to Grantor and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor agrees as follows:

- 1. The Property shall be held, transferred, encumbered, used, sold, conveyed, leased, and occupied, subject to the covenants and restrictions hereinafter set forth expressly and exclusively for the use and benefit of said Property and of each and every personal entity who now or in the future owns any portion or portions of the Property.
- 2. The 264 units on the Property will be subject to the following income thresholds and maximum rental amounts for each income threshold promulgated annually by the Florida Housing Finance Corporation ("FHFC") for the State Housing Initiatives Partnership ("SHIP") program:
  - a. Fifty-three (53) 50% of AMI Units:
    - i. Fifty (50) units will be restricted to households with annual income of fifty percent (50%) of Area Median Income ("AMI") or below at the time of initial occupancy.

- ii. Three (3) units will be restricted to households with annual income of fifty percent (50%) of AMI or below for the entire affordability period identified in paragraph 8. These units are subject to the additional requirements identified in paragraph 3 in the event of household income increases after initial occupancy.
- b. Sixty-Seven (67) 80% of AMI Units:
  - i. Sixty-four (64) units will be restricted to households with annual income of eighty percent (80%) of AMI or below at the time of initial occupancy.
  - ii. Three (3) units will be restricted to households with annual income of eighty percent (80%) of AMI or below for the entire affordability period identified in paragraph 8. These units are subject to the additional requirements identified in paragraph 3 in the event of household income increases after initial occupancy.
- c. One Hundred Forty Four (144) 120% of AMI Units:
  - i. One hundred thirty-seven (137) units will be restricted to households with annual income of one hundred twenty percent (120%) of AMI or below at the time of initial occupancy.
  - ii. Seven (7) units will be restricted to households with annual income of one hundred twenty percent (120%) of AMI or below for the entire affordability period identified in paragraph 8. These units are subject to the additional requirements identified in paragraph 3 in the event of household income increases after initial occupancy.
- 3. The thirteen (13) units identified in paragraphs 2.a.ii (three (3) units), 2.b.ii (three (3) units), and 2.c.ii (seven (7) units) are considered "Floating Units" and are subject to the following additional requirements in the event of an increase in the household's annual income after initial occupancy:
  - a. With respect to a 50% of AMI Floating Unit as identified in paragraph 2.a.ii, if the income of the household increases after initial occupancy (but does not increase to a level above 80% of AMI), then the 50% of AMI unit would not need to be replaced by another comparable unit and the tenant's rent may not be adjusted above the maximum rental amounts for a 50% of AMI household as promulgated by the FHFC for the SHIP program. If the tenant's income rises above the 80% of AMI threshold, then the unit will no longer be a 50% of AMI Floating Unit but will be considered an 80% of AMI unit. Thereafter, the next available unit of the same number of bedrooms will become the replacement 50% of AMI Floating Unit that shall be rented to a 50% of AMI household at or below the maximum rental amounts for a 50% of AMI household as promulgated by the FHFC for the SHIP program.
  - b. With respect to an 80% of AMI Floating Unit as identified in paragraph 2.b.ii, if the income of the household increases after initial occupancy (but does not increase to a level above 120% of AMI), then the 80% of AMI unit would not need to be replaced by another comparable unit and the tenant's rent may not be adjusted above the maximum rental amounts for an 80% of AMI household as promulgated by the FHFC for the SHIP program. If the tenant's income rises above the 120%

- of AMI threshold, then the unit will no longer be an 80% of AMI Floating Unit but will be considered a 120% of AMI unit. Thereafter, the next available unit of the same number of bedrooms will become the replacement 80% of AMI Floating Unit that shall be rented to an 80% of AMI household at or below the maximum rental amounts for an 80% of AMI household as promulgated by the FHFC for the SHIP program.
- c. With respect to a 120% of AMI Floating Unit as identified in paragraph 2.c.ii, if the income of the household increases after initial occupancy (but does not increase to a level above 150% of AMI), then the 120% of AMI unit would not need to be replaced by another comparable unit and the tenant's rent may not be adjusted above the maximum rental amounts for a 120% of AMI household as promulgated by the FHFC for the SHIP program. If the tenant's income rises above the 150% of AMI threshold, then the unit will no longer be a 120% of AMI Floating Unit but will be considered a market rate unit. Thereafter, the next available unit of the same number of bedrooms will become the replacement 120% of AMI Floating Unit that shall be rented to a 120% of AMI household at or below the maximum rental amounts for a 120% of AMI household as promulgated by the FHFC for the SHIP program.
- 4. Grantor or Grantor's successors in interest shall provide documentation regarding the income eligibility of the individual or household which is renting a Floating Unit to the City of St. Petersburg's Housing and Community Development Department or successor department prior to renting the unit. This documentation shall be provided by submitting a completed Tenant Income Certification Form in substantially the same form as attached hereto as Attachment 2. The City shall provide Grantor with written confirmation of receipt of such documentation.
- 5. Grantor or Grantor's successors in interest shall, on or before December 15 of each year while these restrictions remain in effect, submit a completed Rental Project Compliance Report for the thirteen (13) Floating Units to the City in substantially the same form as that attached hereto as Attachment 3. Said Rental Project Compliance Report must include, but not be limited to, sex of occupant, race of occupant, sex of head of occupant's household, gross income of occupant's household, and number of persons in the household. The Rental Project Compliance Report must also include a completed Tenant Income Certification Form for each occupant of the Floating Unit or shall include other documentation, in lieu of the Tenant Income Certification Form, as determined by the City to be acceptable.
- 6. Grantor or Grantor's successors in interest shall, on or before December 15 of each year while these restrictions remain in effect, submit a copy of the Annual Affordable Housing Compliance Monitoring Report and Management Review Summary (which report and summary are required to be provided to Pinellas County pursuant to a separate agreement between Pinellas County and Grantor) conducted by a third-party monitor approved by Pinellas County for all 264 units on the Property.
- 7. Grantor or Grantor's successors in interest shall ensure that all units (i) meet or exceed the housing quality standards for safe and habitable housing identified in section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f) (as may be amended from time to time) and the housing quality standards promulgated by the Department of Housing & Urban Development specified in 24 CFR § 982.401 (as may be amended from time to time), and (ii) comply with the City of

- St. Petersburg's Property Maintenance Code (City of St. Petersburg City Code Chapter 8, Article 2) (as may be amended from time to time).
- 8. The restrictions herein shall remain in effect for a period of thirty (30) years beginning on \_\_\_\_\_\_, the date of the Certificate of Occupancy, and shall run with the land.
- 9. Grantor or Grantor's successors in interest shall permit the City to conduct on-site inspections annually, upon reasonable prior written notice, to verify compliance with the requirements identified in this Declaration of Restrictions. Grantor or Grantor's successors in interest shall ensure that the City has access to all records needed for such verification. Grantor or Grantor's successors in interest shall allow annual access to any Floating Units by the City, upon reasonable notice and terms, and shall allow for same in those rental agreements.
- 10. Grantor's obligations under this Declaration of Restrictions go to the essence of Grantor's agreement with the City, and any failure to abide by these restrictions will result in damages to the City that are extremely difficult and impractical to ascertain and fix as actual damages under known and anticipated facts and circumstances, for which the City's remedies at law will not be adequate in the event of breach. Therefore, if the restrictions set forth herein are violated, and are not cured within thirty (30) days of notice of the violation by the City, in addition to any penalties, fines or liens which may occur through any other legal process, Grantor, or Grantor's successors in interest to the Property, shall be liable for and shall pay to the City, as the City's sole and exclusive remedy, the amount paid by the City to Grantor for each unit, which is \$36,742.00, plus 8% interest per annum, calculated from the date of issuance of the original Certificate of Occupancy as identified in paragraph 8, above, ("Contributed Value") for each restriction violation which is not cured within the cure period of thirty (30) days. The Contributed Value is hereby agreed and acknowledged to be reasonable liquidated damages, not a penalty, for the violation of this Declaration of Restrictions. The Contributed Value shall be immediately due and payable to the City and shall be a lien on the Property effective as of the day this Declaration of Restriction is executed.
- 11. It is expressly agreed that this Declaration of Restrictions shall be binding upon and shall be deemed to run with the land and shall bind and inure to the benefit of the successors and assigns of both the City and Grantor. In the event the Grantor transfers title to the Property or otherwise assigns its obligations hereunder, all of Grantor's obligations and liabilities under this Declaration of Restrictions shall be fully and completely assigned to such successor or assignee, as the case may be, in full as if the same were mentioned by name instead of the Grantor herein.
- 12. Grantor covenants and represents that on the date of execution of this Declaration of Restrictions that Grantor is seized of the Property in fee simple and has good right to create, establish, and impose these restrictive covenants on the use of the Property.
- 13. The City shall have the unilateral right to modify this Declaration of Restrictions at any time after it is recorded to reduce the amount of the Contributed Value (due to, for example, the diminished useful life of the units), and to record such document(s) as necessary to effectuate notice of such change. Furthermore, the City retains the unilateral right, but not responsibility whatsoever, to reduce the Contributed Value based on the passage of time after this Declaration of Restriction is recorded.

laws of the State of Florida. In any litiga	be governed by and construed in accordance with the ation arising from this Declaration of Restrictions, each Venue shall lie exclusively in Pinellas County, Florida,
THE REMAINDER OF THIS PAGE	E INTENTIONALLY LEFT BLANKAttachments to Follow]

**IN WITNESS WHEREOF**, Grantor has executed this Declaration of Restrictions the day and year first above written.

WITNESS TO GRANTOR:	GRANTOR: FAIRFIELD AVENUE APARTMENTS, LLC
	Print:
Witness Signature	As its:
Print	ATTEST:
	Signature:
Witness Signature	
Print	(Affix Seal)
STATE OF FLORIDA )	
COUNTY OF PINELLAS )	
The foregoing instrument was acknowledged before	ore me, by means of $\square$ physical presence or $\square$ online
notarization, this day of	, A.D. 202, by
, on behalf of the corporation.	
Personally Known OR Produced Identification	Signature of Notary Public - State of Florida
Type of Identification Produced	(Notary Seal)
	Print, Type or Stamp Name

#### **Attachment 1: Property**

Legal Description: Cox Lumber CO. Replat Lot 1 (Lying In Sec's 23 & 26) according to plat thereof recorded in Plat Book 132, Page 57 and 58, of the Public Records of Pinellas County, Florida

### Pinellas County Parcel ID numbers:

- 23-31-16-18736-000-0010
- 23-31-16-18736-000-0020
- 23-31-16-18736-000-0030

#### Address:

- 3300 Fairfield Avenue South St. Petersburg, FL 33712-1818
- 3200 Fairfield Avenue South St. Petersburg, FL 33712-1818
- 695 31st Street South St. Petersburg, FL 33712-1818

# **Attachment 2: Tenant Income Certification Form**

(Beginning on the following page)

FLORIDA	HOUSING FINA	NCE COF	POR/	TION	24 4000 (050)	400.4	07. 5(	50) 400 000	$\overline{}$
227 North Br	onough Street, Suit							550) 488-980	,
	RESID	ENT INCO	ME CE	RTIFICATI	ON - RENTA	IL HO	USING		
Property Nan	ne/Address:						Unit#:		
A. Certificat	ion Information (se	lect one)							
	Initial Certific	ation (IC)			Effective Date:				
B. Subsidy U	Jse (check all that a	pply)							
	☐ Multifamily R						Other		
	Transitional	Housing							
	d Information: Inc		ehold m	embers					
Member		Full Name			Relations	hip to	Head	Age	
1					Н	EAD			
3									
4									
5									
6									
7 8									
	II household memi	pers includin	g assets	owned by m	inors				
Member		sset Descrip				Value		Income Asse	
1									
2									
3									
5									
6									
7									
8 Total Cook V	alue of Assets			D (a)			\$0.00		
Total Income				D (a)			D (b)		\$0.00
If line D(a) is	greater than \$5,000	), multiply the	at amou	nt by the rate	specified by		D (c)		
	able rate .06%) an d Annual Income:					ahalf o			
L. Anticipate	Wages/Salaries (include tips.	Incidate direct	IIIICO IIII	onic and su	pon paid on b		mmora.		
Member	commission, bonueses and	Benefits/Pe	nsions	Public A	ssistance	Othe	r Income	Asset Inc	ome
	overtime)								
1								(Enter	he
2								greate	
3								box D	(b)
5								or boxD (	c)
6								abov	
7								in box E	(e)
8								belov	/)
Totals	(a) \$0.00	(b)	\$0.00	(	c) \$0.00		(d) \$0.00	(e)	\$0.00
	itmes E(a) thrugh E	(e).	30.00		\$0.00		30.00		\$0.00
ave provided I/we certify th penalty of pe WARNING: F assets or lial	Statement: The inf , for each person se at the statements a rjury. Torida Statue 817 p bilities relating to fir nment provided und	re true and c	omplete	eptable verific to the best o se statement misdemean	ation of current my/our knowle s or misrepres	t and a edge ar entatio	nticipated nd belief a n concern	annual incom nd are given i ing income a	ie. inder ind
Signature of	Head of Household				Date	_		ĺ	
					Date				
Signature of	Spouse or Co-Hear	d of Househo	ıld						
Signature of	Household Membe	r (over 18 yea	ars)		Date				
D'	Household Membe	-/40			Date				
G. SHIP Adn submitted pu is/are eligible	ninistrator Stateme insuant to item F, he a under the provision (check one)	ent: Based o ereof, the fam ns of Chapte	n the rep ily or inc r 420, P	fividual(s) na art I, Florida S	med in item C	of this family or	Resident I rindividua	ncome Certifi I(s)	cation
	not exceed 3	0% of the are	a medi	an income as	determined by	the U.			
	Maximum In	come Limit:	-						
	not exceed 5	0% of the are	a medi	an income as	ividuals or fam determined by	the U.			
	and Urban E Maximum In	levelopment	with adj	ustments for	household size				
					s or families wh				
	and Urban E	levelopment	a medi with adj	an income as ustments for	determined by household size	the U.	S. Departi	ment of Hous	ng
	Maximum In								
	not exceed 1 and Urban D Maximum In	20% of the a levelopment	rea med	lian income a	individuals or is determined b household size	by the L	J.S. Depai	annual incom tment of Hou	e does sing
Based upon Statistical Are	the 2021 ea (MSA) or County	(year) inco	me limit	s for Tampa-	St. Petersburg-	Clearw	ater (Metr	opolitan	
	the SHIP Administ		ler Desi	ignated Repr	esentative:				
Signature						Date			
Name									
(print or type)						Title			
H. Househol	ld Data (to be comp	leted by Hea	d of Hou	sehold only)					
Household e	lects to not particip	ate.	HEAD	FHOUSEHO	.D DATA	(Initia	ils of Hous	sehold Head)	
		ly Race / Ethi	nicity	American				By Age	
White	Black	Hispanic	Asian	American Indian	Other	0-25	26-40	41-61	62+
		<u> </u>	House	hold Membe	rs Data		l	<u> </u>	
	Specia	I Target / Sp			ill that apply to				
Farm Wor	ker Develop	mentally		omeless	Elderly	Speci	al Needs efine)	Special N (defin	
		abled							
						_			
	Unit Inf	ormation							
# of Reside	ents Month	ly Rent	# of	Bedrooms				SHIP H-RIC	
			<u></u>					Rev. 2/2015	

# **Attachment 3: Rental Project Compliance Report**

(Beginning on the following page)

			HOM	IE / NSP / SHII	/ LHTF R	ENTAL PROJEC	T COMPLIAN	CE REPORT				
Project:								Date:				
Address:								Reporting Perio	od:	January 1,	2019-Decembe	er 31, 2019
Total No. of Units:							No. of HOME/SHIP/LHTF Units:  Low HOME/SHIP/LHTF Rent Units:					
Oo tenants pay any utilities (circle one):			YES	NO			High HOME/SHIP/LHTF					
Indicate w	hich utilities	tenant is responsil	ole for:									
A	В	С	D	E	F	G	Н	I	J	K	L	M
					Annual	Income at or	Date at Last		Tenant	Maximum	Rent Charged/ Unit in	
Unit #	No. of Bedrooms	Low or High Rent Unit Designation	Tenant Name	Household Size	(Gross)	Below 30%, 50% or 60%*	Income Re-	Low or High	Paid Utilities	Allowable Rent (I-J)	Compliance (Y or N)	Comments
Still ii	Dearoomo	Onit Designation	Teriant Name	GIZC	income	3070 GI 3070	Examination	rtont	Otintico	rtont (10)	(1 0114)	Сопписко
												í
												 I
* Indicate	what percer	tage the tenant fall	s under (at or below	v 30%, 50% or	60% media	n income)						

#### Certification for Payment for Community Development Projects form

(Beginning on the following page)

PROJECT NAME:				PAYMENT PERIOD DATES:		THRU					
CONTRACTOR NAME:				DRAW NUMBER:			Minus Retainage				
ARCHITECT NAME:			1st-Add total of	the minus retainage column (b) and in	n to the right.						
		AMOUNT	2nd-Input curre								
ORIGINAL CONTRA	CT AMOUNT:										
TOTAL C/O PLUS ORIGINAL CONTRACT:		\$0.00	DRAW#	(a)Requested Draw Amount	(b) Minus Retainage		10% RETAINAGE				
CHANGE ORDER #1			1		\$0.00		\$0.00				
CHANGE ORDER	#2		2		\$0.00		\$0.00				
CHANGE ORDER	#3		3		\$0.00		\$0.00				
CHANGE ORDER	#4		4		\$0.00	\$0.00					
CHANGE ORDER #5			5		\$0.00		\$0.00				
TOTAL CHANGE ORDE	RS AMOUNT:	\$0.00	6		\$0.00		\$0.00				
			7		\$0.00		\$0.00				
CURRENT PAYN	MENT DUE:	\$0.00	8		\$0.00		\$0.00				
BALANCE OF WORK TO COMPLETE:		\$0.00	TOTAL	\$0.00	\$0.00		\$0.00				
REMAINING BALANCE TO PAY:		\$0.00									
Note: Final Draw = currer	nt payment due	+ remaining balance to pay									
TOTAL FINAL DRA	AW AMOUNT:										
The undersigned contractor that all subcontractors have			t for paymen	t has been completed in accord	ance with the project	plans and sp	pecifications and				
		Salu Work.			DATE						
CONTRACTOR SIGNATURE	1				DATE:						
The undersigned architect co	ertifies that th	e work covered by this request	for payment	has been completed in accordar	nce with the project p	olans and spe	cifications.				
ARCHITECT SIGNATURE:					DATE:						
The undersigned is a duly au	thorized repre	esentative for the agency receiv	ing CDBG fur	nds and has inspected the work	described in this requ	uest for paym	nent and certifies				
that the work has been completed to the agency's satisfaction and the agency authorizes the City of St. Petersburg to make payment for said work.											
AGENCY REPRESENTATIVE	<b>:</b>				DATE:						
All work for which this payment is requested has been reviewed and compliance with Davis Bacon and contractual obligations completed and acceptable.											
DAVIS BACON COORDINATO	R SIGNATURE:				DATE:						
PROJECT MANAGE	R SIGNATURE:			DATE:							

#### RESOLUTION NO. 2023-

A RESOLUTION BY THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY RECOMMENDING THAT ST. PETERSBURG CITY COUNCIL APPROVE AN AGREEMENT BETWEEN THE CITY OF ST. PETERSBURG AND FAIRFIELD AVENUE APARTMENTS, LLC FOR THE CITY TO PROVIDE \$9,700,000.00 IN TAX INCREMENT FINANCING ("TIF") **FUNDS** FROM THE SOUTH ST. **PETERSBURG** REDEVELOPMENT DISTRICT FUND (1104) FOR THE CONSTRUCTION OF 264 AFFORDABLE DWELLING UNITS SOUTH **PETERSBURG** ST. **COMMUNITY** REDEVELOPMENT AREA: FINDING THE EXPENDITURE OF TIF FUNDS FOR THE PROPOSED CONSTRUCTION PROJECT TO BE CONSISTENT WITH THE INTENT OF THE SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT PLAN: AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Plan identified building and maintaining affordable housing as one of the key strategies to revitalize the South St. Petersburg CRA, where 55 percent of its residents expend more than 30 percent of their income on housing, which is the threshold percentage for defining unaffordable housing; and

WHEREAS, the Fairfield Avenue Apartments LLC ("Fairfield") has requested funding assistance through the City's Affordable Housing Redevelopment Loan Program to construct affordable dwelling units on properties it currently owns located at 3300 Fairfield Avenue South, 3200 Fairfield Avenue South, and 695 31<sup>st</sup> Street South in St Petersburg, Florida, which are also identified by the Parcel ID numbers 23-31-16-18736-000-0010, 23-31-16-18736-000-0020, and 23-31-16-18736-000-0030; and

WHEREAS, on August 18, 2022, City Council approved Resolution 2022-419 providing \$2,281,689.00 in TIF funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area, but third-party delays in processing of the loan have resulted in delays of the project and increased costs; and

WHEREAS, the total project cost is now estimated to be at least \$87,800,000; and

WHEREAS, other sources of funding include \$56,128,000 in the form of a United States Department of Housing and Urban Development (HUD) 221 d4 loan, \$12,400,000 from Pinellas County, \$8,176,850 from Developer equity, and a Sales Tax Rebate of \$1,500,000; and

WHEREAS, Administration desires to enter into a funding agreement ("Agreement") to provide \$9,700,000.00 from the South St. Petersburg Redevelopment District Fund (1104) to Fairfield to fund a portion of the cost of the project in exchange for Fairfield ensuring the affordability of rent for the 264 dwelling units until for a period of thirty years, and providing certain community and other benefits as set forth in the Agreement; and

WHEREAS, a portion of the funds, \$2,281,689.00, have been previously appropriated in the South St. Petersburg CRA Fund (1104) and will be available upon approval by City Council of the FY 23/24 cleanup/rollover ordinance. The remaining \$7,418,311.00 to be provided to Fairfield is available in the South St. Petersburg Redevelopment District Fund (1104), Economic and Workforce Development Department (375.2609); and

WHEREAS, at its November 7, 2023 meeting, the Citizen Advisory Committee ("CAC") for the South St. Petersburg CRA will review the funding request and its recommendation will be presented to City Council during Administration's presentation of the funding request on November 9, 2023; and

WHEREAS, Administration recommends that the City Council adopt this resolution authorizing the Mayor, or his designee, to execute an Agreement between the City of St. Petersburg and Fairfield Avenue Apartments, LLC for the city to provide \$9,700,000.00 in TIF funds for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED that the St. Petersburg Community Redevelopment Agency recommends that the St. Petersburg City Council approve the agreement between the City of St. Petersburg and Fairfield Avenue Apartments LLC for the City to provide \$9,700,000.00 in Tax Increment Financing ("TIF") funds from the South St. Petersburg Redevelopment District Fund (1104) for the construction of 264 affordable dwelling units in the South St. Petersburg Community Redevelopment Area.

BE IT FURTHER RESOLVED that the St. Petersburg Community Redevelopment Agency recommends that the St. Petersburg City Council finds that the expenditure of TIF funds for the proposed construction of the Fairfield Avenue Apartments, is consistent with the intent of the South St. Petersburg Community Redevelopment Plan.

This resolution shall become effective immediately upon its adoption.

LEGAL: DEPARTMENT:

3/1 McFooter

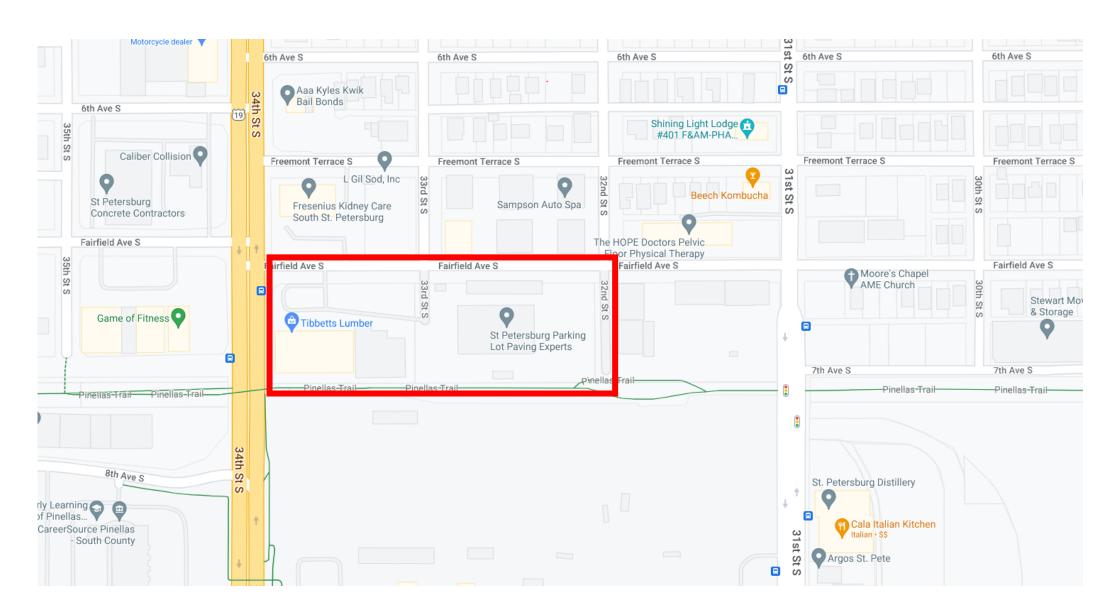
BUDGET:

EMakofske

City Council Hearing November 09, 2023













- Project is utilizing HB 1339 for residential on Industrial zoned land
- 264 units, 100% affordable and workforce housing
- 53 @ 50% AMI, 67 @ 80% AMI, 144 @ 120% AMI
- The total cost per unit of \$332,576 is below the average cost of recent projects; ~ \$343,000
- The per unit subsidy request of \$36,742 is lower than other recent 100% affordable projects; ~ \$46,288



- Pinellas County approved funding of \$12,400,000 on October 31, 2023
- A portion of County funds is for land acquisition meaning the project will be permanently affordable
- Pending City of St Pete funding approval, construction is scheduled to begin in the first quarter of 2024
- Construction is scheduled to complete in late 2025

# THANK YOU



**Housing and Community Development**