

# COUNCIL MEETING

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

**CITY OF ST. PETERSBURG**

**January 4, 2024  
9:00 AM**

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](http://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: 940 3925 5519#
- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/94039255519>

The public can participate in the meeting by providing public comment for agenda items other than public hearings and quasi-judicial hearings in the following ways:

- If attending the Zoom meeting by computer or other device, use the “raise hand” button in the Zoom app.
- If attending the Zoom meeting by phone only, enter \*9 on the phone to use the “raise hand” feature.

The “raise hand” feature in the Zoom meeting indicates your desire to speak but does not allow you to speak immediately. You must use the “raise hand” feature at the time the agenda item is addressed. All “raised hands” will be lowered after each agenda item. When it is your turn to speak, your microphone will be unmuted. At the conclusion of your comments or when you reach the three-minute limit, you will be muted. Please be advised that at all times the chair has the authority and discretion to re-order agenda items, and in the event the meeting is disrupted by violations of the rules of decorum, to accept public comment by alternate means, including by email only.

Regardless of the method of participation used, normal rules for participation apply, including the three-minute limit on comments, the requirement that any presentation materials must be submitted to the City Clerk in advance of the meeting, and the rules of decorum. Public comments must be submitted before the public comment period has closed.

**A. Meeting Called to Order and Roll Call.**

Invocation and Pledge to the Flag of the United States of America.

**A moment of silence will be observed to remember fallen Firefighters and Police Officers of the City of St. Petersburg that lost their lives in the line of duty during this month:**

Sergeant Thomas Baitinger - January 24, 2011

K-9/TAC Team Officer - Jeffrey A. Yaslowitz - January 24, 2011

**B. Approval of Agenda with Additions and Deletions.**

**C. Consent Agenda (see attached)**

**D. Declaring the election of City Council Chair and Vice-Chair**

**E. Administration of the Oath of Office to City Council Chair (Honorable Patrice C. Moore, Sixth Judicial Circuit)**

**Open Forum**

*The City Council receives public comment during Open Forum and on agenda items with limited exceptions consistent with Florida law. All issues discussed under Open Forum must be limited to issues related to the City of St. Petersburg government. If you wish to address City Council on subjects other than public hearing or quasi-judicial items listed on the agenda, please sign up with the Clerk. Only City residents, owners of property in the City, owners of businesses in the City or their employees may speak during Open Forum.*

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

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

**F. Awards and Presentations**

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

**Public Hearings**

1. [Revisions to the Procurement and Small Business Enterprise Program Ordinances](#)

(a) Ordinance 568-H, An Ordinance amending Divisions 1, 2, 3, and 6 of Chapter 2, Article 5 of the City Code related to purchasing, contracts etc.; moving the Procurement Code to Division 1; modifying the types of purchases exempt from the Procurement Code; modifying and adding definitions; modifying provisions regarding approval authority of the Mayor for certain contracts and renewals; modifying the criteria for sole source procurement; setting forth processes for requests for qualifications, small purchases, requests for information, and protests; establishing provisions prohibiting certain communications during competitive solicitations; clarifying provisions; creating a new Division 2 establishing a Business Equity Advisory Committee; reserving Division 3; deleting Division 6 in its entirety related to grant opportunities through grant writers; and providing an effective date.

(b) Ordinance 569-H, an Ordinance amending Chapter 2, Article V, Division 4 related to the Small Business Enterprise Assistance Program; updating findings; setting forth a procedure for modifying annual goals for small business enterprise participation in City contracts; modifying thresholds from \$50,000 to \$100,000 for bid discounts, sheltered market, and required participation percentages; removing references to the SBE Committee and establishing the authority and responsibilities of the POD; clarifying provisions; and providing an effective date.

2. [Ordinance 570-H, An Ordinance in accordance with Section 1.02\(c\)\(3\), St. Petersburg City Charter, authorizing the grant of a Permanent Non-Exclusive Utility Easement in favor of Peoples Gas System, Inc., a Florida corporation, within a portion of the St. Pete Pier for the purpose of serving the St. Petersburg Museum of History within City-owned property located at 335 - 2nd Avenue Northeast, St. Petersburg.](#)

**H. Reports**

1. [A report by Administration regarding discussions between the Administration and the Tampa Bay Rays on multiple options for elevating St. Petersburg's name as part of the agreement for the development of a new stadium.](#)

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

Setting January 18, 2024 as the public hearing date for the following proposed Ordinance(s):

1. [Ordinance 571-H, An Ordinance designating a portion of the downtown as a "clean zone" in order to regulate commercial activities during WWE Royal Rumble event; designating geographic boundaries for the clean zone; regulating temporary outdoor uses and temporary structures; prohibiting certain portable structures or vehicles and signage; providing for inspections and permits; providing for increased penalties; providing for conditions and restrictions; prohibiting commercial activities in the right of way; regulating locations for the consumption of alcoholic beverages; providing additional regulations for existing businesses in the clean zone; and providing an effective date.](#)

2. [Ordinance 1158-V approving a vacation of the southern 30-feet of 40th Avenue North between 73rd Street North and 74th Street north, generally located at 3801 74th Street North; setting forth conditions for the Vacation to become effective; and providing for an effective date. \(City File 23-33000013\)](#)
3. [Ordinances approving vacations of 5 feet right-of-way on the north and south sides of 87th Avenue North, generally located at 420 and 429 87th Avenue North. \(City File 23-33000012\)](#)
  - (a) Ordinance 1159-V approving a vacation of 5-feet of right-of-way on the north and south sides of 87th Avenue North, generally located at 420 and 429 87th Avenue North; Setting forth conditions for the vacation to become effective; and providing for an effective date.
  - (b) Ordinance 1160-V approving a vacation of 5-feet of right-of-way on the north side of 87th Avenue North, generally located at 429 87th Avenue North; Setting forth conditions for the vacation to become effective; and providing for an effective date.

**J. New Business**

1. [Respectfully requesting a referral to the Health, Energy, Resilience & Sustainability Committee for a report from Administration on our ISAP energy consumption, renewable goals, and progress to date. \(Councilmember Floyd\)](#)

**K. Council Committee Reports**

**L. Legal**

**M. Open Forum**

**N. Adjournment**

**St. Petersburg**  
**Community Redevelopment Agency (CRA)**  
**January 4, 2024**

1. City Council Convenes as Community Redevelopment Agency.
2. [A Resolution of the St. Petersburg Community Redevelopment Agency \(CRA\) finding the 25-story building with a total of 152 dwelling units, 4,893 square feet of commercial space and a 130-space parking garage located at 332, 340 and 344 4th Street South consistent with the Intown Redevelopment Plan; and providing an effective date. \(City File IRP 23-2A\)](#)
3. [A Resolution of the St. Petersburg Community Redevelopment Agency \(CRA\) finding the proposed plan to construct a mixed-use development with 360 dwelling units, 24,000 square feet of commercial space, and a 356- space parking garage, located at the northwest corner of 11th Ave S and 1st Ave S consistent with the Intown West Redevelopment Plan; and providing an effective date. \(City File IWRP 23-6A\)](#)
4. Adjourn Community Redevelopment Agency.

# CONSENT



# AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

## Consent Agenda A January 4, 2024

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

### **(Procurement)**

1. [Accepting a Statement of Qualifications from Hazen and Sawyer, P.C. for Consulting Services, Southwest Water Reclamation Facility \(SWWRF\) Facility Plan project \(ECID Project No. 23035-100; Oracle Project No. 19309\), for the Engineering and Capital Improvements Department, for consulting services in the amount of \\$1,268,310.](#)
2. [Accepting a quote from Flock Group, Inc for public safety cameras for the Police Department and the Enterprise Facilities Department, for a five-year contract amount of \\$730,250.](#)
3. [Approving the renewal of a blanket purchase agreement with Brenntag Mid-South, Inc., for liquified chlorine supply services in the amount of \\$2,080,000.](#)

### **(City Development)**

### **(Community Enrichment)**

### **(Public Works)**

4. [A Resolution accepting a Guaranteed Maximum Price \(“GMP”\) proposal dated September 5, 2023 in the amount of \\$1,167,452 from by PCL Construction, Inc. \(“PCL”\) for construction phase services for the Citywide Alternative Roadway Treatments Project; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date \(ECID Project No. 23064-100; Oracle Nos. 17987, 18590 and 19196\).](#)

### **(Appointments)**

### **(Miscellaneous)**

5. [A resolution authorizing the Mayor or his designee to accept Hurricane Housing Recovery Program \(“HHRP”\) funding in the amount of \\$606,000 from the Florida Housing Finance Corporation \(“FHFC”\); approving a supplemental appropriation in the amount of \\$606,000 from the increase in the unappropriated balance of the Local Housing Assistance Fund \(1019\), resulting from these additional revenues to the Housing and Community Development Department, Administration Division \(082-1089\); and providing an effective date.](#)

# CONSENT



# AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

## Consent Agenda B January 4, 2024

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

### (Procurement)

1. [Approving an Amendment with Fracta AL Corporation \(Fracta\), for three years of proprietary risk assessment of the City's potable and reclaimed water distribution networks for the Water Resources Department, for a not-to-exceed amount of \\$102,000.](#)
2. [Approving the reinstatement, increase in allocation and the renewal of a blanket purchase agreement with ES OPCO USA dba Vesperis, Howard Fertilizer & Chemical Company Inc. and SiteOne Landscape Supply, for herbicides, pesticides and related products for the Golf Courses and Parks & Recreation Department, in the amount of \\$200,000.](#)

### (City Development)

### (Community Enrichment)

### (Public Works)

3. [A Resolution authorizing the Mayor or his designee to execute Task Order No. 20-09-A/UIW\(S\) to the architect/engineering agreement dated December 1, 2020 between the City of St. Petersburg, Florida and ASRus, LLC \("A/E"\) for A/E to provide mechanical integrity testing and a summary report related to the 2024 Northwest Water Reclamation Facility Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \\$156,100; and providing an effective date. \(ECID Project No. 24123-130\)](#)

### (Appointments)

4. [A resolution appointing Cathryn Wilson, Jules Schneider, and David Hensler as regular members to the Code Enforcement Board; appointing Paul Eid as an alternate member to the Code Enforcement Board; and providing an effective date.](#)
5. [A resolution confirming the appointment of regular members to the Health Facilities Authority; and providing an effective date.](#)

### (Miscellaneous)

6. [City Council 2024 Calendar Setting](#)
7. [Committee of the Whole Minutes \(11/30/2023\)](#)
8. [Legislative Affairs and Intergovernmental Relations Committee Minutes \(10/26/2023\)](#)



# MEETING AGENDA

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CITY OF ST. PETERSBURG

Note: An Meeting Agendalisting of upcoming City Council meetings.

**Housing, Land Use & Transportation Committee**

*Thursday, January 11, 2024, 8:00 a.m., Conference Room 100*

**Public Services & Infrastructure Committee**

*Thursday, January 11, 2024, 9:25 a.m., Conference Room 100*

**Budget, Finance & Taxation Committee**

*Thursday, January 11, 2024, 10:50 a.m., Conference Room 100*

**CRA/Agenda Review**

*Thursday, January 11, 2024, 1:30 p.m., Conference Room 100*

**City Council Meeting**

*Thursday, January 11, 2024, 3:00 p.m., City Council Chambers*

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# CITY OF ST. PETERSBURG

## Board and Commission Vacancies

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

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

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

a. Presentation by City Administration.

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

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

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

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

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

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

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

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

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The following page(s) contain the backup material for Agenda Item: Revisions to the Procurement and Small Business Enterprise Program Ordinances  
Please scroll down to view the backup material.



**G-1**

**ST. PETERSBURG CITY COUNCIL**

**TO:** The Honorable Deborah Figgs-Sanders, Chair, and Members of City Council

**FROM:** Stephanie Swinson, Director, Procurement & Supply Management

**DATE:** January 4, 2024

**SUBJECT:** AN ORDINANCE AMENDING DIVISIONS 1, 2, 3, AND 6 OF CHAPTER 2, ARTICLE 5 OF THE CITY CODE RELATED TO PURCHASING, CONTRACTS ETC.; MOVING THE PROCUREMENT CODE TO DIVISION 1; MODIFYING THE TYPES OF PURCHASES EXEMPT FROM THE PROCUREMENT CODE; MODIFYING AND ADDING DEFINITIONS; MODIFYING PROVISIONS REGARDING APPROVAL AUTHORITY OF THE MAYOR FOR CERTAIN CONTRACTS AND RENEWALS; MODIFYING THE CRITERIA FOR SOLE SOURCE PROCUREMENT; SETTING FORTH PROCESSES FOR REQUESTS FOR QUALIFICATIONS, SMALL PURCHASES, REQUESTS FOR INFORMATION, AND PROTESTS; ESTABLISHING PROVISIONS PROHIBITING CERTAIN COMMUNICATIONS DURING COMPETITIVE SOLICITATIONS; CLARIFYING PROVISIONS; CREATING A NEW DIVISION 2 ESTABLISHING A BUSINESS EQUITY ADVISORY COMMITTEE; RESERVING DIVISION 3; DELETING DIVISION 6 IN ITS ENTIRETY RELATED TO GRANT OPPORTUNITIES THROUGH GRANT WRITERS; AND PROVIDING AN EFFECTIVE DATE.

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE V, DIVISION 4 RELATED TO THE SMALL BUSINESS ENTERPRISE ASSISTANCE PROGRAM; UPDATING FINDINGS; SETTING FORTH A PROCEDURE FOR MODIFYING ANNUAL GOALS FOR SMALL BUSINESS ENTERPRISE PARTICIPATION IN CITY CONTRACTS; MODIFYING THRESHOLDS FROM \$50,000 TO \$100,000 FOR BID DISCOUNTS, SHELTERED MARKET, AND REQUIRED PARTICIPATION PERCENTAGES; REMOVING REFERENCES TO THE SBE COMMITTEE AND ESTABLISHING THE AUTHORITY AND RESPONSIBILITIES OF THE POD; CLARIFYING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

**EXPLANATION:** The Procurement Department has reviewed industry best practices and have determined revisions to the current Procurement Code are needed to continue operations.

The attached draft Ordinance amends Divisions 1,2,3, and 6 of Chapter 2, Article V of the City Code related to Procurement.

Important factors being revised with this Ordinance include:

1. Providing POD authority on routine Procurement functions in the interest of expediency.
2. Establishing definitions for additional sourcing methods: Request for Qualifications and Request for Information.
3. Adding small dollar purchases, defined as \$100,000 or less.
4. Adding protest and cone of silence language.
5. Requesting the City Council approval threshold be increased to \$100,000.
6. Establishing the Business Equity Advisory Committee.

In addition, the Small Business Enterprise Program ordinance requires revisions to align with the new Minority and Women Owned Business Enterprise ordinance passed on October 5, 2023, and administrative policy changes within the Office of Supplier Diversity.

Important factors being revised with this Ordinance include:

1. Removing references to the SBE construction committee.
2. Modifying thresholds from \$50,000 to \$100,000 for bid discounts, sheltered market, and required participation percentages.

**RECOMMENDATION:** Administration recommends that City Council approve the revisions to Divisions 1,2,3, and 6 of Chapter 2, Article V of the City Code related to Procurement and Division 4 of Chapter 2, Article V related to the Small Business Enterprise Program.

Attachments

SS



ORDINANCE No. \_\_\_\_\_

AN ORDINANCE AMENDING DIVISIONS 1, 2, 3, AND 6 OF CHAPTER 2, ARTICLE 5 OF THE CITY CODE RELATED TO PURCHASING, CONTRACTS ETC.; MOVING THE PROCUREMENT CODE TO DIVISION 1; MODIFYING THE TYPES OF PURCHASES EXEMPT FROM THE PROCUREMENT CODE; MODIFYING AND ADDING DEFINITIONS; MODIFYING PROVISIONS REGARDING APPROVAL AUTHORITY OF THE MAYOR FOR CERTAIN CONTRACTS AND RENEWALS; MODIFYING THE CRITERIA FOR SOLE SOURCE PROCUREMENT; SETTING FORTH PROCESSES FOR REQUESTS FOR QUALIFICATIONS, SMALL PURCHASES, REQUESTS FOR INFORMATION, AND PROTESTS; ESTABLISHING PROVISIONS PROHIBITING CERTAIN COMMUNICATIONS DURING COMPETITIVE SOLICITATIONS; CLARIFYING PROVISIONS; CREATING A NEW DIVISION 2 ESTABLISHING A BUSINESS EQUITY ADVISORY COMMITTEE; RESERVING DIVISION 3; DELETING DIVISION 6 IN ITS ENTIRETY RELATED TO GRANT OPPORTUNITIES THROUGH GRANT WRITERS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG, FLORIDA DOES ORDAIN:

**SECTION ONE.** All sections in Divisions 1 and 2 of Chapter 2, Article 5 of the St. Petersburg City Code are hereby deleted in their entirety.

~~**DIVISION 1. – GENERALLY**~~

~~**Sec. 2-184. – Change orders.**~~

~~(a) The POD is authorized to execute on behalf of the City all necessary change orders to contracts for supplies, services and construction projects up to a cumulative total of \$25,000.00 on any one contract.~~

~~(b) The authority to execute change orders is limited to monies previously appropriated by City Council for the supplies, services or construction project which is the subject of the change order.~~

~~(c) The \$25,000.00 limit contained herein can be raised or lowered by a resolution of City Council for any given contract.~~

~~Secs. 2-185—2-189.—Reserved.~~

## ~~DIVISION 2.—CONTRACTS AND PUBLIC WORK~~

### ~~Sec. 2-190.—Option for contract or direct labor.~~

~~Any public work or improvement may be executed either by contract, or by direct labor, as may be determined by the POD. Before authorizing the execution of any work or improvement, detailed plans and estimates thereof shall be prepared, and there shall be separate accountings as to each work or improvement so executed.~~

### ~~Sec. 2-191.—Fraud, collusion, etc., by officers or employees.~~

~~Any officer or employee of the City who shall aid or assist any bidder in securing a contract to furnish labor, material or supplies at a higher price than that proposed by any other bidder, or who shall favor one bidder over another by giving or withholding any information, or who willfully misleads any bidder in regard to the character of the material or supplies called for, or who knowingly accepts materials or supplies of any inferior grade to those called for by any contract or specifications, or who knowingly certifies to a greater amount of labor performed, or the receipt of a greater amount of different kind of materials or supplies than has been actually received, or shall defraud the City in any other manner in relation to contracts, shall be guilty of a misfeasance in office and shall be removed from such office.~~

### ~~Sec. 2-192.—Collusion, etc., by contractors.~~

~~If at any time it is found that the person to whom a contract has been awarded has colluded with any other party for the purpose of circumventing any other competing bidder, or has entered into any arrangement by which such person has made a higher or lower bid than some other person for the purpose of dividing the contract or profits therefrom between two or more bidders, then the contract so awarded shall be null and void.~~

### ~~Sec. 2-193.—Assignment of contracts.~~

~~No contract for which a bond is required shall be assigned or transferred in any manner except by operation of the law or by approval of the City Council or the Mayor when authorized by the City Council. Violations hereof shall automatically terminate such contract, and shall make the same null and void as to any further performance thereof by the contractor or its assigns, without any action on the part of the City; and the City may rescind such contract and complete the same as the agent, and at the expense of, such contractor and its sureties.~~

### ~~Sec. 2-194.—Progress payments.~~

~~Any contract may provide for progress payments. If progress payments are provided under construction contracts, a ten percent retainage may be held on progress payments until 50 percent of the total work is completed. Pursuant to applicable laws, after 50 percent of the total work is completed, retainage shall be reduced to no more than five percent on the remaining progress payments. All payments, including progress payments or a lump sum payment, under a contract shall be made in accordance with the requirements of the contract.~~

**SECTION TWO.** Division 3. Procurement Code, of Chapter 2, Article 5 of the St. Petersburg City Code is hereby renumbered as Division 1 and its sections are hereby renumbered and amended to read as follows:

**DIVISION 1-3. - PROCUREMENT CODE**

**Sec. 2-184~~Sec. 2-200~~. Purpose.**

The purpose of this division is to provide for the fair and equitable treatment of all persons and entities involved in the public procurement by the City of supplies, services, software, and construction; to maximize the cost-effective use of public funds in procuring supplies, services, software, and construction; to provide safeguards for maintaining a procurement system of quality and integrity; and to ensure procurements are conducted in an open and competitive manner.

**Sec. 2-185~~Sec. 2-201~~. Applicability.**

(a) This division shall apply applies to (i) the procurement of supplies, services, software, and construction by the City; (ii) the contracts for supplies, services, software, and construction to which the City is a party; (iii) the disposal of surplus supplies by the City; and (iv) to the expenditure of public funds for such purposes, irrespective of the source of those funds.

(b) When the procurement, contract, disposal, or expenditure (i) is subject to state or federal laws or regulations that conflict with this division or (ii) involves the expenditure of state or federal assistance that is subject to requirements that conflict with this division, then the procurement, contract, disposal, or expenditure must shall be conducted in accordance with applicable state and federal laws, and regulations, and requirements. Otherwise, the procurement, contract, disposal, or expenditure must conducted be in accordance with the requirements of this division.

**Sec. 2-186~~Sec. 2-202~~. Exemptions.**

The provisions of this division ~~shall do not~~ apply to the purchase of the following supplies, services, software, or construction; provided, however, that the procurement of such exempt supplies, services, software, or construction set forth below remains subject to applicable laws and the approval authority authorized by this division ~~and all other applicable laws:~~

- (a) Groceries, foodstuffs and alcoholic beverages;
- (b) Merchandise for resale in City-operated concessions and retail shops;
- (c) Leasing of concessions within City buildings;
- (d) Professional services;
- (e) Lectures by individuals;
- (f) Legal services, including attorney, paralegal, expert witness, appraisal, and mediator services;
- (g) Any animals, including fish, birds, horses and police canines;
- (h) Artistic services or works of art;

- (i) ~~Goods, Supplies, and services, and construction~~ used to acquire, demolish, construct, rehab, market, or maintain properties identified in programs administered by the City's the neighborhood department in charge of housing strategy;
- (j) Sponsorship agreements;
- (k) Services or supplies related to City municipal elections. ~~Grant writers, provided that grant writers are subject to the requirements set forth in this chapter (currently Article V, Division 6, City Code);~~
- (l) Property insurance, provided that the purchase of property insurance ~~must be approved by City~~ requires City Council approval;
- (m) Financial instruments, including professional services required for the issuance of City debt, debt service, and City investments related thereto, including the selection of investment bankers for the City's underwriting pool and the selection of the City's ~~Financial Advisor~~ financial advisor;
- (n) Dues and memberships in trade or professional organizations, registration fees for trade or career fairs, fees, and costs for job-related seminars and training;
- (o) Subscriptions, periodicals, newspapers, books and library materials, electronic information, media, maps, pamphlets and similar publications in printed or electronic form, including the purchase of any advertisements and public and/or legal notices in such materials;
- (p) Public utility services subject to government rate control, including wWater, sewer, ~~telecommunications~~, electrical, or other utility services subject to government rate control;
- (q) Telecommunications services, including but not limited to telephone, cellular, internet, cable television, or satellite television.
- (~~qr~~) Services, including transportation for participants, related to programs offered through the department in charge of Parks-parks and Recreation-recreation Department-programs (e.g., field trips, golf instructors, fee instructors, tutors, and referees);
- (~~rs~~) Purchase of used equipment;
- (~~st~~) Naming rights agreements, provided that any naming rights agreement ~~must be approved by~~ requires City Council approval;
- (~~tu~~) Supplies and services with respect to ~~the construction for adapting, renovating or rehabbing for a professional sports tenant (major or minor league) and/or to~~ the use, management, or operation of any facilities—facility housing a professional sports team (major or minor league) ~~currently known as the Tropicana Field and Al Lang Field~~;
- (~~tv~~) Supplies and services with respect to the use, management, or operation of the Mahaffey Theater, Sunken Gardens, and the Coliseum;
- (~~v~~) — ~~Supplies and services with respect to the construction of tenant improvements and/or the use, management or operation of the area known as the municipal pier district (which includes the building known as the Museum of History);~~ ;
- (w) Specialized police equipment;
- (x) Food trucks;
- (y) Supplies, services, software, and construction related to settlement of claims or litigation;

- (z) Supplies and services related to the City's employee wellness center;
- (aa) Computer hardware and software that meets the following criteria:
  - (1) The total cost of the purchase does not exceed \$250,000.00;
  - (2) The hardware or software ~~must integrate~~ with existing City hardware or software;
  - (3) The hardware or software ~~must have~~ has been successfully pilot tested by the Chief Information Officer (CIO), and the methodology and results of the testing ~~must be~~ are documented;
  - (4) The hardware or software ~~must be~~ is a cost-effective solution for the City as determined by the CIO; and
  - (5) The hardware or software has been approved by the CIO.

**Sec. 2-187~~Sec. 2-203~~. Definitions and abbreviations.**

As used in this division the following terms ~~will~~ shall have the meaning ascribed to them, unless the context clearly indicates otherwise:

*Best interest of the City* means a judgmental assessment of what will result in a maximum benefit being conferred upon the City.

*Construction* means the process of (i) building, altering, repairing, improving, or demolishing any public structure, building, facility, or roadway, including any moving or excavating associated therewith, or (ii) making other improvements to any public real property. Construction does not include the ~~routine operation, routine repair, or~~ routine maintenance of existing structures, buildings, facilities, roadways, or real property.

*Electronic* means electrical, digital, magnetic, optical, electromagnetic, or any other similar technology.

*Invitation for bids* means all documents, whether attached or incorporated by reference, utilized for soliciting ~~sealed~~ bids.

*Job order contract* means a firm-fixed price, indefinite delivery, indefinite quantity contract for the minor construction, repair, rehabilitation, or alteration of a public improvement.

*Life-cycle costing* means an economic analysis to determine the lowest cost of ownership of a fixed asset (including purchase price, installation, operation, maintenance, disposal or salvage, and other costs) during the asset's economic life.

*Procurement* means the buying, purchasing, renting, leasing, or otherwise acquiring of any supplies, services, software, or construction. Procurement includes all functions that pertain to obtaining any supply, service, software, or construction, including description of requirements, selection, and solicitation of sources, preparation and award of contract, and all phases of contract administration.

*Professional services* means brokerage ~~services~~, ~~and~~ financial investing, accounting, auditing, claim review, health services (including mental health services), ~~and~~ medical exams, retirement plan services ~~providers~~, and those professional services defined in F.S. § 287.055 (which include architect, engineering, landscape architecture, and registered surveying).

Request for information or RFI means all documents, whether attached or incorporated by reference, utilized to make a request to vendors for information concerning supplies, services, software, or construction. Responses to these requests are not offers and may not be accepted by the City to form a binding contract.

*Request for proposals or RFP* means all documents, whether attached or incorporated by reference, utilized for soliciting proposals.

Request for qualifications or RFQ means all documents, whether attached or incorporated by reference, utilized for solicitating statements of qualification for the purpose of selecting qualified offerors.

*Responsible bidder* means a person or entity that demonstrates the capability in all respects to fully perform the contract requirements, and the experience, reliability, facilities, equipment, and credit necessary for good faith performance.

*Responsive bidder* means a person or entity that has submitted a bid which conforms in all material respects to the requirements set forth in the invitation for bids.

*Services* means the furnishing of labor, time, or effort by a person or entity, not involving the delivery of a specific end product other than reports which are merely incidental to the required performance. Services does not include employment agreements or collective bargaining agreements.

Software means any program or other instructions used to operate a computer including (i) any desktop software, mobile application, API, or interface run on a computer or mobile device and (ii) any computing, storage, or other software provided through the internet, including any cloud-based server, browser-based application, or other program running on a remote computer and accessed by the user through a web service or other internet protocol. The term “software” does not include firmware running on computer hardware.

*Specialized police equipment* means specialized criminal investigation and law enforcement equipment utilized by the police department whereby the publication of detailed specifications could impede a criminal investigation or have a detrimental effect on officer safety.

*Specification* means any description of the physical or functional characteristics or of the nature of a supply, service, software, or construction. Specification includes a description of any requirement for inspecting, testing, or preparing a supply, service, software, or construction for delivery.

*Supplies* means all property, including, but not limited to, equipment, materials, and leases of personal property. Supplies does not include land or a permanent interest in land.

*Surplus supplies* means any supplies other than expendable supplies no longer having any use to the City. Surplus supplies include obsolete supplies, scrap materials, and nonexpendable supplies that have completed their useful life cycle.

Unsolicited Offer means any offer for supplies, services, or software other than one submitted in response to a solicitation by the City.

**Sec. 2-188~~Sec. 2-204~~. Procurement department; duties and responsibilities.**

~~(a) — The POD shall perform~~ has the authority to perform the City's procurement functions and carry out the provisions of this division, including establishing procedures and administrative policies .

~~(b) — Consistent with this division, and subject to the approval of the Mayor, the POD shall have the responsibility to prepare administrative policies and operating procedures necessary to govern the procurement, management, control, and disposal of all supplies, services, software, and construction, to be procured by the City. Such administrative policies and operating procedures shall be in writing and at a minimum, include the following: small purchase procedures; disposal of surplus supplies; sole source procedures; job order contract procedures; an owner direct purchase policy; cost principals; tie bids; a list defining minor irregularities and examples thereof; specifications; protest and dispute procedures; contract management; debarment and suspension; request for qualifications process; and request for information process.~~

~~(c) — The POD shall notify City Council of changes to administrative policies, provided, however, that the failure of the POD to notify City Council of changes to administrative policies shall not invalidate any procurement of supplies, services and construction pursuant to this division.~~

**Sec. 2-189~~Sec. 2-205~~. Approval authority.**

(a) Except as otherwise provided in subsection (b) this division, the Mayor ~~has~~ shall have the authority to purchase and approve contracts for supplies, services (including task orders and purchase orders), software, and construction (including job orders pursuant to a job order contract) for ~~\$75~~100,000-00 or less. Additionally, the Mayor has the authority to:

(1) Approve contracts for computer hardware or software in which the cost of implementation, training, use, support, and maintenance for the initial five years is \$100,000 or less, even if subsequent renewal of that contract would result in a cumulative contract exceeding \$100,000.

(2) Approve renewals of any contracts for ongoing maintenance, use, or support of computer hardware or software if the total cost of such maintenance, use, and support during such renewal term is \$100,000 or less.

(3) Approve amendments to any contracts for computer hardware or software to expand or upgrade the computer hardware or software if the total cost of such expansion or upgrade is \$100,000 or less.

(4) Execute on behalf of the City all necessary change orders or amendments to contracts for supplies, services, software, or construction up to a cumulative total of \$25,000 on any one contract, provided that such change order or amendment does not result in the contract surpassing the \$100,000 threshold. The authority to execute change orders or amendments is limited to monies previously appropriated by City Council for the supplies, services, software, or construction project which is the subject of the change order or amendment.

(5) Exercise a renewal option on any contract that was initially \$100,000 or less, provided that the renewal option itself is for \$100,000 or less.

(b) ~~Except as provided in subsection (a), Purchases~~ purchases and contracts for supplies, services (including task orders and purchase orders), software, and construction (including job orders pursuant to a job order contract) for more than \$75~~100,000.00~~ shall require City Council approval.

~~(b) If a person or entity who is selected to provide supplies, services (including task orders) or construction (including job orders pursuant to a job order contract) for \$75,000.00 or less takes exception to the City's standard terms and conditions set forth in the solicitation documents or attached to a purchase order (other than changes to indemnification approved by the City Attorney's Office or changes to insurance provisions approved by the City's Risk Management Department), then such purchase or contract shall require City Council approval, unless such exceptions are withdrawn by such person or entity.~~

**Sec. 2-190~~Sec. 2-206~~. Specifications.**

All specifications issued by the City shall provide for free and open competition and shall not be unduly restrictive. The POD ~~shall~~ has the authority to promulgate procedures and administrative policies authorized by this division for the standardization, preparation, and use of specifications for supplies, services, software, and construction required by the City.

**Sec. 2-191~~Sec. 2-207~~. Competitive sealed bidding.**

(a) *Condition for use.* Contracts for more than \$100,000.00 shall be awarded by competitive sealed bidding, except as otherwise provided in this division.

(b) *Invitation for bids.* An invitation for bids shall be issued and shall include a purchase description and all contractual terms and conditions applicable to the procurement.

(c) *Public notice.* Public notice shall be given for any invitation for bids issued by the City.

(d) *Bid opening.* Bids shall be opened publicly at the time, date, and place designated in the invitation for bids. The amount of each bid and such other relevant information as the POD deems appropriate, together with the name of each bidder, shall be recorded.

(e) *Bid acceptance and bid evaluation.* Bids shall be unconditionally accepted without alteration or correction, except as authorized in this section. Bids shall be evaluated based on the requirements and specifications set forth in the invitation for bids. Requirements and specifications may include criteria to determine acceptability, such as inspection, testing, quality, life cycle costing, workmanship, delivery, and suitability for a particular purpose. Any criteria that will affect the bid price (e.g., discounts, transportation costs, life cycle costing) shall be included on the pricing page set forth in the invitation for bids and shall be objectively measured.

(f) *Correction or withdrawal of bids, cancellation of awards.* Correction or withdrawal of inadvertently erroneous bids before or after award, or cancellation of awards based on such bid mistakes, ~~shall~~ may be permitted if authorized by this division in accordance with procedures and administrative policies established by the POD. After bid opening, no change in bid prices or other provisions of bids ~~shall be~~ permitted if the POD determines such change would be prejudicial to the best interest of the City or fair competition.

(g) *Waiver of irregularities.* In the evaluation of any invitation for bids, the POD may waive minor irregularities authorized in accordance with procedures and administrative policies established by the POD ~~by this division.~~



(h) *Responsible and responsive bidder.* The invitation for bids shall include factors to determine whether a bidder is responsible and responsive. For a construction contract more than \$1,000,000.00, factors to determine whether a bidder is responsible shall include (i) bidder's default under, or failure to complete, other contracts; (ii) bidder's non-compliance with applicable laws, including any citations from the Occupational Safety and Health Administration (OSHA) in the last three years or claims alleging wage violations and/or discrimination in the last three years; (iii) bidder's involvement in ongoing litigation, including any final judgments that have not been satisfied; (iv) evidence that bidder provides a drug-free workplace; and (v) evidence that all employees who will work on the construction project have completed or will complete the OSHA ten-hour training course prior to performing work on the construction project.

(i) *Award.* A contract shall be awarded, or recommended for award subject to City Council approval if City Council approval is required, by appropriate written notice, as specified in the invitation for bids, to the lowest responsible and responsive bidder. ~~If the purchase of supplies, services or construction pursuant to this section requires City Council approval, the POD shall make a report and timely transmit the report and bids to City Council with a recommendation concerning acceptance or rejection thereof, and the City Council shall thereupon approve or disapprove the recommendation of the POD.~~

(j) ~~*Bids for construction exceeding available funds.*~~ In the event that bids for any construction are solicited and the bids received exceed the available funds, the POD, when determined by the POD to be in the best interest of the City, is authorized to negotiate an adjustment of the base bid price (including changes to the scope of work) with the lowest responsible and responsive bidder in order to bring the base bid within the amount of available funds. The resulting contract requires City Council approval. ~~If the contract requires City Council approval, the POD shall make a report and timely transmit the report and bids to City Council with a recommendation concerning acceptance or rejection thereof, and the City Council shall thereupon approve or disapprove the recommendation of the POD.~~

(k) *No bids received.* In the event that bids for any supplies, services, software, or construction are solicited and no responsive bids are received ~~at the time and place established by the invitation for bids,~~ the POD, when determined by the POD to be in the best interest of the City, is authorized ~~City Council shall have the authority to authorize the POD to~~ negotiate directly with potential bidders ~~and enter into a contract~~ for the provision of such supplies, services, software, or construction. The resulting contract requires within prescribed dollar limits as approved by City Council approval.

(l) *Cancellation or rejection of bids.* An invitation for bids may be cancelled, or any or all bids may be rejected in whole or in part, if specified in an invitation for bids, when it is determined by the POD to be in the best interest of the City.

(m) *Multi-step bidding.* When it is considered impractical to initially prepare a purchase description to support an award based on price, an invitation for bids may be issued requesting the submission of unpriced offers to be followed by an invitation for bids limited to those bidders whose offers have been determined to be technically acceptable under the criteria set forth in the first solicitation.

**Sec. 2-192~~Sec. 2-208~~. Electronic reverse auction.**

- (a) *Determination of use.* The POD may procure certain supplies, and services ~~or construction~~ through a competitive electronic reverse auction bidding process after the POD makes a determination that the use of such process is in the best interest of the City.
- (b) *Invitation for bids.* An invitation for bids by electronic reverse auction shall include a purchase description and all terms and conditions applicable to the procurement.
- (c) *Public notice.* Public notice shall be given for any invitation for bids by reverse auction issued by the City.
- (d) *Reverse auction bidding and bid acceptance.* During an invitation for bids by electronic reverse auction, price and ranking shall be known to all bidders, which bidders shall not be identified by name. Bidders ~~shall~~ will have the opportunity to reduce their bid prices during the auction. Bids received by electronic reverse auction shall be accepted electronically at the time, date, and in the manner designated in an invitation for bids by electronic reverse auction. At the conclusion of the electronic reverse auction, the record of bid prices received and the name of each bidder shall be posted as specified in the invitation for bids by electronic reverse auction.
- (e) *Award.* A contract shall be awarded by written notice, or recommended for award subject to City Council approval if City Council approval is required, by appropriate written notice, as specified in the invitation for bids by electronic reverse auction, to the lowest responsive and responsible bidder.
- (f) *Cancellation or rejection of electronic bids.* An invitation for bids by electronic reverse auction may be cancelled, or any or all bids may be rejected, when it is determined by the POD to be in the best interest of the City.

**Sec. 2-193~~Sec. 2-209~~. Competitive sealed proposals/competitive negotiations.**

- (a) *Condition for use.* A contract for more than \$100,000.00 may be entered into by use of the competitive sealed proposals/competitive negotiations method when: (i) the POD determines that the complex nature or technical details of a particular procurement make the use of competitive sealed bidding either not practicable or not advantageous to the City; (ii) specifications cannot be fairly or objectively prepared so as to permit competition in a competitive sealed bidding process; (iii) advanced technology or electronic equipment is available from a limited number of sources; or (iv) specifications cannot practicably be prepared except by reference to specifications of the equipment of a single source of supply.
- (b) *Request for proposals.* An RFP shall be issued and shall include a scope of work or services, proposal requirements, and other terms and conditions applicable to the procurement.
- (c) *Public notice.* Public notice shall be given for any RFP issued by the City.
- (d) *Receipt of proposals.* Proposals shall be opened publicly at the time, date, and place designated in the RFP. After all proposals are opened, a list of each offeror who submitted a proposal shall be prepared.
- (e) *Evaluation criteria.* An RFP may state the relative importance of price and shall include evaluation criteria. No factors or criteria other than those set forth in the RFP ~~shall~~ may be used in the evaluation of the proposals.

(f) *Selection of offerors.* Where there are multiple responsive proposals to an RFP, a short-listing of two or more offerors may be made. Negotiations as outlined in this section shall begin with the selected offerors. If there is only one responsive proposal, negotiations may proceed with a single offeror.

(g) *Negotiations with selected offerors.* As provided in this section, negotiations may be conducted with selected offerors. The negotiations shall be for the purpose of clarifying and understanding proposals and for responses to post-proposal opening and modifications to the RFP specifications which are in the best interest of the City and which do not significantly change the scope or purpose of the project for which the RFP was issued (collectively, "negotiation subjects"). It ~~shall~~ will not be considered to be a significant change in scope if the original project scope is reduced to fit within the funds budgeted by the City for the project. However, this subsection ~~shall~~ may not be construed to require the City to make such a reduction. During this negotiation process, selected offerors ~~shall~~ must be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals related to negotiation subjects for the purpose of preparing their best and final offer which may be requested and received by the City prior to the conclusion of the negotiation process. Amendments, deletions, and additions to the selected offeror's original proposal ~~shall~~ must be related to the negotiation subjects only.

(h) *Waiver of irregularities.* In the evaluation of an RFP, the POD may waive minor irregularities in accordance with procedures and administrative policies established by the POD ~~authorized by this division.~~

(i) *Award.* A contract shall be awarded, or recommended for award subject to City Council approval if City Council approval is required. ~~Award shall be made~~ to the selected offeror whose proposal, as reflected in its best and final offer or as reflected in its original proposal (as may be clarified through the foregoing negotiation process), if no best and final proposal is requested by the City, is determined in writing to be the most advantageous to the City, taking into consideration ~~price and~~ the evaluation criteria set forth in ~~a~~ the RFP. ~~If the purchase of supplies, services or construction pursuant to this section requires City Council approval, the POD shall make a report and timely transmit the report and offers to City Council with a recommendation concerning acceptance or rejection thereof, and the City Council shall approve or disapprove the recommendation of the POD.~~

(j) *Debriefings.* The POD is authorized to provide debriefings to ~~all~~ any offerors who submitted a proposal in response to an RFP and requests a debriefing.

(k) *No proposals received.* In the event that an RFP for any supplies, services, software, or construction ~~are solicited~~ is issued and no proposals are timely received ~~on the date, time and place established by a RFP~~, the POD, when determined by the POD to be in the best interest of the City, City Council shall have the authority to ~~is authorized the POD to~~ negotiate directly with potential offerors ~~and enter into a contract~~ for the provision of such supplies, services, software, or construction ~~within prescribed dollar limits as approved by City Council.~~ The resulting contract requires City Council approval.

(l) *Cancellation or rejection of proposals.* An RFP may be cancelled, or any or all proposals may be rejected, when it is determined by the POD to be in the best interest of the City.

**Sec. 2-194~~Sec. 2-210~~. Request for qualifications ~~or request for information~~.**

(a) Condition for use. The POD is authorized to ~~solicit qualifications or information in accordance with the administrative policies and operating procedures authorized by this division~~ procure certain goods, services, or construction (other than professional services or certain construction subject to the requirements of F.S. 287.055 or F.S. 255.103, which will be solicited in accordance with the applicable statutory requirements) utilizing an RFQ pursuant to this division if the POD determines that it is in the City's best interest to choose qualified offerors for such goods, services, or construction.

(b) Request for qualifications. An RFQ shall be issued and shall include a general scope of work or services and all other terms and conditions applicable to the procurement.

(c) Public notice. Public notice shall be given for any RFQ issued by the City.

(d) Receipt of statements of qualification. Statements of qualifications shall be opened publicly at the time, date, and place designated in the RFQ. After all statements of qualifications have been opened, a list of each offeror who submitted a statement of qualifications shall be prepared.

(e) Evaluation criteria. An RFQ shall state the criteria to be used in the evaluation of statements of qualifications, which may include but are not limited to capabilities, adequacy of personnel, past record, reputation, experience, and competency of the offeror. An RFQ may state the relative importance of each criteria. No factors or criteria other than those set forth in the RFQ may be used in the evaluation of the statements of qualifications.

(f) Waiver of irregularities. In the evaluation of statements of qualifications submitted pursuant to an RFQ, the POD may waive minor irregularities in accordance with procedures and administrative policies established by the POD.

(g) Award. A contract shall be awarded, or recommended for award subject to City Council approval if City Council approval is required, to qualified offerors in accordance with the solicitation documents.

(h) Debriefings. The POD is authorized to provide debriefings to any offeror who submitted a statement of qualifications in response to the RFQ and requests a debriefing.

(i) No statements of qualifications received. In the event that an RFQ is issued and no qualified offerors have submitted statements of qualifications on or before the date, time, and place established by the RFQ, the POD, when determined by the POD to be in the best interest of the City, is authorized to negotiate directly with potential offerors for the provision of such goods, services, or construction. Each resulting contract requires City Council approval.

(j) Cancellation or rejection of all statements of qualifications. An RFQ may be cancelled, or any or all statements of qualifications may be rejected, when it is determined by the POD to be in the best interest of the City.

**Sec. 2-195~~Sec. 2-211~~. Small purchases.**

(a) Generally. ~~Any~~ Unless otherwise provided by applicable laws, any procurement of supplies, services, software, construction for \$100,000.00 or less ~~may~~ must be made in accordance with this section or in accordance with other source selection methods authorized by this division as

determined by the POD ~~the small purchase procedures authorized in this division~~. A purchase shall may not be artificially divided so as to constitute a small purchase under this section.

(b) Small purchases under \$10,000. Purchases with a total estimated value under \$10,000 are not subject to competitive quotation and may be awarded on the basis of a single verbal or written quote.

(c) Small purchases between \$10,000 to \$24,999. Insofar as it is practical for small purchases with a total estimated value between ~~\$10,000-00~~ to \$24,999, the POD shall request no less than three written quotes. Award shall be made on the basis of (i) the lowest and best responsive quote if price is the only criteria for award identified in the request for quotes or (ii) the quote that is the most advantageous to the City if the request for quotes identifies any additional criteria for award other than price. If price is the only criteria for award identified in the request for quotes, the award of small purchases between \$10,000 to \$24,999 other than to the lowest and best quote requires approval by the Mayor.

(d) Small purchases between \$25,000 to \$99,999. Insofar as it is practical for small purchases with a total estimated value between \$25,000 to \$99,999, the POD shall request no less than five written quotes. Award shall be made on the basis of (i) the lowest and best responsive quote if price is the only criteria for award identified in the request for quotes or (ii) the quote that is the most advantageous to the City if the request for quotes identifies any additional criteria for award other than price. If price is the only criteria for award identified in the request for quotes, the award of small purchases between \$25,000 to \$99,999 other than to the lowest and best quote requires City Council approval.

#### **Sec. 2-196Sec. 2-212. Sole source procurement.**

(a) Condition for use. Sole source procurement may be used, subject to City Council approval if City Council approval is required, to purchase or renew contracts for supplies, services, or software or construction when such supply, service, or software ~~or construction~~ is available from only one source ~~and must be made in accordance with the sole source procedures authorized by this division~~. A requirement for a particular proprietary ~~item~~ supply, service, or software does not justify sole source procurement if there is more than one potential bidder or offeror for that item supply, service, or software. Examples when a sole source procurement may be used ~~shall~~ include but are not ~~be~~ limited to the following:

(1) Where the compatibility of equipment, accessories, or replacement parts is the paramount consideration;

(2) Where a ~~sole~~ supplier's ~~item~~ supply, service, or software is needed for trial use or testing;

~~(3) — Where public utility services are to be procured;~~

~~(4)~~ Where the ~~item~~ supply is a used ~~item~~ supply which is subject to immediate sale;

~~(5)~~ Where additional supplies, ~~or~~ services, or software are needed to complete an ongoing task; or

~~(6)~~ Where the ~~item~~ supply, service, or software is a component or replacement part, an expansion or upgrade, or a specialized service for which there is no commercially available substitute and which can be purchased only from the manufacturer, ~~or~~ distributor, or a manufacturer's service representative.

- (b) *Determination.* The determination as to whether the procurement or renewal will ~~shall~~ be made as a sole source ~~shall~~ must be made in writing by the POD.
- (c) *Negotiations.* The POD ~~shall~~ may conduct negotiations with the sole source supplier, as appropriate, as to price, delivery, and the terms and conditions of the award or renewal.
- ~~(d) *Approvals.* If the purchase of supplies, services or pursuant to this section requires City Council approval, the POD shall make a report and timely transmit the report and the offer to City Council with a recommendation concerning acceptance or rejection thereof, and the City Council shall approve or disapprove the recommendation of the POD.~~

**Sec. 2-197~~Sec. 2-213~~. Emergency procurement.**

- (a) If an emergency situation exists, the Mayor may waive any requirement, procedure, or other provision of this division to the extent the Mayor determines it is necessary to deal with the emergency situation. And pursuant to such waiver, the Mayor may negotiate, enter into contracts, or otherwise effectuate the purchase of any supply, service, software, or construction, to the extent the Mayor determines that it is necessary to deal with the emergency situation.
- (b) For purposes of this section, the term "emergency situation" means any of the following situations:

(1) The Mayor has determined that a disruption of essential operations or conditions is adversely affecting the safety, health, or security of people or property in the City and that it is infeasible to remedy such disruption through the use of the competitive ~~bidding~~ solicitation procedures required by this division.

(2) The Mayor has determined that an emergency exists in regard to the purchase of any commodity or execution of any contract such that the delay resulting from competitive ~~bidding~~ solicitation procedures required by this division would be detrimental to the best interest of the City.

(3) A state of emergency is in effect for any portion of the City after having been declared (i) by the Governor or President or (ii) in accordance with Chapter 2, Article VIII, Division 2 (Emergency Management).

- (c) If the Mayor takes any action pursuant to this section, the Mayor shall formally advise City Council of such action during the next regularly scheduled session of City Council.

**Sec. 2-198. Cooperative purchasing.**

In addition to the other source selection methods set forth in this division, the POD has the authority to (i) join with other governmental entities in cooperative purchasing, (ii) utilize the contracts of other governmental entities, and (iii) purchase vehicles utilizing the following methods, when doing so is in the best interest of the City as determined by the POD:

- (a) *Joint bids.* The POD may solicit bids or proposals on behalf of other government entities or may participate with other government entities in a cooperative joint bid process.
- (b) *Piggybacking.* The POD may piggyback utilizing a contract of other entities, including other local governments in Florida, state governments, local governments in other states, federal agencies of the United States, consortiums, and any not-for-profit entity comprised of more than one such unit, provided that such contract was awarded by the

other entity on the basis of a competitive process substantially equivalent to those specified in this division.

- (c) Purchase of vehicles. The POD may purchase vehicles from selected entities providing vehicles pursuant to the Florida Sheriffs Association and Florida Association of Counties negotiated purchase program.

**Sec. 2-199~~Sec. 2-214~~. Construction delivery methods and source selection.**

In addition to the other source selection methods set forth in this division, ~~Unless otherwise required or permitted by this division or applicable laws,~~ the POD is authorized to use any construction delivery method set forth in this section. In determining which construction delivery method to use, consideration ~~shall~~must be given to the City's requirements and resources.

(a) ~~Design-bid-build.~~ ~~The design documents shall be prepared by a person or entity providing professional services pursuant to F.S. § 287.055.~~ The POD shall award a construction contract by the competitive sealed bidding process set forth in this division.

(b) *Construction management at-risk.* The POD shall award a contract for construction management at-risk by using one of the following processes:

(1) The process permitted by F.S. § 255.103; or

(2) The process permitted by F.S. § 255.20; or

(3) The competitive sealed proposals/competitive negotiations process set forth in this division.

(c) *Design-build.* The POD shall award a design-build contract by using one of the following processes:

(1) The process permitted by F.S. § 287.055; or

(2) The process permitted by F.S. § 255.20; or

(3) The Florida Department of Transportation's Low Bid Design-Build (LBDB) process;  
or

~~(4) Any other process permitted by administrative policies that is substantially similar to subsection (3) above and compliant with applicable laws.~~

(d) *Design-build-operate-maintain.* The POD shall award a design-build-operate-maintain contract (for either ~~City~~City-owned or ~~City~~City-leased property) by use of a the competitive sealed proposals/competitive negotiations process set forth in this division.

(e) *Design-build-finance-operate-maintain.* The POD shall award a design-build-finance-operate-maintain contract (for either ~~City~~City-owned or ~~City~~City-leased property) by use of a the competitive sealed proposals/competitive negotiations process set forth in this division.

(f) *Job order contract.* The POD shall award a job order contract in accordance with the job order contract procedures authorized by this division by using one of the following processes:

(1) The competitive sealed bidding process set forth in this division;

(2) The competitive sealed proposals/competitive negotiations process set forth in this division; or

(3) The request for qualifications process set forth in this division.

(g) Direct labor for public construction works. Nothing contained in this division may be construed to limit the City's ability to construct or improve a public building, structure, or other public construction works by direct labor in accordance with applicable laws, including F.S. § 255.20.

**Sec. 2-200. Unsolicited offers.**

(a) Processing of unsolicited offers. Any unsolicited offer received by the City shall be sent to the POD. The POD has the authority with respect to evaluation, acceptance, and rejection of such unsolicited offers.

(b) Conditions for consideration. The conditions set forth below are required before the POD will evaluate an unsolicited offer:

(1) Must be in writing;

(2) Must be sufficiently detailed to allow a judgment to be made concerning the potential utility of the offer to the City;

(3) Must be unique or innovative to City use;

(4) Must demonstrate that the proprietary character of the offering warrants consideration of the use of sole source procurement; and

(5) May be subject to testing under terms and conditions specified by the City.

(c) Evaluation. If, based on the requirements set forth in this section, the POD recommends that the City accept the unsolicited offer, the sole source procedures set forth in this division must be followed.

**Sec. 2-201. Request for information.**

The POD has the authority to issue an RFI to solicit information from potential offerors prior to issuance of a planned solicitation when the POD determines that doing so is in the best interest of the City.

**Sec. 2-202. Disposal of surplus supplies.**

The POD has the authority to sell or dispose of surplus supplies in accordance with applicable laws, policies, and administrative procedures.

**Sec. 2-203Sec. 2-215. Types of contracts; term.**

(a) Any type of contract that promotes the best interest of the City may be used for the procurement of supplies, services, software, or construction, ~~provided all required approvals for use of such contract are obtained.~~ The term of any contract ~~shall~~ must be for a period of time that is determined by the POD to be in the best interest of the City, provided that, except as otherwise provided in this division, the initial term of a contract and renewal options are set forth in the solicitation documents, and further provided that the term complies with the City Charter and all applicable laws.

(b) Subject to any approvals required by this division or applicable laws, any contract may be extended for a period not to exceed six months when the POD determines that such extension is in the best interest of the City and is necessary to allow the City to finalize the solicitation and



negotiation of a replacement contract. The extension must be in writing and subject to the same terms and conditions set forth in the original contract and any written amendments thereto.

**Sec. 2-204~~Sec. 2-216~~. Bid security.**

The POD may require bid security for the procurement of supplies, services, software, or construction if the POD determines that requiring such security is in the best interest of the City. Bid security ~~shall~~must be in the form and amount specified in the invitation for bids.

**Sec. 2-205~~Sec. 2-217~~. Contract security.**

(a) ~~Public Bonds for public construction contracts.~~ Except as otherwise provided in ~~this subsection (b) of this section~~, all contractors entering into a public construction contracts awarded by the City shall ~~require the contractor to obtain~~ execute a public construction performance and payment bond conforming with the minimum requirements set forth in F.S. § 255.05. Such bond must be in a form acceptable to the City Attorney's Office.

(b) ~~Waiver of p~~Exemption from bond requirement for public construction bond projects. Unless prohibited by any applicable laws, for public construction ~~contracts~~projects less than \$100,000.00, the POD may ~~waive the requirement that the~~ exempt the contractor from executing ~~shall obtain a public construction performance and payment bond~~ if the POD determines that such ~~waiver exemption~~ is justified based on the size and complexity of the project, and that such waiver exemption is in the best interest of the City. Unless prohibited by any applicable laws, for public construction contracts between \$100,000 and \$200,000, City Council may exempt the contractor from executing a performance and payment bond based on a written determination by the POD that such exemption (i) is justified based on the size and complexity of the project and (ii) is in the best interest of the City.

(c) ~~Performance and payment bonds for Other-other contracts.~~ The POD may require a performance and payment bond from a ~~successful bidder or selected offeror~~ contractor as security to the City for faithful performance of a contract and as security for the payment to all persons performing labor or furnishing materials in connection with a contract. Such bond must be in a form acceptable to the City Attorney's Office.

(d) ~~Alternative form of security.~~ In lieu of a public construction bond or performance and payment bond required by this section or other applicable laws, a contractor, ~~successful bidder or selected offeror~~ may provide the City with ~~an irrevocable letter of credit or other financial security acceptable to the POD, if permitted by applicable laws.~~ Such alternative financial security must be and in a form acceptable to the City Attorney's Office.

(e) ~~Authority to require additional security.~~ Nothing in this section ~~shall~~may be construed to limit the authority of the POD to require ~~additional security in addition to~~ beyond the security required by this section.

**Sec. 2-218. Unsolicited offers.**

(a) ~~Defined.~~ For purposes of this section, the term "unsolicited offer" means any offer other than one submitted in response to a solicitation by the City.

~~(b) *Processing of unsolicited offers.* Any unsolicited offer received by the City shall be sent to the POD in charge of procurement. The POD shall have the authority with respect to evaluation, acceptance, and rejection of such unsolicited offers.~~

~~(c) *Conditions for consideration.* The conditions set forth below are required before the POD will evaluate an unsolicited offer:~~

~~(1) Must be in writing;~~

~~(2) Must be sufficiently detailed to allow a judgment to be made concerning the potential utility of the offer to the City;~~

~~(3) Must be unique or innovative to City use;~~

~~(4) Must demonstrate that the proprietary character of the offering warrants consideration of the use of sole source procurement; and~~

~~(5) May be subject to testing under terms and conditions specified by the City~~

~~(d) *Evaluation.* If based on the requirements set forth in this section, the POD recommends that the City accept the unsolicited offer, the sole source procedures set forth in this division shall be followed.~~

### **~~Sec. 2-219. Cooperative purchasing.~~**

~~The POD shall have the authority to utilize the following methods to join with other governmental entities in cooperative purchasing, to utilize the contracts of other governmental entities and to purchase vehicles when to do so is in the best interest of the City as determined by the POD.~~

~~(a) *Joint bids.* The POD shall have the authority to solicit bids or proposals on behalf of, or to participate with, other government entities in a cooperative joint process, if it is deemed by the POD to be in the best interest of the City to do so.~~

~~(b) *Piggybacking.* The POD shall have the authority to piggyback utilizing a contract of other government entities, including local governments, other state governments, local governments in other states, federal agencies of the United States, consortiums and any not for profit entity comprised of more than one such unit, if it is deemed by the POD to be in the best interest of the City to do so, and provided that such contract was awarded on the basis of a competitive process substantially equivalent to those specified in this division.~~

~~(c) *Purchase of vehicles.* In addition to the source selection processes set forth in this division, the POD may purchase vehicles from selected entities providing vehicles pursuant to the Florida Sheriff's Association and Florida Association of Counties negotiated purchase program.~~

**Sec. 2-206~~Sec. 2-220~~. Authority to debar or suspend.**

After reasonable notice to the person or entity involved and reasonable opportunity for that person or entity to be heard, the POD, after consultation with the affected user(s) department(s) and the City Attorney's Office, ~~shall have~~ has the authority to debar a person or entity for cause from consideration for award of contracts, provided that such debarment ~~shall may~~ not be for a period of more than three years, or to suspend a person or entity from consideration for award of contracts if there is probable cause for debarment, provided that the suspension ~~shall may~~ not be for a period exceeding three months. The authority to debar or suspend ~~shall must~~ be exercised in accordance with this division and applicable laws.

**Sec. 2-207. Collusion by offerors or contractors.**

If at any time it is found that any person or entity participating in a solicitation issued by the City pursuant to this division has colluded with any other person or entity for the purpose of circumventing any other competing offeror, or has entered into any arrangement by which such person or entity has provided a higher or lower solicitation response than some other person or entity for the purpose of dividing the contract or profits therefrom between two or more offerors, then the POD may render any resulting contract so awarded to be null and void. Collusion is grounds for debarment or suspension in accordance with this division.

**Sec. 2-208. Protests to Solicitation or Award.**

(a) All protests related to a solicitation or award must be first submitted in writing to the POD no later than seven (7) calendar days preceding the date of the City Council meeting approving the contract, or no later than seven (7) calendar days following the selection of the successful offeror if the contract does not require City Council approval.

(b) The POD will consider the protest if it is timely filed and contains the following:

(1) Sufficient information to identify the solicitation or award that is the subject of the protest;

(2) The grounds that demonstrate how the procurement process is contrary to law or how the solicitation document is unnecessarily restrictive or legally flawed;

(3) Evidence or supporting documentation that supports the grounds on which the protest is based; and

(4) The relief sought.

(c) If the protest meets the requirements of subsection (b) of this section, the POD will investigate the validity of the protest and present the findings in writing to the person or entity that submitted the protest. Otherwise, the POD will promptly notify the person or entity that submitted the protest that the protest is untimely or that the protest failed to meet the requirements of subsection (b) of this section and give the reasons for the failure.

(d) If the person or entity is dissatisfied with the POD's response, the person or entity may then make an appeal to the City Administrator, who will hear the appeal. The City may not establish appellate jurisdiction of the courts; however, if allowed by the Florida Rules of Appellate Procedure or other rule or judicial decision, the decision from the City Administrator is the final decision of the City and may be subject to judicial review in the manner provided by law.

**Sec. 2-209. Cone of Silence.**

(a) Unless otherwise provided in the solicitation documents, beginning upon the date on which a competitive solicitation is first advertised and continuing until the later of the date of (1) the final award of the competitive solicitation, (2) the date of rejection of all bids or responses to the competitive solicitation, or (3) the date of final disposition of any protest of the competitive solicitation, offerors and their employees, agents, contractors, and representatives are prohibited from communicating (whether oral, written, or electronic) with any member of City Council, the Mayor, any member of the selection committee, or City project consultants related to the competitive solicitation.

(b) This section does not prohibit an offeror or its employees, agents, contractors, or representatives from: (1) communicating with the designated point of contact identified in the competitive solicitation; (2) making presentations at the City's request at a duly noticed public meeting regarding subjects related to the solicitation, including at selection or evaluation committee meetings; (3) providing public comment in accordance with applicable laws and City policies at public meetings where public comment is permitted, (4) engaging in contract negotiations, or (5) submitting a protest in accordance with the requirements set forth in this division.

(c) Violation of this section is grounds for debarment or suspension in accordance with this division.

**Sec. 2-221. Disposal of surplus supplies.**

~~The POD shall have the authority to sell or dispose of surplus supplies by the methods and procedures authorized in this division and all applicable laws, including, but not limited to, F.S. § 274.~~

**Sec. 2-210~~Sec. 2-222.~~ Waiver.**

City Council may waive any provision of this division by a resolution receiving at least five affirmative votes.

**Sec. 2-211~~Sec. 2-223.~~ Compliance with applicable laws.**

~~All City employees, elected and appointed officials, and all persons or entities (e.g., officers, employees, agents, and representatives of entities) participating in any public procurement by the City pursuant to this division are subject to all applicable federal, state, and local laws, regulations, and penalties, which include but are not limited to bid tampering, bribery, corruption, misrepresentation, and false statements and laws governing the conduct of City employees, elected officials and appointed officials. Violation of these requirements is grounds for debarment or suspension in accordance with this division.~~

**Sec. 2-212~~Sec. 2-224.~~ Electronic commerce.**

(a) *Authorization for the use of electronic transactions.* Subject to all applicable laws, the procurement of supplies, services, software, and construction required pursuant to this division may be conducted by electronic means or in electronic form. The POD may develop procedures

regarding identification, security, the utilization of digital and electronic signatures, and conversion of electronic forms and information into a medium which permits inspection and copying.

(b) *Electronic posting.* The City may electronically transmit solicitations, determinations, and other matters related to the procurement of supplies, services, software, and construction required pursuant to this division on the internet.

**SECTION THREE.** A new Division 2 of Chapter 2, Article 5 of the St. Petersburg City Code is hereby created to read as follows:

**DIVISION 2. BUSINESS EQUITY ADVISORY COMMITTEE**

**Sec. 2-218. Creation; Membership; Responsibilities.**

(a) *Establishment.* The POD is authorized to establish a Business Equity Advisory Committee (BEAC).

(b) *Membership.* Membership of the BEAC will be established by a resolution of City Council.

(c) *Responsibilities.* The BEAC shall meet quarterly and advise the POD when requested or on its own concerning the City's small business enterprise program, minority and women business enterprise program, requirements for employing apprentices, and requirements for employing disadvantaged workers. The BEAC shall provide recommendations in writing with supporting documentation. The POD may approve, modify, or reject any recommendation of the BEAC.

**SECTION FOUR.** Division 3 of Chapter 2, Article 5 of the St. Petersburg City Code is hereby marked as Reserved.

**SECTION FIVE.** Division 6. Grant Opportunities Through Grant Writers of Chapter 2, Article 5 of the St. Petersburg City Code is hereby deleted in its entirety. Division 6 is hereby marked as Reserved.

**~~DIVISION 6. GRANT OPPORTUNITIES THROUGH GRANT WRITERS~~**

**~~Sec. 2-255. Purpose.~~**

~~The purpose of this division is to establish a process for grant writers who desire to pursue grant opportunities for the City.~~

**~~Sec. 2-256. Process.~~**

~~(a) *Process.* To ensure that grant opportunities that the City pursues are beneficial and do not impose certain restrictions or obligations on the City, any grant writer who desires to prepare and submit a grant that may benefit the City is subject to the following:~~

- ~~(1) A grant writer shall, at grant writer's sole cost and expense, submit a proposed grant opportunity, including the grant application, impact to the community and a list of all restrictions, obligations and other important details of the grant (collectively, "grant submittal") to the POD;~~
- ~~(2) The POD shall review the grant submittal within a reasonable period of time after receipt of the grant submittal and consult with the departments that will be impacted from the grant if awarded;~~
- ~~(3) The POD shall present the grant submittal to a grant review panel;~~
- ~~(4) Following a grant review panel meeting, the POD shall brief the Mayor on the grant submittal and provide the Mayor the summary prepared by the grant review panel pursuant to the requirements of this division. It shall be at the sole discretion of the Mayor to decide whether to proceed with the grant submittal; and~~
- ~~(5) If the Mayor determines that the City should proceed with the grant submittal, the grant writer shall be required to enter into an agreement with the City. The City Attorney's office shall prepare an agreement which shall set forth the duties and responsibilities of the grant writer and include other terms and conditions deemed appropriate by the City Attorney's office. The agreement (i) shall require the grant writer to complete and submit the grant application (which shall include all other required documents), (ii) may require the grant writer to be responsible for administering, implementing and ensuring compliance with the grant if received, and (iii) may provide for compensation to the grant writer.~~

**~~Sec. 2-257. Grant review panel.~~**

~~A grant review panel shall be created upon receipt of a grant submittal. There shall be at least five members who are selected by the Mayor on each grant review panel. Each grant review panel shall be responsible for reviewing a grant submittal and preparing a summary which shall include potential benefits, constraints, restrictions and obligations on the City if such grant is awarded. Such summary shall not include a recommendation on whether the City should or should not apply for such grant.~~

**~~Sec. 2-258. Approval.~~**

~~If the City is awarded a grant as a result of a grant application submitted pursuant to this division, City Council shall in its sole discretion, by resolution, vote on whether to accept or reject the grant.~~

**~~Sec. 2-259. Acknowledgment of grant writer.~~**

~~The risk of rejection of any grant submittal is inherent in the process. By submitting a grant submittal pursuant to this division, the grant writer acknowledges and agrees that the grant writer shall have no recourse against the City, and the City shall have no liability whatsoever, in the event of rejection of a grant submittal pursuant to this division.~~

**~~Sec. 2-260. No applicability to City prepared grant applications.~~**

~~Nothing in this division shall apply to grant applications prepared and submitted by the City or grant opportunities pursued by the City.~~


**SECTION SIX.** This is an Ordinance relating to procurement; therefore, pursuant to section 166.041(4)(c), Florida Statutes, a business impact estimate was not required and was not prepared for this Ordinance.

**SECTION SEVEN.** The provisions of this Ordinance are intended to be severable, and a determination that any portion of this ordinance is invalid should not affect the validity of the remaining portions of this ordinance.

**SECTION EIGHT.** As used in this Ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this Ordinance that amend the City Code to add new sections or subsections are generally not underlined.

**SECTION NINE.** In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it will become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the Ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it will not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it will become effective immediately upon a successful vote to override the veto.

Approved as to form and content:

  
\_\_\_\_\_  
City Attorney (designee)  
00711767

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE V, DIVISION 4 RELATED TO THE SMALL BUSINESS ENTERPRISE ASSISTANCE PROGRAM; UPDATING FINDINGS; SETTING FORTH A PROCEDURE FOR MODIFYING ANNUAL GOALS FOR SMALL BUSINESS ENTERPRISE PARTICIPATION IN CITY CONTRACTS; MODIFYING THRESHOLDS FROM \$50,000 TO \$100,000 FOR BID DISCOUNTS, SHELTERED MARKET, AND REQUIRED PARTICIPATION PERCENTAGES; REMOVING REFERENCES TO THE SBE COMMITTEE AND ESTABLISHING THE AUTHORITY AND RESPONSIBILITIES OF THE POD; CLARIFYING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG ORDAINS THE FOLLOWING:

**Section One.** Chapter 2, Article V, Division 4 of the St. Petersburg City Code is hereby amended to read as follows:

**DIVISION 4. SMALL BUSINESS ENTERPRISE ASSISTANCE PROGRAM**

**Sec. 2-231. Findings of fact; intent; goals.**

(a) *Findings of fact.*

- (1) ~~On November 4, 1999, the City Council repealed its former minority business enterprise regulations, based on the findings of the minority business enterprise disparity study. The disparity study was prepared by Policy Research Consulting, Inc., and documented and demonstrated that there was no longer any legally justified basis to continue race-specific procurement policies for inclusion of minority and women-owned businesses. It was also the finding of the study that race-neutral policies should be explored as a method to sustain the levels of utilization of minority and women-owned businesses in the procurement of City goods and services. Additionally, †The City finds that enhancing opportunities for small business enterprises will encourage the expansion of small businesses into the marketplace, increase competition in City contracts, and spur economic growth in the City.~~
- (2) In the event a prime contractor subject to any requirements imposed on it pursuant to this division fails to comply with any SBE participation such requirements imposed on the prime contractor pursuant to this division, the City will sustain damages in an amount



that is not readily ascertainable due to the loss of the benefits described in subsection (1) above. Accordingly, the consequences for noncompliance in section 2-234(1)5 are intended to be reasonable and proportionate to the damage to the City that would be expected to follow from the loss of benefits described in subsection (1) above.

- (b) *Intent*. It is the City's intent to establish a race and gender-neutral program called the small business enterprise program. The small business enterprise program is intended to enhance contracting and procurement opportunities for small business enterprises.
- (c) *Annual Goalsgoal*. The City's goal for fiscal years 2020 through 2024 is to annually achieve the following 14 percent annual citywide small business enterprise participation percentages for all City contracts to which the City is a party for construction, supplies, and services: fiscal year 2019—12 percent; fiscal year 2020—14 percent. Thereafter, the annual goal will remain at 14 percent unless increased or decreased by City Council. The City Council shall review the information and recommendations provided by the POD as required by this division and may increase or decrease the annual goal for fiscal years after 2024 based on such review.

### **Sec. 2-232. Definitions.**

In addition to the definitions set forth in the procurement code, currently section 2-203187 (definitions and abbreviations), the following definitions shall apply to this division:

*Certified* means the process whereby a business has been ~~determined eligible and qualified by the City found to meet the requirements of this division to qualify~~ as a small business enterprise in accordance with criteria established by the POD in written administrative policies, which may include certification by another governmental agency recognized by the City.

*Prime contractor* means a person or entity ~~which that~~ serves as the party to the contract with the City, acting directly or through agents or employees, to (i) perform ~~a services~~, (ii) provide supplies, ~~or~~ (iii) ~~or~~ perform construction for the City.

*Sheltered market* means the process in which certain contracts for services, supplies, or construction or subcontracts are designated, before a solicitation is issued, for competition among SBEs only.

*Small business enterprise or (SBE)* means an independently owned, operated, and controlled business ~~which that~~ is not dominant in its field of operation and is a provider of supplies, services, or construction. The business must (i) have been in operation for at least one year, (ii) ~~and must~~ be responsible for the execution of a distinct element of a contract, (iii) ~~and~~ carry out its responsibilities that responsibility in by actually performing, managing, and supervising the work involved, and (iv) possess the skills, qualifications, or expertise necessary to perform, manage, and supervise the work. The business must meet criteria established by the POD in written administrative policies and be certified pursuant to the SBE certification program.

*Subcontractor* means a person or ~~company~~ entity that performs, through a secondary contract with the prime contractor, some or all of the obligations of the prime contractor, which may include performing services, providing supplies, or performing construction.

**Sec. 2-233. Authority and responsibilities of the POD.**

- ~~(a) *Assistance within City agencies.* Where feasible, the POD shall have the authority to provide staff who shall be responsible for assisting businesses with learning how to do business with the City. Where staff assistance is provided, priority shall be given to providing assistance to SBEs.~~
- ~~(b) *Special publications.* The POD shall have the authority to give special publicity to procurement procedures designed to assist businesses, in particular SBEs, with learning how to do business with the City.~~
- ~~(c) *Source lists.* The POD shall have the authority to compile, maintain, and make available source lists of SBEs for the purpose of encouraging procurement from SBEs.~~
- ~~(d) *Solicitation mailing lists.* To the extent deemed appropriate and as may be required by purchasing regulations, the POD shall have the authority to include SBEs on solicitation mailing lists.~~
- ~~(e) *Solicitation of SBEs.* The POD shall have the authority to establish procedures to assure that SBEs are solicited on each procurement for which such SBEs may be suited.~~
- ~~(f) *Training programs.* The POD shall have the authority to develop special training programs to assist SBEs with learning how to do business with the City.~~
- ~~(g) *Certification.* The POD shall have the authority to establish a procedure, which must be set forth in written administrative policies, to certify that an SBE has met the requirements of this division to qualify as an SBE, which shall include, but not be limited to, a re-certification procedure and a procedure for recognizing certification by other governmental units utilizing similar certification criteria.~~
- (a) *Certification.* The POD is authorized to certify and establish procedures and administrative policies to certify that an SBE has met the requirements of this division, including but not limited to:
  - (1) Determining whether a business is performing a commercially useful function by reviewing (i) normal industry practices, (ii) whether the business owner(s) perform, manage, or supervise the work involved, and (iii) other relevant factors;
  - (2) Re-certification of SBEs;
  - (3) Recognizing certification of SBEs by other governmental units utilizing similar certification criteria; and-
  - (4) Maintaining and making available to prime contractors and all City departments a current list of City-certified SBEs.
- (b) *Procedures and administrative policies; evaluation of good faith efforts.* The POD is authorized to prepare procedures and administrative policies to implement, monitor, and enforce the requirements of this division and associated contract requirements. Such procedures and administrative policies must establish criteria for what constitutes good faith efforts consistent with this division. The POD's evaluation of a prime contractor's good faith efforts to achieve the required participation percentage includes but is not limited to whether the prime contractor: (i) advertised in general circulation, trade association, or small business

focus media concerning the subcontracting opportunities; (ii) provided written notice of the solicitation to relevant subcontractors listed on the City’s list of certified SBEs and followed up on initial solicitation interest in sufficient time to allow SBEs to participate effectively; and (iii) used the services of available SBE offices and organizations that provide assistance in the recruitment and placement of SBEs.

- ~~(ch) *Bid Discounts* discounts in evaluations of solicitation responses for contracts and projects of less than \$100,000. For evaluation purposes only, the POD may apply objectively measurable discounts for evaluating solicitation responses bids submitted by SBEs for supplies, services, and or construction projects under of less than \$50100,000.00. When applying such discounts, the POD shall use the following scale shall be used as a basis to determine the lowest responsive and responsible bidder; or the entity who is either determined to be the most qualified entity or whose proposal is deemed most advantageous to the City. Solicitation responses in excess of the percentages on the following scale shall be deemed unreasonable.~~

<b>Percentage of Discount</b>	<b>Amount Range for Solicitation Response Bids (\$)</b>
15% on low solicitation responses bids from	0—1,499
10% on low solicitation responses bids from	1,500—19,999
9% on low solicitation responses bids from	20,000—39,999
8% on low solicitation responses bids from	40,000—59,999
7% on low solicitation responses bids from	60,000—79,999
6% on low solicitation responses bids from	80,000—99,999
5% on low solicitation responses from	100,000 — 149,999
4% on low solicitation responses from	150,000 — 249,999
3% on low solicitation responses from	250,000 — 499,999
2% on low solicitation responses from	500,000 — 999,999
1% on low solicitation responses from	1,000,000 — or more

- ~~(i) *Bonding requirements.* The POD may reduce the level or change the types of bonding required in the contract security section of the procurement code, currently section 2-217, for SBEs to the extent allowed by state law.~~
- ~~(j) *Progress payments.* The POD may make such special provisions for progress payments as deemed reasonably necessary to encourage procurement from SBEs.~~
- ~~(k) *Payment assistance.* When an SBE is awarded a City project as a prime contractor, the POD may issue joint checks to both the SBE and the subcontractor for the payment pursuant to the contract.~~
- ~~(d) *Establishing required participation percentages for construction projects of \$100,000 or more.* The POD shall establish SBE participation percentage requirements for each construction project of \$100,000 or more. The required participation percentage must not~~

exceed 50 percent for each construction project. The required participation percentage must be based on the availability of SBEs to perform services or provide supplies on a project-by-project, contract-by-contract, or job order-by-job order basis.

- ~~(em) Sheltered market.~~ The POD may utilize a sheltered market ~~designed to provide contract opportunities for SBEs in contracts of less than \$100,000 for services, including professional services (except those professional services as defined in F.S. § 287.055, which includes architect, engineering, landscape architecture, and registered surveying), contracts of less than \$100,000 for supplies, and construction projects of less than any amount \$50,000.00, provided.~~ The POD may utilize a sheltered market where the POD determines that (i) there are sufficient SBEs to afford effective competition in a sheltered market and (ii) utilizing a sheltered market is in the best interests of the City. For contracts placed in a sheltered market, at least 20 percent of the contracting effort (including the cost of supplies) must be self-performed by the SBE prime contractor. SBE prime contractors responding to solicitations in a sheltered market must submit the documentation and information required by the POD.
- ~~(m) Authority of the POD.~~ The POD is authorized to monitor contracts and prime contractors for compliance with the requirements of this division. The POD is authorized to prepare administrative policies and procedures to implement, monitor and enforce the requirements of this division and to offer assistance to SBEs to meet their contractual obligations. The POD's evaluation of good faith efforts documentation submitted by a prime contractor includes but is not limited to whether the prime contractor: (i) advertised in general circulation, trade association, or small business focus media concerning the subcontracting opportunities; (ii) provided written notice of the solicitation to relevant subcontractors listed on the certified SBE list and followed up on initial solicitation interest in sufficient time to allow SBEs to participate effectively; and (iii) used the services of available SBE offices and organizations that provide assistance in the recruitment and placement of SBEs.

#### **Sec. 2-234. Achieving SBE participation percentages in certain construction projects.**

- ~~(a) SBE Committee establishment and membership.~~ The POD shall have the authority to establish a 7 member SBE Committee with regular membership consisting of (i) five individuals holding City staff positions designated by the POD; (ii) one City resident appointed by the Mayor for a term of two years; and (iii) one City resident appointed by the City Council Chair for a term of two years. The SBE Committee will have three alternate members consisting of individuals holding City staff positions designated by the POD. An alternate member shall serve in the place of a regular member during any meeting in which a regular member is absent or otherwise unable to vote on a matter.
- ~~(b) SBE Committee purpose.~~ The SBE Committee shall utilize participation percentages or a sheltered market to maximize SBE participation in construction projects of \$50,000.00 or more, excluding construction projects being completed pursuant to a job order contract.
- ~~(c) Participation percentages established by the POD.~~ The POD shall have the authority to establish SBE participation percentages for each job order of \$50,000 or more awarded by the City pursuant to a job order contract and for each construction project of \$50,000 or more being completed pursuant to a contract for construction services on an as-needed basis. The required participation percentages shall not exceed 50 percent for each job order or

construction project. The required participation percentages shall be based on the availability of SBE contractors on a job order by job order or project by project basis.

- ~~(d) *Participation percentages established by the SBE Committee.* The SBE Committee shall establish SBE participation percentages for each construction project of \$50,000.00 or more, excluding any construction projects that are performed pursuant to a job order contract or a contract for construction services on an as-needed basis. The required participation percentages shall not exceed 50 percent for each project. The required participation percentages shall be based on the availability of SBE contractors on a contract by contract basis and shall be included in all solicitations issued by the City for construction contracts of \$50,000.00 or more, excluding job order contracts or contracts for construction services on an as-needed basis.~~
- ~~(e) *Sheltered market.* The SBE Committee shall review construction contracts of \$50,000.00 or more on a contract by contract basis and identify which of those contracts contain projects appropriate for the utilization of a sheltered market. The SBE Committee may utilize a sheltered market where the SBE Committee determines that there are sufficient SBEs to afford effective competition and utilizing a sheltered market is in the best interests of the City. For contracts placed in a sheltered market by the SBE Committee, at least 20 percent of the contracting effort (including the cost of materials, goods and supplies) must be either performed by SBE subcontractors or self-performed by the SBE prime contractor.~~
- ~~(af) *Responses to solicitations.* Except for responses to solicitations for a construction contract utilizing a sheltered market, entities Prime contractors submitting responses to solicitations for a construction projects of \$50,000.00 or more solicited by the City that include an SBE participation percentage requirement must ~~shall be required to~~ subcontract the designated percentage of the work, including the cost of ~~materials, goods, and supplies,~~ to SBE subcontractors (or to self-perform if the prime contractor is an SBE), or demonstrate and document good faith efforts to satisfy the participation percentage. ~~Entities~~ Prime contractors submitting responses to solicitations for construction contracts that include an SBE participation percentage requirement must submit, in the form specified by the POD, the following with their response: a list of the names of the intended SBEs to be utilized as subcontractors in the performance of the contract, including for each: (i) relevant contact persons and information; (ii) a letter of intent from each SBE ~~intending~~ indicating its intention to perform as a subcontractor ~~or serve as a material supplier,~~ (iii) a description of the work to be performed by ~~the each intended SBE subcontractor,~~ and (iii) the ~~agreed~~ agreed-upon dollar value for such work. The POD ~~shall have~~ has the right to reject solicitation responses for noncompliance with this subsection.~~
- ~~(bg) *Changes to designated SBE subcontractors after submission of solicitation response.* Proposed changes ~~in regard~~ to the any designated SBE subcontractor after the prime contractor has submitted a response to the solicitation ~~—or after the contract is executed if there was no solicitation—~~ must be approved by the POD. The prime contractor must work diligently to replace any SBE subcontractor that can no longer perform under the contract with another SBE subcontractor.~~
- ~~(h) *Required documentation.* A prime contractor subject to SBE participation percentage requirements pursuant to this division shall be responsible for achieving and maintaining the required participation percentages for the duration of an awarded contract or job order. If the~~

~~prime contractor is not able to achieve or maintain the required participation percentage, the prime contractor must demonstrate and document that good faith efforts were made to achieve or maintain the required participation percentage. Documentation that prime contractors made good faith efforts to obtain compliance with the required participation percentage shall be submitted on forms provided by the POD.~~

- ~~(ci)~~ Rejection of No compliant solicitation responses received. Where it is determined that none of the ~~responses to a solicitation~~ responses meet the SBE criteria in requirements of this division or in written administrative policies and procedures promulgated hereunder, the POD ~~shall will~~ have the discretion to (i) reject all solicitation responses and resolicit the project or contract or (ii) alternatively to select the response which that substantially complies with this division if the POD determines that such selection and is in the best interest of the City. If the latter option is selected, the POD shall set forth in writing the reasons for selection. Nothing in this subsection precludes the POD from exercising the POD's authority to accept or reject responses to solicitations in accordance with other sections of the Code or the solicitation documents.
- ~~(dj)~~ Award of contracts. All construction contracts shall be awarded pursuant to the applicable standard for award as identified in the Code, the solicitation documents, or applicable law to the lowest responsive and responsible bidder or to the entity who is either determined to be the most qualified entity or whose proposal is deemed the most advantageous to the City. In awarding any construction contract pursuant to this division, the POD may reject any response to a solicitation determined not to be the lowest responsive and responsible bid or to not be the most advantageous to the City.
- ~~(ek)~~ Contract requirements. ~~The~~ Each contract between the City and ~~the~~ a prime contractor that includes an SBE participation percentage requirement must (i) shall include a provision requiring the prime contractor to comply with the requirements of this division,; (ii) identify the required participation percentage,; and shall (iii) provide that failure of the prime contractor to comply with such requirements shall will result in consequences for noncompliance. Specifically, the contract shall include the required participation percentage, the total contract amount and the portion of the contract amount that is required to be paid to an SBE, which amount shall be not less than the required participation percentage multiplied by the total contract amount.
- ~~(f)~~ Compliance documentation. The prime contractor subject to contractual SBE participation percentage requirements pursuant to this division shall keep and maintain, for the duration of the contract, accurate records demonstrating compliance with the required SBE participation percentage. The prime contractor shall submit such records to the POD monthly for the duration of the contract or in accordance with an alternative submission schedule for such records identified in the contract, if any. The prime contractor is responsible for assuring that all documentation required by this division and the contract is submitted to the POD in the form specified by the POD.
- ~~(g)~~ Good faith efforts documentation. The prime contractor subject to contractual SBE participation percentage requirements pursuant to this division shall achieve and maintain the required SBE participation percentage identified in the contract. If the prime contractor is not able to achieve or maintain the required SBE participation percentage, the prime contractor

must demonstrate and document that good faith efforts were made to achieve or maintain the required participation percentage. The prime contractor shall submit such documentation on forms provided by the POD. The POD will review the documentation and evaluate and determine, in accordance with this division, whether the prime contractor made good faith efforts to achieve or maintain the required SBE participation percentage.

~~(1) *Compliance; corrective action; consequences for noncompliance.*~~

~~(1) If, during the duration of the contract or job order, the POD determines that the prime contractor is not on schedule to meet the requirements of this division, the POD will provide written notice regarding projected noncompliance. The prime contractor will be required to present a corrective action plan within ten days of such notice for approval by the POD. Once the corrective action plan is approved by the POD, the POD will provide a time period for completion of the corrective action plan. The time period for completion of the corrective action plan shall not exceed 30 days unless the Mayor or Mayor's designee determines that the prime contractor has demonstrated that a longer time period is necessary and in the best interest of the City.~~

~~(2) If the prime contractor fails to comply with the requirements of this division and associated contractual requirements, the POD shall address such noncompliance as follows:~~

~~a. For the first failure to comply with the requirements of this division and associated contractual requirements—the prime contractor will forfeit a percentage of the total retainage for the project equal to the SBE participation percentage established for that project (e.g. if the established SBE participation percentage is ten percent, then ten percent of the total retainage for the project will be forfeited).~~

~~b. For the second failure to comply with the requirements of this division and associated contractual requirements—the prime contractor will be debarred from responding to solicitations for all City contracts for one year.~~

~~c. For the third failure to comply with the requirements of this division and associated contractual requirements—the prime contractor will be debarred from responding to solicitations for all City contracts for three years.~~

~~d. Following such third failure, the next failure is considered a first failure for purposes of determining consequences for non-compliance under this subsection.~~

**Sec. 2-235. Business assistance office; financial assistance.**

~~(a) *Procurement assistance.* The POD may establish business assistance programs to assist in carrying out the provisions of this division, including, but not limited to, a business assistance center to support SBEs during the procurement process.~~

~~(b) *Financial assistance.* The POD may create or coordinate with existing service providers to implement cooperative programs that provide financial and bonding support for SBEs. These programs will include agencies and service providers which facilitate business management and operations skills development programs for SBEs.~~

**Sec. 2-235. Compliance monitoring; consequences for noncompliance.**

(a) Compliance monitoring. The POD is authorized to monitor contracts and prime contractors for compliance with the requirements of this division and associated contractual requirements throughout the duration of the contract.

(b) Consequences for noncompliance. If the prime contractor that is a party to a contract containing a required SBE participation percentage fails to comply with the requirements of this division and associated contractual requirements, the POD shall address such noncompliance as follows:

- (1) For the first failure to comply with the requirements of this division and associated contractual requirements—the prime contractor will forfeit a percentage of the total retainage for the project equal to the required SBE participation percentage established for that project (e.g. if the established SBE participation percentage is ten percent, then ten percent of the total retainage for the project will be forfeited).
- (2) For the second failure to comply with the requirements of this division and associated contractual requirements—the prime contractor will be debarred from responding to solicitations for all City contracts for one year.
- (3) For the third failure to comply with the requirements of this division and associated contractual requirements—the prime contractor will be debarred from responding to solicitations for all City contracts for three years.
- (4) Following such third failure, the next failure is considered a first failure for purposes of determining consequences for non-compliance under this subsection.

**Sec. 2-236. ~~Annual report to the City Council Budget Finance and Taxation Committee.~~**

The POD shall ~~quarterly~~ annually provide information to the designated City Council ~~Budget Finance and Taxation Committee~~ committee concerning the awarding of contracts for supplies, services, and construction to SBEs and the participation of SBEs in the City's construction projects. To the extent practicable, the information provided should include the total dollar value of ~~contracts awarded toward~~ SBEs during the preceding ~~quarter~~ year. At the end of fiscal year ~~2020~~ 2024, and every four years thereafter, the POD shall make a recommendation to the designated City Council ~~Budget Finance and Taxation Committee~~ committee on what the City's annual ~~citywide~~ SBE participation goals should be for the next four years.

**Sec. 2-237. Compliance with state and federal regulations.**

The provisions of this division shall be construed according to and in conformity with ~~acts of Congress and the legislature of the state, federal, and local laws~~ concerning the solicitation ~~for~~ and awarding of contracts. Where a project, solicitation, or contract procurement involves the expenditure of state or federal assistance or contract funds, the POD shall comply with such state or federal law and authorized regulations which are mandatorily applicable, including those which dictate that the provisions of this division may not be required on a particular project, solicitation, or contract even if they are not presently reflected in this Code.

**Secs. 2-238—2-242. Reserved.**




**Section Two.** The provisions of this ordinance shall be deemed severable. The unconstitutionality or invalidity of any word, sentence, or portion of this ordinance shall not affect the validity of the remaining portions.

**Section Three.** As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections are generally not underlined.

**Section Four.** In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

**Section Five.** This is an ordinance relating to procurement; therefore, pursuant to section 166.041(4)(c), Florida Statutes, a business impact estimate was not required and was not prepared for this ordinance.

Approved as to form and content:

  
\_\_\_\_\_  
City Attorney (designee)  
00712042

# Procurement Code Revisions

Procurement and Supply Management Department





# Background

- The Procurement Code was revised in 2019 and 2021
- Key Revisions
  - POD authority
  - Addition of Small Dollar Purchases
  - Addition of Request for Qualifications/Request for Information
  - Addition of Protest and Cone of Silence language
  - Request to increase the City Council approval threshold
  - Business Equity Advisory Committee
  - SBE ordinance clean-up



# POD Authority

- Computer hardware and software under \$100k
  - Cost of implementation, training, support and maintenance for initial 5 years
  - Renewals and amendments for upgrades
- Contract renewals
  - Contract was initially under \$100k
  - Renewal will not exceed \$100k
- No-solicitations received
  - POD can authorize negotiations with vendors



# Request for Qualifications/Request for Information

- Request for Qualifications (RFQ) allows Procurement to qualify a pool of potential vendors to provide a good or service
  - Provides our end user departments flexibility when selecting qualified vendors
  - Example: promotional products
- Request for Information
  - Ability for the POD to see what is available in the industry
  - Assists with scope of work writing
  - Is not binding on the City



# Small Dollar Purchases

- Under \$100,000
  - Under \$10,000- best value
  - \$10,000-\$24,999- 3 quotes
  - \$25,000-\$99,000- 5 quotes
- Quotes are obtained by the Procurement Department via the Open Gov sourcing portal
- Ensures same scope is provided to all vendors
- Terms and Conditions are provided to protect the City



# Protests

- Informs vendors of formal process for protesting a solicitation or award
- Must be submitted in writing
  - Must provide sufficient information/evidence that supports the protest



# Cone of Silence

- Applies to offerors and their employees, agents, contractors, and representatives
  - Prohibited from lobbying any member of City Council, the Mayor, any member of the selection committee or City project consultants related to the competitive solicitation
- Begins when the competitive solicitation is first advertised
- Continues until the later of the date
  - The final award of the competitive solicitation
  - The date of rejection of all bids and responses to the competitive solicitation, or
  - The date of final disposition of any protest of the competitive solicitation.
- Violations
  - Debarment or suspension for vendors





# City Council Approval Threshold

- Current threshold is \$75,000
- Request to increase back to \$100,000
- Write-ups due 5 weeks in advance of council date
- 2 hours per item for Procurement Analysts
  - Does not factor in end user department, legal, budget, or administration time
- 9 items per meeting- average
  - 1 week of Procurement Analyst's time every month is spent on consent write-ups
  - In addition to publishing solicitations, processing POs, and holding evaluation meetings (2 meetings per solicitation)



# City Council Approval Threshold

City	Population*	Legislative Threshold
St. Petersburg	261,256	\$75,000
Tampa	398,173	\$100,000
Orlando	316,081	\$75,000 or \$100,000 with CFO approval
Port St. Lucie	231,790	\$75,000; Construction \$200,000
Clearwater	117,027	\$100,000

\* 2022 Population Estimates Program and 2021 American Community Survey



# Business Equity Advisory Committee

- Committee will be determined by resolution
- Will advise and provide recommendations for all Supplier Diversity Programs



# SBE Ordinance

- Threshold for bid discounts, sheltered market, and REQUIRED participation percentages modified to \$100,000.
  - Under \$100,000- encouraged participation, sheltered market/bid discounts utilized when available
- Removing SBE Construction Committee
- Reporting
  - Annual Office of Supplier Diversity report for all programs
    - Apprentice, Disadvantaged Worker, wage programs, MWBE, SBE
    - Based on data, OSD will recommend a goal for the next year for Council to vote on

# THANK YOU

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Procurement and Supply Management

The following page(s) contain the backup material for Agenda Item: Ordinance 570-H, An Ordinance in accordance with Section 1.02(c)(3), St. Petersburg City Charter, authorizing the grant of a Permanent Non-Exclusive Utility Easement in favor of Peoples Gas System, Inc., a Florida corporation, within a portion of the St. Pete Pier for the purpose of serving the St. Petersburg Museum of History within City-owned property located at 335 - 2nd Avenue Northeast, St. Petersburg.

Please scroll down to view the backup material.



**G-2**

**ST. PETERSBURG CITY COUNCIL**

**Meeting of January 4, 2024**

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

**SUBJECT:** An Ordinance in accordance with Section 1.02(c)(3), St. Petersburg City Charter, authorizing the grant of a Permanent Non-Exclusive Utility Easement in favor of Peoples Gas System, Inc., a Florida corporation, within a portion of the St. Pete Pier for the purpose of serving the St. Petersburg Museum of History within City-owned property located at 335 - 2nd Avenue Northeast, St. Petersburg; authorizing the Mayor, or his designee, to execute all documents necessary to effectuate this ordinance; and providing an effective date.

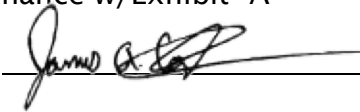
**BACKGROUND:** Real Estate & Property Management received a request from Engineering & Capital Improvements to prepare the necessary document to grant a Permanent Non-Exclusive Utility Easement ("Easement") in favor of Peoples Gas System, Inc., a Florida corporation ("TECO"), within a portion of the St. Pete Pier for the purpose of serving the St. Petersburg Museum of History ("Museum") within City-owned property located at 335 - 2nd Avenue Northeast, St. Petersburg ("Easement Area"). The Easement is to be granted by the City to TECO for utility purposes within the Easement Area to accommodate the construction of certain improvements to the Museum by allowing expansion of TECO's existing facilities in the area.

An ordinance is required to authorize the grant of the Easement to TECO, as the requested Easement is to be located on land classified by the City Charter as "Park and Waterfront Property." This action is in compliance with Section 1.02(c)(3) of the City Charter that provides "*...utility easements may be granted upon specific approval by ordinance where the easement will have no significant effect on the public's use of the property.*"

**RECOMMENDATION:** Administration recommends that City Council adopt the attached Ordinance in accordance with Section 1.02(c)(3), St. Petersburg City Charter, authorizing the grant of a Permanent Non-Exclusive Utility Easement in favor of Peoples Gas System, Inc., a Florida corporation, within a portion of the St. Pete Pier for the purpose of serving the St. Petersburg Museum of History within City-owned property located at 335 - 2nd Avenue Northeast, St. Petersburg; authorizing the Mayor, or his designee, to execute all documents necessary to effectuate this ordinance; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** N/A

**ATTACHMENTS:** Illustration and Ordinance w/Exhibit "A"

**APPROVALS:** Administration:  *AMF*  
Budget: N/A



**ILLUSTRATION**  
(Easement Area)



The Easement Area is outlined in “red” in relation to the St. Petersburg Museum of History located at the St. Pete Pier with a physical address of 335 - 2<sup>nd</sup> Avenue Northeast, St. Petersburg (PIN: 19-31-17-74466-000-0030)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE IN ACCORDANCE WITH SECTION 1.02(C)(3), ST. PETERSBURG CITY CHARTER, AUTHORIZING THE GRANT OF A PERMANENT NON-EXCLUSIVE UTILITY EASEMENT IN FAVOR OF PEOPLES GAS SYSTEM, INC., A FLORIDA CORPORATION, WITHIN A PORTION OF THE ST. PETE PIER FOR THE PURPOSE OF SERVING THE ST. PETERSBURG MUSEUM OF HISTORY WITHIN CITY-OWNED PROPERTY LOCATED AT 335 - 2ND AVENUE NORTHEAST, ST. PETERSBURG; AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The City Council of the City of St. Petersburg, Florida, hereby approves the grant of a Permanent Non-Exclusive Utility Easement ("Easement") in favor of Peoples Gas System, Inc., a Florida corporation ("TECO"), within a portion of the St. Pete Pier for the purpose of serving the St. Petersburg Museum of History ("Museum") within City-owned property located at 335 - 2<sup>nd</sup> Avenue Northeast, St. Petersburg ("Easement Area") allowing TECO to expand its existing facilities within the Easement Area to accommodate certain improvements to the Museum. The Easement location is set forth in the legal description and illustration which are attached hereto as Exhibit "A" and incorporated herein.

Section 2. This Easement will have no significant effect on the public's use of the property and is granted pursuant to Section 1.02(c)(3), St. Petersburg City Charter.

Section 3. The Mayor, or his designee, is authorized to execute all documents necessary to effectuate this Ordinance.

Section 4. COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES. This ordinance is required to implement a contract or agreement. However, a business impact estimate has been prepared as a courtesy to avoid any procedural issues that could impact the enactment of this Ordinance.

Section 5. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the Ordinance, in which case the Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

Legal:

\_\_\_\_\_  
City Attorney (Designee)

City Development Administration:

\_\_\_\_\_  
Chris Ballestra, Managing Director  
Development Coordination

00711768

Engineering & Capital Improvements:

\_\_\_\_\_  
Brejesh Prayman, Director

Community Enrichment Administration:

\_\_\_\_\_  
Michael Jefferis, Administrator

Real Estate & Property Management:

\_\_\_\_\_  
Aaron Fisch, Director

# EXHIBIT "A"

(Legal Description and Illustration of the TECO Easement within City-owned Property)

VICINITY MAP (NOT TO SCALE)

### SURVEYOR'S NOTES

1. This is a sketch to accompany a description as defined in Chapter 5J-17.052(6) of the Florida Administrative Code and is not a field survey.
2. Bearings shown hereon are based on Grid North as established by the National Ocean Service (NOS) through its program office National Geodetic Survey (NGS) and the south right-of-way line of 2nd Avenue Northeast being North 89°51'15" East.
3. Coordinates shown hereon are relative to the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment. All distances shown hereon are in U.S. Survey Feet, grid distances.
4. Buried utility lines with the quality level "D" designation shown hereon were based on surveys over 2 years old or approximated based on logical interpretation of field evidence and proposed positions as shown on the construction plans. All utilities should be considered approximate and verified by the contractor if necessary.
5. Right-of-way and parcel lines shown hereon are approximate in nature and were not related on the ground using found monumentation.
6. This sketch displays proposed features and linework per an Autocad Civil 3d drawing file titled "210827\_pier district combined.dwg". This file was provided by the City of St. Petersburg and is shown for informational purposes.
7. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without the written consent of the signing party or parties.
8. This survey map and report (if applicable) or the copies thereof are not valid without the original signature and seal of a Florida licensed Surveyor and Mapper.
9. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
10. This report has been digitally signed and sealed under Rule 5J-17.062 of the Florida Administrative Code.

### INDEX:

SHEET 1 Survey Notes, Legend  
 SHEET 2 Legal Description  
 SHEET 3-4 Sketch

Revised 2023-11-10:  
 Removed Proposed Gas Line.

**Michael J. Curley**  
 Digitally signed by Michael J. Curley  
 Date: 2023.11.10 10:02:59 -05'00'

**Michael J. Curley, PSM**  
 Florida Professional Surveyor and Mapper  
 License Number LS 6361  
 George F. Young Inc. LB21

### ABBREVIATIONS & LEGEND

AVE	AVENUE	---	BE(D)---	BURIED ELECTRIC (LEVEL D)
LB	LICENSED BUSINESS	---	BT(D)---	BURIED TELEVISION (LEVEL D)
LS	LICENSED SURVEYOR	---	BO(D)---	BURIED BURIED FIBER OPTIC (LEVEL D)
FB	PLAT BOOK	---	---	BURIED GAS (LEVEL D)
PBH #/#	HILLSBOROUGH PLAT BOOK			
PG #/#	PAGE			
POB	POINT OF BEGINNING			
PSM	PROFESSIONAL SURVEYOR & MAPPER			
R/W	RIGHT OF WAY			
SUE	SUBSURFACE UTILITY ENGINEERING			
	TRANSFORMER			VALVE COVER, GAS
	COMMUNICATIONS BOX			MANHOLE, COMMUNICATIONS
	GAS METER			

INITIALS	DATE
CREW CHIEF	
DRAWN	DE 11/10/23
CHECKED	MC 11/10/23
FIELD BOOK	
FIELD DATE	

Michael J. Curley	PSM LS 6361
DATE	

**George F. Young, Inc.**  
 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701  
 PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM  
 BUSINESS: PITY 1521  
 CML TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING  
 ECOLOGY & SITE PLANNING SURVEYING  
 ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

ST. PETERSBURG MUSEUM OF HISTORY UTILITY EASEMENT - TECO PEOPLES GAS	JOB NO. 23Y01703SU
SECTION 20 TOWNSHIP 31S RANGE 17E	SHEET NO.
PREPARED FOR: City of St. Petersburg TECO Peoples Gas	1 of 4

FILE: I:\project\23Y01703SU\DWG\23Y01703SU-LS.dwg LOGIN: Ehlert, Donal PLOTTED: 11/10/2023 8:58 AM

**LEGAL DESCRIPTION**

**PERPETUAL NON-EXCLUSIVE EASEMENT FOR TECO PEOPLES GAS**

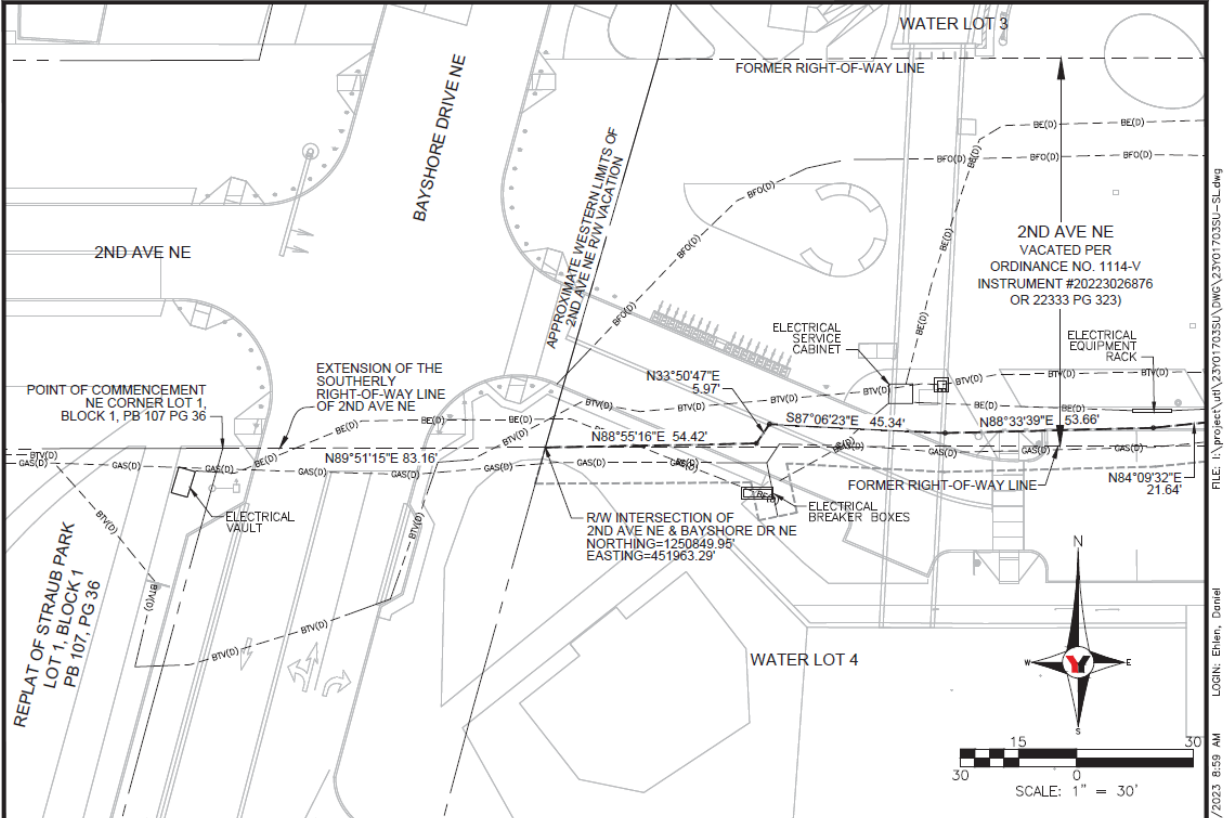
A parcel of land lying in a portion of Fractional Section 19 & Un-surveyed Section 20, Township 31 South, Range 17 East, Pinellas County, Florida, said parcel being more particularly described as follows:

Commence at the Northeast corner of Lot 1, Block 1, REPLAT OF STRAUB PARK, according to the map or plat thereof as recorded in Plat Book 107, Page 36, of the Public Records of Pinellas County, Florida; thence North 89°51'15" East along the extension of the Southerly right-of-way line of Second Avenue Northeast, a distance of 83.16 feet' to the intersection with the Easterly right-of-way line of Bayshore Drive Northeast, said point having a Northing value of 1,250,849.95 and Easting value of 451,963.29, relative to the Florida State Plane Coordinate System, North American Datum of 1983, 2011 adjustment; thence North 88°55'16" East, a distance of 54.42 feet; thence North 33°50'47" East, a distance of 5.97 feet; thence South 87°06'23" East, a distance of 45.34 feet; thence North 88°33'39" East, a distance of 53.66 feet; thence North 84°09'32" East, a distance of 21.64 feet; thence South 89°52'15" East, a distance of 125.98 feet; thence South 89°58'29" East, a distance of 11.27 feet to the POINT OF BEGINNING, said point having a Northing value of 1,250,856.91 and Easting value of 452,278.73; thence North 00°35'58" West, a distance of 82.78 feet; thence North 89°24'02" East, a distance of 10.00 feet; thence South 00°35'58" East, a distance of 82.89 feet; thence North 89°58'29" West, a distance of 10.00 feet, to the POINT OF BEGINNING.

Containing 828 square feet or 0.019 acres, more or less.

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 LOGIN: Eileen, E-mail  
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<table border="1"> <tr> <th>CREW CHIEF</th> <th>INITIALS</th> <th>DATE</th> </tr> <tr> <td>DRAWN</td> <td>DE</td> <td>11/10/23</td> </tr> <tr> <td>CHECKED</td> <td>MC</td> <td>11/10/23</td> </tr> <tr> <td>FIELD BOOK</td> <td></td> <td></td> </tr> <tr> <td>FIELD DATE</td> <td></td> <td></td> </tr> </table>		CREW CHIEF	INITIALS	DATE	DRAWN	DE	11/10/23	CHECKED	MC	11/10/23	FIELD BOOK			FIELD DATE			SEE SHEET 1 FOR SURVEYOR'S NOTES, SIGNATURE AND SEAL. THIS SHEET NOT VALID WITHOUT SHEET 1.	 <p><b>George F. Young, Inc.</b>                  289 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701                  PHONE (727) 822-4317 WWW.GEORGEYOUNG.COM                  BUSINESS ENTITY LB21                  CIVIL, TRANSPORTATION, SUBSURFACE &amp; STRUCTURAL ENGINEERING                  ECOLOGY &amp; GIS   PLANNING   SURVEYING                  ST. PETERSBURG • LAKELWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA</p>	<p><b>ST. PETERSBURG MUSEUM OF HISTORY                  UTILITY EASEMENT - TECO PEOPLES GAS</b></p> <p>SECTION 20 TOWNSHIP 31S RANGE 17E</p> <p>PREPARED FOR: City of St. Petersburg                  TECO Peoples Gas</p>	<p>JOB NO. 23Y01703SU</p> <p>SHEET NO. 2 of 4</p>
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SEE SHEET 1 FOR SURVEYOR'S NOTES, SIGNATURE AND SEAL THIS SHEET NOT VALID WITHOUT SHEET 1.

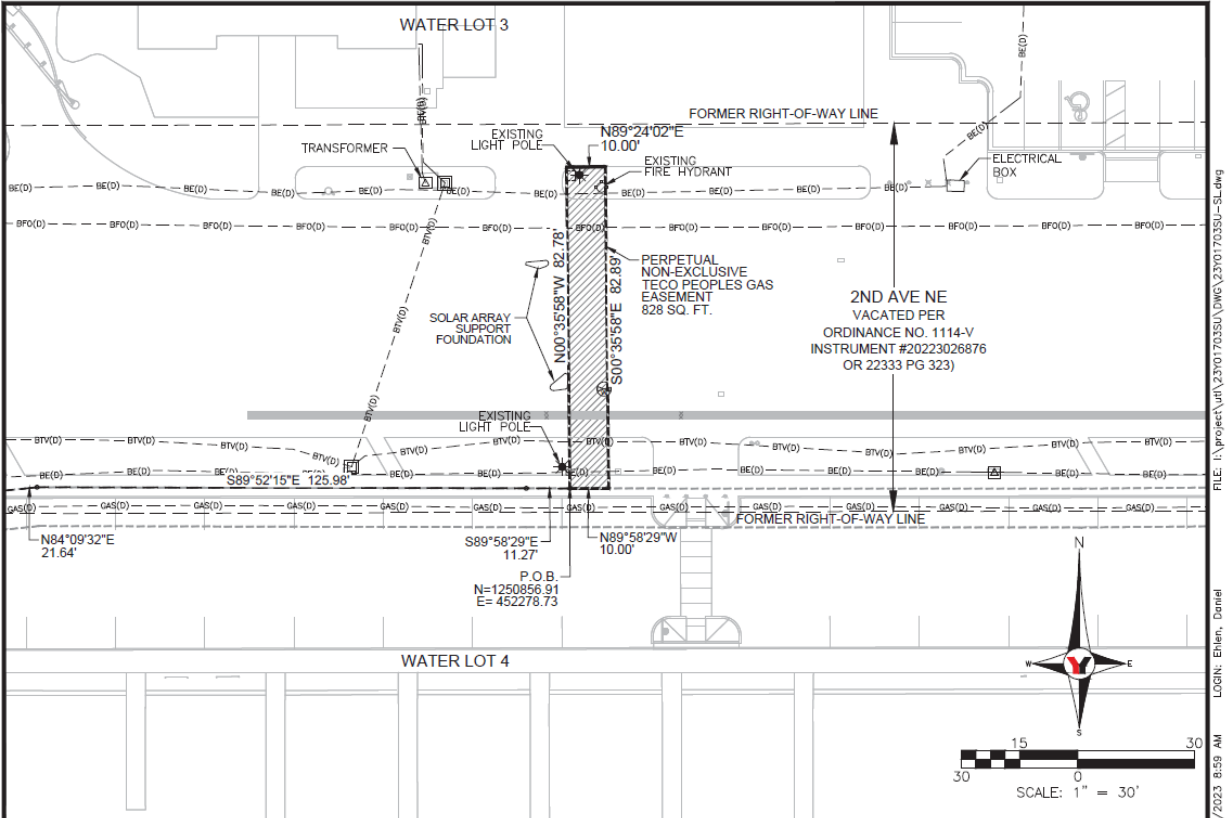


**George F. Young, Inc.**  
 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701  
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 BUSINESS ENTITY L221  
 CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING  
 ECOLOGY & PLANNING SURVEYING  
 ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

**ST. PETERSBURG MUSEUM OF HISTORY  
 UTILITY EASEMENT - TECO PEOPLES GAS**  
 SECTION 20 TOWNSHIP 31S RANGE 17E  
 PREPARED FOR: City of St. Petersburg  
 TECO Peoples Gas

JOB NO.	23Y01703SU
SHEET NO.	3 of 4

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CREW CHIEF	INITIALS	DATE	SEE SHEET 1 FOR SURVEYOR'S NOTES, SIGNATURE AND SEAL. THIS SHEET NOT VALID WITHOUT SHEET 1.	 <b>George F. Young, Inc.</b> 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701 PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM BUSINESS: ENTITY LSP1 CML TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING ECOLOGY & PLANNING SURVEYING ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GANDERVILLE • LAKE WALES • PLANTA GORDA	ST. PETERSBURG MUSEUM OF HISTORY	JOB NO.
DRAWN	DE	11/10/23			UTILITY EASEMENT - TECO PEOPLES GAS	23Y01703SU
CHECKED	MC	11/10/23			SECTION 20 TOWNSHIP 31S RANGE 17E	SHEET NO.
FIELD BOOK					PREPARED FOR: City of St. Petersburg	4 of 4
FIELD DATE					TECO Peoples Gas	

The following page(s) contain the backup material for Agenda Item: A report by Administration regarding discussions between the Administration and the Tampa Bay Rays on multiple options for elevating St. Petersburg's name as part of the agreement for the development of a new stadium. Please scroll down to view the backup material.





**H-1**

## ST. PETERSBURG CITY COUNCIL

Meeting of January 4, 2024

**TO:** The Honorable Deborah Figgs-Sanders, Chair, and Members of City Council

**SUBJECT:** A report by Administration regarding discussions between the Administration and the Tampa Bay Rays on multiple options for elevating St. Petersburg's name as part of the agreement for the development of a new stadium.

---

### EXPLANATION:

Since the selection of the Rays/Hines team as the preferred developer for the Historic Gas Plant District at the State of the City on January 30, 2023, City Administration has been regularly meeting with the Tampa Bay Rays ("Rays") and Pinellas County ("County") to negotiate the development of a new stadium. Center to these negotiations are the issues of funding, rights and responsibilities, design and construction, and the creation of a new Use Agreement.

Throughout these negotiations, the City team continually engaged in conversations regarding ways to enhance the visibility of St. Petersburg through efforts such as: signage at the stadium, increased visibility of the site through Visit St. Pete/Clearwater ("VSPC"), uniforms, and other promotions. The Rays and County were supportive of these efforts, as demonstrated in the New Stadium Project Outline presented to City Council at the October 26, 2023, Committee of the Whole.

Included in the overview are the following elements focused on elevating St. Petersburg's visibility and recognition:

- Signage – The City will have the right to display promotional and public safety announcements on Stadium Facility signage, including the new marquee.
- Branding – The City and the Rays will mutually agree on a Marketing, Promotion, and Branding plan, which will include the location and frequency of signage.
- Uniforms – The Rays will work with MLB to allow "St. Petersburg" team uniforms during at least one home game per season. Administration has requested, and Rays' leadership has regularly stated they would look to increase opportunities to wear these uniforms, pending MLB approval.
- Promotions – The Rays will mutually agree on a Hospitality and Marketing Plan. Working with VSPC, the Rays will develop a co-branding agreement to promote the team, the stadium, and the destination jointly. The new Use Agreement will also include additional items that support driving visitation to the destination, including a physical presence of VSPC at the stadium. Additionally, the Rays will work with broadcasters and media to reference the stadium location.



The following page(s) contain the backup material for Agenda Item: Ordinance 571-H, An Ordinance designating a portion of the downtown as a "clean zone" in order to regulate commercial activities during WWE Royal Rumble event; designating geographic boundaries for the clean zone; regulating temporary outdoor uses and temporary structures; prohibiting certain portable structures or vehicles and signage; providing for inspections and permits; providing for increased penalties; providing for conditions and restrictions; prohibiting commercial activities in the right of way; regulating locations for the consumption of alcoholic beverages; providing additional regulations for existing businesses in the clean zone; and providing an effective date.  
Please scroll down to view the backup material.



Ord. No. 571-H

AN ORDINANCE DESIGNATING A PORTION OF THE DOWNTOWN AS A "CLEAN ZONE" IN ORDER TO REGULATE COMMERCIAL ACTIVITIES DURING WWE ROYAL RUMBLE EVENT; DESIGNATING GEOGRAPHIC BOUNDARIES FOR THE CLEAN ZONE; REGULATING TEMPORARY OUTDOOR USES AND TEMPORARY STRUCTURES; PROHIBITING CERTAIN PORTABLE STRUCTURES OR VEHICLES AND SIGNAGE; PROVIDING FOR INSPECTIONS AND PERMITS; PROVIDING FOR INCREASED PENALTIES; PROVIDING FOR CONDITIONS AND RESTRICTIONS; PROHIBITING COMMERCIAL ACTIVITIES IN THE RIGHT OF WAY; REGULATING LOCATIONS FOR THE CONSUMPTION OF ALCOHOLIC BEVERAGES; PROVIDING ADDITIONAL REGULATIONS FOR EXISTING BUSINESSES IN THE CLEAN ZONE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg will be the host city for the WWE Royal Rumble event on January 27, 2024; and

WHEREAS, this event will attract many visitors to the City and expose the City to television viewers internationally; and

WHEREAS, this event will have a positive economic impact on the City and encourage other events to come to the City; and

WHEREAS, it is in the best interest of the City of St. Petersburg and its residents to regulate the area which will be the focus of these activities to preserve the public health, safety, and welfare of all citizens, visitors, and participants; and

WHEREAS, this ordinance shall be effective only within the boundaries specifically set forth herein and only during the dates approved by City Council.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

**SECTION ONE.** The portion of the City within the boundaries set forth in Section Two is hereby designated as a "Clean Zone" in order to prepare for and host the WWE Royal Rumble event ("Event"). City Council shall by resolution establish the dates when this ordinance shall be in effect ("Clean Zone Time Period").

**SECTION TWO.** The geographical boundaries of the Clean Zone shall consist of the area described and bounded as follows:

Starting at the corner of 8th Street and Arlington Avenue North; thence westerly along Arlington Avenue North to 19th Street North; thence southerly along 19<sup>th</sup> Street and continuing on a straight line to 6th Avenue South; thence easterly to 16th Street South; thence southerly to 7th Avenue South; thence easterly to MLK Street South; thence northerly to 6th Avenue South; thence easterly to 8th Street South; thence northerly to Arlington Avenue to point of beginning.

**SECTION THREE.** The Clean Zone shall encompass all property within the boundaries described in Section Two including the entire right-of-way of the described boundaries and the properties abutting the north side of 1st Avenue North between 8th Street and 19th Street. A map showing the geographical boundaries of the Clean Zone is attached hereto and incorporated herein as Exhibit 1.

**SECTION FOUR.** Temporary uses shall only be allowed in the Clean Zone if, in the sole judgment of the POD, the following requirements and all other requirements provided in the City Code are fully satisfied. The POD shall have the exclusive authority to determine whether and when permits may be issued.

1. Temporary indoor or outdoor use permits may only be issued by the POD. Only one temporary use permit shall be issued for each property.
2. For the purposes of this ordinance, temporary uses are those uses identified in this paragraph. Within the Clean Zone, permits for temporary uses shall only be granted for the following uses:
  - 1) Retail Sales
  - 2) Food and Beverages including alcohol
  - 3) Merchandise Sales
  - 4) Entertainment (other than Adult Uses as defined in the City Code)
3. All temporary outdoor uses not accessory to a permitted principal use must occur within the boundaries of a tent or permanent structure, except for licensed portable open air cooking facilities. No customer lines shall extend into the right of way.
4. Any temporary uses operating from temporary or portable structures (e.g., trailers) or vehicles such as semi-trailers, step vans, R.V. style or other vehicles shall not be allowed, except for vehicles or trailers at least 20 feet in length which are specifically designed or made for the vending of merchandise. The placement of such structures and vehicles is subject to approval by the POD.

5. An application for a temporary use shall identify the specific use to be allowed and provide a site plan showing the property lines of the site, all existing structures and paved areas, sidewalks, rights of way and the location of the tent and any other facilities (e.g., port-o-lets), informational exterior signs and the tent manufacturer's specifications. The application must be filed to allow sufficient time for an adequate review by the POD.
6. Tents shall be frame, convention, self-supporting style tents with no tie downs or guy ropes which are necessary for structural support.
7. Tents shall not be located on areas landscaped with trees, shrubs or other similar vegetation and shall not damage existing vegetation.
8. Any separation of tent walls required by the Fire Code shall be barricaded to prevent its use as a walkway. Except for Fire Code requirements, tents shall not be required to meet minimum setback requirements. Tents shall meet visibility at intersection requirements and shall not hinder vehicular or pedestrian travel or access.
9. Official licensed sponsors of the Event, WWE logos, VSPC logos, or City of St Petersburg logos may be printed on tents. No other signs or logos printed on tents shall be allowed.
10. Two exterior informational signs (visible from the street right of way) shall be allowed per tent which identify the services provided. Each informational exterior sign shall not exceed six (6) square feet in area. Exterior informational signs shall not be lighted or illuminated, shall be located directly between the tent and the street right-of-way, and shall be attached to the tent. There shall be no limit on the number of signs located within the tent or interior area which are not visible from the street right of way.
11. Commercial activities of any kind shall not be allowed on the public right of way or on public property except for permitted sidewalk cafes and retail display areas and except for commercial activities in those areas with an approved street closure permit.
12. Tents that are more than 100 feet from all property lines shall not be required to comply with subsections 9 and 10.
13. The fee for permits issued under this section shall be \$100.00.

**SECTION FIVE.** No tent shall be set up within the Clean Zone unless an inspection by the POD has occurred immediately prior to the set-up. A second inspection is required immediately after set-up.

**SECTION SIX.** No variance shall be granted to any provision of this ordinance.



**SECTION SEVEN.** No alcoholic beverages shall be provided, served, or sold from any temporary use unless a license has been obtained from the State of Florida and is posted within public view.

**SECTION EIGHT.** As provided in City Code Section 25-8, no person shall transact any business upon the public streets or sidewalks within the Clean Zone except as allowed by this ordinance.

**SECTION NINE.** As provided in City Code Section 20-81(d), certain activities are prohibited on private property without possessing the written permission of the property owner.

**SECTION TEN.** No person shall sell, offer for sale or distribute merchandise that is counterfeit, infringing or otherwise illegal, including, without limitation, merchandise that bears the trademarks, service marks, copyright, rights or other intellectual property rights of an individual or entity unless such individuals and entities consented to have their rights included on such merchandise, regardless of whether that person is operating a permitted use, special exception use or temporary use.

**SECTION ELEVEN.** It shall be unlawful for any person or entity to sell, offer for sale or otherwise distribute any items within the Tropicana Field property controlled by the Tampa Bay Rays excluding intervening rights of way therein (“Tropicana Field Property”) without the express written permission of the Tampa Bay Rays. A map showing the geographical boundaries of the Tropicana Field Property is attached hereto and incorporated herein as Exhibit 2.

**SECTION TWELVE.** It shall be unlawful for any person or entity to engage in any Unauthorized Peddling within the Clean Zone. Unauthorized Peddling shall mean the sale, offer for sale or other distribution of WWE merchandise by persons or entities not affiliated with WWE or any participant in the Event.

**SECTION THIRTEEN.** Regulations in Chapter 3 prohibiting the consumption of alcohol within 500 feet of the premises where such alcohol is sold and possession of open containers on public rights-of-ways are suspended on January 27, 2024 from two hours before the start of the Event until the conclusion of the Event in all Downtown Center Zoning Districts.

**SECTION FOURTEEN.** Any street closure permits granted during the Clean Zone Time Period shall be governed by this ordinance and the conditions set forth in the street closure permit.

**SECTION FIFTEEN.** Because of the heavy concentration of pedestrians and to provide for pedestrian safety, it shall be unlawful for any person or entity to sell, offer for sale or otherwise distribute any items within the 16<sup>th</sup> Street right of way between 1<sup>st</sup> Avenue South and I-175 from two hours before the start of the Event until one hour after the conclusion of the Event and it shall be unlawful for any person or entity to place, stack or store any items in the right of way in the Clean Zone from two hours before the start of the Event until one hour after the conclusion of the Event.

**SECTION SIXTEEN.** Employees or persons associated with an existing principal use in the Clean Zone shall not stand or sit outside the business, or otherwise be located outside the business, in an effort to entice or attract customers to the business.

**SECTION SEVENTEEN.** The penalty for each violation of this ordinance shall be \$500.00 as well as such other fines, penalties, and remedies as are available under the City Code and/or Florida Statutes.

**SECTION EIGHTEEN.** This ordinance shall supersede any ordinance in conflict therewith.

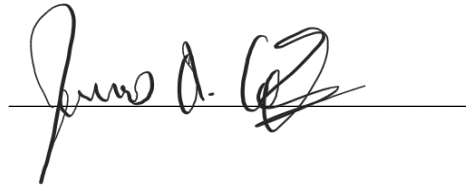
**SECTION NINETEEN. COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES.** Pursuant to City Council resolution 2023-507, a business impact estimate was prepared for this ordinance and posted on the City’s website no later than the date the notice of the proposed ordinance was published.

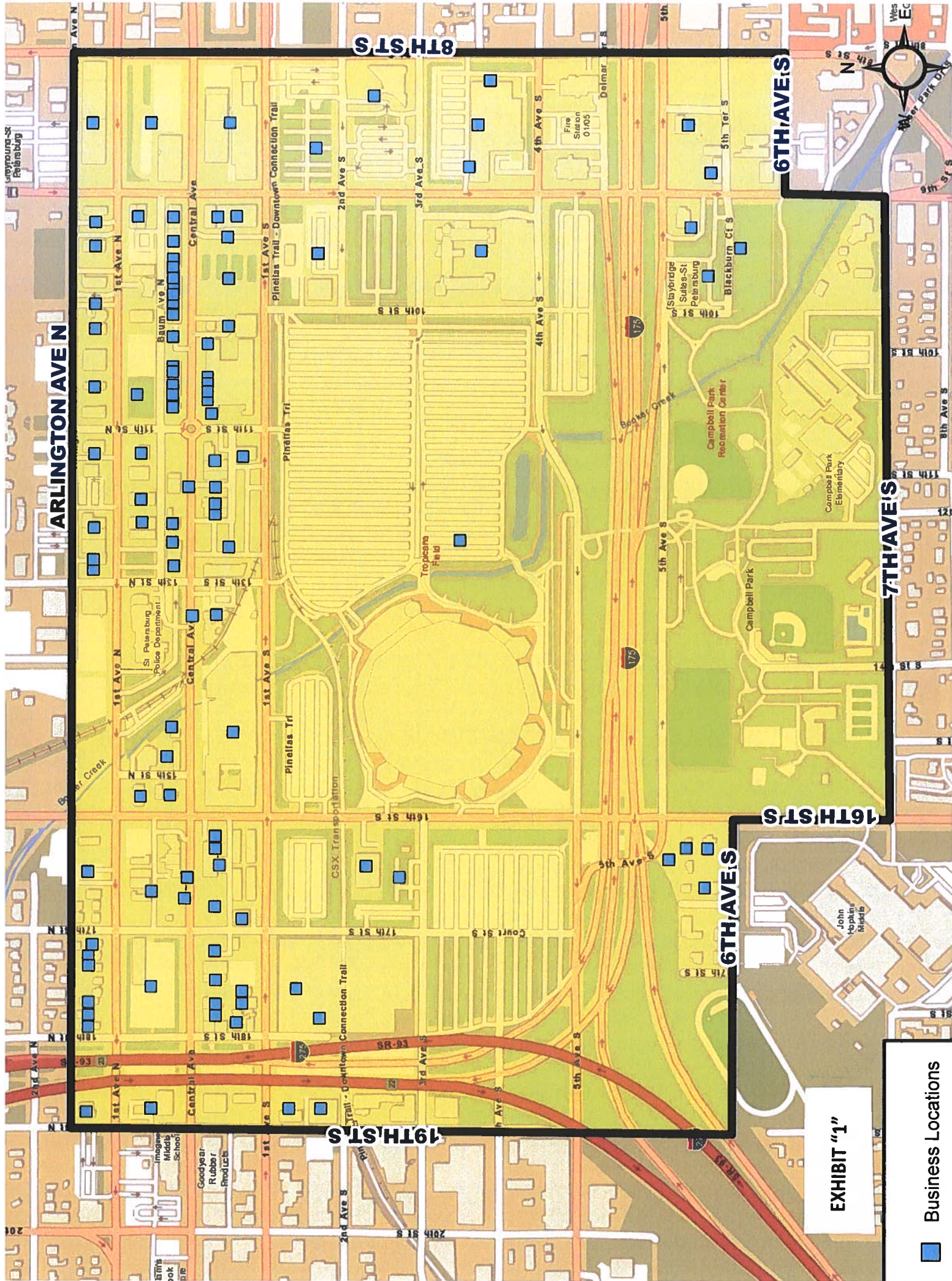
**SECTION TWENTY.** In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective after the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor, it shall not become effective unless and until the City Council overrides the veto, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:



DEPARTMENT:





**EXHIBIT "1"**


 Business Locations

EXHIBIT "2"



1-175

The following page(s) contain the backup material for Agenda Item: Ordinance 1158-V approving a vacation of the southern 30-feet of 40th Avenue North between 73rd Street North and 74th Street north, generally located at 3801 74th Street North; setting forth conditions for the Vacation to become effective; and providing for an effective date. (City File 23-33000013)  
Please scroll down to view the backup material.





## ST. PETERSBURG CITY COUNCIL

Meeting of January 4, 2024

**TO:** The Honorable Deborah Figgs-Sanders Chair, and Members of City Council

**SUBJECT:** Ordinance 1158-V approving a vacation of the southern 30-feet of 40th Avenue North between 73rd Street North and 74th Street North, generally located at 3801 74th Street North. (City File No.: DRC 23-33000013)

**RECOMMENDATION:** The Administration and the Development Review Commission recommend **APPROVAL**.

**RECOMMENDED CITY COUNCIL ACTION:**

- 1) Conduct the first reading of the attached proposed ordinance; and
- 2) Set the second reading and public hearing for January 18, 2024.

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**The Request:** The request is to vacate the southern 30-feet of 40th Avenue North between 73rd Street North and 74th Street North, generally located at 3801 74th Street North. The applicant's goal is to vacate a portion of 40<sup>th</sup> Avenue North between 73<sup>rd</sup> Street North and 74<sup>th</sup> Street North to consolidate the area into the overall elementary school campus plan in order for Pinellas County Schools to control vehicular and pedestrian access into the site and throughout the campus.

**Discussion:** As set forth in the attached report provided to the Development Review Commission (DRC), Staff finds that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, and the applicable special area plan.

**Agency Review:** This request to vacate right-of-way was routed to City Departments and Private Utility Providers for comments. Engineering stated that they have no objection to the request provided that the applicant submits a sketch and legal description for the public utility and drainage easement to be dedicated after the right-of-way vacation has been recorded. This has been included as a condition of approval. The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection. Duke Energy, Frontier Communications and TECO provided comments that they have facilities within the area requested to be vacated and

will require dedication of an easement over their facilities. A condition of approval is included requiring the applicant to obtain letters of no objection from all Private Utility Providers prior to recording of the ordinance.

**DRC Action/Public Comments:** On December 6, 2023, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the request. After the public hearing, the DRC voted 7-0 to recommend approval of the proposed vacation. The President of the Jungle Terrace Civic Association indicated that the request to vacate a portion of 40<sup>th</sup> Avenue North is acceptable to the Jungle Terrace Civic Association. In advance of this report, no additional comments or concerns were expressed to the author.

### **RECOMMENDATION:**

The Administration recommends **APPROVAL** of the vacation of right-of-way, subject to the following conditions:

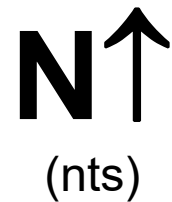
1. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated November 7, 2023.
2. Prior to recording the vacation ordinance, the applicant shall address the location of public and private utilities and services by dedicating utility easements as needed or relocating City and private utilities at the applicant's expense. In either case a written letter of no objection from the utility providers is required stating that the facilities have been relocated, or that there is no conflict.
3. As required City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Attachments: Project Location Map, Ordinance including Exhibit A, DRC Case 23-33000013 Staff Report





Project Location Map  
 City of St. Petersburg, Florida  
 Planning and Development Services  
 Department  
 Case No.: 23-3300013  
 Address: 3801 74<sup>th</sup> Street North



ORDINANCE NO. 1158-V

AN ORDINANCE APPROVING A VACATION OF THE SOUTHERN 30-FEET OF 40<sup>TH</sup> AVENUE NORTH BETWEEN 73<sup>RD</sup> STREET NORTH AND 74<sup>TH</sup> STREET NORTH, GENERALLY LOCATED AT 3801 74<sup>TH</sup> STREET NORTH; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following rights-of-way are hereby vacated as recommended by the Administration and the Development Review Commission on December 6, 2023 (City File No. DRC 23-33000013):

Legal Description: See attached Exhibit "A" incorporated as if fully stated herein.

Section 2. The above-mentioned rights-of-way are not needed for public use or travel.

Section 3. The vacation is subject to and conditional upon the following:

1. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated November 7, 2023.
2. Prior to recording the vacation ordinance, the applicant shall address the location of public and private utilities and services by dedicating utility easements as needed or relocating City and private utilities at the applicant's expense. In either case a written letter of no objection from the utility providers is required stating that the facilities have been relocated, or that there is no conflict.
3. As required City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Section 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:

*Michael J Dema*

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PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT:

*/s/ Elizabeth Abernethy*

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THIS IS NOT A SURVEY.

SEC. 6 , TWP. 31 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**DESCRIPTION:**

A PORTION OF 40TH AVENUE NORTH, AS SHOWN ON 74TH STREET ELEMENTARY SCHOOL TRACT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WEST OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 13, GALEA HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF 74TH STREET ELEMENTARY SCHOOL TRACT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N24°43'28"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 74TH STREET NORTH, AS DESCRIBED IN OFFICIAL RECORDS BOOK 18401, PAGE 499, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 33.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 40TH AVENUE NORTH, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 18401, PAGE 499; THENCE S89°35'51"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 361.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF 73RD STREET OF GALEA HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°24'09"W, ALONG THE SAID SOUTHERLY EXTENSION OF THE WESTERLY LINE OF 73RD STREET, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID 74TH STREET ELEMENTARY SCHOOL TRACT; THENCE N89°35'51"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 347.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,627 SQUARE FEET (0.244 ACRE), MORE OR LESS.

**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF 74TH STREET ELEMENTARY SCHOOL TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF N89°35'51"W.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.



565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM  
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

**SKETCH OF DESCRIPTION  
3801 74TH STREET NORTH  
ST. PETERSBURG**

DANA A. WYLLIE, PSM, LS 5874

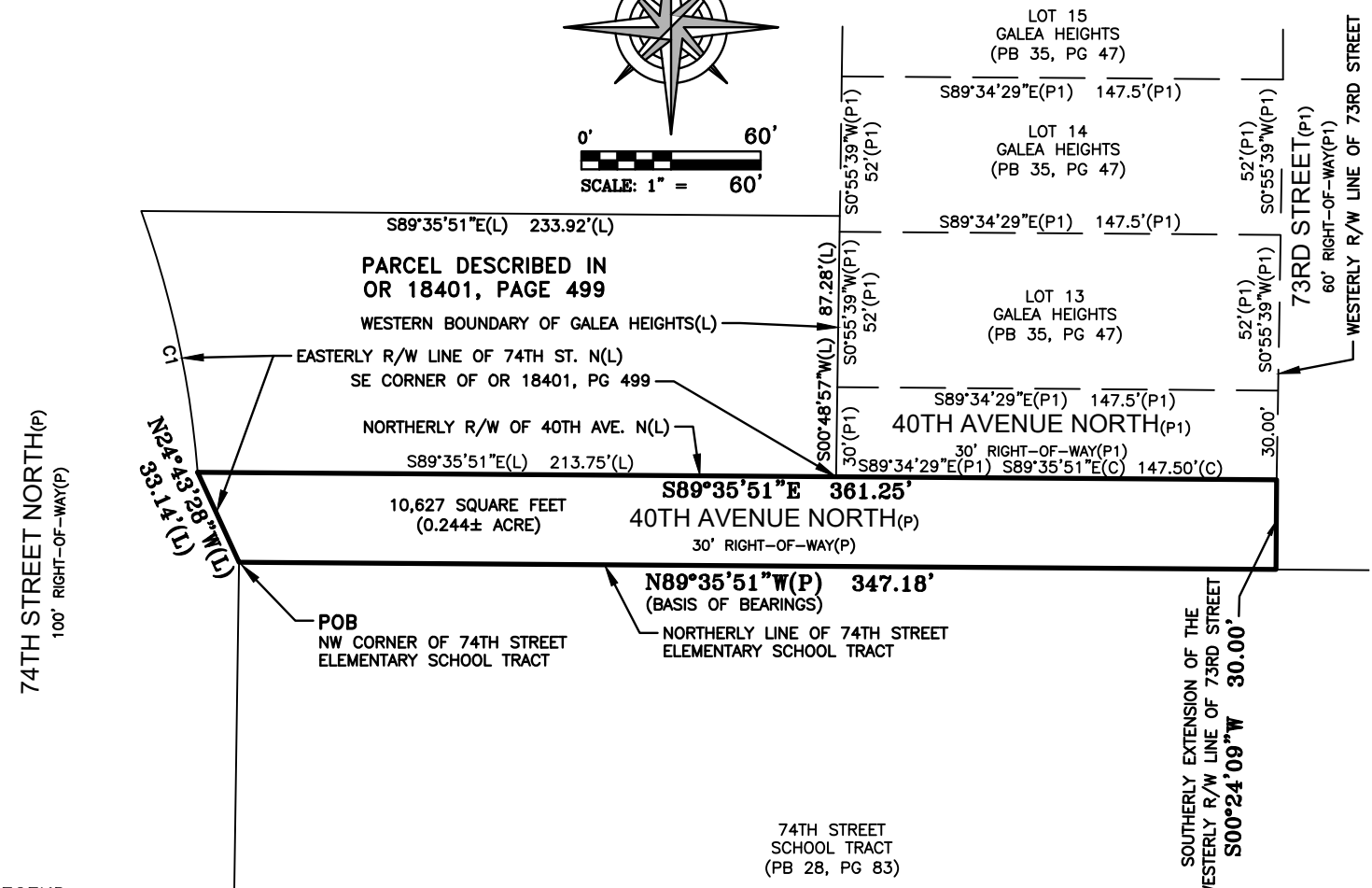
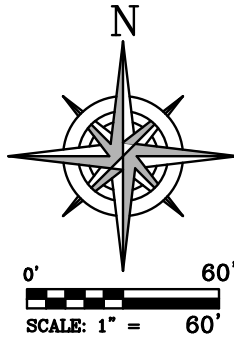
CITY OF ST. PETERSBURG

FLORIDA

PROJECT NO.	2019-149
DATE:	8/9/2023
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 2

THIS IS NOT A SURVEY.  
 THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 6 , TWP. 31 S., RNG. 16 E.  
 PINELLAS COUNTY, FLORIDA



**LEGEND**

- (L) OFFICIAL RECORDS BOOK 18401, PAGE 499
- LB LICENSED BUSINESS
- No. NUMBER
- OR OFFICIAL RECORD BOOK
- (P) PLAT BOOK 28, PAGE 83
- (P1) PLAT BOOK 35, PAGE 47
- PB PLAT BOOK
- PG PAGE/PAGES
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R/W RIGHT-OF-WAY
- RNG. RANGE
- SEC. SECTION
- TWP. TOWNSHIP

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	89.71'(L)	335.94'(L)	15°17'59"(L)	N12°12'54"W(L)	89.44'(L)

**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF 74TH STREET ELEMENTARY SCHOOL TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF N89°35'51"W.
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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/60 OR SMALLER.



565 SOUTH HERCULES AVENUE  
 CLEARWATER, FL 33764  
 PHONE 727.822.4151  
 WWW.TRANSYSTEMS.COM  
 LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

I, DANA A. WYLLIE, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

**SKETCH OF DESCRIPTION  
 3801 74TH STREET NORTH  
 ST. PETERSBURG**

CITY OF ST. PETERSBURG

FLORIDA

PROJECT NO.	2019-149
DATE:	8/9/2023
DRAWN:	TBM
SCALE:	1" = 60'
SHEET NO.	2 OF 2



**CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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## **VACATION OF RIGHT-OF-WAY PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **December 6, 2023 at 1:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 23-33000013 PLAT SHEET: R-22

REQUEST: Approval of a vacation of the southern 30-feet of 40th Avenue North between 73rd Street North and 74th Street North, generally located at 3801 74th Street North.

OWNER: PINELLAS BD OF PUB INST  
PO BOX 2942  
LARGO, FL 33779-2942

ADDRESS: 3801 74th Street North

PARCEL ID NUMBER: 06-31-16-80352-000-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban, Single-Family (NS-1)

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**DISCUSSION AND RECOMMENDATION:**

**Request.** The request is to vacate the southern 30-feet of 40<sup>th</sup> Avenue North between 73<sup>rd</sup> Street North and 74<sup>th</sup> Street North, generally located at 3801 74<sup>th</sup> Street North.

The area of the right-of-way proposed for vacation is depicted on the attached map, see Attachment A, and legal description and sketch, see Attachment B. The applicant's goal is to vacate a portion of 40<sup>th</sup> Avenue North between 73<sup>rd</sup> Street North and 74<sup>th</sup> Street North to consolidate the area into the overall elementary school campus plan in order for Pinellas County Schools to control vehicular and pedestrian access into the site and throughout the campus.

**Analysis.** Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant, see Attachment C, **does** provide background or analysis supporting a conclusion that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

**A. Land Development Regulations**

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.*

The application was routed to City Departments and Private Utility Providers for review and comments. The Engineering and Capital Improvements Department (ECID) provided a Memorandum dated November 7, 2023, see Attachment D, stating that they have no objection to the request provided their conditions in their Memorandum are included as conditions of approval. Engineering's conditions include providing a sketch and legal description of the public utility and drainage easement that the applicant has indicated in the Narrative and Site Plan, see Attachment C, will be dedicated over the existing facilities. A condition of approval has been included at the end of this report requiring compliance with the conditions included in Engineering's Memorandum. Duke Energy, Frontier Communications and TECO also provided comments that they have facilities within the area requested to be vacated and will require dedication of an easement over their facilities, see Attachments E thru G. A condition of approval is included requiring the applicant to obtain letters of no objection from all Private Utility Providers prior to recording of the ordinance vacating the right-of-way. All other City Departments and Private Utility Providers either had no comments or provided letters of no objection to the vacation request.

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

The vacation of the southern 30-feet of 40<sup>th</sup> Avenue North between 73<sup>rd</sup> Street North and 74<sup>th</sup> Street North will not have an effect on access to any lot of record. The applicant is the owner of the properties to the north and south abutting the area proposed for vacation.

3. *The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

The requested right-of-way vacation will not adversely alter utilized travel patterns and will not create dead-end rights-of-way.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

The right-of-way is not needed for the purpose for which the City has a legal interest and there is no present or future need for the right-of-way. This request was routed to the Transportation and Parking Management Department for review and comments and they indicated that they have no objection, see Attachment H.

5. *The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.*

The right-of-way requested to be vacated is included in the overall Site Plan for the elementary school campus, see Attachment C. Approval of the request would allow for Pinellas County Schools to control vehicular and pedestrian access into the site and throughout the campus.

## B. Comprehensive Plan

Transportation Element Policy T2.4 states, *"The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use."*

The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection, see Attachment H. The requested vacation of right-of-way will foster redevelopment which is a goal of the Comprehensive Plan.

## C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is within the boundaries of Jungle Terrace Civic Association. The Jungle Terrace Neighborhood Plan does not include any Goals or Objectives related to the vacation of rights-of-way other than alleyways. The President of the Jungle Terrace Civic Association indicated that the request to vacate a portion of 40<sup>th</sup> Avenue North is acceptable to the Jungle Terrace Civic Association, see Attachment I.



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**Comments from Agencies and the Public**

This request to vacate right-of-way was routed to City Departments and Private Utility Providers for comments. Engineering stated that they have no objection to the request provided that the applicant submits a sketch and legal description for the public utility and drainage easement to be dedicated after the right-of-way vacation has been recorded. This has been included as a condition of approval. The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection. Duke Energy, Frontier Communications and TECO provided comments that they have facilities within the area requested to be vacated and will require dedication of an easement over their facilities. A condition of approval is included requiring the applicant to obtain letters of no objection from all Private Utility Providers prior to recording of the ordinance. All other City Departments and Private Utility Providers either had no comments or provided letters of no objection to the vacation request.

At the time of writing of the Staff Report there were no comments received from the public for or against the requested vacation of public right-of-way.

**RECOMMENDATION.** Staff recommends **APPROVAL** of the proposed right-of-way vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated November 7, 2023.
2. Prior to recording the vacation ordinance, the applicant shall address the location of public and private utilities and services by dedicating utility easements as needed or relocating City and private utilities at the applicant's expense. In either case a written letter of no objection from the utility providers is required stating that the facilities have been relocated, or that there is no conflict.
3. As required City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, by the City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

**REPORT PREPARED BY:***1st Scot Bolyard*

11/16/2023

---

Scot Bolyard, AICP, Deputy Zoning Official  
Development Review Services Division  
Planning & Development Services Department

Date

**REPORT APPROVED BY:**

*/s/ Corey Malyszka*

*11/16/2023*

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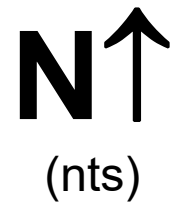
Corey Malyszka, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

Date

Attachments: A – Location Map, B – Sketch and Legal Description, C – Narrative and Site Plan, D – Engineering Memorandum dated November 7, 2023, E – Duke Energy letter dated October 18, 2023, F – Frontier Communications letter dated October 13, 2023, G – TECO letter dated November 1, 2023, H – Transportation and Parking Management Department Memorandum dated October 30, 2023, I – Public Participation Report



Project Location Map  
City of St. Petersburg, Florida  
Planning and Development Services  
Department  
Case No.: 23-3300013  
Address: 3801 74<sup>th</sup> Street North



THIS IS NOT A SURVEY.

SEC. 6 , TWP. 31 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**DESCRIPTION:**

A PORTION OF 40TH AVENUE NORTH, AS SHOWN ON 74TH STREET ELEMENTARY SCHOOL TRACT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WEST OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 13, GALEA HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF 74TH STREET ELEMENTARY SCHOOL TRACT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N24°43'28"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 74TH STREET NORTH, AS DESCRIBED IN OFFICIAL RECORDS BOOK 18401, PAGE 499, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 33.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 40TH AVENUE NORTH, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 18401, PAGE 499; THENCE S89°35'51"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 361.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF 73RD STREET OF GALEA HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°24'09"W, ALONG THE SAID SOUTHERLY EXTENSION OF THE WESTERLY LINE OF 73RD STREET, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID 74TH STREET ELEMENTARY SCHOOL TRACT; THENCE N89°35'51"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 347.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,627 SQUARE FEET (0.244 ACRE), MORE OR LESS.

**NOTES:**

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565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM  
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

**SKETCH OF DESCRIPTION  
3801 74TH STREET NORTH  
ST. PETERSBURG**

PROJECT NO.	2019-149
DATE:	8/9/2023
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 2

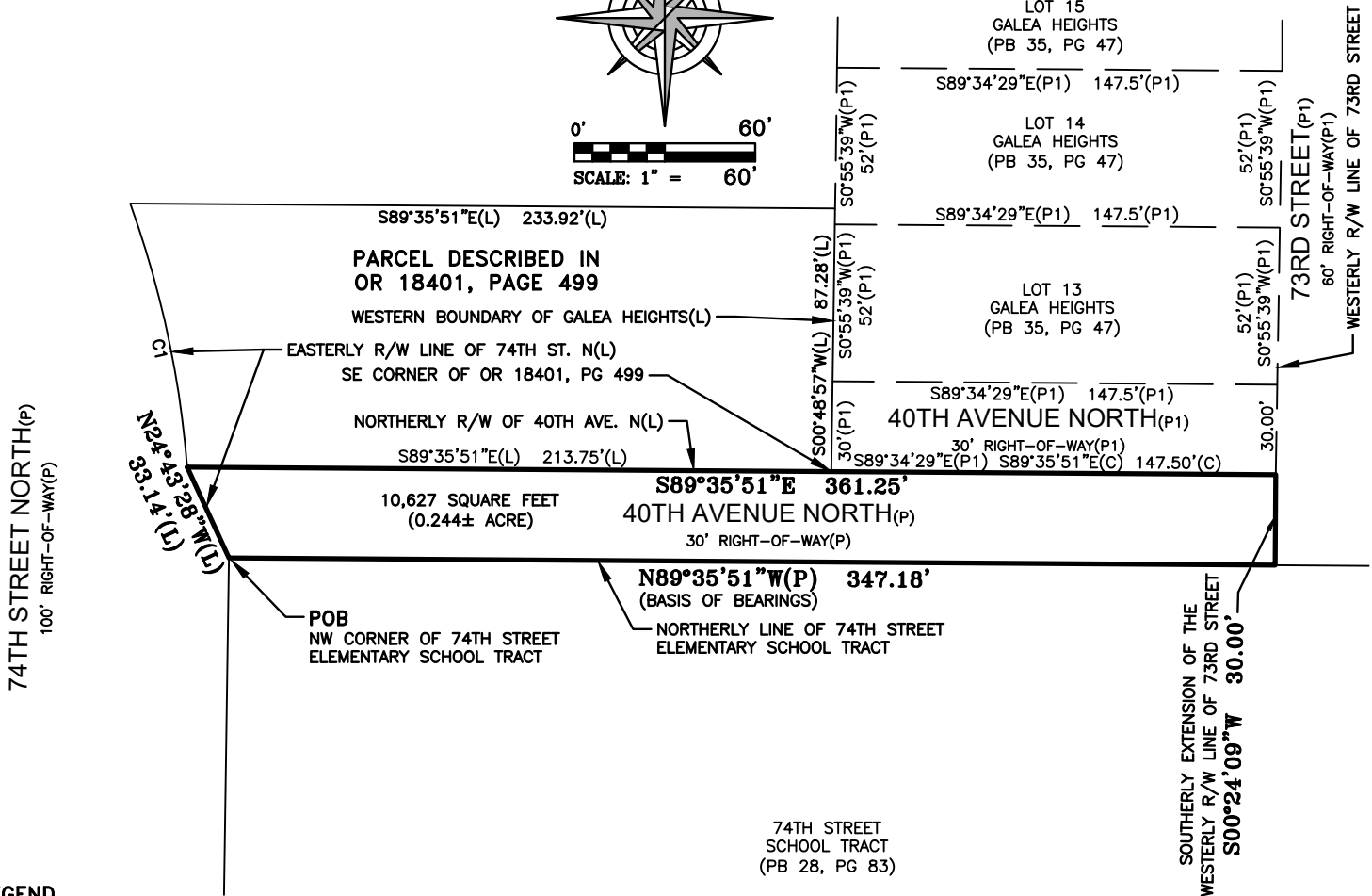
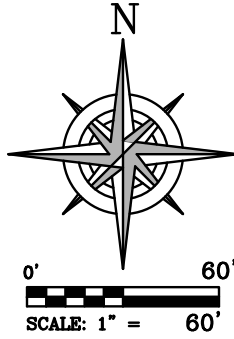
DANA A. WYLLIE, PSM, LS 5874

CITY OF ST. PETERSBURG

FLORIDA

THIS IS NOT A SURVEY.  
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 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 6 , TWP. 31 S., RNG. 16 E.  
 PINELLAS COUNTY, FLORIDA



**LEGEND**

- (L) OFFICIAL RECORDS BOOK 18401, PAGE 499
- LB LICENSED BUSINESS
- No. NUMBER
- OR OFFICIAL RECORD BOOK
- (P) PLAT BOOK 28, PAGE 83
- (P1) PLAT BOOK 35, PAGE 47
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CURVE TABLE					
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C1	89.71'(L)	335.94'(L)	15°17'59"(L)	N12°12'54"W(L)	89.44'(L)

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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/60 OR SMALLER.



565 SOUTH HERCULES AVENUE  
 CLEARWATER, FL 33764  
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I, DANA A. WYLLIE, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

**SKETCH OF DESCRIPTION  
 3801 74TH STREET NORTH  
 ST. PETERSBURG**

CITY OF ST. PETERSBURG

FLORIDA

PROJECT NO.	2019-149
DATE:	8/9/2023
DRAWN:	TBM
SCALE:	1" = 60'
SHEET NO.	2 OF 2



J20200937.000

September 1, 2023

Corey Malyszka, AICP  
Zoning Official  
City of St Petersburg  
One 4<sup>th</sup> St N  
St Petersburg, ZFL 33701

Re: 74<sup>th</sup> St Elementary School – Vacation of 40<sup>th</sup> Ave Right-of-Way

Dear Corey:

The School Board of Pinellas County is requesting the vacation of a portion of 40<sup>th</sup> Ave N which currently bisects two parcels owned and operated as a part of the 74<sup>th</sup> St Elementary School campus. We are submitting the following to support this request:

- The Application for Vacation of Right-of-way
- Legal Description and Sketch
- R/W Vacation Exhibit
- Notifications to Neighborhood and Business Associations

The following provides responses to the matters for consideration for this vacation.

- 1. The need for easements for public utilities including stormwater drainage and pedestrian easements to be retained or required to be dedicated as requested by the various departments or utility companies.**

The City municipal limits of St Petersburg runs along the centerline of 40th Avenue North along the northern property line of the 74<sup>th</sup> St Elementary School between 72<sup>nd</sup> St N and 74<sup>th</sup> St N. The northern thirty feet of the right-of-way lies within unincorporated Pinellas County except for the westernmost 361.25 Feet crossing through the Pinellas County Schools property. The southern thirty feet lies within the city limits for the entire distance between 72<sup>nd</sup> St and 74<sup>th</sup> St. (Refer to R/W Vacation Exhibit for graphic depiction).

The eastern six hundred feet of 40<sup>th</sup> Ave from 72<sup>nd</sup> St N to the county R/W terminus contains an open ditch which is maintained by Pinellas County. The county does not have plans to construct a roadway in this stretch of 40<sup>th</sup> Ave and piping the ditch.

Existing Power, gas, and data utilities exist within the right-of-way and a Utility easement will be dedicated allowing those utilities to remain.

A Drainage ditch exists within portions of the right-of-way proposed for vacation and a



Drainage Easement will be dedicated allowing the drainage systems to remain.

The existing roadway within the city's 30-foot-wide right-of-way dead ends within the school property and is not likely to be extended east to 72<sup>nd</sup> St N due to the existence of the county-maintained drainage ditch as noted above.

**2. Whether the vacation would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record.**

The western portion of the city right-of-way only provides access to the school campus currently. Vacating this portion of right-of-way will not deny access to the Galea Heights subdivision lots which has access to the 73<sup>rd</sup> St N County right-of-way.

**3. Whether the vacation would adversely impact the existing roadway network, such as creating dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or districts.**

The portion of right-of-way to be vacated only provides access to the internal parking and services access to the school campus. There are no additional roadways within the 40<sup>th</sup> Ave corridor between 72<sup>nd</sup> St N and 73<sup>rd</sup> St N. The remainder of the right-of-way is encumbered by the county-maintained ditch which will remain.

Drainage and Utility easements dedicated over the vacated portion of 40<sup>th</sup> Ave will maintain access for those functions.

Vacating this portion of the right-of-way does not create a dead end since the 40<sup>th</sup> Ave right-of-way intersects with the 73<sup>rd</sup> St right-of-way providing for continuous public access.

**4. Whether the easement is needed for the purpose for which the City has a legal interest and, for rights- of-way, whether there is a present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.**

Since the right-of-way being vacated is only thirty feet wide, it does not meet the city's standards for roadway widths (minimum of 50 ft) and since the county does not have plans to construct a roadway in place of the ditch, the purpose of the existing right-of-way is not consistent with the city's standards.

Providing future public pedestrian access is not warranted since the drainage ditch is an impediment.

The use for utilities will be maintained by dedication of the utility and drainage



easement in place of the right-of-way.

5. **The POD, Development Review Commission, and City Council may also consider any other factors affecting the public health, safety, or welfare.**

The request for vacation of this portion of right-of-way is in the best interest of public safety for the adjacent use by Pinellas County Schools as an elementary school campus. Allowing the school district to maintain access control for vehicles as well as pedestrians encourages a safe campus without the possibility of uncontrolled interruption from motor vehicles.

Please consider this request for vacation of this portion of 40<sup>th</sup> Ave N to protect the safety of the school campus and allow the school to resume maintenance of the sidewalks and drives associated with this segment of roadway. You may contact our office if there are any questions or additional information needed for the processing of this application.

Sincerely,

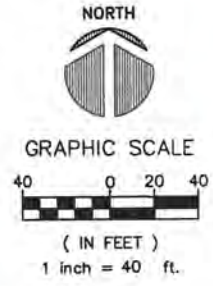
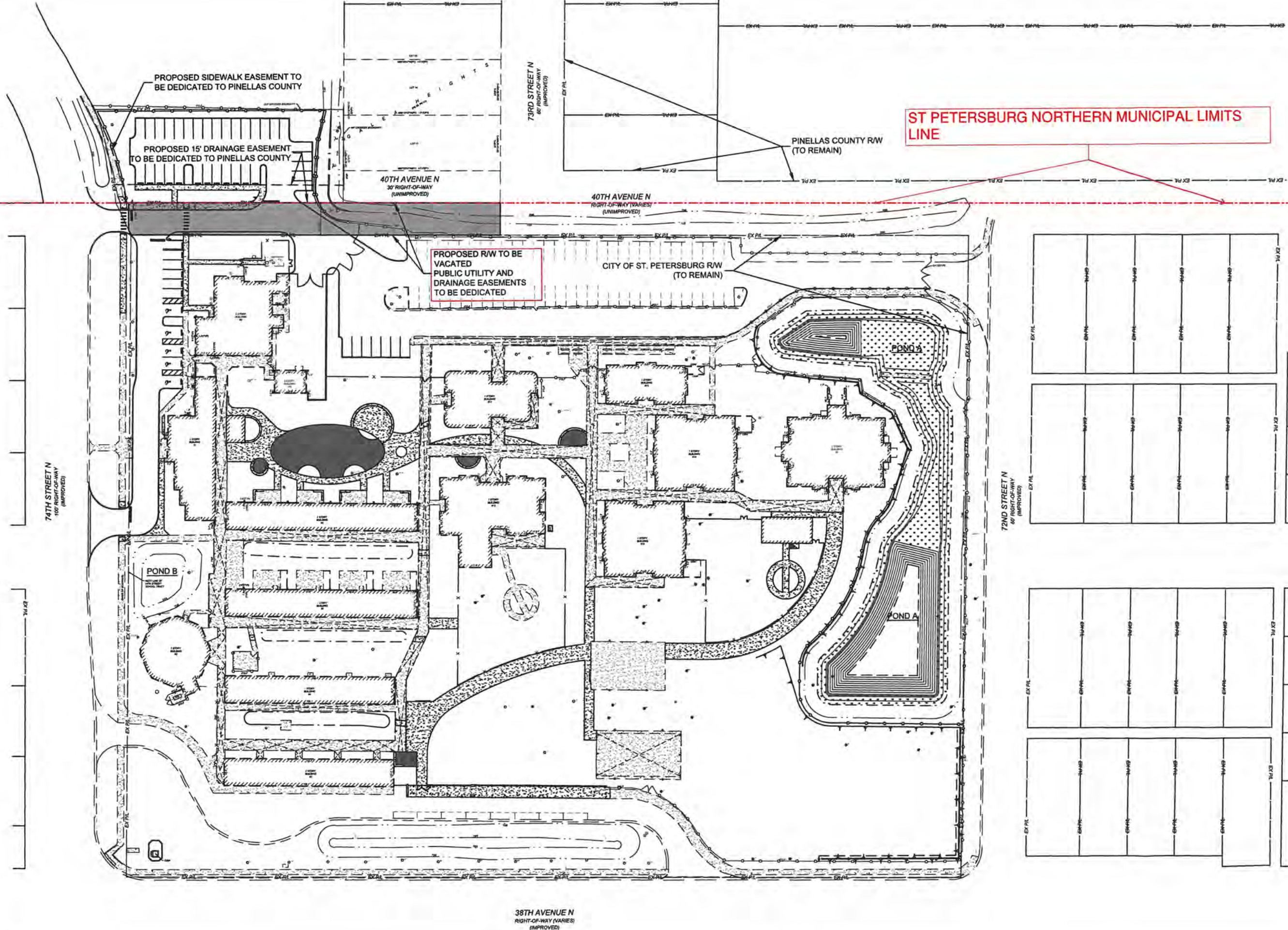
**OSBORN ENGINEERING**

---

Jonathan J Gotwald, PE  
Director of Civil Engineering \ Florida

cc: Todd Willsie, WJA  
Cliff Powers, PCSB  
Manda Rahgozar, PCSB  
Lutricia Johnson, PCSB





**ST PETERSBURG NORTHERN MUNICIPAL LIMITS LINE**

**WJA**  
**WJA Architects, Inc.**  
**Hoffman Studio**  
 132 Mirror Lake Dr. N  
 St. Petersburg, FL 33701  
 (727) 522-5566  
 www.wjaarc.com  
 AR94244  
 ©Wannemacher, Jensen Architects, Inc.

**OSBORN ENGINEERING**  
 3801 74th Street North, St. Petersburg, FL 33709  
 (727) 394-2424  
 osbornengineering.com  
 Osborn Job # 220209937\_001

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 3801 74th Street North, St. Petersburg, FL 33709  
 (727) 394-2424  
 osbornengineering.com  
 Osborn Job # 220209937\_001

JONATHAN J. GOTWALD, P.E.  
 No. 35531  
 STATE OF FLORIDA

**74TH STREET ELEMENTARY**  
**MAJOR RENOVATIONS #9329**  
 PINELLAS COUNTY SCHOOLS  
 3801 74TH STREET NORTH, ST. PETERSBURG, FL. 33709

Project number  
**2102**

DISTRIBUTION

MILESTONE	DATE
Schematic Design	3/12/21
Design Development	5/24/21
Construction Documents	8/09/21
▲ Addendum 01	8/26/21
▲ Saturated Comments	12/28/21
▲ Saturated Comments	4/01/22
▲ ASI 015	5/22/22
▲ ASI 016	9/02/22
▲ ASI 017	11/28/22
▲ ASI 019	1/12/23
▲ ASI 020	1/12/23

R/W VACATION  
 EXHIBIT  
**EXH-RW**

MEMORANDUM  
CITY OF ST. PETERSBURG  
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

---

**TO:** Scot Bolyard, Deputy Zoning Official  
**FROM:** Kyle Hurin, Engineering Plans Review Supervisor  
**DATE:** November 7th, 2023  
**SUBJECT:** Vacation of Right-of-Way  
**FILE:** 23-33000013

---

**LOCATION AND PIN:** 3801 74<sup>th</sup> St N  
06-31-06-80352-000-0010

**ATLAS:** R-22                      **Zoning:** Neighborhood Suburban, Single-Family (NS-1)

**REQUEST:** Approval of a vacation of 40<sup>th</sup> Ave North between 73<sup>rd</sup> Street North and 74<sup>th</sup> Street North, generally located at 3801 74<sup>th</sup> Street North.

**SPECIAL CONDITIONS OF APPROVAL:** The Engineering and Capital Improvements Department (ECID) has no objection to the proposed partial right of way vacation provided the following special conditions are added as conditions of approval:

**Disclaimer, standards subject to change.** The comments provided are based on current design standards and are subject to change based on statutory requirements and updates.

**Disclaimer, Permit coordination.** For consistency of permits and work associated with the project, coordinate with ECID Right-of-way (ROW) staff for any impacts in the City Right of Way prior to issuance of building construction permit. Email ECID ROW staff at: [ROW\\_permitting@stpete.org](mailto:ROW_permitting@stpete.org). A ROW work permit issued by ECID must be obtained prior to the commencement of any work within City controlled right-of-way or public easement. All work within right-of-way or public easement shall be installed at the applicant's expense and in accordance with the standards, specifications, and policies adopted by the City.

**SPECIAL CONDITIONS OF APPROVAL:**

- 1. Prior to recording, provide sketch and legal description for entire vacated right of way to be retained *Public Utility and Public Drainage Easement*.** A site sketch notes that a public utility and drainage easement will be dedicated for the entire area of the to-be vacated right of way; however, a legal sketch and description have not been provided for review at this time. Prior to recording of the vacation provide detailed legal sketch and description to the satisfaction of ECID staff. Pinellas County confirmed that the existing drainage ditch in its east/west orientation is maintained by Pinellas County and the easement must provide for continued Pinellas County maintenance.

**Notes:**

- a. **Coordination with Pinellas County.** The property directly to the north of the right of way to be vacated is outside of St. Petersburg city limits and is within Pinellas County's jurisdiction. All impacts and requests north of the center line of 40<sup>th</sup> Avenue North are to be coordinated with Pinellas County through their permit process, including but not limited to the proposed drainage easements. It was noted in correspondence with Pinellas County that they currently maintain the drainage ditch that extends east/west through 40<sup>th</sup> Avenue North.
- b. **Not a Dead End.** ECID staff is not considering this vacation as creating a dead end right of way. The proposed right of way vacation will not *create*, but rather continue the existing condition 40<sup>TH</sup> Avenue North being primarily a drainage ditch between 72<sup>nd</sup> Street North and 74<sup>th</sup> Street North.

KJH/akp

ec: WRD  
Kayla Eger – Development Review Services



Oct. 18, 2023

Via email: [Scot.Bolyard@StPete.org](mailto:Scot.Bolyard@StPete.org)

Mr. Scot Bolyard  
Deputy Zoning Official  
Development Review Services  
City of St. Petersburg  
One Fourth Street North  
St. Petersburg, Florida 33731

**RE: Vacation of a portion of 40<sup>th</sup> Avenue North Right Of Way  
3801 74<sup>th</sup> Street N, St. Petersburg  
Pinellas County, Florida**

Dear Mr. Bolyard:

Please be advised that Duke Energy, “**objects**” to the vacation and abandonment of a portion of 40<sup>th</sup> Avenue North Right Of Way lying North of 74<sup>th</sup> STREET ELEMENTARY SCHOOL TRACT, as recorded in Plat Book 28, Page 83, of the Public Records of Pinellas County, Florida, being more particularly as described on the accompanying Exhibit “A” sketch of description drawn by Transystems, dated August 9, 2023, Project # 2019-149, attached hereto and by this reference made a part hereof.

A No Objection letter would be provided upon either:

1. Removal/relocation of existing facilities (handled by a Duke Energy Engineering).
2. Granting of a Duke Energy Easement over the described property (If Right of Way is split, we would need an Easement from abutting owner as well).
3. City/County confirmation that this proposed area will retain a Public Utility Easement in the recorded Resolution.

Facilities that require relocation will be done at no cost to Duke Energy. If the facilities do not interfere with your plans, an easement will be prepared for your execution.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

*Irma Cuadra*

Irma Cuadra  
Senior Research Specialist

THIS IS NOT A SURVEY.

SEC. 6 , TWP. 31 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**DESCRIPTION:**

A PORTION OF 40TH AVENUE NORTH, AS SHOWN ON 74TH STREET ELEMENTARY SCHOOL TRACT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WEST OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 13, GALEA HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF 74TH STREET ELEMENTARY SCHOOL TRACT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N24°43'28"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 74TH STREET NORTH, AS DESCRIBED IN OFFICIAL RECORDS BOOK 18401, PAGE 499, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 33.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 40TH AVENUE NORTH, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 18401, PAGE 499; THENCE S89°35'51"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 361.25 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF 73RD STREET OF GALEA HEIGHTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 47, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°24'09"W, ALONG THE SAID SOUTHERLY EXTENSION OF THE WESTERLY LINE OF 73RD STREET, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID 74TH STREET ELEMENTARY SCHOOL TRACT; THENCE N89°35'51"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 347.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,627 SQUARE FEET (0.244 ACRE), MORE OR LESS.

**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF 74TH STREET ELEMENTARY SCHOOL TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF N89°35'51"W.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.



565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM  
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

**SKETCH OF DESCRIPTION  
3801 74TH STREET NORTH  
ST. PETERSBURG**

DANA A. WYLLIE, PSM, LS 5874

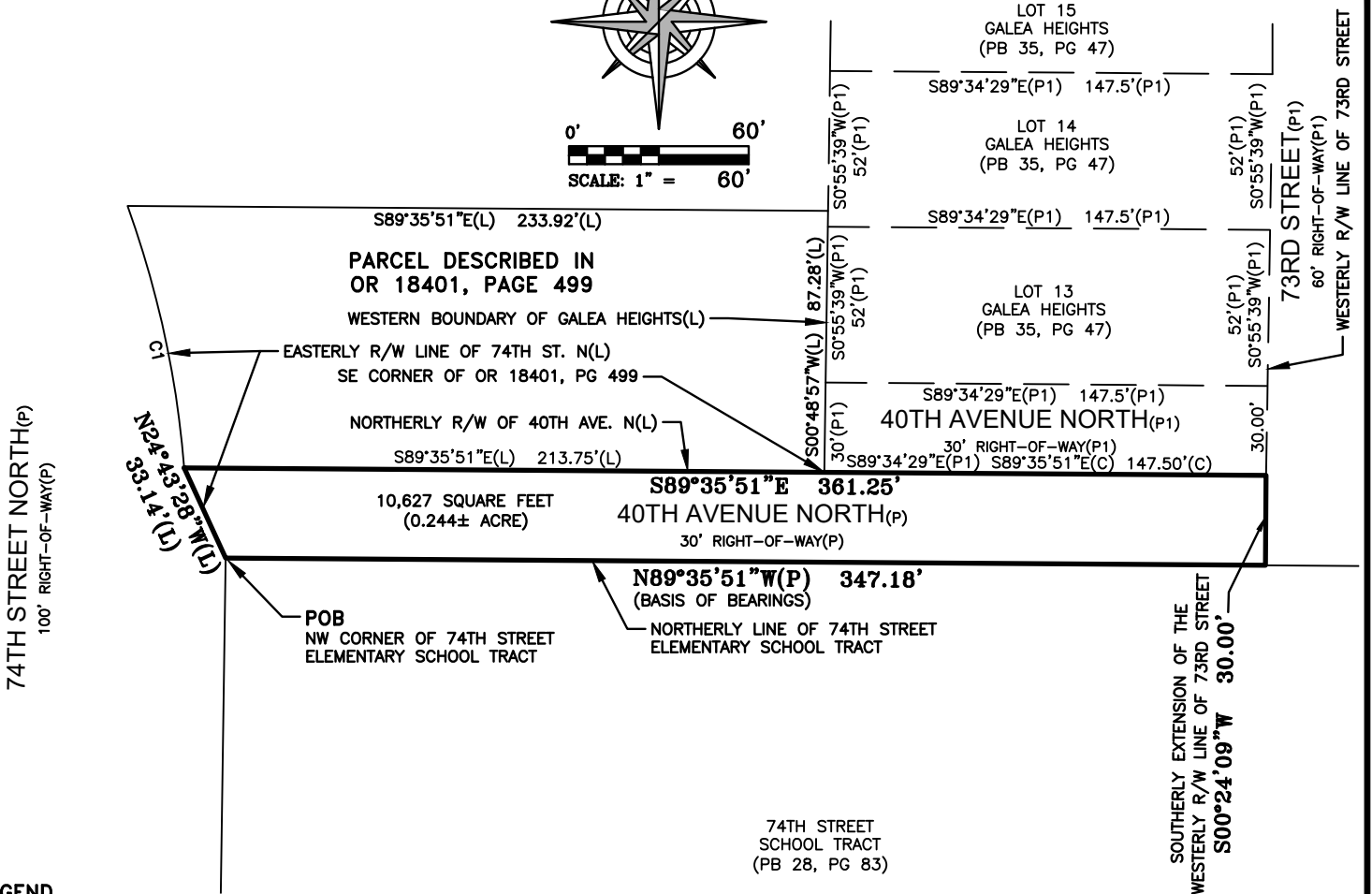
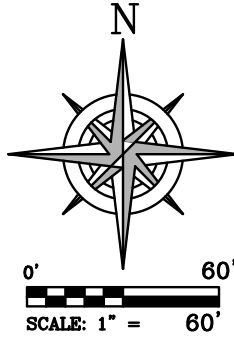
CITY OF ST. PETERSBURG

FLORIDA

PROJECT NO.	2019-149
DATE:	8/9/2023
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 2

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 6 , TWP. 31 S., RNG. 16 E.  
PINELLAS COUNTY, FLORIDA



**LEGEND**

- (L) OFFICIAL RECORDS BOOK 18401, PAGE 499
- LB LICENSED BUSINESS
- No. NUMBER
- OR OFFICIAL RECORD BOOK
- (P) PLAT BOOK 28, PAGE 83
- (P1) PLAT BOOK 35, PAGE 47
- PB PLAT BOOK
- PG PAGE/PAGES
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R/W RIGHT-OF-WAY
- RNG. RANGE
- SEC. SECTION
- TWP. TOWNSHIP

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	89.71'(L)	335.94'(L)	15°17'59"(L)	N12°12'54"W(L)	89.44'(L)

**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF 74TH STREET ELEMENTARY SCHOOL TRACT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF N89°35'51"W.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/60 OR SMALLER.



565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM  
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

I, DANA A. WYLLIE, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

**SKETCH OF DESCRIPTION  
3801 74TH STREET NORTH  
ST. PETERSBURG**

CITY OF ST. PETERSBURG

FLORIDA

PROJECT NO.	2019-149
DATE:	8/9/2023
DRAWN:	TBM
SCALE:	1" = 60'
SHEET NO.	2 OF 2



FRONTIER

2185 Range Rd  
Clearwater, FL 33765  
(941) 266-9218  
[stephen.waidley@ftr.com](mailto:stephen.waidley@ftr.com)

10/13/2023

Attn: Scot Bolyard, AICP  
Deputy Zoning Official, Planning & Development Services  
City of St. Petersburg  
One 4th St N  
St. Petersburg, FL 33701

RE: 23-33000013 – Vacation of Right-of-Way – 3801 74<sup>th</sup> St N, St Petersburg, FL

Dear Mr. Bolyard,

Our records do not indicate that there are Frontier facilities in the area of the Plat request as per the attachment provided.

Frontier has no objection to the above referenced request as per the attachment.

Frontier has facilities within the proposed vacate area. A recordable non-exclusive Easement in favor of Frontier will be required for Frontier facilities to remain in the proposed vacated R.O.W.

Frontier has facilities in the area, which may be in conflict with your proposed construction plans. Please contact Sunshine 811 by dialing 811, 2 full business days prior to the start of your work to have these facilities located for you. Please take all necessary precautions to protect and avoid damage of these facilities during your construction.

Frontier has facilities in the area, which may be in conflict with your proposed construction plans. Please send a set of construction plans and references to the Frontier Engineering Department with regards to the above project.

Frontier has facilities in the area of your proposed construction. Prepayment is required to markup a set of construction plans in order to confirm and accurately depict Frontier facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier facilities needed to accommodate the proposed construction project.

Please call me if you have any questions or need any additional information at (941) 266-9218.

Sincerely,

*Stephen Waidley*

Stephen Waidley  
Frontier Florida LLC  
Regional Rights of Way & Municipal Affairs Manager



November 1, 2023

Scot Bolyard, AICP  
Deputy Zoning Official, Planning & Development Services  
City of St. Petersburg  
One Fourth Street North, St. Petersburg, FL 33701

RE: 23-33000013 – Vacation of ROW – 3801 74<sup>th</sup> St N, St. Petersburg  
Parcel ID#06-31-16-80352-000-0010  
Pinellas County

Dear Mr. Bolyard,

Peoples Gas System, Inc. does not object to vacating that certain ROW described on Exhibit A, located on the subject property as long as the following conditions are met:

- There is hereby reserved a perpetual non-exclusive easement in, on, under, over, through and across the vacated area for the use and benefit of Peoples Gas System, Inc. ("Company"), its successors and assigns, for the installation, maintenance, repair, reconstruction, and replacement of natural gas lines, data transmission and communications, supporting structures, and necessary appurtenances thereto, whether existing or hereafter installed ("Facilities"), together with the full right of ingress and egress to the Facilities and easement area and over, across, under, and through the easement. The property owner may use said land for any purpose which will not interfere or conflict in any manner with the use by the Company of the same for the purposes enumerated above and which will not endanger any person or property, except that in no event shall any improvement or structure be installed or constructed thereon. Prior to commencing any excavation or demolition in the vacated area, persons are obligated to notify "Sunshine State One-Call of Florida, Inc." and will be held responsible for costs and expenses incurred due to damage of Company's Facilities in they fail to notify. Company will relocate its Facilities only at the sole expense of Grantor.

**Please send the ordinance to [imorales@tecoenergy.com](mailto:imorales@tecoenergy.com) once available.**

If you have any questions or concerns, you may contact me at 813-228-1627 or [imorales@tecoenergy.com](mailto:imorales@tecoenergy.com). Thank you very much for your cooperation in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Isabel M. Morales".

Isabel M. Morales  
Real Estate Services





## CITY OF ST. PETERSBURG

### Transportation and Parking Management Department

#### MEMORANDUM

TO: Scot Bolyard, Deputy Zoning Official, Planning and Development Services Department

FROM: Tom Whalen, Transportation Planning Coordinator, Transportation and Parking Management Department

DATE: October 30, 2023

SUBJECT: Approval of a vacation of 40th Avenue North between 73rd Street North and 74th Street North, generally located at 3801 74th Street North

CASE: 23-33000013

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The Transportation and Parking Management ("Transportation") Department has reviewed the proposed vacation of 10,627 square feet of 40<sup>th</sup> Avenue North right-of-way located to the east of 74<sup>th</sup> Street. The right-of-way is 30 feet wide and lies within the City of St. Petersburg. The applicant is Pinellas County Schools. The Transportation Department does not object to the proposed vacation.

Section 16.40.120.2.1.E of the City Code provides matters of consideration when reviewing proposed vacations of rights-of-way, easements or air rights. Relevant matters of consideration include the following:

*2. Whether the vacation would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record.*

The road facility located in the section of 40<sup>th</sup> Avenue North proposed to be vacated only serves the Pinellas County Schools' 74<sup>th</sup> Street Elementary School campus. The vacation of the right-of-way will not deny access to any lot of record.

*3. Whether the vacation would adversely impact the existing roadway network, such as creating dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or districts.*

The portion of the 40<sup>th</sup> Avenue North right-of-way proposed to be vacated only provides access to the internal parking on the school campus. The 40<sup>th</sup> Avenue North right-of-way between the section

proposed to be vacated and 72<sup>nd</sup> Street does not contain a roadway facility; it has a ditch that Pinellas County maintains and the City does not plan to build a roadway facility along this right-of-way.



# PUBLIC PARTICIPATION REPORT

Application No. 23-33000013

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

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

## APPLICANT REPORT

**Street Address:**

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

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

Since the adjacent properties adjoining the R/W to be vacated are owned by Pinellas County Schools and the roadway has been utilized entirely by 74th Street Elementary School, public involvement meetings were not initiated

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

Email Notifications were sent to CONA, Jungle Terrace, and FICO Associations on 06-30-2023.  
Jungle Terrace responded with acceptable. FICO and CONA did not respond

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

None

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

None

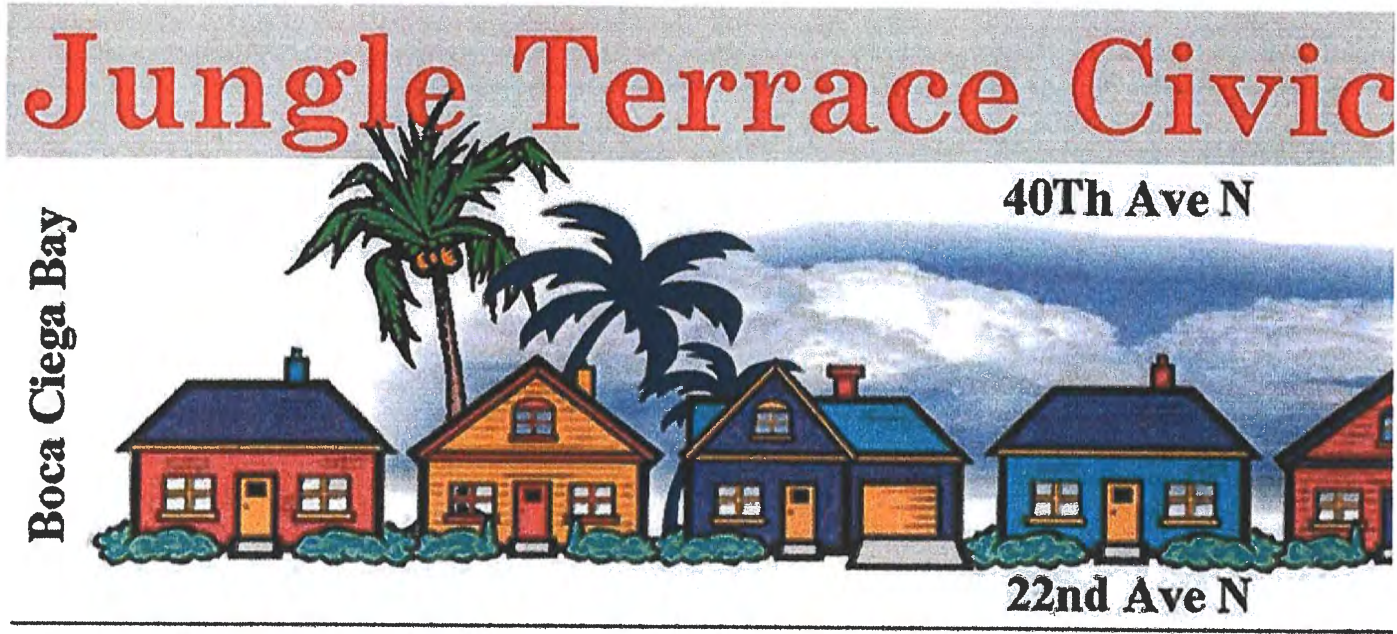
## NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) ([variance@stpeteconna.org](mailto:variance@stpeteconna.org)) and to Federation of Inner-City Community Organizations (FICO) ([kleggs11@outlook.com](mailto:kleggs11@outlook.com)) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: June 30, 2023

Attach the evidence of the required notices to this sheet such as Sent emails. June 30, 2023, attached

**From:** "Dr. Ed" Carlson <acegang1@aol.com>  
**Sent:** Friday, June 30, 2023 4:42 PM  
**To:** Gotwald, Jonathan  
**Subject:** Re: Request to Vacate a Portion of 40th Ave N Right-of-Way



---

## 68 Years Advocating for Jungle Ter

Looks good to Jungle Terrace Civic Assn, Inc.

Vacating designated portion of 40th Ave ROW is acceptable to Jungle Terrace Civic Assn, Inc.

"Dr. Ed" Carlson  
President, JTCA

On Friday, June 30, 2023 at 03:31:39 PM EDT, Gotwald, Jonathan <[jgotwald@osborn-eng.com](mailto:jgotwald@osborn-eng.com)> wrote:

Ed Carlson, Jungle Terrace C.A.

Kimberly Frazier-Leggett, FICO

Tom Lally, CONA

Osborn Engineering is representing the Pinellas County Schools in a request to vacate a portion of 40<sup>th</sup> Ave N on the 74<sup>th</sup> Street Elementary School campus.

The section of this right-of-way is not a through street and has been used as a part of the school campus since the 1960's. The School District purchased the property north of this portion of 40<sup>th</sup> Avenue and plans to utilize it for visitor parking to serve the school and reduce traffic congestion in 74<sup>th</sup> St N.

Since the School District owns both sides of this right-of-way, we are requesting to vacate this street right-of-way and join the two school parcels together.

Please review the attached exhibits which show overall site plan and the right-of-way being requested to vacate, and the school District's plan to safely improve the traffic circulation and parking for the elementary school functions.

Any comments or questions that your neighborhood association may have can be forwarded to my attention which will be responded to you directly.

Thank you

Jon Gotwald

**Jonathan J. Gotwald, PE**

Director|Civil Engineering, Florida

**Osborn Engineering**

360 Central Avenue, Suite 1150

St. Petersburg, FL 33701

p 727 209 0436 x16305 | c 727 599 3937 | [jgotwald@osborn-eng.com](mailto:jgotwald@osborn-eng.com)

Ohio | Florida | Michigan | Tennessee



**From:** Gotwald, Jonathan  
**Sent:** Friday, June 30, 2023 3:32 PM  
**To:** 'acegang1@aol.com'; 'kleggs11@outlook.com'; 'variance@stpetecona.org'  
**Cc:** Manda Rahgozar ; Denny, Jeff; Johnson Lutricia; Powers Clifford  
**Subject:** Request to Vacate a Portion of 40th Ave N Right-of-Way  
**Attachments:** [74th Street ROW Vacation Exhibit.pdf](#); [R-W Vac Exhibit 2023-06-06.pdf](#); [C03.00 Site Plan.pdf](#)

Ed Carlson, Jungle Terrace C.A.  
Kimberly Frazier-Leggett, FICO  
Tom Lally, CONA

Osborn Engineering is representing the Pinellas County Schools in a request to vacate a portion of 40<sup>th</sup> Ave N on the 74<sup>th</sup> Street Elementary School campus. The section of this right-of-way is not a through street and has been used as a part of the school campus since the 1960's. The School District purchased the property north of this portion of 40<sup>th</sup> Avenue and plans to utilize it for visitor parking to serve the school and reduce traffic congestion in 74<sup>th</sup> St N.

Since the School District owns both sides of this right-of-way, we are requesting to vacate this street right-of-way and join the two school parcels together.

Please review the attached exhibits which show overall site plan and the right-of-way being requested to vacate, and the school District's plan to safely improve the traffic circulation and parking for the elementary school functions.

Any comments or questions that your neighborhood association may have can be forwarded to my attention which will be responded to you directly.

Thank you  
Jon Gotwald

**Jonathan J. Gotwald, PE**  
Director | Civil Engineering, Florida

**Osborn Engineering**  
360 Central Avenue, Suite 1150  
St. Petersburg, FL 33701

p 727 209 0436 x16305 | c 727 599 3937 | [jgotwald@osborn-eng.com](mailto:jgotwald@osborn-eng.com)  
Ohio | Florida | Michigan | Tennessee



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The following page(s) contain the backup material for Agenda Item: Ordinances approving vacations of 5 feet right-of-way on the north and south sides of 87th Avenue North, generally located at 420 and 429 87th Avenue North. (City File 23-33000012)  
Please scroll down to view the backup material.



**I-3**





**ST. PETERSBURG CITY COUNCIL**

**Meeting of January 4, 2024**

**TO:** The Honorable Deborah Figg-Sanders, Chair, and Members of City Council

**SUBJECT:** Ordinances approving a vacation of 5-feet of right-of-way on the north and south sides of 87th Avenue North, generally located at 420 and 429 87th Avenue North. (City File No.: DRC 23-3300012)

- a. Ordinance 1159-V approving a vacation of 5-feet of right-of-way on the north and south sides of 87th Avenue North, generally located at 420 and 429 87th Avenue North; Setting forth conditions for the vacation to become effective; and providing for an effective date.
- b. Ordinance 1160-V approving a vacation of 5-feet of right-of-way on the north side of 87th Avenue North, generally located at 429 87th Avenue North; Setting forth conditions for the vacation to become effective; and providing for an effective date.

**RECOMMENDATION:** The Administration and the Development Review Commission recommend **APPROVAL**.

**RECOMMENDED CITY COUNCIL ACTION:**

- 1) Conduct the first reading of the attached proposed ordinances; and
- 2) Set the second reading and public hearing for January 18, 2024.

---

**The Request:** The request is to vacate 5-feet of right-of-way on the north and south sides of 87th Avenue North, generally located at 420 and 429 87th Avenue North. The applicant's goal is to vacate 5-feet of right-of-way on the north and south sides of 87<sup>th</sup> Avenue North for the portions of the rights-of-way abutting 420 and 429 87<sup>th</sup> Avenue North for redevelopment. The applicant is redeveloping and replatting the property in four phases and as a result there are four separate ordinances with each ordinance containing

the sketch and description of the rights-of-way requested to be vacated associated with each phase of redevelopment. The separation of the ordinances based on the phases associated with replatting is to allow for the individual recording of the ordinances and plats as they are completed. At this time only the ordinances associated with Phase 1 (420 87<sup>th</sup> Avenue North) and Phase 2 (429 87<sup>th</sup> Avenue North) are included in the request for approval by City Council. The ordinances associated with Phase 3 (644 87<sup>th</sup> Avenue North) and Phase 4 (647 87<sup>th</sup> Avenue North) will be brought before City Council for approval at a later date based on the timing of the redevelopment of the property.

**Discussion:** As set forth in the attached report provided to the Development Review Commission (DRC), Staff finds that vacating the subject rights-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, and the applicable special area plan.

**Agency Review:** The application was routed to City Departments and Private Utility Providers for review and comments. Engineering reviewed the proposed vacation and has no objection provided their conditions in their Memorandum are included as conditions of approval. Engineering's conditions include dedication of public easements for future installation and maintenance of public infrastructure. The City's Transportation and Parking Management Department reviewed the proposed vacation and has no objection provided that sufficient right-of-way is retained to provide the required 4-foot wide public sidewalk on the north side of 87<sup>th</sup> Avenue North within the public right-of-way. Engineering included a condition in their Memorandum requiring a public sidewalk easement to be dedicated should the vacation request result in the required public sidewalk being located within private property boundaries. Compliance with Engineering's conditions is included as a condition of approval within the Ordinance.

Duke Energy also provided comments objecting to the request. A condition of approval is included requiring a letter of no objection from all private utilities prior to recording of the ordinance vacating rights-of-way.

**DRC Action/Public Comments:** On November 1, 2023, the Development Review Commission (DRC) held a public hearing on the subject application. No person spoke in opposition to the request. After the public hearing, the DRC voted 7-0 to recommend approval of the proposed vacation for all phases. In advance of this report, no additional comments or concerns were expressed to the author.

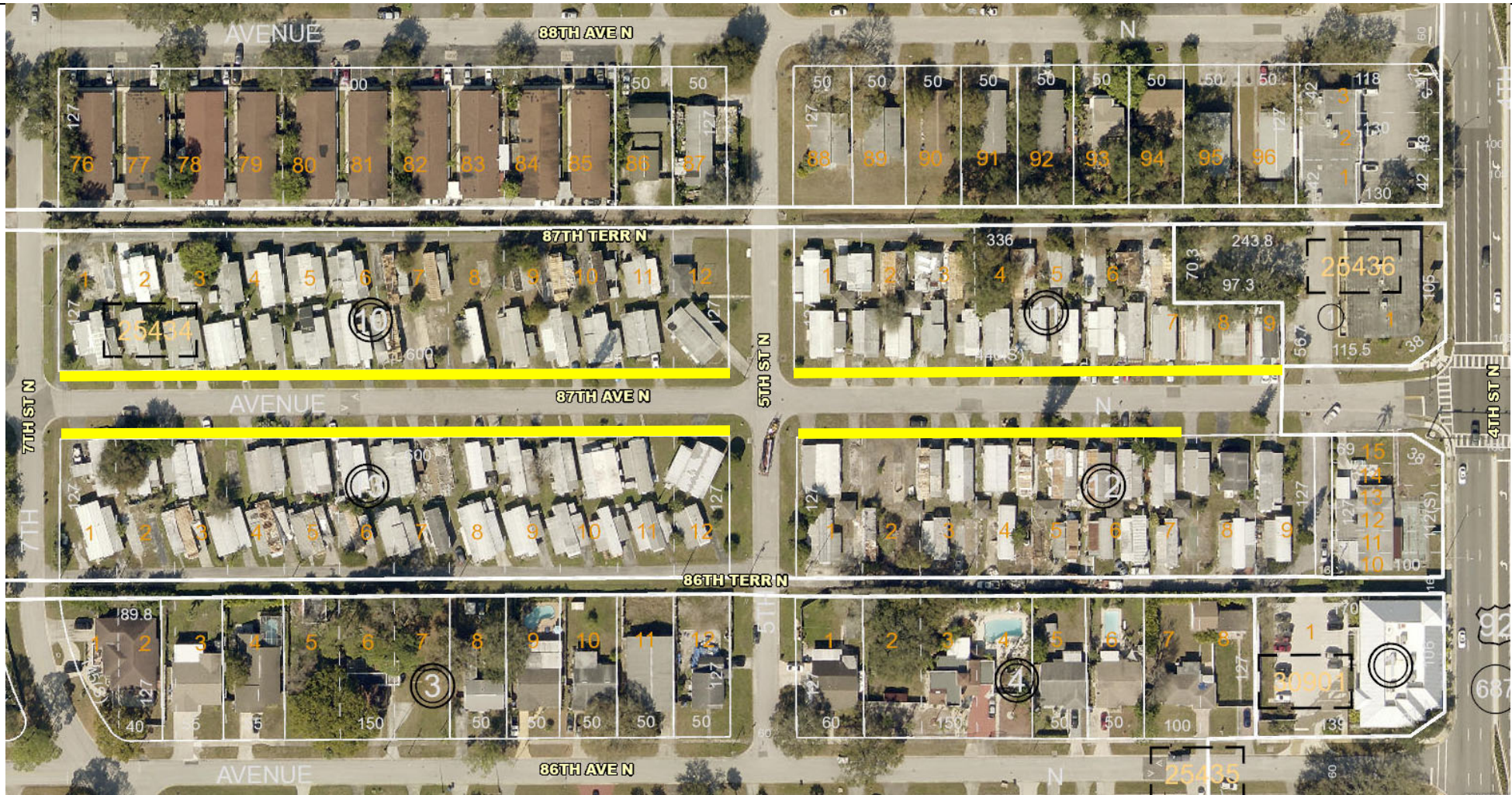
### **RECOMMENDATION:**

The Administration recommends **APPROVAL** of the vacation of rights-of-way, with each ordinance subject to the following conditions:

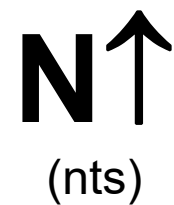
1. Prior to the recording of the vacation ordinance the vacated rights-of-way, along with the abutting properties, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated October 5, 2023.

3. Prior to recording the vacation ordinance, the applicant shall address the location of public and private utilities and services by dedicating utility easements as needed or relocating City and private utilities at the applicant's expense. In either case a written letter of no objection from the utility providers is required stating that the facilities have been relocated, or that there is no conflict.
4. As required City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Attachments: Project Location Map, Site Plan with Redevelopment Phases, Phase 1 Ordinance including Exhibit A, Phase 2 Ordinance including Exhibit A, DRC Case 23-33000012 Staff Report



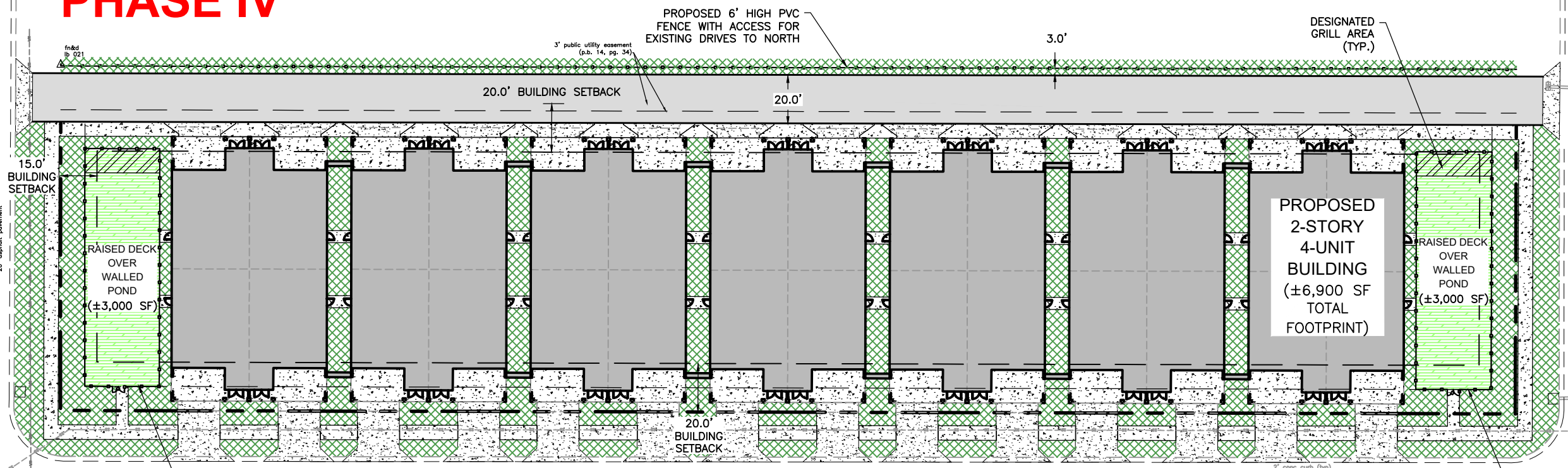
**PROJECT LOCATION MAP**  
**Case No.: 23-3300012**  
 Addresses: 420, 429, 644 and 647 87th Ave N  
  
 City of St. Petersburg, Florida  
 Planning & Development Services Department



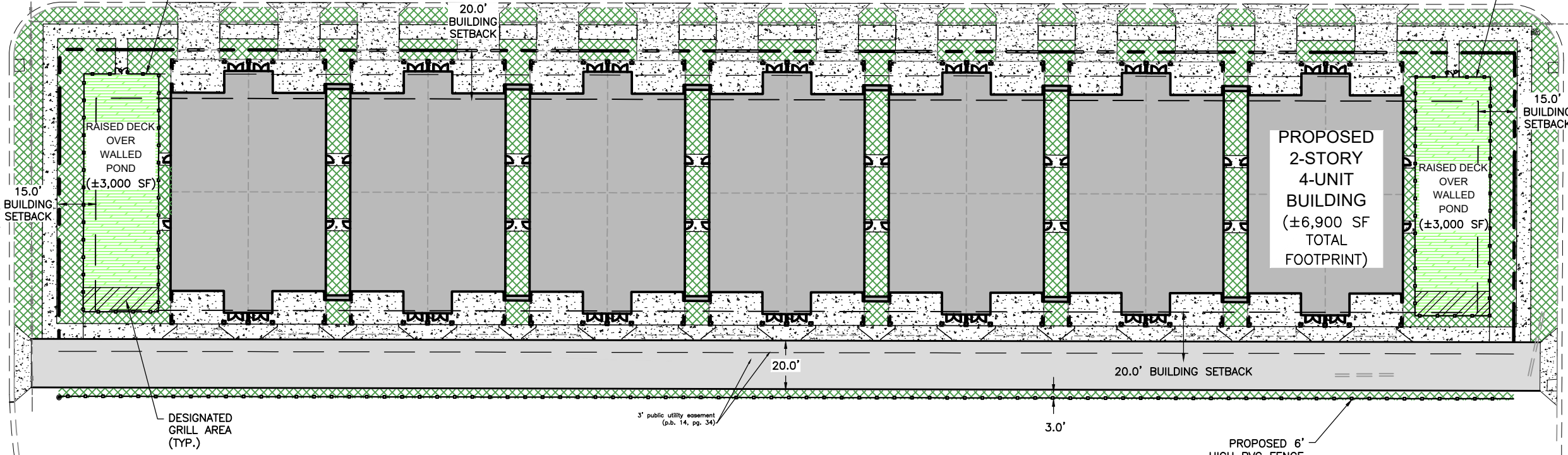
TERRACES AT 87TH TOWNHOMES

G:\SHARED DRIVES\CLIENTS\BELLEAIR\_DEV\GROUP\PROJECTS\1.19.001.03 - TERRACES AT 87TH TOWNHOMES - BLOCK 10 & 13\DRAWINGS\EXHIBITS\GENERAL SITE PLAN EXHIBIT #6.DWG - 6/22/2023 11:47 AM

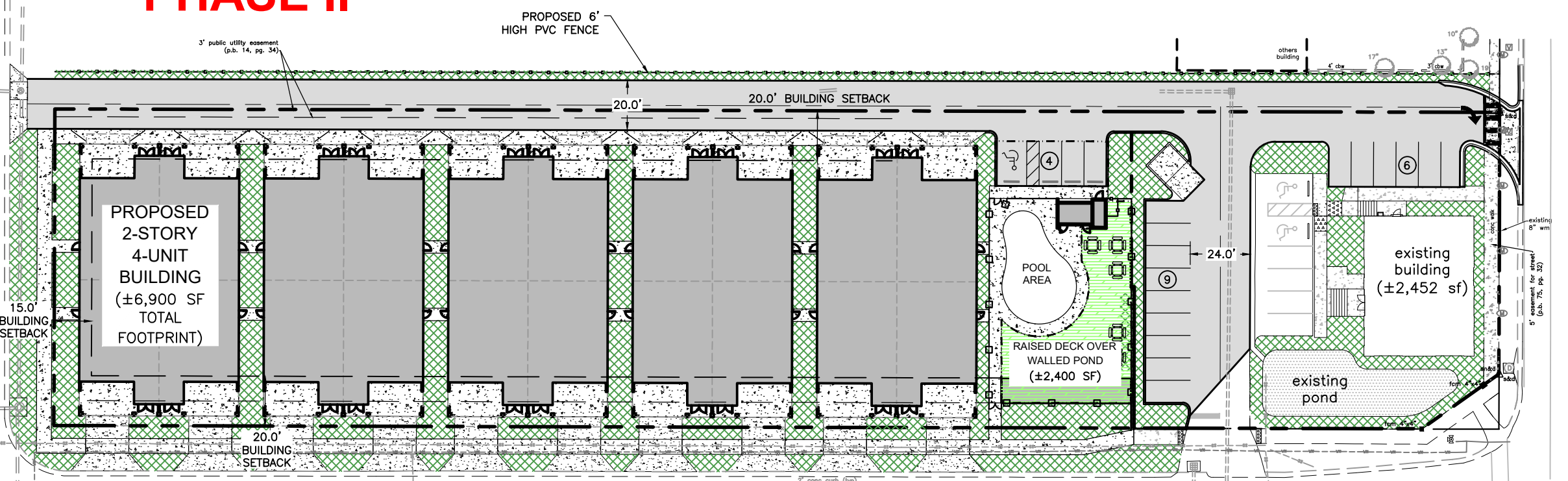
PHASE IV



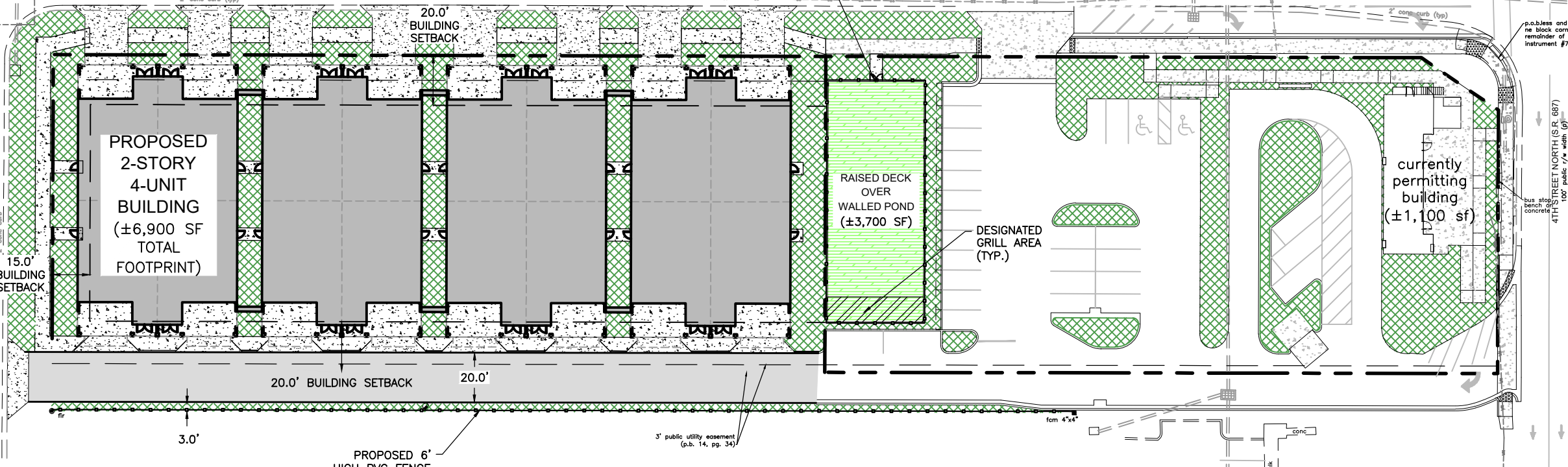
PHASE III



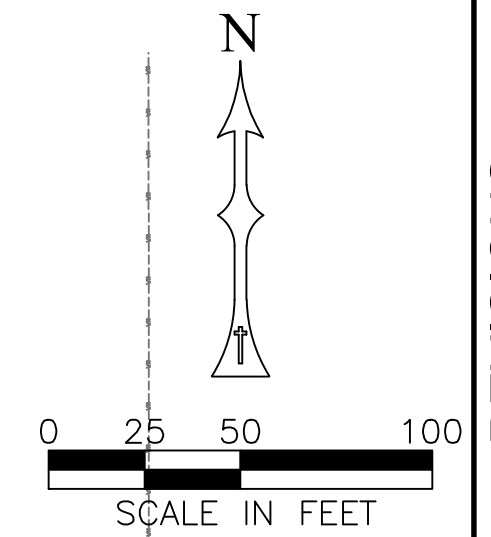
PHASE II



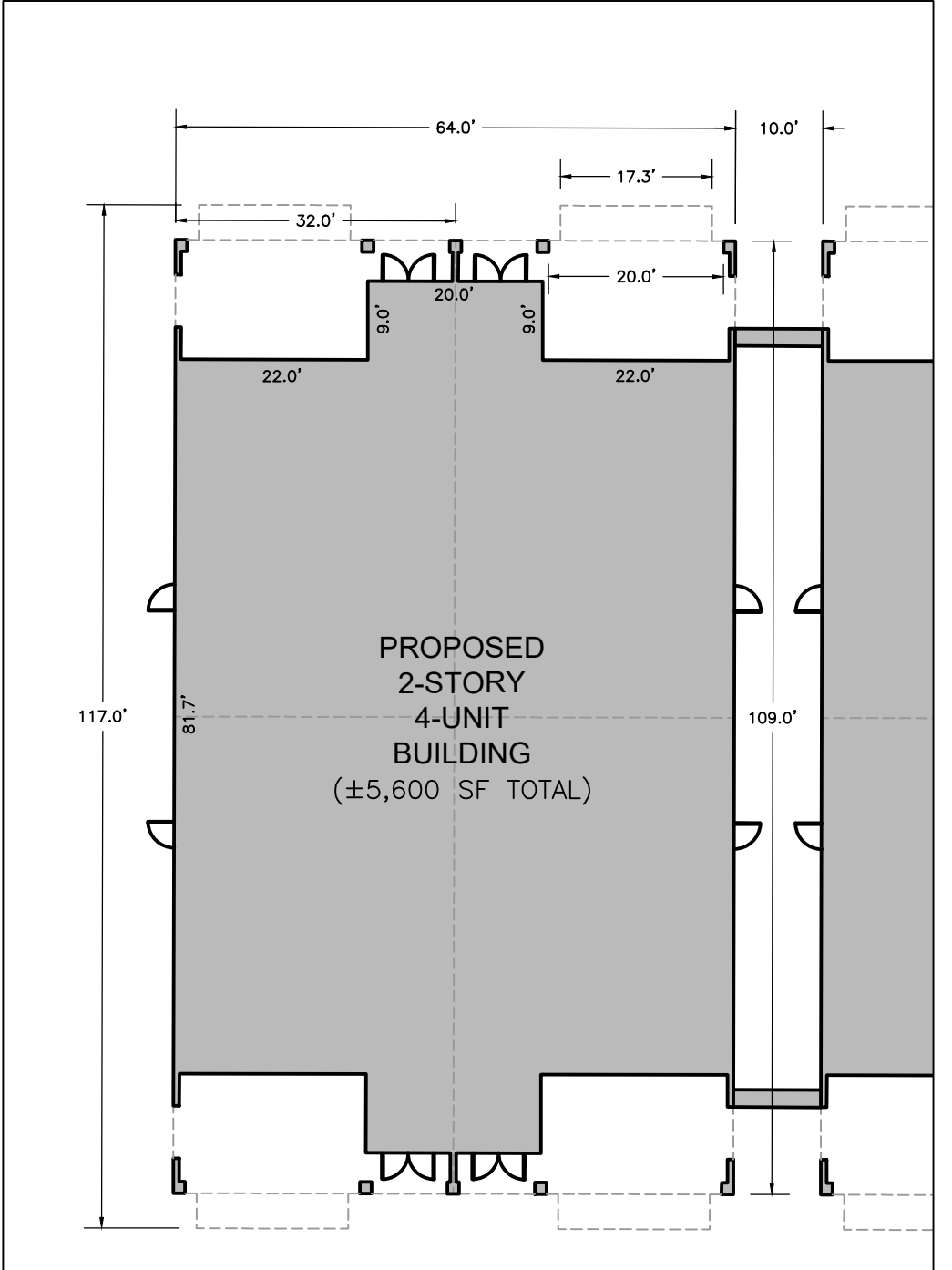
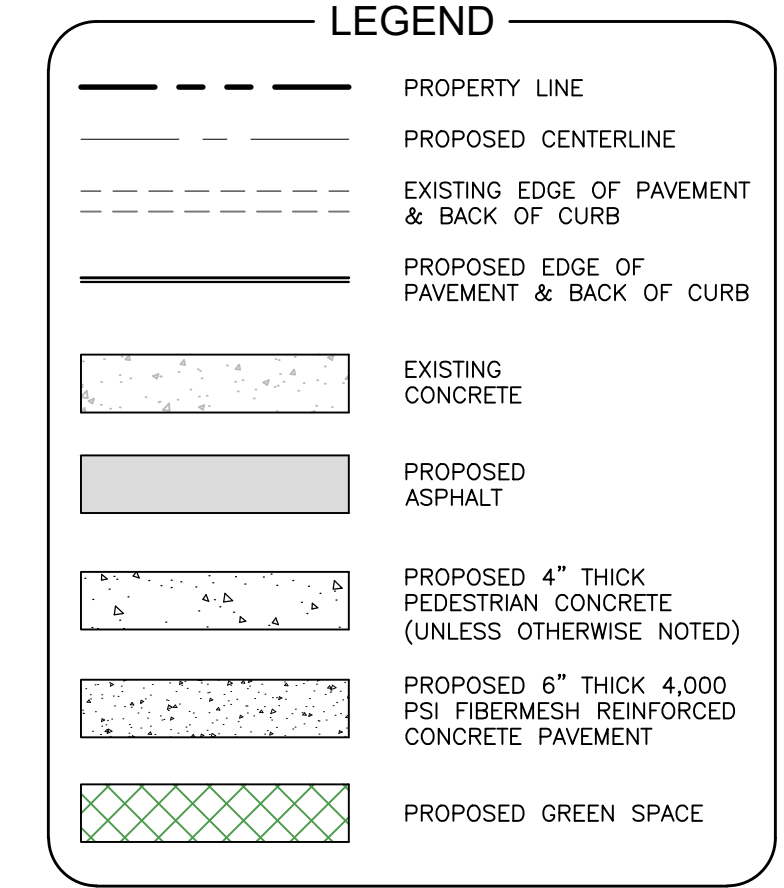
PHASE I (INCLUDING POOL AREA ON NORTH PARCEL)



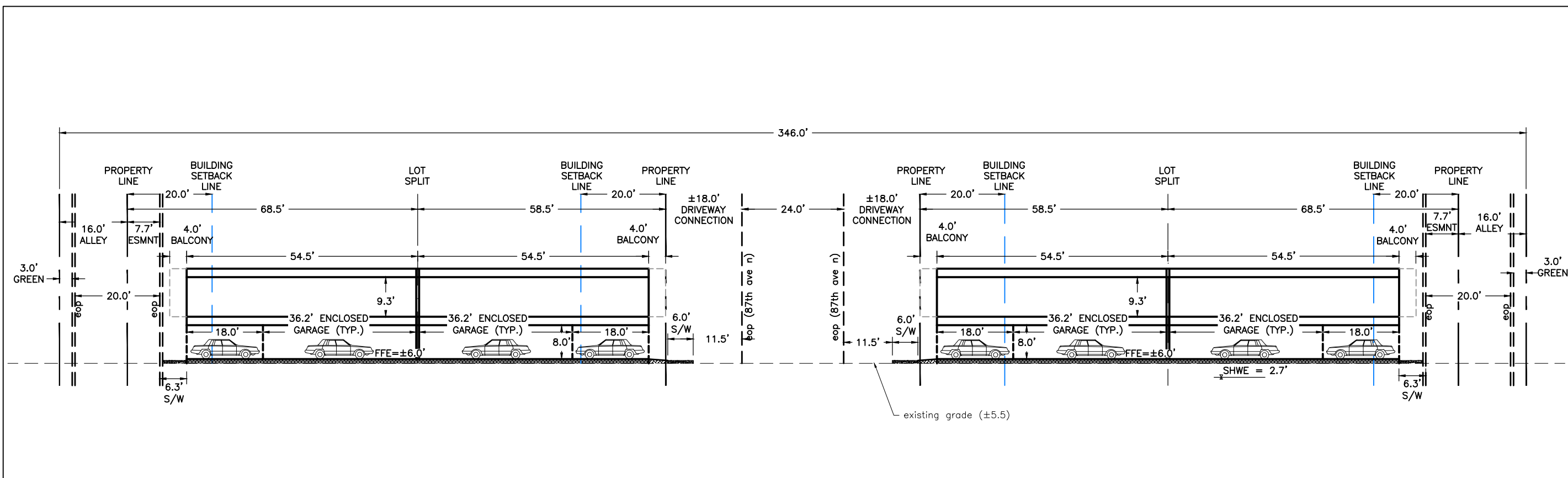
VACATION OF 5 FOOT OF ROW ALONG THE NORTH AND SOUTH SIDE OF 87TH AVE N. IN FRONT OF PHASE I THRU PHASE IV



PARCELS NOT INCLUDED IN TERRACES AT 87TH TOWNHOMES



4-UNIT BUILDING FOOTPRINT DETAIL (TYP.) SCALE: 1"=20'



CROSS-SECTION 32'x54.5' 4-UNITS (TYP.) SCALE: 1"=25'

OVERALL SITE DATA

IMPERVIOUS SURFACE:

BUILDINGS	±162,000 SF
*PEDESTRIAN CONCRETE	±13,000 SF
*VEHICLE USE CONCRETE	±10,000 SF
*PAVEMENT (VUA)	±42,000 SF
TOTAL:	227,000 SF = 5.21 AC (±7%)
POUND:	20,000 SF = 0.46 AC (±7%)
OPEN SPACE (IMPERVIOUS AREA):	52,324 SF = 1.20 AC (±17%)
TOTAL AREA:	299,024 SF = 6.864 AC (±)
COMMERCIAL F.A.R.:	3,552 SF/59,011 SF = 0.06

\*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY

REVISIONS

NO.	DATE	DESCRIPTION

NATIVE engineering.plc  
 P.O. BOX 2995  
 LAND O' LAKES, FL 34639  
 813-536-2539  
 CERTIFICATE OF AUTHORIZATION NUMBER: 28759

LAMPLIGHT VILLAGE FOR  
 BDG LAMPLIGHT VILLAGE, LLC  
 6654 78TH AVE NORTH

GENERAL SITE PLAN EXHIBIT

SHEET NUMBER

EX

S-T-R 19-30-17

ORDINANCE NO. 1159-V

AN ORDINANCE APPROVING A VACATION OF 5-FEET OF RIGHT-OF-WAY ON THE NORTH AND SOUTH SIDES OF 87<sup>TH</sup> AVENUE NORTH, GENERALLY LOCATED AT 420 AND 429 87<sup>TH</sup> AVENUE NORTH; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following rights-of-way are hereby vacated as recommended by the Administration and the Development Review Commission on November 1, 2023 (City File No. DRC 23-33000012/Phase I):

Legal Description: See attached Exhibit "A" incorporated as if fully stated herein.

Section 2. The above-mentioned rights-of-way are not needed for public use or travel.

Section 3. The vacation is subject to and conditional upon the following:

1. Prior to the recording of the vacation ordinance the vacated rights-of-way, along with the abutting properties, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated October 5, 2023.
3. Prior to recording the vacation ordinance, the applicant shall address the location of public and private utilities and services by dedicating utility easements as needed or relocating City and private utilities at the applicant's expense. In either case a written letter of no objection from the utility providers is required stating that the facilities have been relocated, or that there is no conflict.
4. As required City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Section 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:

PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT:

*Michael J Dema*

---

*/s/ Elizabeth Abernethy*

---

THIS IS NOT A SURVEY.

SEC. 19, TWP. 30 S., RNG. 17 E.  
PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**DESCRIPTION:**

A PORTION OF THE SOUTH 5.00 FEET OF THE RIGHT-OF-WAY OF 87TH AVENUE LYING NORTHERLY OF BLOCK 12, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BLOCK 12, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N00°12'09"E, ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 12, A DISTANCE OF 5.00 FEET; THENCE S89°51'51"E, ALONG A LINE PARALLEL TO AND 5.00 FEET NORTH OF THE NORTHERLY LINE OF SAID BLOCK 12, A DISTANCE OF 348.83 FEET; THENCE S00°12'09"W, A DISTANCE OF 5.00 FEET TO SAID NORTHERLY LINE; THENCE N89°51'51"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 348.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,744 SQUARE FEET (0.040 ACRE), MORE OR LESS.

TOGETHER WITH A PORTION OF THE NORTH 5.00 FEET OF THE RIGHT-OF-WAY OF 87TH AVENUE LYING SOUTHERLY OF BLOCK 11, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 11, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°51'51"E, ALONG THE SOUTHERLY LINE OF SAID BLOCK 11, A DISTANCE OF 375.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE, S89°51'51"E, A DISTANCE OF 57.06 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S00°06'57"W, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE LYING PARALLEL TO AND 5.00 FEET SOUTHERLY OF SAID SOUTHERLY LINE; THENCE N89°51'51"W, ALONG SAID LINE, A DISTANCE OF 57.06 FEET; THENCE DEPARTING SAID LINE, N00°06'57"E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 285 SQUARE FEET, MORE OR LESS.

REV 1: ADDED SKETCH AND DESCRIPTION OF 5.00' STRIP ALONG BLOCK 11.  
12/12/2023 TBM

**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF BLOCK 12, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF N89°51'51"W (AS SURVEYED).
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.



565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM  
LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

**SKETCH OF DESCRIPTION  
TERRACES AT 87TH  
PHASE 1 RIGHT-OF-WAY VACATION**

PROJECT NO.	2021-223
DATE:	9/6/2023
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	1 OF 2

DANA A. WYLLIE, PSM, LS 5874

CITY OF ST. PETERSBURG

FLORIDA

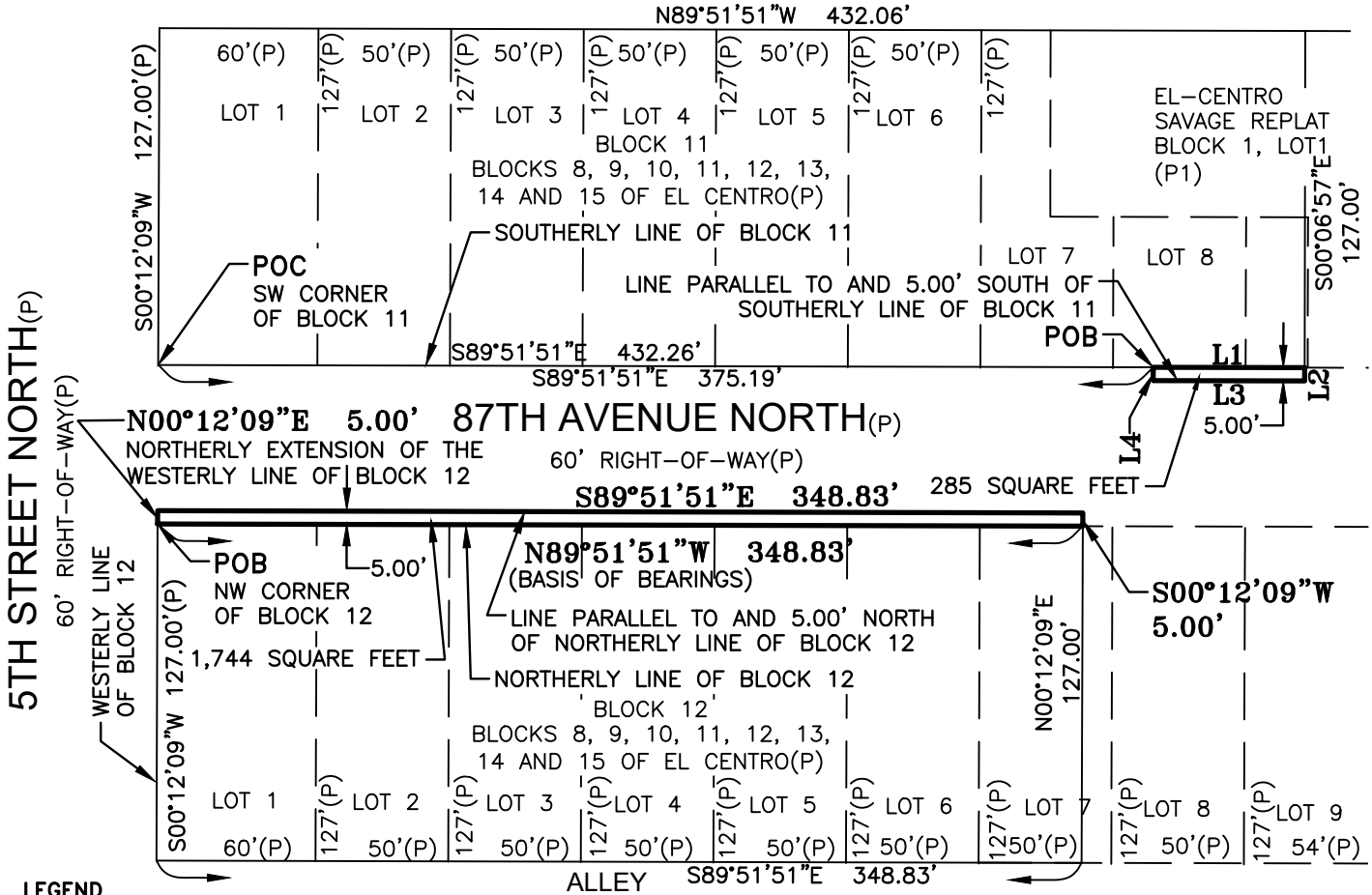
Dec 13, 2023 - 12:20pm X:\2021\2021-223 Terraces at 87th Ave Townhomes, 420 429 87th Ave N\Survey\Acad\2021-223-LS 87th Vacation Phase 1 rev1.dwg



THIS IS NOT A SURVEY.  
 THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 19, TWP. 30 S., RNG. 17 E.  
 PINELLAS COUNTY, FLORIDA

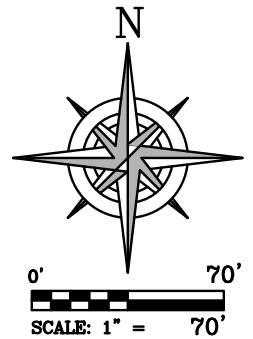
Dec 13, 2023 - 12:20pm X:\2021\2021-223 Terraces at 87th Ave Townhomes, 420 429 87th Ave N\Survey\Acad\2021-223-LS 87th Vacation Phase 1 rev1.dwg



**LEGEND**

- (L) LEGAL DESCRIPTION
- LB LICENSED BUSINESS
- No. NUMBER
- OR OFFICIAL RECORD BOOK
- (P) PLAT BOOK 14, PAGE 37
- PB PLAT BOOK
- PG PAGE/PAGES
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R/W RIGHT-OF-WAY
- RNG. RANGE
- SEC. SECTION
- TWP. TOWNSHIP

LINE	BEARING	DISTANCE
L1	S89°51'51"E	57.06'
L2	S00°06'57"W	5.00'
L3	N89°51'51"W	57.06'
L4	N00°06'57"E	5.00'



REV 1: ADDED SKETCH AND DESCRIPTION OF 5.00' STRIP ALONG BLOCK 11.  
 12/12/2023 TBM

**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF BLOCK 12, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF N89°51'51"W (AS SURVEYED).
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/70 OR SMALLER.

# TRANSYSTEMS

565 SOUTH HERCULES AVENUE  
 CLEARWATER, FL 33764  
 PHONE 727.822.4151  
 WWW.TRANSYSTEMS.COM  
 LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

I, DANA A. WYLLIE, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

**SKETCH OF DESCRIPTION  
 TERRACES AT 87TH  
 PHASE 1 RIGHT-OF-WAY VACATION**

PROJECT NO.	2021-223
DATE:	9/6/2023
DRAWN:	TBM
SCALE:	1"=70'
SHEET NO.	2 OF 2

CITY OF ST. PETERSBURG

FLORIDA

ORDINANCE NO. 1160-V

AN ORDINANCE APPROVING A VACATION OF 5-FEET OF RIGHT-OF-WAY ON THE NORTH SIDE OF 87<sup>TH</sup> AVENUE NORTH, GENERALLY LOCATED AT 429 87<sup>TH</sup> AVENUE NORTH; SETTING FORTH CONDITIONS FOR THE VACATION TO BECOME EFFECTIVE; AND PROVIDING FOR AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. The following right-of-way is hereby vacated as recommended by the Administration and the Development Review Commission on November 1, 2023 (City File No. DRC 23-33000012/Phase II):

Legal Description: See attached Exhibit "A" incorporated as if fully stated herein.

Section 2. The above-mentioned right-of-way is not needed for public use or travel.

Section 3. The vacation is subject to and conditional upon the following:

1. Prior to the recording of the vacation ordinance the vacated right-of-way, along with the abutting properties, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated October 5, 2023.
3. Prior to recording the vacation ordinance, the applicant shall address the location of public and private utilities and services by dedicating utility easements as needed or relocating City and private utilities at the applicant's expense. In either case a written letter of no objection from the utility providers is required stating that the facilities have been relocated, or that there is no conflict.
4. As required City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Section 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth

business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

LEGAL:

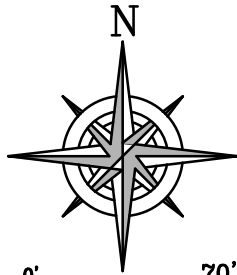
PLANNING & DEVELOPMENT  
SERVICES DEPARTMENT:

*Michael J Dema*  
\_\_\_\_\_

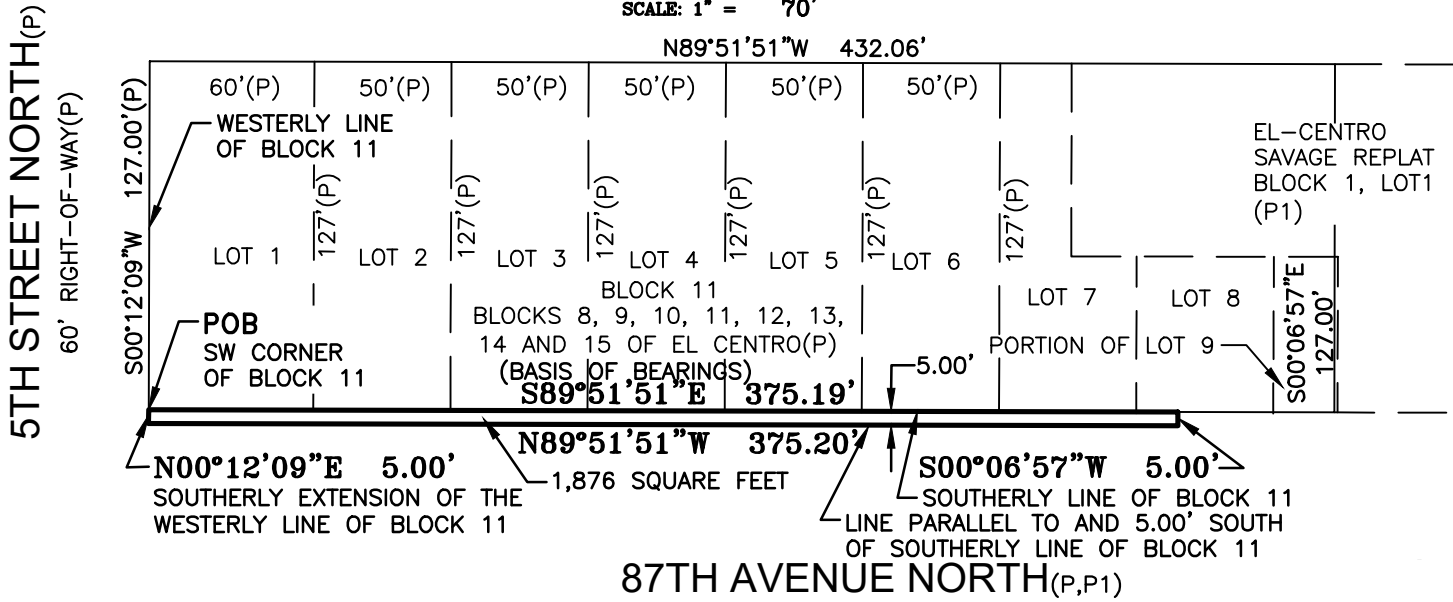
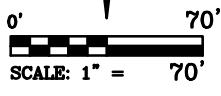
*/s/ Elizabeth Abernethy*  
\_\_\_\_\_

THIS IS NOT A SURVEY.  
 THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 19, TWP. 30 S., RNG. 17 E.  
 PINELLAS COUNTY, FLORIDA



REV 1: UPDATED SKETCH AND DESCRIPTION.  
 12/13/2023 TBM



**DESCRIPTION:**

60' RIGHT-OF-WAY(P,P1)

A PORTION OF THE NORTH 5.00 FEET OF THE RIGHT-OF-WAY OF 87TH AVENUE LYING SOUTHERLY OF BLOCK 11, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGEND**

(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 14, PAGE 37
(P1)	PLAT BOOK 75, PAGE 32
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

BEGIN AT THE SOUTHWEST CORNER OF BLOCK 11, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°51'51"E, ALONG THE SOUTHERLY LINE OF SAID BLOCK 11, A DISTANCE OF 375.19 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S00°06'57"W, A DISTANCE OF 5.00 FEET; THENCE N89°51'51"W, ALONG A LINE PARALLEL TO AND 5.00 FEET SOUTH OF THE SAID SOUTH LINE OF BLOCK 11, A DISTANCE OF 375.20 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 11; THENCE N00°12'09"E ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

**NOTES:**

CONTAINING 1,876 SQUARE FEET (0.043 ACRE), MORE OR LESS.

- BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE SOUTH LINE OF BLOCK 11, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF S89°51'51"E (AS SURVEYED).
- ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
- THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/70 OR SMALLER.



565 SOUTH HERCULES AVENUE  
 CLEARWATER, FL 33764  
 PHONE 727.322.4151  
 WWW.TRANSYSTEMS.COM  
 LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

**SKETCH OF DESCRIPTION  
 TERRACES AT 87TH  
 PHASE 2 & PART OF PHASE 1  
 RIGHT-OF-WAY VACATION**

PROJECT NO.	2021-223
DATE:	9/6/2023
DRAWN:	TBM
SCALE:	1"=70'
SHEET NO.	1 OF 1

DANA A. WYLLIE, PSM, LS 5874

CITY OF ST. PETERSBURG FLORIDA

Dec 13, 2023 - 3:02pm X:\2021\2021-223 Terraces at 87th Ave Townhomes, 420 429 87th Vacation Phase 2 rev1.dwg



**CITY OF ST. PETERSBURG  
PLANNING & DEVELOPMENT SERVICES DEPT.  
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION  
STAFF REPORT**

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## **VACATION OF RIGHTS-OF-WAY PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** or his or her spouse has a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.

**REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT**, for Public Hearing and Executive Action on **November 1, 2023 at 1:00 P.M.** in Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

CASE NO.: 23-33000012 PLAT SHEET: F-46

REQUEST: Approval of a vacation of 5-feet of right-of-way on the north and south sides of 87th Avenue North, generally located at 420, 429, 644 and 647 87th Avenue North.

OWNER: Terraces at 87<sup>th</sup> LLC  
6654 78<sup>th</sup> Ave N  
Pinellas Park, FL 33781-2053

ADDRESSES: 420, 429, 644 and 647 87th Avenue North

PARCEL ID NUMBERS: 19-30-17-25434-010-0010, 19-30-17-25434-011-0010  
19-30-17-25434-012-0010, 19-30-17-25434-013-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban, Multi-Family (NSM-1)

---

**DISCUSSION AND RECOMMENDATION:**

**Request.** The request is to vacate 5-feet of right-of-way on the north and south sides of 87<sup>th</sup> Avenue North, generally located at 420, 429, 644 and 647 87<sup>th</sup> Avenue North.

The areas of the rights-of-way proposed for vacation are depicted on the attached map, see Attachment A, and sketches and descriptions, see Attachment B. The applicant's goal is to vacate 5-feet of right-of-way on the north and south sides of 87<sup>th</sup> Avenue North for the portions of the rights-of-way abutting 420, 429, 644 and 647 87<sup>th</sup> Avenue North for redevelopment.

**Analysis.** Staff's review of a vacation application is guided by:

- A. The City's Land Development Regulations (LDR's);
- B. The City's Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public rights-of-way. In this case, the material submitted by the applicant, see Attachment C, **does** provide background or analysis supporting a conclusion that vacating the subject rights-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

**A. Land Development Regulations**

Section 16.40.140.2.1E of the LDR's contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.*

The application was routed to City Departments and Private Utility Providers for review and comments. The Engineering and Capital Improvements Department (ECID) provided a Memorandum dated October 5, 2023, see Attachment D, stating that they have no objection to the request provided their conditions in their Memorandum are included as conditions of approval. Engineering's conditions include dedication of public easements for future installation and maintenance of public infrastructure that will be dedicated via plat (DRC 23-2000003). A condition of approval has been included at the end of this report requiring compliance with the conditions included in Engineering's Memorandum. Duke Energy also provided comments objecting to the request, see Attachment E. A condition of approval is included requiring the applicant to work with Duke Energy to provide a letter of no objection prior to recording of the ordinance vacating the rights-of-way. All other City Departments and Private Utility Providers either had no comments or provided letters of no objection to the vacation request.

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

The vacation of 5-feet of right-of-way on the north and south sides of 87<sup>th</sup> Avenue North will not have an effect on access to any lot of record. The applicant is the owner of the properties to the north and south abutting the areas proposed for vacation.

3. *The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

Vacating the existing 5-foot wide sections of rights-of-way will not adversely alter utilized travel patterns and they do not create dead-end rights-of-way.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

The rights-of-way are not needed for the purpose for which the City has a legal interest and there is no present or future need for the rights-of-way. This request was routed to the Transportation and Parking Management Department and Engineering for review and comments. Transportation indicated that they have no objection provided that sufficient right-of-way is retained to provide the required 4-foot wide public sidewalk on the north side of 87<sup>th</sup> Avenue North within the public right-of-way, see Attachment F. Engineering included a condition in their Memorandum requiring a public sidewalk easement to be dedicated should the vacation request result in the required public sidewalk being located within private property boundaries. Compliance with Engineering's conditions is included as a condition of approval at the end of this report.

5. *The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.*

No other factors have been raised for consideration.

#### B. Comprehensive Plan

Transportation Element Policy T2.4 states, *"The City should preserve the historical grid street pattern, including alleys, and shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use."*

The City's Transportation and Parking Management Department has reviewed the proposed vacation and has no objection. The requested vacation of rights-of-way will foster redevelopment which is a goal of the Comprehensive Plan.

#### C. Adopted Neighborhood or Special Area Plans

The subject rights-of-way are not within the boundaries of any neighborhood associations. As a result, there are no neighborhood or special area plans which affect vacation of rights-of-way in this area of the City.

#### **Comments from Agencies and the Public**

The application was routed to City Departments and Private Utility Providers for review and comments. The City's Transportation and Parking Management Department reviewed the proposed vacation and has no objection. Engineering stated that they have no objection to the request provided the conditions in their Memorandum are included as conditions of approval,

these have been included as conditions at the end of this report. Duke Energy also provided comments objecting to the request. A condition of approval is included requiring a letter of no objection from all private utilities prior to recording of the ordinance vacating rights-of-way.

At the time of writing of the Staff Report there were no comments received from the public for or against the requested vacation of public rights-of-way.

**RECOMMENDATION.** Staff recommends **APPROVAL** of the proposed vacation of rights-of-way. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. Prior to the recording of the vacation ordinance the vacated rights-of-way, along with the abutting properties, shall be replatted.
2. Prior to recording the vacation ordinance, the applicant shall comply with the conditions in the Engineering Memorandum dated October 5, 2023.
3. Prior to recording the vacation ordinance, the applicant shall address the location of public and private utilities and services by dedicating utility easements as needed or relocating City and private utilities at the applicant's expense. In either case a written letter of no objection from the utility providers is required stating that the facilities have been relocated, or that there is no conflict.
4. As required City Code Section 16.70.050.1.1.F, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

**REPORT PREPARED BY:**

*/s/ Scot Bolyard*

10/17/2023

Scot Bolyard, AICP, Deputy Zoning Official  
Development Review Services Division  
Planning & Development Services Department

Date

**REPORT APPROVED BY:**

*/s/ Corey Malyszka*

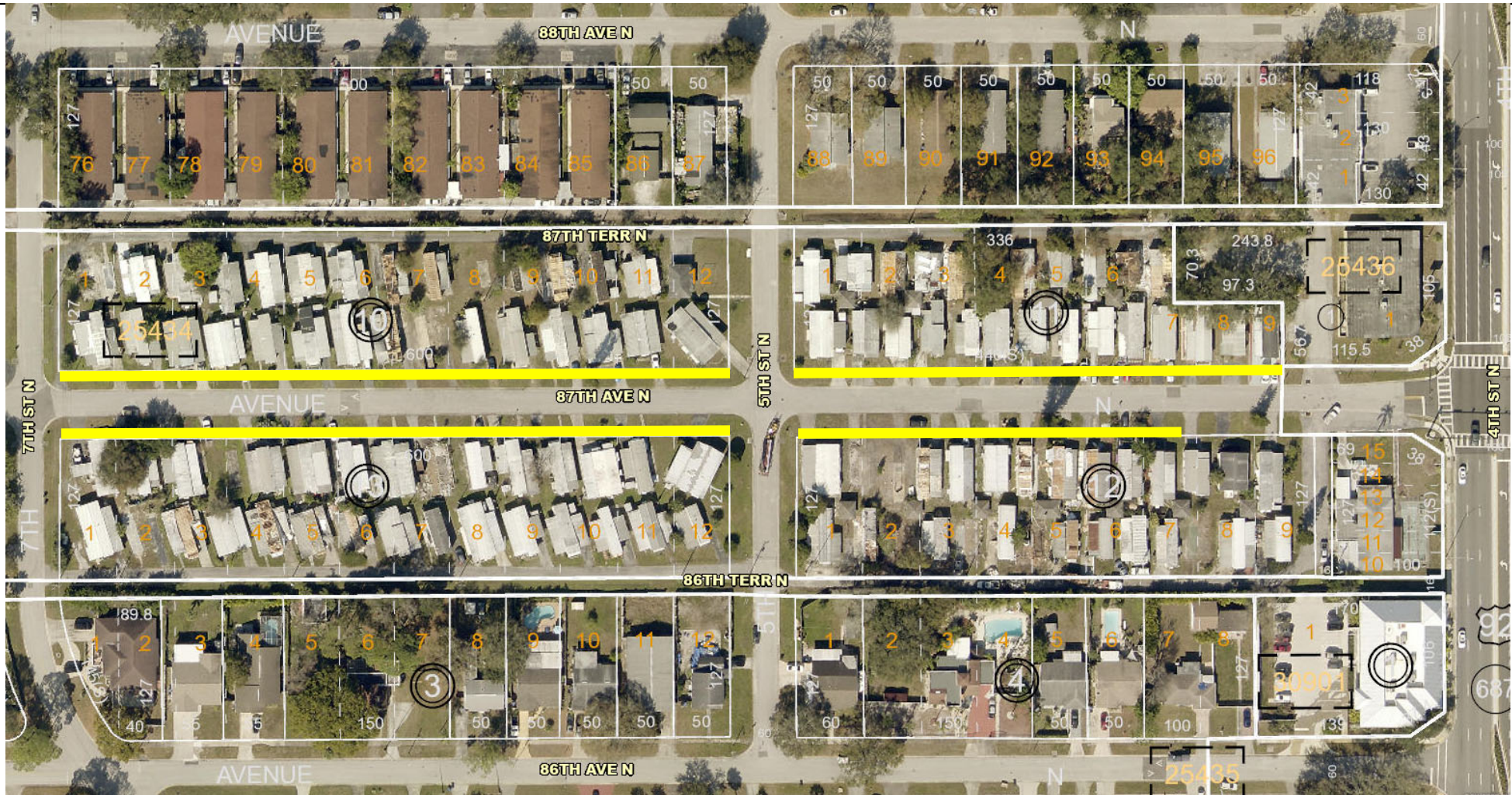
10/17/2023

Corey Malyszka, AICP, Zoning Official (POD)  
Development Review Services Division  
Planning and Development Services Department

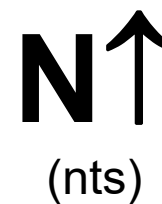
Date

Attachments: A – Location Map, B – Sketches and Legal Descriptions, C – Application and Site Plan, D – Engineering Memorandum dated October 5, 2023, E – Duke Energy letter dated September 18, 2023, F – Transportation and Parking Management Department Memorandum dated October 3, 2023



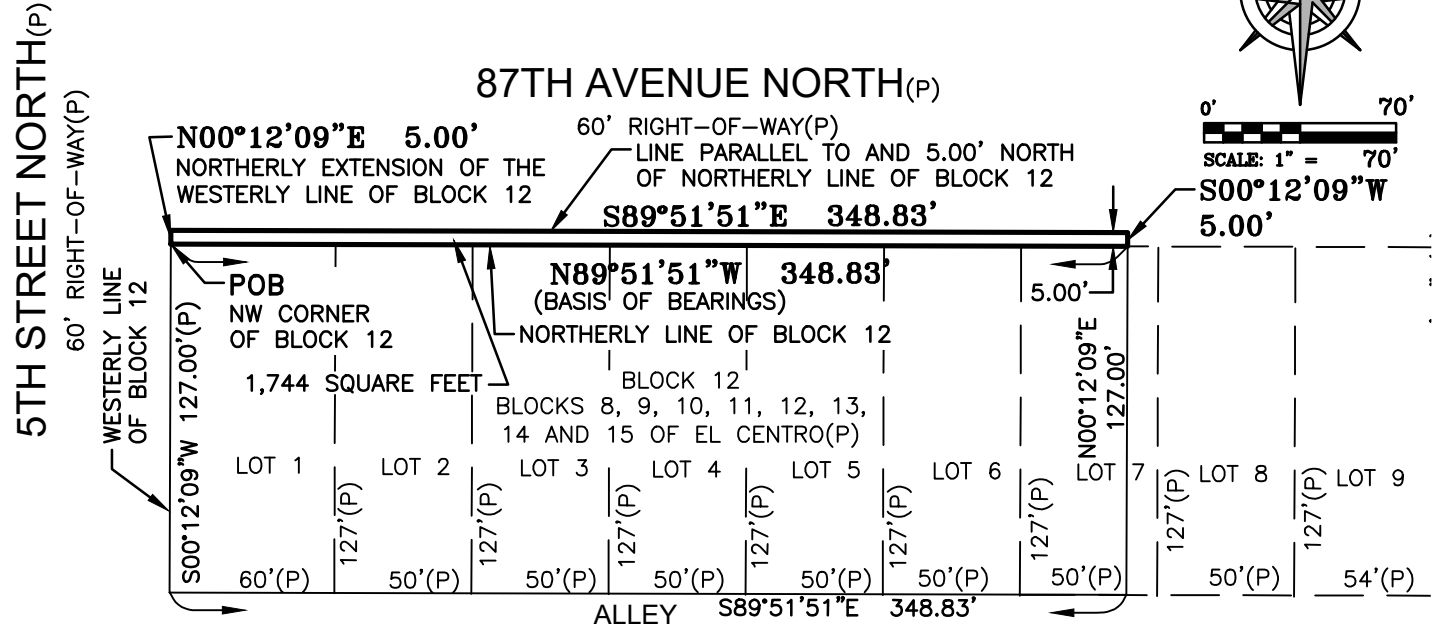
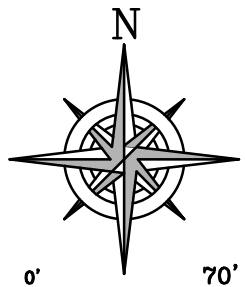


**PROJECT LOCATION MAP**  
**Case No.: 23-3300012**  
 Addresses: 420, 429, 644 and 647 87th Ave N  
 City of St. Petersburg, Florida  
 Planning & Development Services Department



THIS IS NOT A SURVEY.  
 THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 19, TWP. 30 S., RNG. 17 E.  
 PINELLAS COUNTY, FLORIDA



**DESCRIPTION:**

A PORTION OF THE SOUTH 5.00 FEET OF THE RIGHT-OF-WAY OF 87TH AVENUE LYING NORTHERLY OF BLOCK 12, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGEND**

(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 14, PAGE 37
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

BEGIN AT THE NORTHWEST CORNER OF BLOCK 12, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N00°12'09"E, ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 12, A DISTANCE OF 5.00 FEET; THENCE S89°51'51"E, ALONG A LINE PARALLEL TO AND 5.00 FEET NORTH OF THE NORTHERLY LINE OF SAID BLOCK 12, A DISTANCE OF 348.83 FEET; THENCE S00°12'09"W, A DISTANCE OF 5.00 FEET TO SAID NORTHERLY LINE; THENCE N89°51'51"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 348.83 FEET TO THE POINT OF BEGINNING.

**NOTES:**

- CONTAINING 1,744 SQUARE FEET (0.040 ACRE), MORE OR LESS.
1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF BLOCK 12, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF N89°51'51"W (AS SURVEYED).
  2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
  3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
  4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
  5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/70 OR SMALLER.



565 SOUTH HERCULES AVENUE  
 CLEARWATER, FL 33764  
 PHONE 727.822.4151  
 WWW.TRANSYSTEMS.COM  
 LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

**SKETCH OF DESCRIPTION  
 TERRACES AT 87TH  
 PHASE 1 RIGHT-OF-WAY VACATION**

PROJECT NO.	2021-223
DATE:	9/6/2023
DRAWN:	TBM
SCALE:	1"=70'
SHEET NO.	1 OF 1

DANA A. WYLLIE, PSM, LS 5874

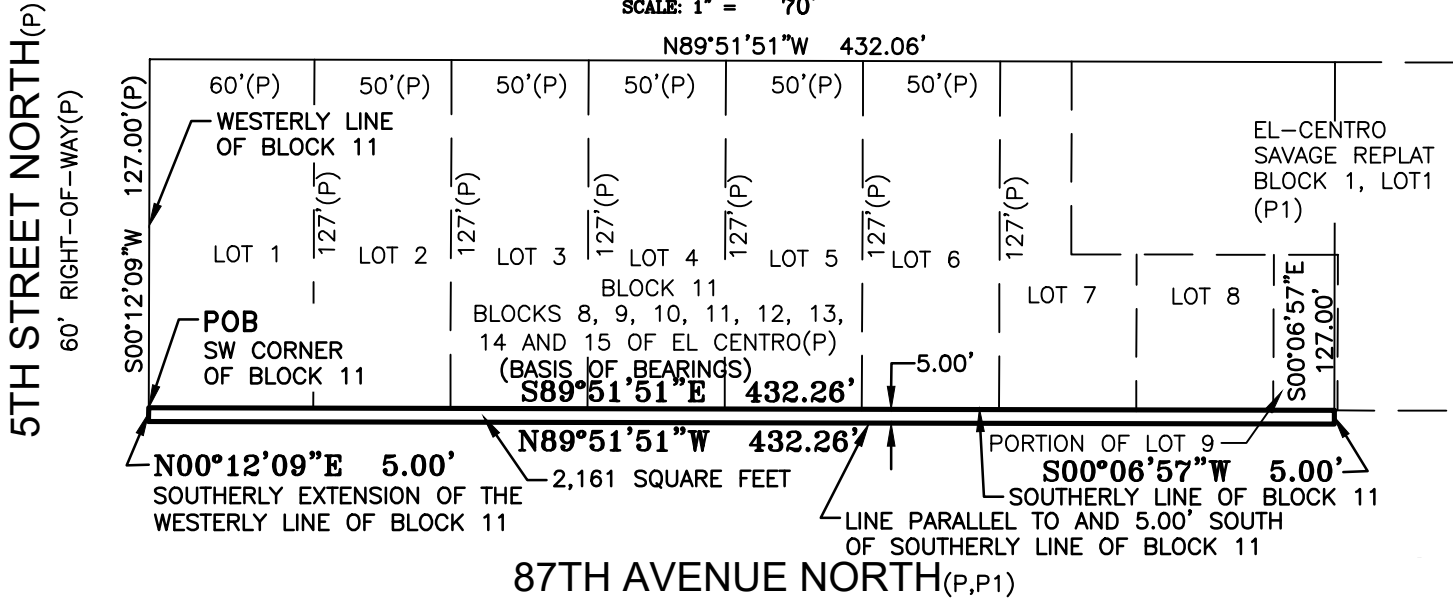
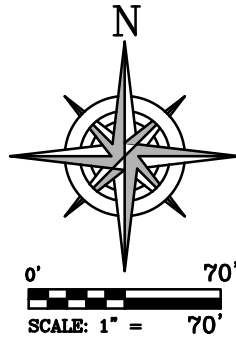
CITY OF ST. PETERSBURG

FLORIDA

Sep 07, 2023 - 8:13am I:\CAD Projects\Projects\SEPI X Drive\2021\2021-223 Terraces at 87th Ave Townhomes, 420 429 87th Ave N\Survey\Acad\2021-223-LS 87th Vacation Phase 1.dwg

THIS IS NOT A SURVEY.  
 THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 19, TWP. 30 S., RNG. 17 E.  
 PINELLAS COUNTY, FLORIDA



**87TH AVENUE NORTH(P,P1)**

**DESCRIPTION:** 60' RIGHT-OF-WAY(P,P1)

A PORTION OF THE NORTH 5.00 FEET OF THE RIGHT-OF-WAY OF 87TH AVENUE LYING SOUTHERLY OF BLOCK 11, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGEND**

(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
No.	NUMBER
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 14, PAGE 37
(P1)	PLAT BOOK 75, PAGE 32
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

BEGIN AT THE SOUTHWEST CORNER OF BLOCK 11, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°51'51"E, ALONG THE SOUTHERLY LINE OF SAID BLOCK 11, A DISTANCE OF 432.26 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S00°06'57"W, A DISTANCE OF 5.00 FEET; THENCE N89°51'51"W, ALONG A LINE PARALLEL TO AND 5.00 FEET SOUTH OF THE SAID SOUTH LINE OF BLOCK 11, A DISTANCE OF 432.26 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 11; THENCE N00°12'09"E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

**NOTES:** CONTAINING 2,161 SQUARE FEET (0.050 ACRE), MORE OR LESS.

- BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE SOUTH LINE OF BLOCK 11, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF S89°51'51"E (AS SURVEYED).
- ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
- THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/70 OR SMALLER.

**TRANSYSTEMS**

565 SOUTH HERCULES AVENUE  
 CLEARWATER, FL 33764  
 PHONE 727.322.4151  
 WWW.TRANSYSTEMS.COM  
 LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

**SKETCH OF DESCRIPTION  
 TERRACES AT 87TH  
 PHASE 2 & PART OF PHASE 1  
 RIGHT-OF-WAY VACATION**

PROJECT NO.	2021-223
DATE:	9/6/2023
DRAWN:	TBM
SCALE:	1"=70'
SHEET NO.	1 OF 1

DANA A. WYLLIE, PSM, LS 5874

CITY OF ST. PETERSBURG

FLORIDA

Sep 07, 2023 - 8:18am I:\CAD Projects\Projects\SEPI X Drive\2021\2021-223 Terraces at 87th Ave Townhomes, 420 429 87th Ave N\Survey\Acad\2021-223-LS 87th Vacation Phase 2.dwg

THIS IS NOT A SURVEY.  
 THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

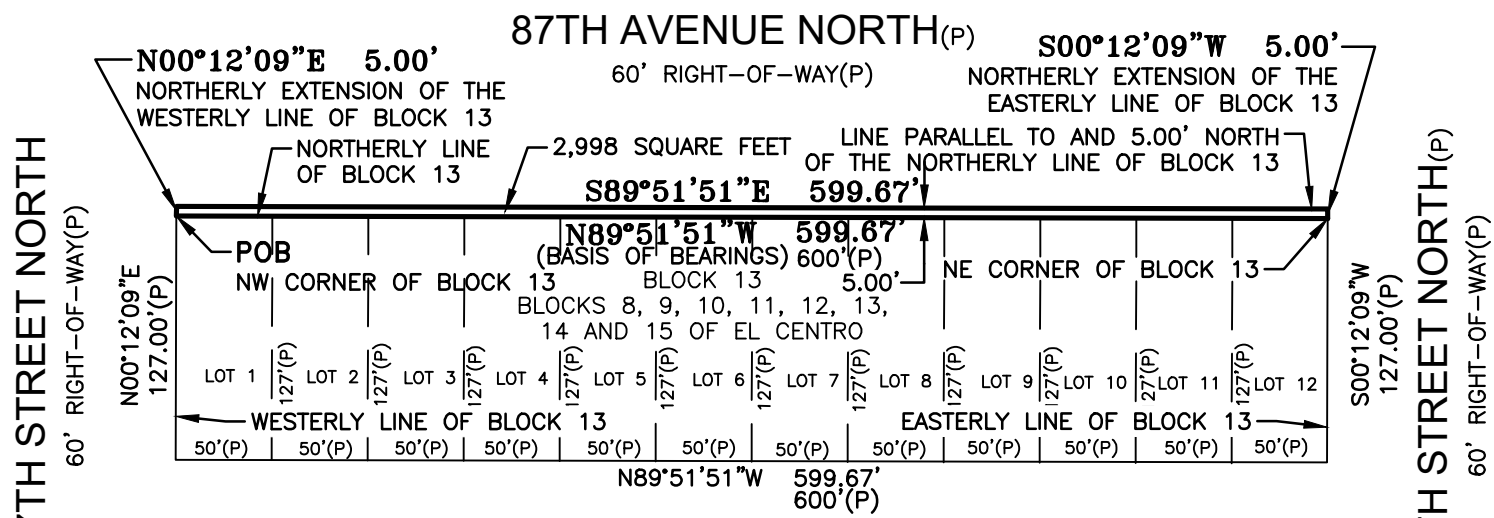
SEC. 19, TWP. 30 S., RNG. 17 E.  
 PINELLAS COUNTY, FLORIDA

**DESCRIPTION:**

A PORTION OF THE SOUTH 5.00 FEET OF THE RIGHT-OF-WAY OF 87TH AVENUE LYING NORTHERLY OF BLOCK 13, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BLOCK 13, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N00°12'09"E, ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 13, A DISTANCE OF 5.00 FEET; THENCE S89°51'51"E, ALONG A LINE PARALLEL TO AND 5.00 FEET NORTH OF THE NORTHERLY LINE OF SAID BLOCK 13, A DISTANCE OF 599.67 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID BLOCK 13; THENCE S00°12'09"W, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 5.00 FEET TO THE NORTHERLY LINE OF SAID BLOCK 13; THENCE N89°51'51"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 599.67 FEET TO THE POINT OF BEGINNING.

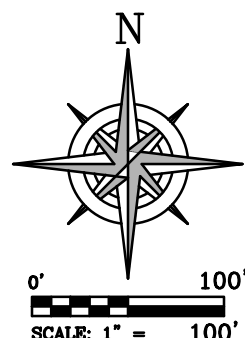
CONTAINING 2,998 SQUARE FEET (0.069 ACRE), MORE OR LESS.



**LEGEND**

LB	LICENSED BUSINESS
No.	NUMBER
(P)	PLAT BOOK 14, PAGE 37
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
PSM	PROFESSIONAL SURVEYOR & MAPPER
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

ALLEY



- NOTES:**
1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE NORTH LINE OF BLOCK 13, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF N89°51'51"W (AS SURVEYED).
  2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
  3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
  4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
  5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

**TRANSYSTEMS**

565 SOUTH HERCULES AVENUE  
 CLEARWATER, FL 33764  
 PHONE 727.822.4151  
 WWW.TRANSYSTEMS.COM  
 LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

DANA A. WYLLIE, PSM, LS 5874 CITY OF ST. PETERSBURG FLORIDA	<b>SKETCH OF DESCRIPTION</b> <b>TERRACES AT 87TH</b> <b>PHASE 3 RIGHT-OF-WAY VACATION</b>	WORK ORDER   2021-223 DATE:   9/6/2023 DRAWN:   TBM SCALE:   1"=100' SHEET NO.   1 OF 1
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Sep 07, 2023 - 8:20am I:\CAD Projects\Projects\SEPI X Drive\2021\2021-223 Terraces at 87th Ave Townhomes, 420 429 87th Ave N\Survey\Acad\2021-223-LS 87th Vacation Phase 3.dwg

THIS IS NOT A SURVEY.  
 THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY  
 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 19, TWP. 30 S., RNG. 17 E.  
 PINELLAS COUNTY, FLORIDA

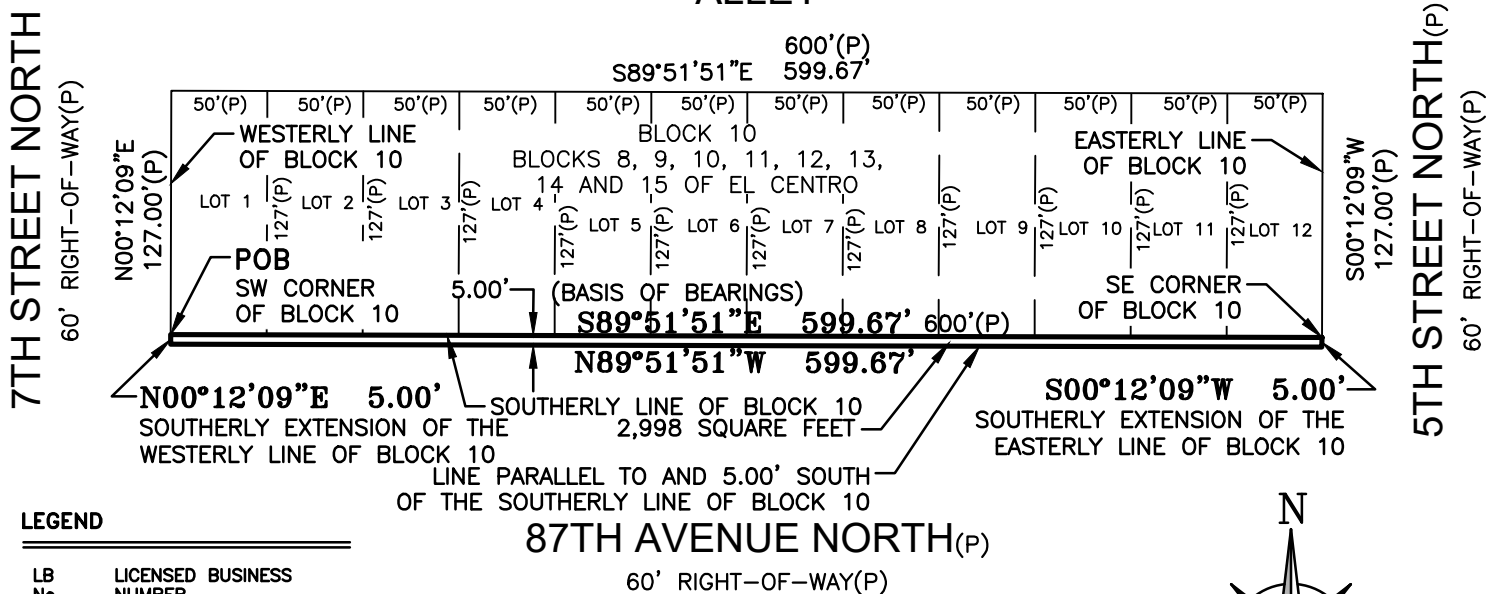
**DESCRIPTION:**

A PORTION OF THE NORTH 5.00 FEET OF THE RIGHT-OF-WAY OF 87TH AVENUE LYING SOUTHERLY OF BLOCK 10, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK 10, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°51'51"E, ALONG THE SOUTHERLY LINE OF SAID BLOCK 10, A DISTANCE OF 599.67 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE S00°15'09"W, ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID BLOCK 10, A DISTANCE OF 5.00 FEET; THENCE N89°51'51"W, ALONG A LINE PARALLEL TO AND 5.00 FEET SOUTH OF THE SOUTHERLY LINE OF BLOCK 10, A DISTANCE OF 599.67 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 10; THENCE N00°12'09"E, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,998 SQUARE FEET (0.069 ACRE), MORE OR LESS.

**ALLEY**

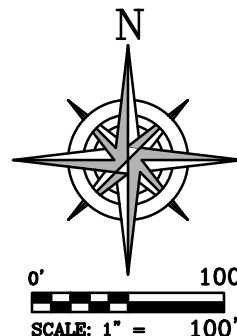


**LEGEND**

LB	LICENSED BUSINESS
No.	NUMBER
(P)	PLAT BOOK 14, PAGE 37
PB	PLAT BOOK
PG	PAGE/PAGES
POB	POINT OF BEGINNING
PSM	PROFESSIONAL SURVEYOR & MAPPER
RNG.	RANGE
SEC.	SECTION
TWP.	TOWNSHIP

**NOTES:**

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE SOUTH LINE OF BLOCK 10, BLOCKS 8, 9, 10, 11, 12, 13, 14 AND 15 OF EL CENTRO, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 37, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING A BEARING OF S89°51'51"E (AS SURVEYED).
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.



**TRANSYSTEMS**

565 SOUTH HERCULES AVENUE  
 CLEARWATER, FL 33764  
 PHONE 727.822.4151  
 WWW.TRANSYSTEMS.COM  
 LICENSED BUSINESS NUMBER 8103

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN HEREON.

**SKETCH OF DESCRIPTION  
 TERRACES AT 87TH  
 PHASE 4 RIGHT-OF-WAY VACATION**

WORK ORDER	2021-223
DATE:	9/6/2023
DRAWN:	TBM
SCALE:	1"=100'
SHEET NO.	1 OF 1

DANA A. WYLLIE, PSM, LS 5874

CITY OF ST. PETERSBURG

FLORIDA

Sep 07, 2023 - 8:23am I:\CAD Projects\Projects\SEPI X Drive\2021\2021-223 Terraces at 87th Ave Townhomes, 420 429 87th Ave N\Survey\Acad\2021-223-LS-87th Vacation Phase 4.dwg



# SUBDIVISION DECISION Application

Application No. 23-3300012

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One 4<sup>th</sup> Street North.

- |                          |   |   |
|--------------------------|---|---|
| <b>Application Type:</b> | <input type="checkbox"/> <b>Lot Line Adjustment</b> | <input checked="" type="checkbox"/> <b>Vacating – Street Right-of-Way</b> |
| Per: 16.40.140 &         | <input type="checkbox"/> <b>Lot Split</b>           | <input type="checkbox"/> <b>Vacating – Alley Right-of-Way</b>             |
| 16.70.050                | <input type="checkbox"/> <b>Lot Refacing</b>        | <input type="checkbox"/> <b>Vacating – Walkway Right-of-Way</b>           |
|                          | <input type="checkbox"/> <b>Street Name Change</b>  | <input type="checkbox"/> <b>Vacating – Easement</b>                       |
|                          | <input type="checkbox"/> <b>Street Closing</b>      | <input type="checkbox"/> <b>Vacating – Air Rights</b>                     |

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b> Terraces at 87th, LLC	
Street Address: 6654 78th Avenue N.	
City, State, Zip: Pinellas Park, FL 33781	
Telephone No: 727-536-8686	Email Address: Carlos@bdgfl.com and Christian@bdgfl.com
<b>NAME of AGENT or REPRESENTATIVE:</b> Carlos Yepes or Christian Yepes	
Street Address: Same as above	
City, State, Zip:	
Telephone No:	Email Address:
<b>PROPERTY INFORMATION:</b>	
Street Address or General Location: 4th St. N. & 87th Ave. N., St. Pete (420, 429, 644 & 647 87th Ave N.)	
Parcel ID#(s): See attached Property List	
<b>DESCRIPTION OF REQUEST:</b> Request to vacate 5 feet of ROW along the north and south side of 87th Avenue N. only for those Parcels on the attached Property List to provide for private utilities	
<b>PRE-APPLICATION DATE:</b>	<b>PLANNER:</b>

### FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

Checks made payable to the "City of St. Petersburg"

### AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.**

Signature of Owner/Agent: \_\_\_\_\_

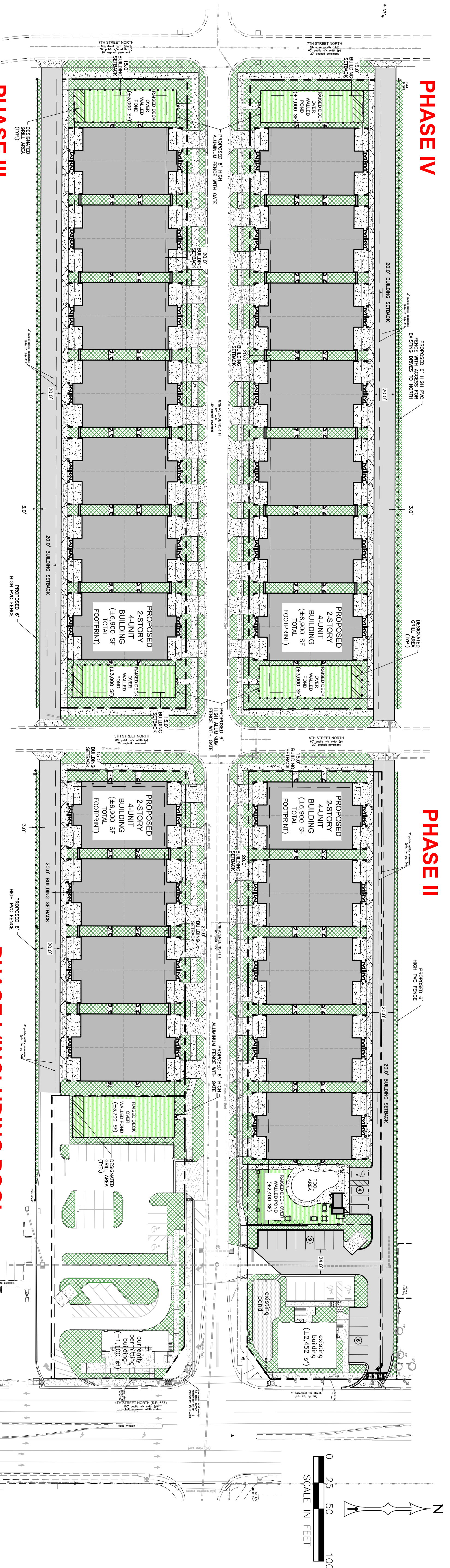
Date: 8-24-23

\*Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: Carlos Yepes

# TERRACES AT 87TH TOWNHOMES

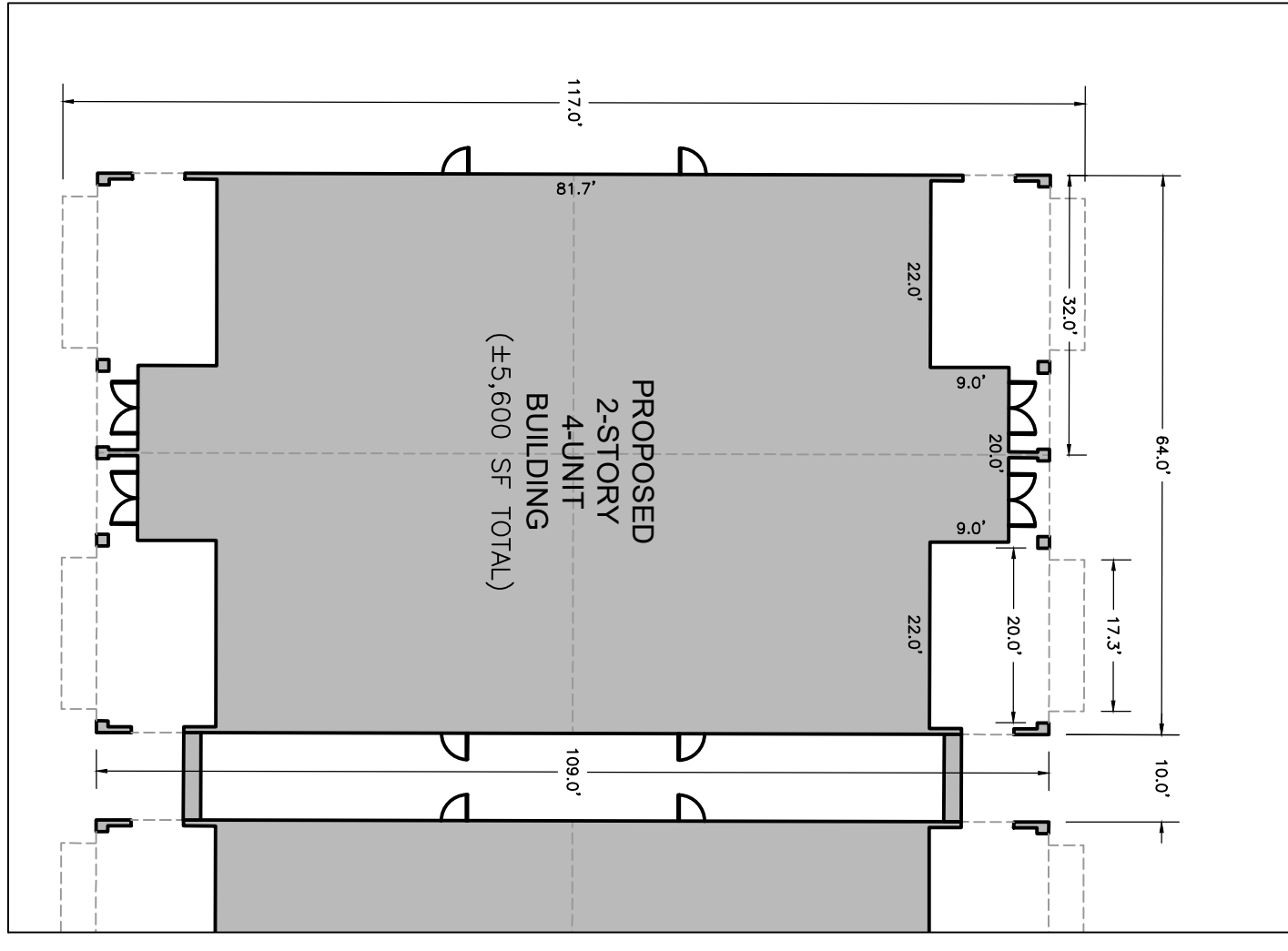
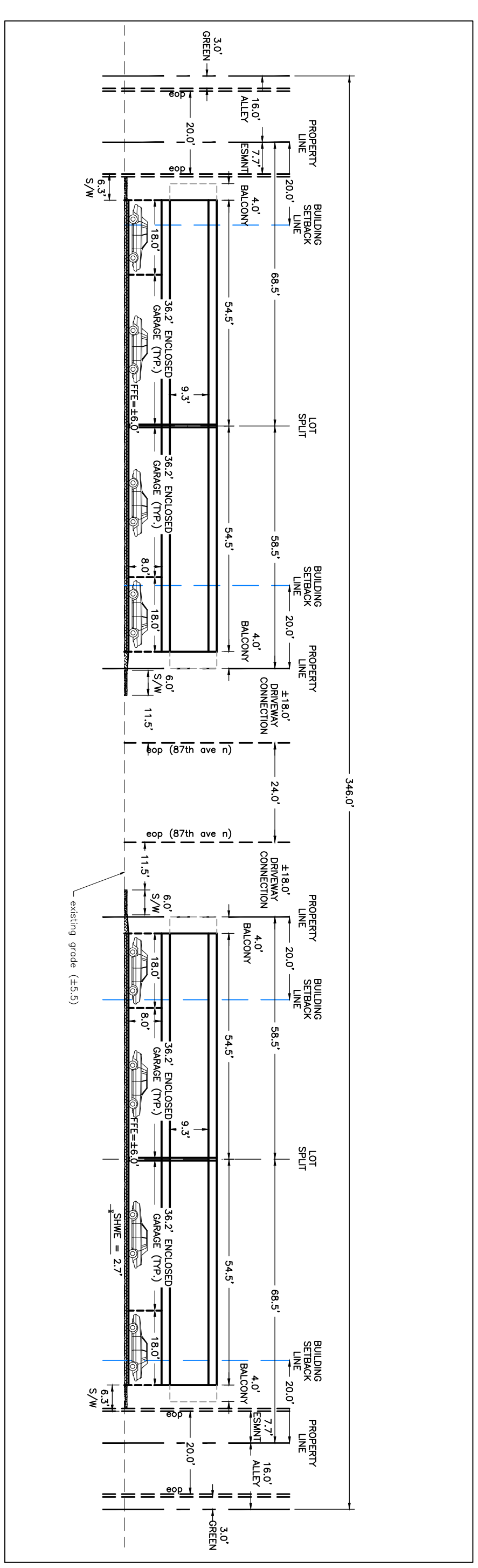
G:\SHARED DRIVES\CLIENTS\BELLEAIR DEV GROUP\PROJECTS\1.19.001.03 - TERRACES AT 87TH TOWNHOMES - BLOCK 10 & 13\DRAWINGS\EXHIBITS\GENERAL SITE PLAN EXHIBIT #6.DWG - 6/22/2023 11:47 AM



**PHASE I (INCLUDING POOL AREA ON NORTH PARCEL)**

**PARCELS NOT INCLUDED IN TERRACES AT 87TH TOWNHOMES**

**VACATION OF 5 FOOT OF ROW ALONG THE NORTH AND SOUTH SIDE OF 87TH AVE N. IN FRONT OF PHASE I THRU PHASE IV**



**LEGEND**

	PROPERTY LINE
	PROPOSED CENTRLINE
	EXISTING EDGE OF PAVEMENT & BACK OF CURB
	PROPOSED EDGE OF PAVEMENT & BACK OF CURB
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED 4" THICK PEDESTRIAN CONCRETE (UNLESS OTHERWISE NOTED)
	PROPOSED 4" THICK 4,000 PSI FIBERESH REINFORCED CONCRETE PAVEMENT
	PROPOSED GREEN SPACE

**OVERALL SITE DATA**

IMPERVIOUS SURFACE:	BUILDINGS ±162,000 SF
	*PEDESTRIAN CONCRETE ±13,000 SF
	*VEHICLE USE CONCRETE ±110,000 SF
	*PAVEMENT (VUA) ±42,000 SF
	TOTAL: 227,000 SF = 5.21 AC (±7.6%)
	POIN: 20,000 SF = 0.46 AC (±7%)
	OPEN SPACE(IMPERVIOUS AREA): 52,324 SF = 1.20 AC (±17%)
	TOTAL AREA: 299,024 SF = 6.864 AC (±)
	COMMERCIAL F.A.R.: 3,552 SF/59,011 SF = 0.06

\*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY

GENERAL SITE PLAN EXHIBIT

LAMPLIGHT VILLAGE  
FOR  
BDG LAMPLIGHT VILLAGE, LLC  
6654 78TH AVE NORTH

**NATIVE** engineering.pllc  
P.O. BOX 2995  
LAND O' LAKES, FL 34639  
813-536-2539  
CERTIFICATE OF AUTHORIZATION NUMBER: 28759

**REVISIONS**

NO.	DATE	DESCRIPTION

SHEET NUMBER  
**EX**  
S-T-R  
19-30-17

MEMORANDUM  
CITY OF ST. PETERSBURG  
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

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**TO:** Scot Bolyard, Deputy Zoning Official  
**FROM:** Kyle Hurin, Engineering Plan Review Supervisor  
**DATE:** October 5<sup>th</sup>, 2023  
**SUBJECT:** Partial ROW Vacation  
**FILE:** 23-33000012

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**LOCATION AND PIN:** 420, 429, 644, and 647 87<sup>th</sup> Ave N  
19-30-17-25434-010-0010, 19-30-17-25434-011-0010  
19-30-17-25434-012-0010, 19-30-17-25434-013-0010

**ATLAS:** F-46                      **Zoning:** Neighborhood Suburban Multi-Family (NSM-1)

**REQUEST:** Approval of a vacation of 5-feet of right – of – way on the north and south sides of 87<sup>th</sup> Ave North, generally located at 420, 429, 644, and 647 87<sup>th</sup> Ave North.

**SPECIAL CONDITIONS OF APPROVAL:** The Engineering and Capital Improvements Department (ECID) has no objection to the proposed partial right of way vacation provided the following special conditions are added as conditions of approval:

1. It is acknowledged that some of the following items may have already been addressed or will be addressed with the submittal of the associated site construction permit application 21-09000252, 23-05001391, and 23-06002070 but remain listed below as documentation since the site plan, vacation and plat are being processed concurrently with construction. ECID conditions of DRC approval will be verified prior to Engineering departmental release of the project Certificate of Occupancy.
2. The vacation limits includes sections of 87<sup>th</sup> Avenue North right of way in close proximity to existing public infrastructure. To ensure there is adequate space for future installation and maintenance of public infrastructure, public right of way will either need to be retained or, public easement will need to be dedicated per my comments listed below. Any required public easement shall be dedicated to the city by instrument or by plat if the associated parcels are required to be replatted as part of this vacation or redevelopment. The applicant will need to field locate the existing utilities and provide a survey showing the existing and proposed right of way line with the utilities and the required easement per ECID easement sizing chart centered on the public utility.
  - a. Any required or proposed public sidewalk must be located within public right of way and/or public sidewalk easement and have a minimum of 2-feet of clearance from the edge of the sidewalk and the easement or property boundary to provide sufficient



- space for installation and maintenance. The public sidewalk shall be shown in relation to the proposed vacation limits to verify the need for public right of way or easement.
- b. There is a 6-inch potable watermain within the northern parkway of 87<sup>th</sup> Avenue North between 4<sup>th</sup> and 5<sup>th</sup> Street North and the southern parkway of 87<sup>th</sup> Avenue North between 5<sup>th</sup> and 7<sup>th</sup> Street North which requires 15-feet of accessible right of way or public utility easement centered on the main. Any portion of the right of way or parcel encompassed by this 15-feet shall remain or be dedicated as public utility easement and be shown on the revised vacation.
  - c. There is an 8-inch sanitary sewer main within the northern and southern parkway of 87<sup>th</sup> Avenue North between 4<sup>th</sup> and 5<sup>th</sup> Street North which requires 20-feet of accessible right of way or easement centered on the main, any portion of the right of way or parcel encompassed by this 20-feet shall remain and be shown on the revised vacation.
  - d. There is an 8-inch sanitary sewer main within the northern parkway of 87<sup>th</sup> Avenue North between 5<sup>th</sup> and 7<sup>th</sup> Street North which is approximately 10 to 11 feet deep and requires 30-feet of accessible right of way or easement centered on the main, any portion of the existing public right of way or parcel encompassed by this 30-feet shall be dedicated as public utility easement and be shown on the revised vacation.
  - e. Any existing or required public street lighting must have adequate space for installation and future maintenance of fixtures and associated power supply. See my comment below to coordinate with Michael Kirn to verify the street lighting requirements for this development. Plans must show the existing and proposed street lighting in relation to the proposed vacation limits. Any required easement shall be dedicated as public utility easement.
3. Please assure that the developer's design professional(s) coordinate with Duke Energy regarding any landscaping proposed under Duke's overhead transmission or distribution systems or necessary Duke pole relocations or installations prior to proceeding with further development of this site plan to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to [newconstruction@duke-energy.com](mailto:newconstruction@duke-energy.com).
- a. \*Needs for on-street decorative lighting or additional street lighting must be coordinated through [Michael.Kirn@stpete.org](mailto:Michael.Kirn@stpete.org), the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.

4. No building, structure or private utility necessary for occupancy shall be erected or installed, and no trees or shrubbery shall be planted on any public right of way or easement other than trees, shrubbery, and hedges of a type approved by the POD. All costs involving repairing of hard surfaces, removal and replacement of fences, walls, trees, shrubbery, and hedges shall be the responsibility of the property owner.
5. Any proposed incidental architectural encroachments into the public right of way and easement shall meet the requirements of City Code Chapter 25, Article VII. Any building projections or balconies which extend over the public right of way or easement must meet the specific requirements of City Code 25-275; any building foundation encroachments into the public right of way or easement shall meet the specific requirements of City Code 25-274.
6. Proposed connections to public infrastructure including potable water and reclaimed water receive prior approval from the City's Water Resources department. Coordinate a review with the City's Water Resources department Technical Services Division via email to [WRDUtilityreview@stpete.org](mailto:WRDUtilityreview@stpete.org), or phone 727-892-5334 for additional information.
7. A work permit issued by the City Engineering & Capital Improvements Department must be obtained prior to the commencement of construction within City controlled right-of-way or public easement. All work within right of way or public utility easement shall be in compliance with current City Engineering Standards and Specifications and shall be installed at the applicant's expense in accordance with the standards, specifications, and policies adopted by the City.
  - a. Engineering Standard Details are available at the City's Website at the following link: [https://www.stpete.org/business/building\\_permitting/forms\\_applications.php](https://www.stpete.org/business/building_permitting/forms_applications.php)
  - b. City infrastructure maps are available via email request to [ECID@stpete.org](mailto:ECID@stpete.org). All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

KJH/akp

ec: Sean McWhite – WRD  
Kayla Eger – Development Review Services



Sep. 18, 2023

Via email: [Scot.Bolyard@stpete.org](mailto:Scot.Bolyard@stpete.org)

Mr. Scot Bolyard, AICP  
Deputy Zoning Official  
Planning & Development Services  
City of St. Petersburg  
One Fourth Street North  
St. Petersburg, Florida 33701

**RE: Vacation of a Portion of Right Of Way  
420, 429, 644 & 647 87<sup>th</sup> Avenue N, St. Petersburg  
Terraces At 87<sup>th</sup>  
Pinellas County, Florida**

Dear Mr. Bolyard:

Please be advised that Duke Energy, “**objections**” to the vacation and abandonment of portions of 87<sup>th</sup> Avenue, being more particularly described on the accompanying four (4) Sketches of Descriptions drawn by Transystems, dated September 6, 2023, Work Order # 2021-223, attached hereto and by this reference made a part hereof.

A No Objection letter will be provided upon either:

1. Removal/relocation of existing facilities (handled by a Duke Energy Engineering).
2. Granting of a Duke Energy Easement over the described property (If Right of Way is split, we would need an Easement from abutting owner as well).
3. City/County confirmation that this proposed area will retain a Public Utility Easement in the recorded Resolution.

Facilities that require relocation will be done at no cost to Duke Energy. If the facilities do not interfere with your plans, an easement will be prepared for your execution.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

*Irma Cuadra*

Irma Cuadra  
Senior Research Specialist



## CITY OF ST. PETERSBURG

### Transportation and Parking Management Department

#### MEMORANDUM

TO: Scot Bolyard, Deputy Zoning Official, Planning and Development Services Department

FROM: Tom Whalen, Transportation Planning Coordinator, Transportation and Parking Management Department

DATE: October 3, 2023

SUBJECT: Approval of a vacation of 5-feet of right-of-way on the north and south sides of 87th Avenue North, generally located at 420, 429, 644 and 647 87th Avenue North

CASE: 23-33000012

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The Transportation and Parking Management ("Transportation") Department has reviewed the proposed vacation of five feet of right-of-way along the northern and southern sides of 87<sup>th</sup> Avenue North, generally located at 420, 429, 644 and 647 87th Avenue North. The Transportation Department does not object to the proposed vacation.

Section 16.40.120.2.1.E of the City Code provides matters of consideration when reviewing proposed vacations of rights-of-way, easements or air rights. Relevant matters of consideration include the following:

*2. Whether the vacation would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record.*

The proposed vacation will not impair or deny access to any lot of record.

*3. Whether the vacation would adversely impact the existing roadway network, such as creating dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or districts.*

The proposed vacation will not adversely impact the existing road network. It will not create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or districts.

Sufficient right of way should be preserved to comply with Section 16.40.140.4.2 of the City Code. Based on the NSM zoning for the adjacent properties, a four-foot-wide sidewalk is required on the northern side of 87th Avenue North.

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Health, Energy, Resilience & Sustainability Committee for a report from Administration on our ISAP energy consumption, renewable goals, and progress to date.  
(Councilmember Floyd)  
Please scroll down to view the backup material.



# CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: December 22, 2023

COUNCIL DATE: January 4, 2023

RE: Referral to the Health, Energy, Resilience, & Sustainability Committee for a report from Administration on our ISAP energy consumption, renewable goals, and progress to date

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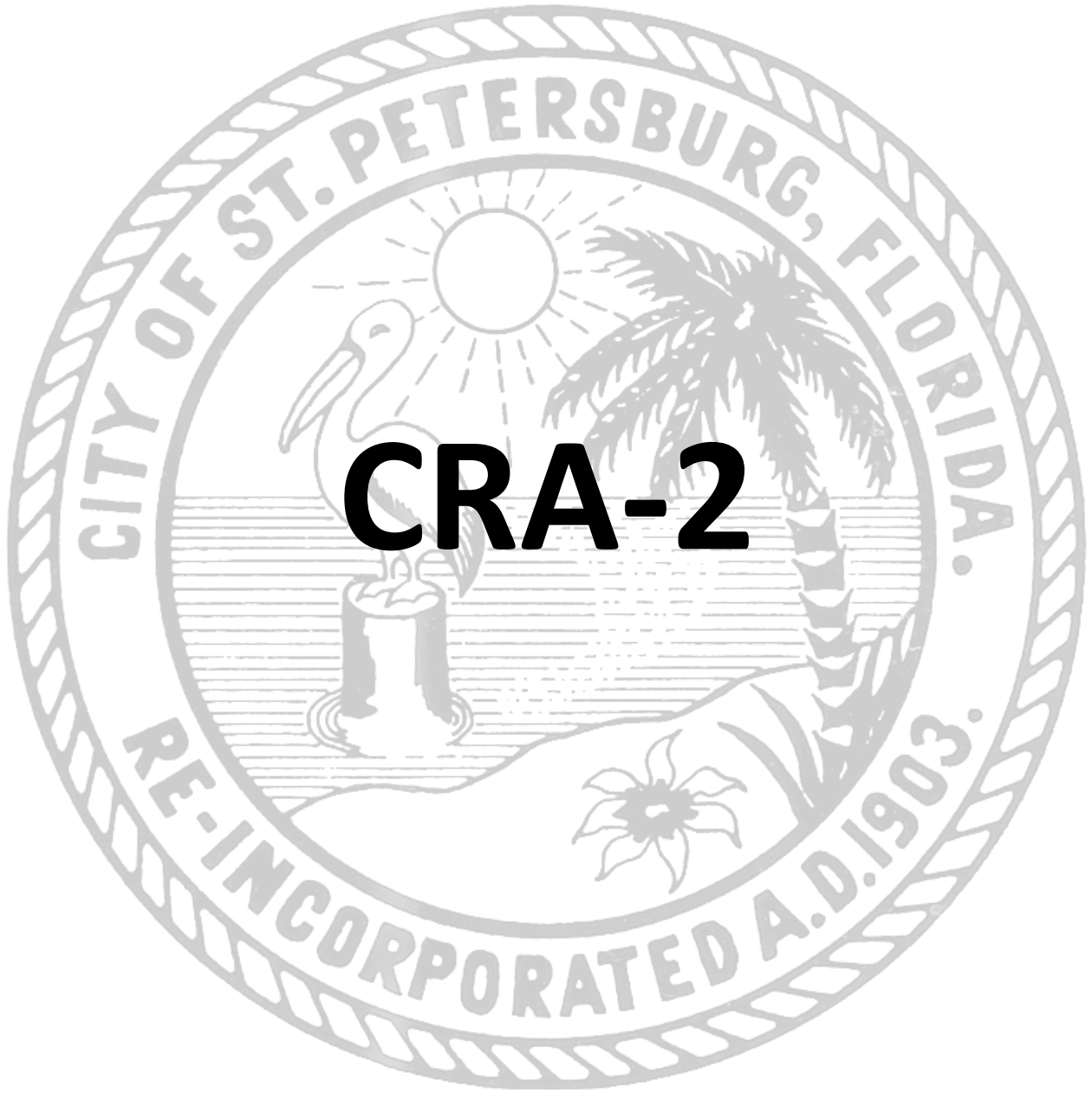
**ACTION DESIRED:**

Respectfully requesting a referral to the Health, Energy, Resilience & Sustainability Committee for a report from Administration on our ISAP energy consumption, renewable goals, and progress to date.

Richie Floyd  
Council Member, District 8



The following page(s) contain the backup material for Agenda Item: A Resolution of the St. Petersburg Community Redevelopment Agency (CRA) finding the 25-story building with a total of 152 dwelling units, 4,893 square feet of commercial space and a 130-space parking garage located at 332, 340 and 344 4th Street South consistent with the Intown Redevelopment Plan; and providing an effective date. (City File IRP 23-2A)  
Please scroll down to view the backup material.



**CRA-2**



**Community Redevelopment Agency  
Meeting of January 4, 2024**

**CRA Case File: IRP 23-2A**

**REQUEST**

Review of the proposed plan to construct a 25-story building with 152-dwelling units, 4,893 square feet of commercial space and a 130-space parking garage located at 332, 340 and 344 4<sup>th</sup> Street South for consistency with the Intown Redevelopment Plan (IRP).

**APPLICANT INFORMATION**

Applicant 4<sup>th</sup> South Valor Capital, LLC  
400 Cleveland Street  
Clearwater, FL 33755

Agent R. Donald Mastry, Trenam Law  
200 Central Avenue, Suite 1600  
St. Petersburg, FL 33701

**OVERVIEW OF PROJECT**

The subject property is located at 332, 340 and 344 4<sup>th</sup> Street South and is currently developed with three buildings, a 2-story, two-unit apartment building built in 1920, a 2-story, four-unit condominium built in 2003 and a 3-story, 19-unit apartment building built in 1920. The applicant is proposing to demolish the existing improvements to construct the 25-story building with 152-dwelling units, 4,893 square feet of commercial space and a 130-space parking garage. The project's construction cost is valued at \$55-million.

Background

The subject property is located within the Intown Redevelopment Area. The Redevelopment Plan (IRP) was adopted in March of 1982 to address blight and slum conditions, consistent with Section 163.362 FS. The IRP provides mechanisms and programs for coordinating and facilitating public and private improvements to encourage revitalization. The IRP covers over 309 acres, excluding rights-of-way.

The Community Redevelopment Agency was established to implement the IRP. To achieve the goals of the redevelopment plan and to combat slum and blight the CRA is tasked with the following: acquisition of property, demolition, rehabilitation, relocation of effected occupants, construction of public improvements, sale of property, administration, establishing design guidelines and management of property.

The objectives of the IRP include encouraging and reinforcing development, the development of integrated transportation systems and to ensure (re)development reinforces and maintains historic, cultural and aesthetic integrity.

### Proposal

The proposed development will operate as a hybrid between a residential condominium and a hotel use. The hybrid use will allow flexibility for the owners to offer their units for short-term rental or to reside there for permanent occupancy. This arrangement is facilitated by a dedicated management team, with 24/7 onsite staff. The owners can choose to opt in or out of the rental program based on their personal requirements. All rules and regulations, including those pertaining to schedules, noise levels, maintenance, and other relevant issues, will be outlined in the condominium's governing documents.

The proposed 25-story building will be sited towards the north side of the property leaving a large, uncovered open space along 4<sup>th</sup> Avenue South. The upper portion of the proposed tower overhangs the ground floor of the building leaving an area for a covered open space along both 4<sup>th</sup> Street South and 4<sup>th</sup> Avenue South.

The ground floor of the proposed tower will consist of a residential lobby, commercial space, back of house facilities, uncovered and covered open space and two parking garage entrances. The parking garage entrance along Charles Court South will provide access to one level of underground parking that provides parking for 36 vehicles and the parking garage entrance along 4<sup>th</sup> Avenue South will provide access to the three levels of parking located above the ground floor of the tower that will provide parking for 94 vehicles. Floors five through 24 will be devoted towards residential units. The 25<sup>th</sup> floor will have an amenity area that is being referred to as a sky bar. The residential mix includes studio, one-bedroom, two-bedroom and three-bedroom units. The applicant proposes 57 of the residential units to be above 750 square feet and 95 residential units at or below 750 square feet. Pedestrian access to the residential lobby will be from the 4<sup>th</sup> Avenue South side of the building. The commercial space will be accessible from the 4<sup>th</sup> Street South side of the building. The loading areas and dumpster will be accessed from the north (Charles Court South) and east (10-foot wide north-south alley) sides of the building.

The style of the building as described by the applicant's architect is 'casual contemporary'. The residential tower consists of a simple, tall volume clad with a clear glass and stucco envelope, wrapped with corner balconies on every floor overlooking the city; this sleek, light-weight looking building sits on a semi-transparent, clad 4-story podium that displays movement on the facades that relate to 4th Street and 4th Ave., as a metaphor of the city's progressive and art related spirit.

### **CONSISTENCY WITH INTOWN REDEVELOPMENT PLAN**

The IRP requires the Community Redevelopment Agency (CRA) to evaluate a development proposal to ensure its proposed use and design are consistent with the Plan.

### Plan Emphasis

Part of the implementation is developing an overall land use emphasis in order to achieve the concentration and form of development desired. Within the redevelopment area there are four focus areas for new development: The Core, Webb's City, the Stadium Complex and surrounding residential areas. The proposed development is located within the "Residential" area of the Intown. The residential area of the IRP is intended to help implement the 24-hour work and live environment, which is an important component of the plan.

The IRP includes design and development guidelines to ensure compatibility between the types of developments that are desired in the downtown and how such developments relate to the environment and each other. The proposed project was reviewed by staff and found to be consistent with the following:

- *Compliance with the land development code.*
- *Developers shall submit projects to the CRA for review.*
- *Development should provide design elements (trees, canopies, street furniture, entryways) to building in scale with human dimensions.*
- *Development shall provide appropriate architectural variety to the area.*
- *Parking structures shall provide for a decorative facade.*
- *Open space be directly linked to the pedestrian system.*
- *Open space relates to activities and buildings in the block.*
- *Infill development should create a sense of place and identify by relating to old and new architecture, by interrelated open space.*
- *All new development shall relate in building scale and mass with the surrounding areas.*
- *Development shall be consistent with the permitted uses in the downtown zoning district.*
- *Development intensity and uses shall be governed by the underlying zoning district.*

With respect to compliance with the Land Development Code, the subject property is located in the DC-2 zoning district. Multi-family, hotel and commercial uses with a maximum floor area ratio of 7.0 is permitted. The proposed development has a proposed FAR of 7.0. Staff determined that the proposed development is in compliance with the zoning district standards and therefore it is consistent with the IRP.

The proposed building will fit in with both older and newer developments in the IRP. The building is urban in scale, with pedestrian oriented features, including ground level commercial space, lobby entrance, floor to ceiling storefront windows and covered open spaces. The proposed building height, placement and massing are consistent with other existing and proposed developments in the immediate area. Site improvements will include a 10-foot-wide sidewalk, street trees and landscaping, large uncovered and covered open space, bicycle parking and a new drainage system. The pedestrian improvements will contribute to a pleasurable walking experience by providing wide, shaded sidewalks and covered open space.

The existing downtown development pattern contains a variety of building types, styles, heights, masses, setbacks and orientations. The building form and the relationship of the building are consistent with other development projects in the IRP. Other multi-story residential developments within the immediate area and the IRP include: The Sage, 400 4<sup>th</sup> Avenue South, a 13-story residential building, Camden Pier District, 330 3<sup>rd</sup> Street South, an 18-story mixed-use building, Saltaire, 301 1<sup>st</sup> Street South, a 35-story mixed-use building and Evo Apartments, 334 2<sup>nd</sup> Avenue South a 24-story mixed-use building. The building design took into consideration the relationship with the newer developments in the immediate area by creating a continuous street edge, integration of open space and landscaping and concealing the parking garage. Lastly, the applicant is proposing to contribute \$550,000 to the Housing and Capital Improvement Trust Fund for workforce housing.

## **SUMMARY AND RECOMMENDATION**

Staff recommends approval of the attached resolution finding the proposed plan to construct a 25-story building with 152-dwelling units, 4,893 square feet of commercial space and a 130-space parking garage located at 332, 340 and 344 4<sup>th</sup> Street South consistent with the Intown Redevelopment Plan as reflected in report IRP 23-2A based on preliminary plans submitted for review subject to the following conditions:

**January 4, 2024**

**4**

This recommendation is subject to the following conditions:

1. The Site Plan must be reviewed and approved by the Development Review Commission (DRC);
2. Final building plans must be reviewed and approved by CRA staff; and
3. Applicant must comply with any conditions of approval required by DRC or Development Review Services staff.

Attachments: Resolution, Project Location Map, Applicant's Narrative, Site Plans, Elevations

CRA RESOLUTION NO.

RESOLUTION OF THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY (CRA) FINDING THE 25-STORY BUILDING WITH A TOTAL OF 152-DWELLING UNITS, 4,893 SQUARE FEET OF COMMERCIAL SPACE AND A 130-SPACE PARKING GARAGE LOCATED AT 332, 340 AND 344 4<sup>TH</sup> STREET SOUTH, CONSISTENT WITH THE INTOWN REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE (CITY FILE IRP 23-2A).

WHEREAS, the Community Redevelopment Agency of the City Council of the City of St. Petersburg has adopted the Intown Redevelopment Plan and established development review procedures for projects constructed within designated redevelopment areas;

WHEREAS, the Community Redevelopment Agency has reviewed the plans to construct a 25-story building with a total of 152-dwelling units, 4,893 square feet of commercial space and a 130-space parking garage as described and reviewed in CRA Review Report No. IRP 23-2A; and

BE IT RESOLVED that the Community Redevelopment Agency of the City of St. Petersburg, Florida, finds the 25-story building with a total of 152-dwelling units, 4,893 square feet of commercial space and a 130-space parking garage consistent with the Intown Redevelopment Plan, with the following conditions:

1. The Site Plan must be reviewed and approved by the Development Review Commission (DRC);
2. Final building plans must be reviewed and approved by CRA staff; and
3. Applicant must comply with any conditions of approval required by DRC or Development Review Services staff.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT

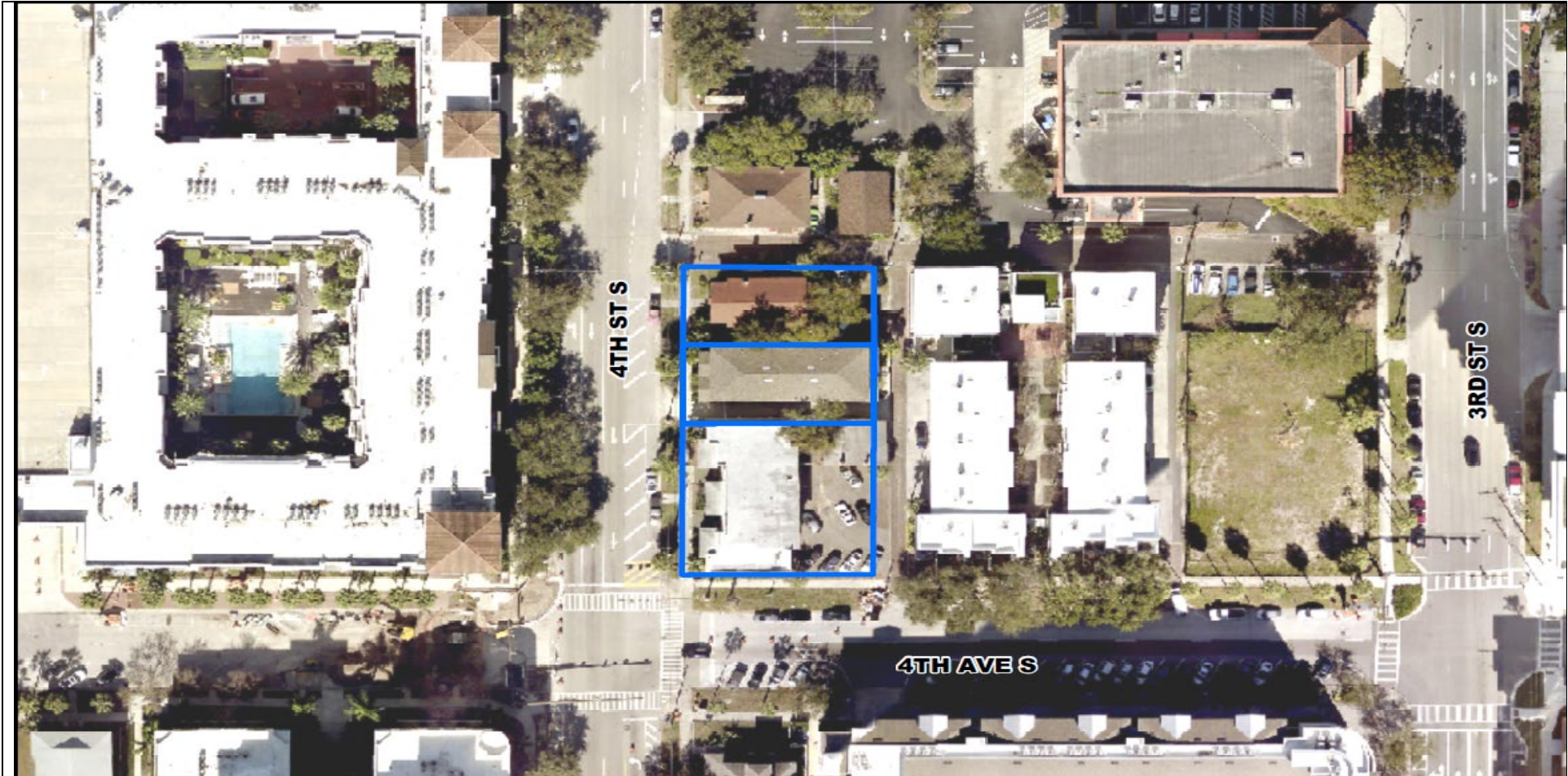
Michael J. Dema  
City Attorney (designee)

/s/ Elizabeth Abernethy  
Elizabeth Abernethy, AICP Director  
Planning & Development Services Department

**EXHIBIT A**  
Site Data

<b>Location</b>	332, 340 and 344 4 <sup>th</sup> Street South 19/31/17/81864/000/0050; 19/31/17/01502/000/0001, 19/31/17/01502/001/0020, 19/31/17/01502/002/0030, 19/31/17/01502/002/0040 & 19/31/17/81864/000/0070
<b>Redevelopment Area</b>	Intown Redevelopment Area
<b>Zoning District</b>	DC-2
<b>Existing Land Use</b>	2-story, two-unit apartment building, 2-story, four-unit condominium building and a 3-story, 19-unit apartment building
<b>Proposed Uses</b>	25-story building with 152-dwelling units, 4,893 square feet of commercial space and a 130-space parking garage
<b>Site Area</b>	20,000 sq. ft. or 0.46 acres
<b>Proposed FAR</b>	7.0 FAR
<b>Existing FAR</b>	1.2 FAR
<b>Permitted FAR</b>	7.0
<b>Number of Residential Units</b>	152
<b>Existing Parking</b>	21 spaces
<b>Proposed Parking</b>	130 spaces





**PROJECT LOCATION MAP**

Address:

332, 340, and 344 4th Street S.  
City of St. Petersburg, Florida  
Planning & Development Services  
Department



**NARRATIVE IN SUPPORT OF COMMUNITY REDEVELOPMENT AGENCY**  
**APPLICATION FOR DEVELOPMENT PROPOSAL**

4th South Valor Capital LLC (the “Developer”), is the owner of the property located at 332, 340 and 344 4th St. S. (collectively, the “Property”). The Property is zoned DC-2, which permits various residential and commercial uses by right, with a maximum 7.0 FAR and no maximum height.

The Property was formerly used as apartments and condos. The Developer proposes to redevelop it with a 25-story building containing 152 dwelling units, 4,893 sf of commercial space and a 130-space parking garage (the “Project”).

The dwelling units will function as a condotel, which is a hybrid between a residential condo and a short-term rental use. This allows for the units to change between permanent residential occupancy and short-term rentals, in order to meet market conditions and owner desires.

The Developer is requesting approval of the Project by the Community Redevelopment Agency (CRA).

**Discussion of Standards of Review for Development Proposals in the Intown**  
**Redevelopment Area and Intown West Redevelopment Area**

(Sec. 16.06.010.1 of the City of St. Petersburg Land Development Code (“Code”))

1. *The development proposal is consistent with the duly adopted underlying redevelopment plan;*

The Intown Redevelopment Plan (IRP) requires that the CRA evaluate a development proposal to ensure its proposed use and design are consistent with the IRP.

The zoning for the site is DC-2, which allows for some of the most intense development in the City:

This district provides for intense residential development that still allows for a mixture of uses that enhance and support the core and surrounding neighborhoods, including the domed stadium. The district also allows support retail and office uses which assist the residents with the daily needs of living within this highly urbanized neighborhood. The district establishes performance standards and design guidelines appropriate to urban form residential buildings.

The DC-2 district permits multi-family dwellings and commercial uses with a maximum 7.0 FAR and the Property has no maximum height. The Developer proposes a mixed-use project with 152 dwelling units, 4,893 sf of commercial space, a 130-space parking garage, a 7.0 FAR and a height of 325 ft.

The Project is located within the Residential Area of the IRP. The continued development of residential projects is heavily emphasized throughout the IRP:

The development of an expanded residential base in the Intown is essential to achieve a successful downtown redevelopment program. People living and working downtown will generate the 24-hour activity and community spirit necessary to continue the expansion of the downtown economic and cultural base.

The Project will further the desired development pattern and visual identity of Intown, and continue the growth of downtown. Currently, the subject site is underutilized, containing outdated former apartment and condo buildings, which have exceeded their useful life. The redevelopment of this Property will help in achieving many of the goals of the IRP, especially the focus on new residential development in Intown.

The proposed building is urban in scale with pedestrian oriented street level features. These include the retail entrances on 4<sup>th</sup> St. S. and 4<sup>th</sup> Ave. S., ten-foot sidewalks and streetscaping, the ground level lobby and commercial space, and a covered plaza, which will activate this corridor.

2. *The development proposal furthers the purpose of the Comprehensive Plan and the Land Development Regulations;*

The application is consistent with and furthers the purpose of the Code and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment and the promotion and expansion of the downtown.

3. *The development proposal is generally consistent with the design review criteria currently set forth in City Council Resolution 2021-636.*

The Project is generally consistent with the following design review criteria:

#### General

- All redevelopment sites shall meet all the applicable Land Development Regulations.
- All development projects shall comply with any adopted City neighborhood or business district master plan or equivalent, when not in direct conflict with the Land Development Regulations.
- Developers of projects within the redevelopment area shall submit project proposals and designs to the Community Redevelopment Agency (CRA) for development review and also provide notice of their proposals to existing neighborhood and business association(s) where the project is located prior to being heard by the CRA.

- All development should demonstrate the use of energy conservation techniques to reduce space cooling, hot water, and space heating demands. These techniques should address, but not be limited to:
  - building orientation
  - building facade materials
  - shading of buildings and parking lots
  - use of natural sunlight for interior lighting (daylighting).
- All parking structures shall utilize the same architectural style, fenestration, and detailing as the principal structure or be encased by a liner building that utilizes the same architectural style.
- The ground level of all parking structures should contain pedestrian oriented uses, such as retail, office, restaurants and bars, museums, hotel lobbies and studios.
- All buildings within the development project should integrate architecturally, aesthetically and functionally through building design, materials, open spaces, scale, circulation systems, pedestrian level activities, and uniform signage and lighting.
- All new development and redevelopment should provide design elements (trees, canopies, street furniture, entryways, etc.) to bring the building and related activity spaces in scale with human dimensions and perception of space.
- Development should provide appropriate architectural variety to the area.
- The ground floor of the building shall contain any use as permitted by the Land Development Regulations or the façade abutting the street (not alleys) shall include architectural details such as fenestration, false display windows, natural finishes, or other architectural features.

#### Open and Pedestrian Spaces

Open spaces shall:

- be directly linked to the pedestrian system (sidewalks) and these links shall meet the Plaza Parkway Design Guidelines, or equivalent, or an adopted City approved neighborhood or business district master plan; and
- provide sufficient lighting to ensure night security.

Open spaces should:

- relate to activities and buildings within the block;
- establish visual and functional ties to surrounding activities and create a sense of seclusion in spaces set aside from the main pedestrian flow such as found in court yards;
- provide various types of open space use (public, private, and semi-public spaces);
- provide for human comfort and scale through the use of landscaping and/or canopies for shade and highlighting building entrances;
- provide sculptures, murals &/or water features;

- provide simple designs which dictate logical order and arrangement, allowing users to easily orient and relate themselves to the space and surrounding activities; and
- Mid-block pedestrian connections for large developments with streets at the front and rear should be considered.

#### Historic

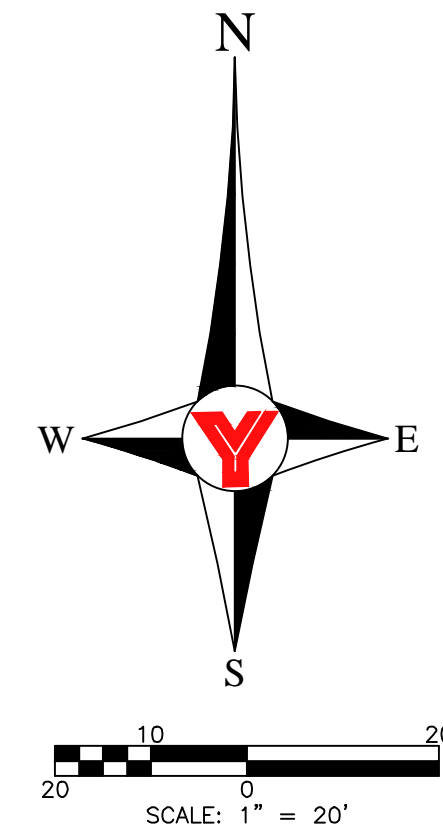
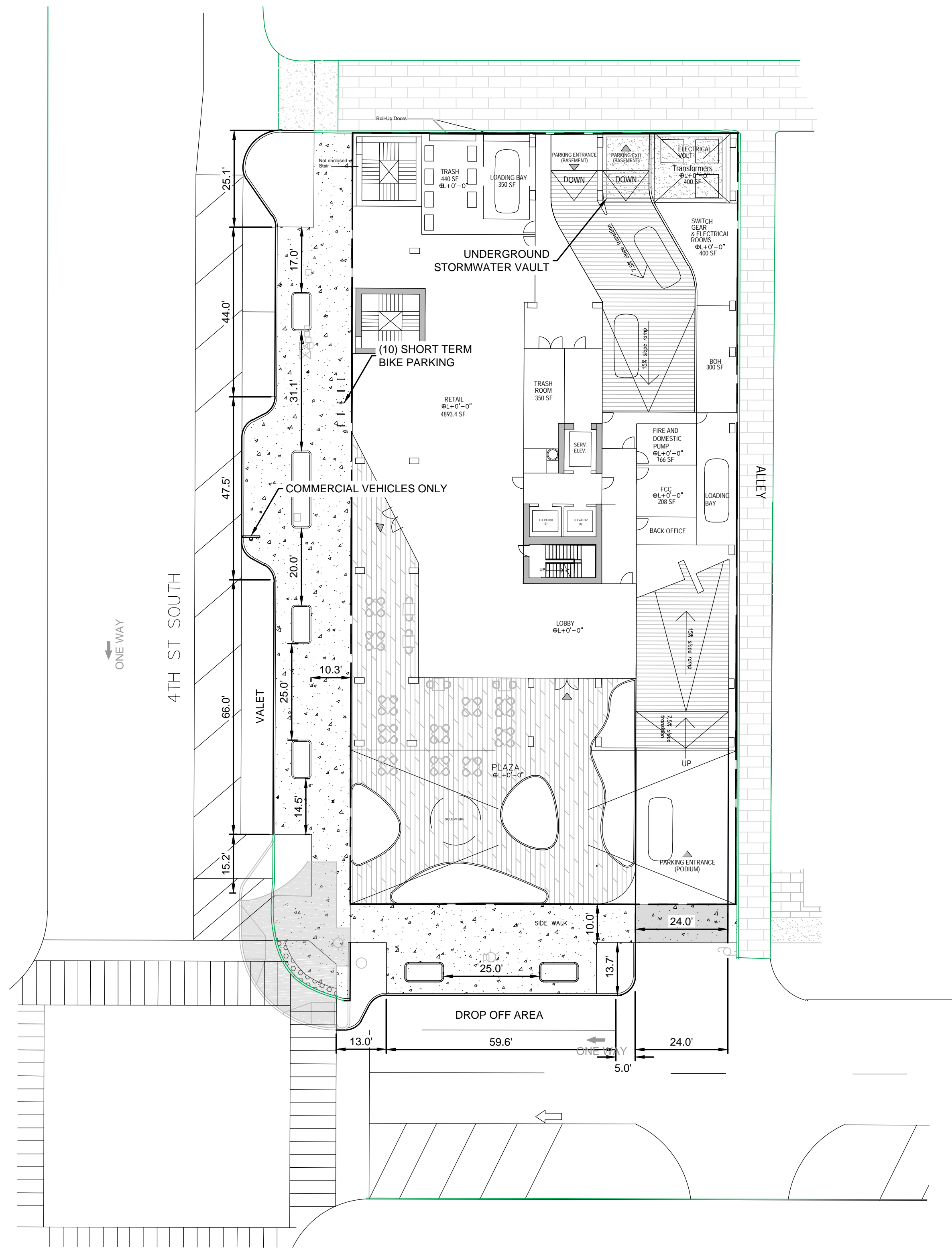
- The development should be sensitive to adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts.

#### Residential

- All infill development should create a sense of place and neighborhood identity by relating to old and new architecture and by developing interrelated open and pedestrian spaces.
- All new development within and adjacent to residential areas should relate in building scale and mass with the surrounding neighborhood.

The existing downtown development pattern contains a variety of building types, styles, heights, masses, setbacks and orientations. The Project's building form and the relationship of the building are consistent with other development projects in the IRP. Recent development projects within the IRP include Camden Pier District (330 3<sup>rd</sup> St. S.), Sage Condos (400 4<sup>th</sup> Ave. S.), Saltaire (301 1<sup>st</sup> St. S.), Beacon 430 Apartments (430 3<sup>rd</sup> Ave. S.), Avanti (201 4<sup>th</sup> St. S.) and Evo Apartments (334 2<sup>nd</sup> Ave. S.) which are some of the larger projects to have been built within the immediate area. Additionally, a new 33 story mixed-use tower is under construction at 235 3<sup>rd</sup> St. S.

The proposed development, which is a permitted use under the Property's DC-2 zoning, will continue the growth of downtown. The building is urban in scale with pedestrian oriented street level features, including ground level commercial space, screening of the parking garage, ample fenestration and transparency consistent with urban buildings. Improvements to the public realm include 10-foot wide sidewalks, street trees, landscaping, and bicycle parking. Moreover, the attention to ground floor design on all sides, including entrances on 4<sup>th</sup> St. S. and 4<sup>th</sup> Ave. S., makes the Project consistent with the pedestrian oriented goals of the IRP.



**OVERALL SITE DATA TABLE**

(THE NUMBERS SHOWN BELOW ARE FROM DRC APPLICATION DATA)

1. <b>ZONING</b>	DOWNTOWN CENTER - 2 (DC-2)
2. <b>EXISTING USE</b> (CURRENTLY EXISTING ON SITE)	RESIDENTIAL
3. <b>PROPOSED USE</b> (EXISTING + PROPOSED, IF DIFFERENT)	RESIDENTIAL/COMMERCIAL
4. <b>SITE AREA</b>	20,000 S.F.      0.46 AC
5. <b>VARIANCE REQUESTED</b> (LIST)	N/A
6. <b>GROSS FLOOR AREA</b> (TOTAL S.F. BUILDING)	EXISTING: 24,090 S.F. PROPOSED: 218,000 S.F. MAX PERMITTED: N/A
7. <b>FLOOR AREA RATIO</b> (TOTAL S.F. BUILDING / BY TOTAL S.F. OF SITE)	EXISTING: 1.2 PROPOSED: 7.0 MAX PERMITTED: 7.0
8. <b>BUILDING COVERAGE</b>	EXISTING: 8,770 S.F. (43.9% OF SITE) PROPOSED: 14,745 S.F. (73.7% OF SITE) MAX PERMITTED: 20,000 S.F. (100% OF SITE)
9. <b>OPEN GREEN SPACE</b> (INCLUDE ALL GREEN SPACE ON SITE)	EXISTING: 4,255 S.F. (21.3% OF SITE) PROPOSED: 1,000 S.F. (5.0% OF SITE)
10. <b>INTERIOR OPEN GREEN SPACE OF THE VEHICULAR AREA</b> (GREEN SPACE WITHIN PARKING LOT AND INTERIOR OF SITE; DO NOT INCLUDE PERIMETER LANDSCAPING)	EXISTING: N/A PROPOSED: N/A
11. <b>PAVING COVERAGE</b>	EXISTING: 6,975 S.F. (34.9% OF SITE) PROPOSED: 4,255 S.F. (21.3% OF SITE)
12. <b>IMPERVIOUS SURFACE</b> (TOTAL S.F. PAVING, WALKS, AND OTHER HARD SURFACED AREAS, PLUS BUILDING COVERAGE)	EXISTING: 15,745 S.F. (78.8% OF SITE) PROPOSED: 19,000 S.F. (95.0% OF SITE) MAX PERMITTED: 20,000 S.F. (100% OF SITE)
13. <b>DENSITY</b>	EXISTING: 26 UNITS PROPOSED: 152 UNITS MAX PERMITTED: N/A
14. <b>PARKING SPACES</b>	EXISTING: 21 (INCLUDES 0 HANDICAPPED) PROPOSED: 130 (INCLUDES 5 HANDICAPPED) MIN. REQ.: 62 (INCLUDES 3 HANDICAPPED)
<b>BICYCLE PARKING</b>	EXISTING: 0 PROPOSED: 167 (10 SHORT TERM, 157 LONG TERM)
15. <b>BUILDING HEIGHT</b>	EXISTING: 30 FT PROPOSED: 325 FT MAX PERMITTED: N/A
16. <b>HOW MUCH OF THE SITE IS THE PROPOSAL ALTERING/CHANGING?</b>	100%

SETBACKS	REQUIRED	PROVIDED
WEST AND SOUTH (4TH ST. S AND 4TH AVE S.)		
ALONG STREETS, EXCLUDING ALLEYS, 0-50 FT HIGH	0 FT	0 FT WEST/35.5 FT SOUTH
ALONG STREETS, EXCLUDING ALLEYS, ABOVE 50 FT HIGH	0 FT*	0 FT WEST/ 40 FT SOUTH
*NO SETBACK REQUIRED AS BUILDING HAS A FIRST FLOOR PLATE OF LESS THAN 16,000 SF		
NORTH AND EAST (CHARLES CT. AND ALLEY)		
DISTANCES BETWEEN BUILDINGS		
BLANK WALL TO BLANK WALL, UP TO 50 FT HIGH	0 FT	0 FT
ALL CONDITIONS 50 FT TO 200 FT HIGH	30 FT**	40 FT
ALL CONDITIONS ABOVE 200 FT	40 FT**	40 FT
**MEASURED FROM CENTERLINE OF ALLEY		

**PROPOSED LEGEND**

- WHEELSTOP (DETAIL SHEET C07.0)
  - HANDICAP SPACE FDOT INDEX 711-001 (SHEET C07.0)
  - DETECTABLE WARNING SURFACE @ ADA CURB RAMP
  - STORM MANHOLE
  - COSP TYPE "11" GRATE INLET
  - ADS CATCH BASIN
  - STORMWATER VAULT ACCESS LID
  - TYPE I-M CURB INLET
  - SANITARY MANHOLE
  - CLEANOUT
  - FIRE HYDRANT ASSEMBLY
  - WATER VALVE
  - BACKFLOW PREVENTER
  - WATER METER
  - DEDICATED FIRE SERVICE BACKFLOW PREVENTER
  - 4" 3000 PSI CONCRETE PAVEMENT
  - ASPHALT PAVEMENT
  - PLAZA PAVING
- NOTES:  
SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS  
SEE LANDSCAPE/HARDSCAPE PLANS FOR PLAZA DIMENSIONS AND DETAILS

NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION	INITIALS	DATE

PREPARED FOR:  
**VALOR CAPITAL REAL ESTATE DEVELOPMENT**  
400 CLEVELAND STREET  
CLEARWATER, FL 33755  
(727) 441-2144

**George F. Young, Inc.**  
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701  
PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM  
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21  
CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING  
ECOLOGICAL GIS & PLANNING & SURVEYING  
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

TIMOTHY J. RANKIN No. 88735  
DATE

**4TH AVES S & 4TH ST S**  
**SITE PLAN**  
SECTION 19, TOWNSHIP 31S., RANGE 17E.

JOB NO.  
**22008300SC**  
SHEET NO.  
**SP-1**

FILE: \\P:\Projects\4th\_Sp\Project\4th\_Sp\22008300SC\4th\_Sp\22008300SC\_Sp\_4.dwg



ISSUED SETS

Date	Description

REVISIONS

No.	Date	Description

**344 4th Street South**  
Pinellas County, Saint Petersburg, FL. 33701

PROFESSIONAL SEAL



SHEET NAME

ILLUSTRATIVE VIEW

Draftsman	Phase	ENTITLEMENT SET
GVI Approval	Project No.	
Client Approval	File	
Date: 07 / 24 / 2023	Code	

SCALE

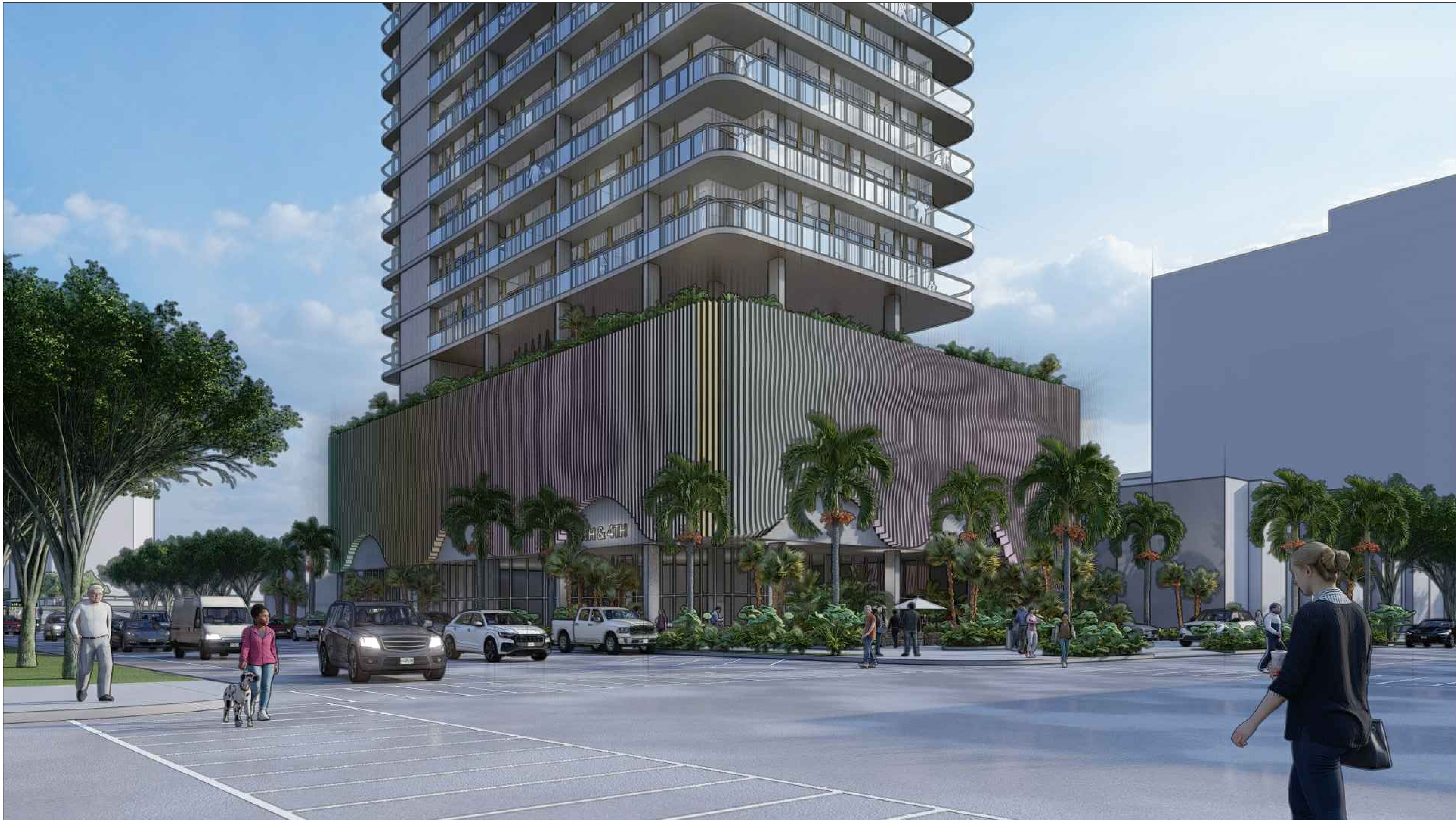
SHEET NUMBER

**A140**

**1** Illustrative view  
SCALE: 1/16" = 1'-0"

**NOT FOR CONSTRUCTION**

This drawing was made specifically for this site and client and does not apply to any other projects. The reproduction or use of this set of drawings for other projects is prohibited. Use of this set of drawings requires appropriate authorization from Gomez Vazquez International.



ISSUED SETS

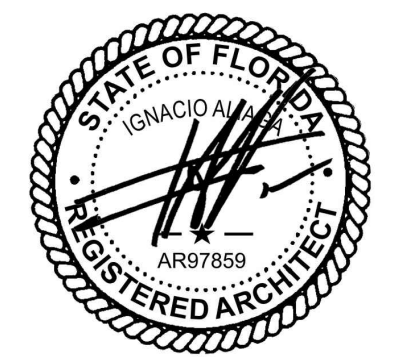
Date	Description

REVISIONS

No.	Date	Description

**344 4th Street South**  
Pinellas County, Saint Petersburg, FL. 33701

PROFESSIONAL SEAL



SHEET NAME

ILLUSTRATIVE VIEW

Draftsman	Phase	ENTITLEMENT SET
GVI Approval	Project No.	
Client Approval	File	
Date: 07 / 24 / 2023	Code	

SCALE

SHEET NUMBER

**A141**

**1** Illustrative view  
SCALE: 1/16" = 1'-0"

**NOT FOR CONSTRUCTION**

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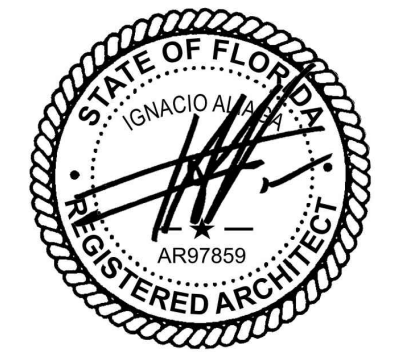


Date	Description

No.	Date	Description

**344 4th Street South**  
 Pinellas County, Saint Petersburg, FL. 33701

PROFESSIONAL SEAL



SHEET NAME

ILLUSTRATIVE VIEW

Draftsman	Phase	ENTITLEMENT SET
GVI Approval	Project No.	
Client Approval	File	
Date: 07 / 24 / 2023	Code	

SCALE

SHEET NUMBER

**A142**

**1** Illustrative view  
 SCALE: 1/16" = 1'-0"

**NOT FOR CONSTRUCTION**

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Date	Description

No.	Date	Description

**344 4th Street South**  
Pinellas County, Saint Petersburg, FL. 33701

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PROPERTY LINE

PROPERTY LINE

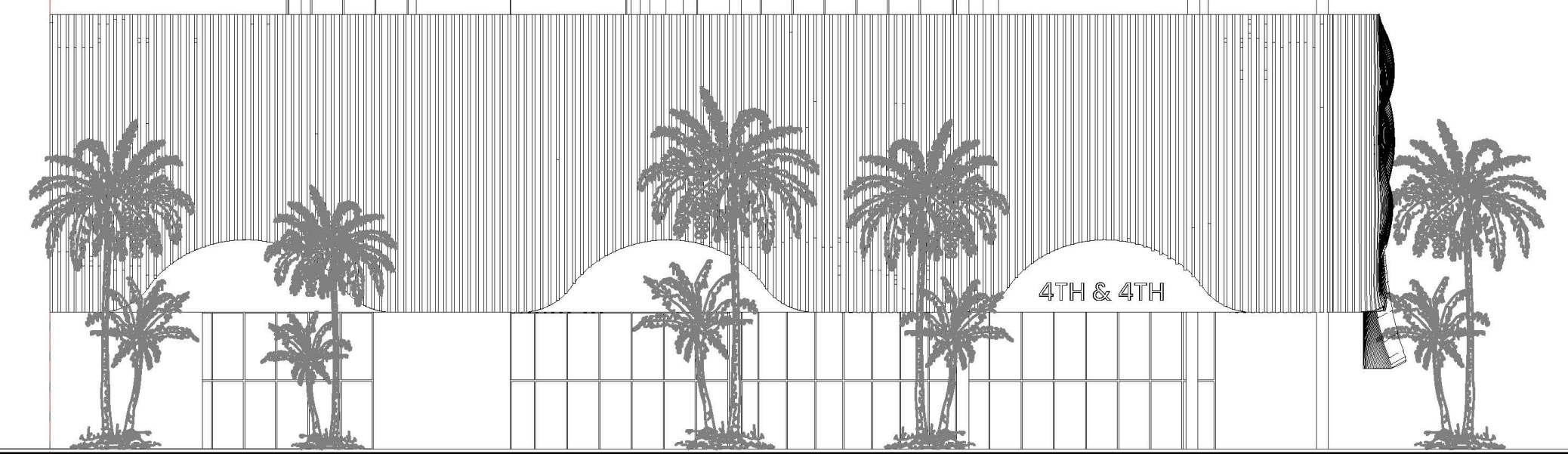
200'-0"

15'-0"

294'-0"

sky bar

- 24
- 23
- 22
- 21
- 20
- 19
- 18
- 17
- 16
- 15
- 14
- 13
- 12
- 11
- 10
- 09
- 08
- 07
- 06
- 05
- 04
- 03
- 02
- 01



**1** West Elevation  
SCALE: 1/16" = 1'-0"

**NOT FOR CONSTRUCTION**

PROFESSIONAL SEAL

SHEET NAME

WEST ELEVATION

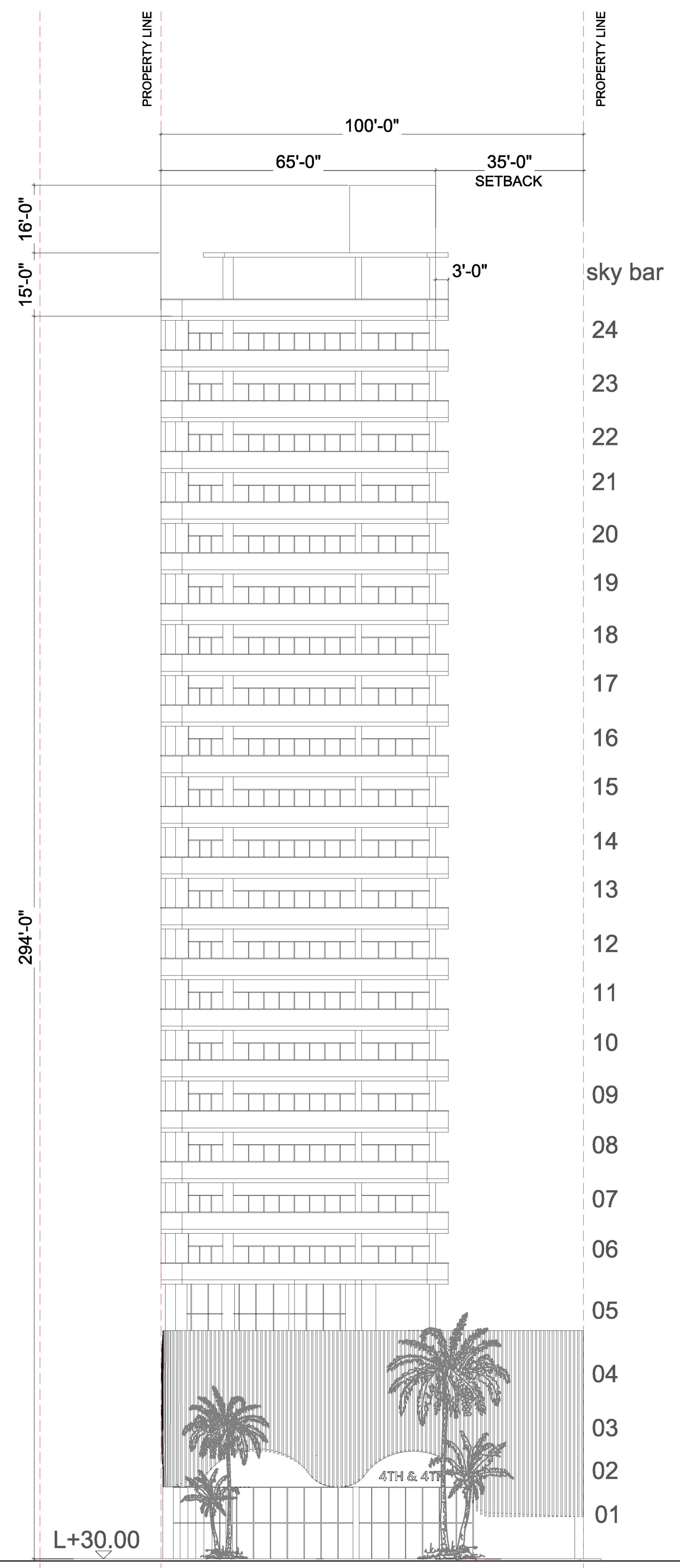
Draftsman	Phase	ENTITLEMENT SET
GVI Approval		Project No.
Client Approval		File
Date	07 / 24 / 2023	Code

SCALE

SHEET NUMBER

**A120**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



Date	Description

No.	Date	Description

**344 4th Street South**  
Pinellas County, Saint Petesburg, FL. 33701

PROFESSIONAL SEAL

SHEET NAME  
SOUTH ELEVATION

Draftsman	Phase	ENTITLEMENT SET
GVI Approval	Project No.	
Client Approval	File	
Date 07 / 24 / 2023	Code	

SCALE  
SHEET NUMBER

**A121**

① South Elevation  
SCALE: 1/16" = 1'-0"

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Date	Description

No.	Date	Description

**344 4th Street South**  
Pinellas County, Saint Petersburg, FL. 33701

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PROFESSIONAL SEAL



SHEET NAME

NORTH ELEVATION

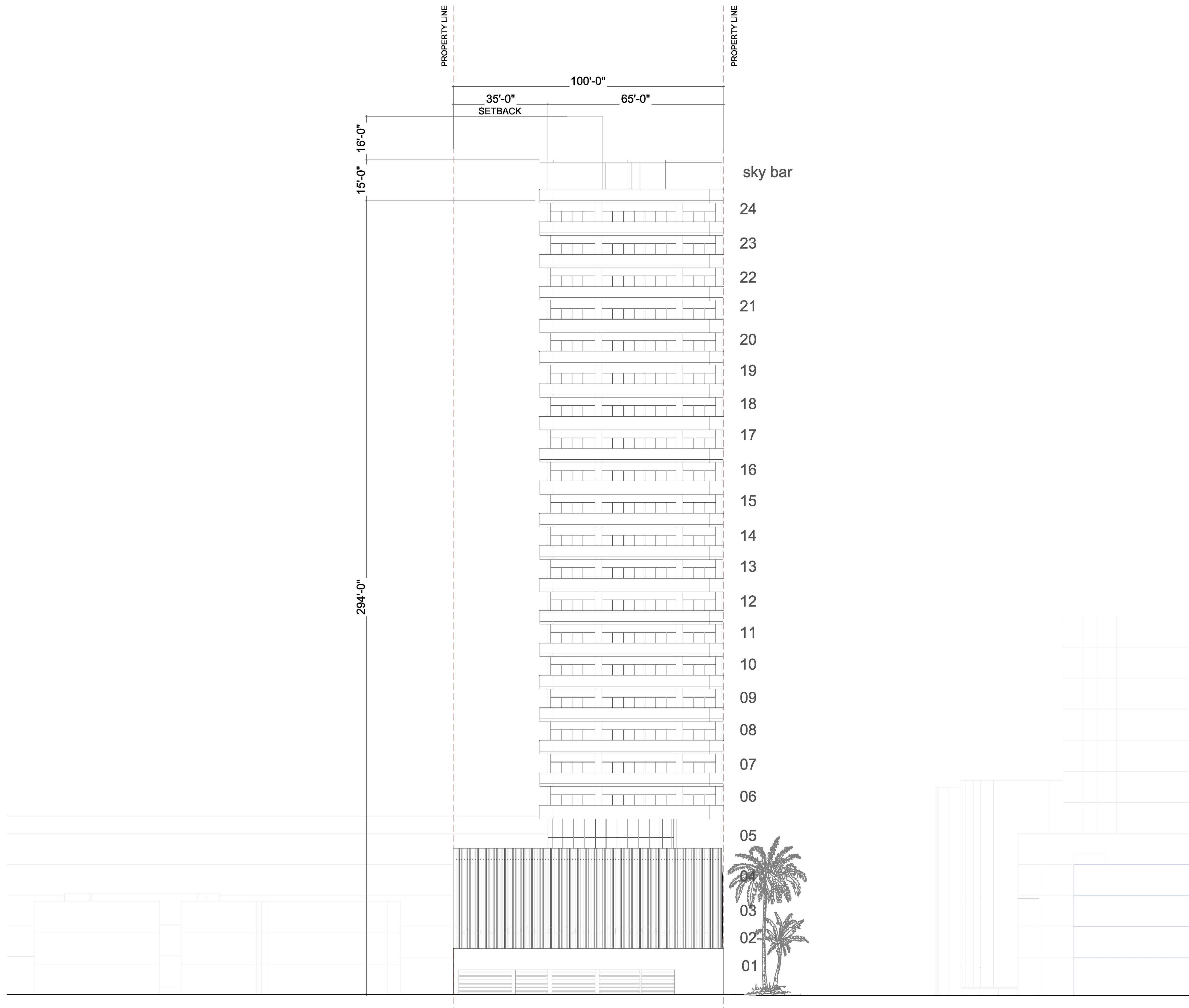
Draftsman	Phase	ENTITLEMENT SET
GVI Approval		Project No.
Client Approval		File
Date	07 / 24 / 2023	Code

SCALE

SHEET NUMBER

**A122**

**NOT FOR CONSTRUCTION**



**1** North Elevation  
SCALE: 1/16" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Date	Description

No.	Date	Description

**344 4th Street South**  
Pinellas County, Saint Petesburg, FL. 33701

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PROFESSIONAL SEAL

SHEET NAME

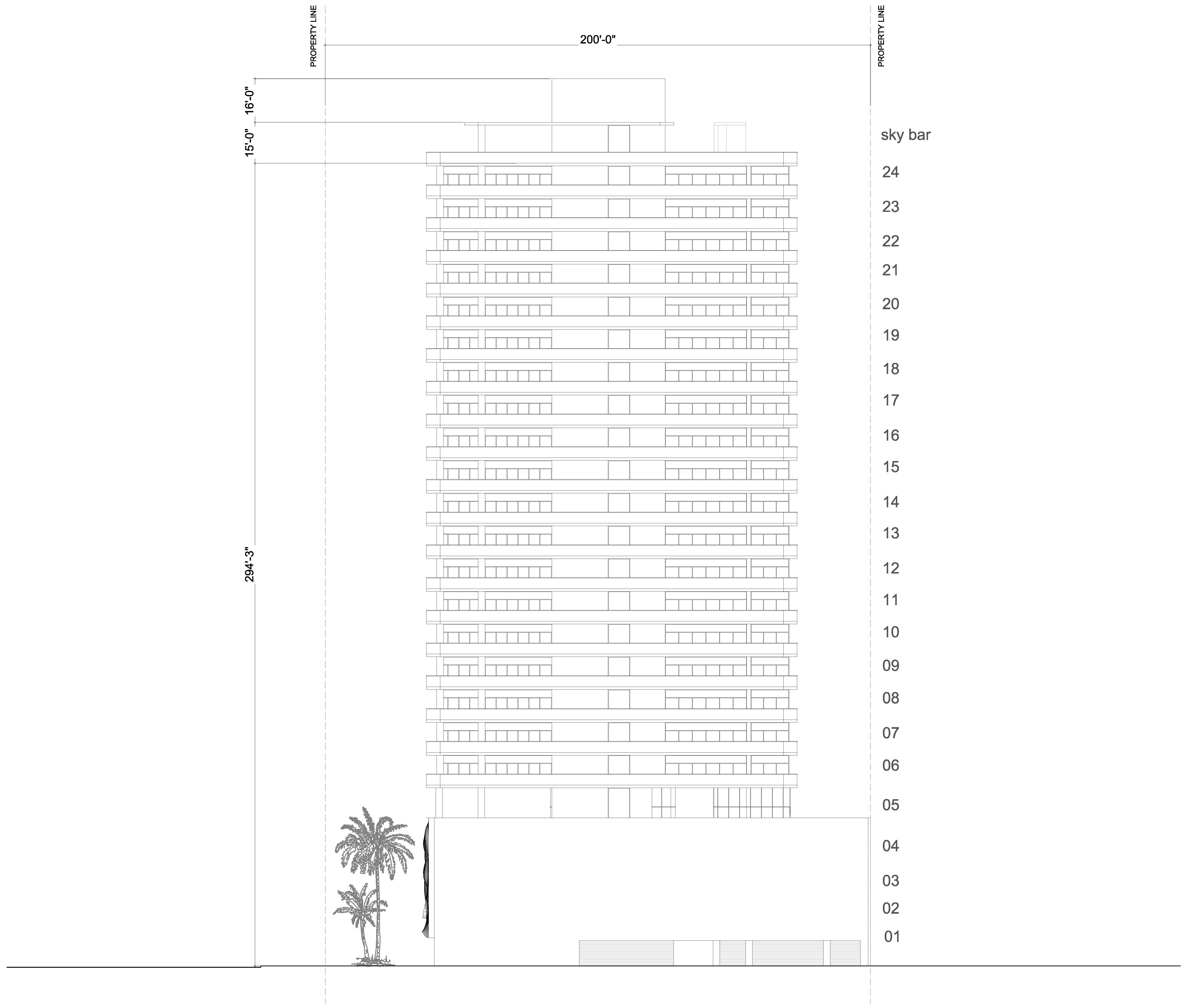
EAST ELEVATION

Draftsman	Phase	ENTITLEMENT SET
GVI Approval		Project No.
Client Approval		File
Date	07 / 24 / 2023	Code

SCALE

SHEET NUMBER

**A123**

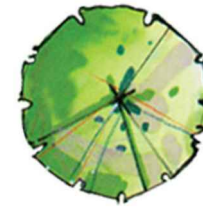


**1 East Elevation**  
SCALE: 1/16" = 1'-0"

**NOT FOR CONSTRUCTION**

1 2 3 4 5 6 7 8 9 10 11 13 14 15 16

# LEGEND



SHADE TREE: LIVE OAK, ELM



ORNAMENTAL TREE: LIGUSTRUM, STANDARD INDIAN HAWTHORN, JATROPHA



HEDGE/GROUNDCOVER: PODOCARPUS, INDIAN HAWTHORN, GREEN ISLAND FICUS, VIBURNUM, DURANTA



146 SECOND ST. N. STE. 302  
ST. PETERSBURG, FL 33701  
T/ 727.821.5699

### CONSULTANTS

CLIENT  
VALOR CAPITOL  
400 CLEVELAND ST.  
CLEARWATER | FL

CIVIL ENGINEER  
GEORGE F. YOUNG INC.  
299 DR. MLK JR. ST. N.  
ST. PETERSBURG | FL 33701

4TH AND 4TH TOWER

4TH STREET S. & 4TH AVENUE S. ST PETERSBURG, FL

DRC RENDERING

### REFERENCE SHEET(S)

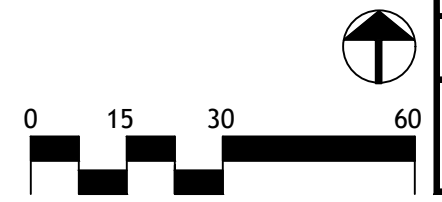
### REVISIONS

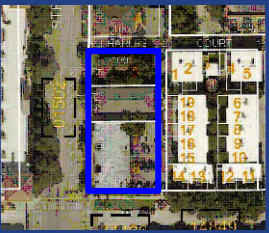
NO.	DATE	DESCRIPTION

11/10/23

23053

**DRC-1**





LOCATION MAP  
NOT TO SCALE



SCALE: 1"=30'

# BOUNDARY SURVEY

## 332-340-344 4TH ST S, ST PETERSBURG, FLORIDA 33701

### LEGAL DESCRIPTION:

LOTS 5, 6, 7 AND 8, PLAN OF THE JOSEPH C. SIBLEY SUBDIVISION OF BLOCK 59 OF THE REVISED MAP OF THE CITY OF ST. PETERSBURG, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

### CERTIFIED TO:

### FLOOD ZONE:

12103C0219H  
ZONE: X  
EFF: 08/24/2021

### SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY AND EASTERLY SIDES OF LOT AS SHOWN.
- BRICK WALK CROSSES THE BOUNDARY LINE ON WESTERLY AND EASTERLY SIDES OF LOT AS SHOWN.
- CONCRETE WALK CROSSES OVER THE WEST PROPERTY LINE AS SHOWN.

### LEGEND:

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	- FENCE	☆ -LIGHT POLE
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	- PLUS OR MINUS	
AL-ARC LENGTH	U.E.-UTILITY EASEMENT	- POLE	
(C)-CALCULATED	O.R.B.-OFFICIAL RECORDS BOOK	- MANHOLE	
(M)-MEASURED	SQ.FT.-SQUARE FEET	- TOPOGRAPHIC ELEVATION	
P.B.-PLAT BOOK	DB-DEED BOOK(D)-DEED		
PG-PAGE	D.E.-DRAINAGE EASEMENT		
AC.-ACRES	P.U.E.- PUBLIC UTILITY EASEMENT		
R-RADIUS(R)	L.A.E.-LIMITED ACCESS EASEMENT		
(P)-PLAT	L.M.E.-LAKE MAINTENANCE EASEMENT		
EOW-EDGE OF WATER	O.H.E.-OVERHEAD EASEMENT		
TOB-TOP OF BANK	ELEV-ELEVATION		
OHL-OVERHEAD LINE	FF-FINISHED FLOOR		
CO-CLEAN OUT	LS-LICENSED SURVEYOR		
	LB-LICENSED BUSINESS MAPPER		
	PSM-PROFESSIONAL SURVEYOR & MAPPER		
# -NUMBER	⊙ -WELL	⊕ -FENCE	☆ -LIGHT POLE
- ASPHALT	⊙ -WATER VALVE	± -PLUS OR MINUS	
- CONCRETE	⊙ -CENTER LINE	- POLE	
- PAVER/BRICK	⊙ -CATCH BASIN	- MANHOLE	
- WOOD	⊙ -FIRE HYDRANT	- TOPOGRAPHIC ELEVATION	

FIELD DATE: 11/11/2020

DRAWN BY: C.C.

ORDER NO: 200486

REVISIONS:

PAGE 1 OF 1



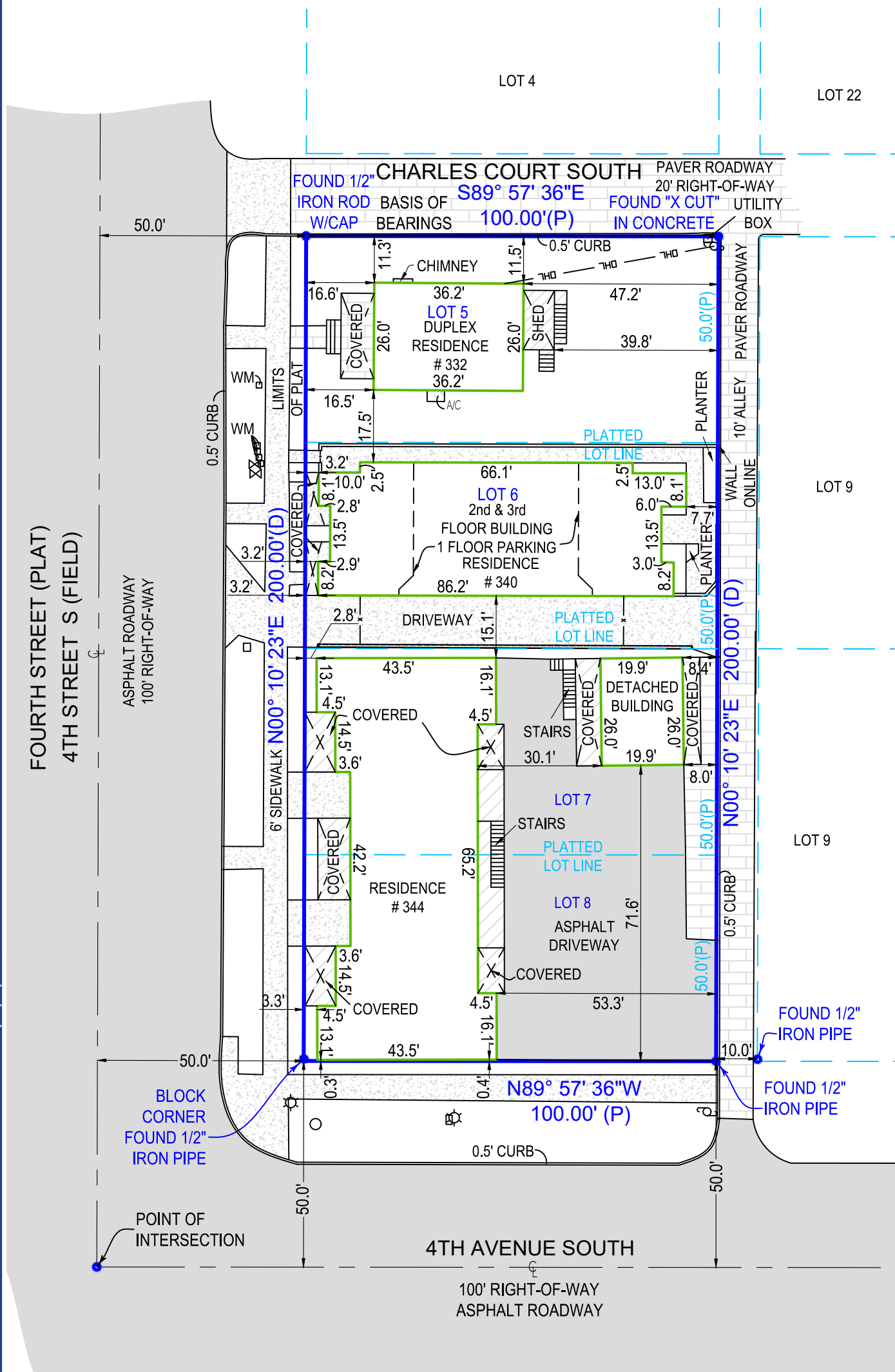
1547 PROSPERITY FARMS ROAD  
WEST PALM BEACH, FL 33403  
Nexgensurveying.COM  
PHONE: 561.508.6272  
FAX: 561.508.6309  
LB#8111

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



### GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)





Dec 21, 2023

Community Redevelopment Agency  
Corey Malyszka, Zoning Official  
175 5th St N  
St. Petersburg, FL 33701

Att: St. Petersburg In-Town CRA Board

The purpose of this letter is to voice concerns related to the project at 332, 340 and 344 4th St. South ("4th St. Proposal"), which are summarized below and are followed by suggested remedies. Specific references to the Intown Redevelopment Plan and the Vision 2050 appear as an appendix.

### **Design**

We are concerned about the scale and massing of this structure which, at a proposed height of 325 feet, dwarfs the lower-rise structures on surrounding blocks, some of which are less than five years old.

Further, a more varied pedestal design that replicates existing street frontage, provides setbacks, public art, and related elements would more fully comply with several sections of the IRP. Examples provided on page 4 of this letter show recently approved projects that have incorporated more varied facade treatments that help offset their verticality and mass.

### **Loss of Affordable Housing**

Much of America's affordable housing operates without subsidy and is sometimes referred to as "Naturally Occurring Affordable Housing" (NOAH). These Class B and C multifamily rental properties are typically found within historic - if not historically designated- buildings greater than 50 years old.

The IRP's Residential Development Program notes the importance of utilizing such structures to meet downtown housing needs. The 4th St. Proposal will result in the demolition of two NOAH buildings, resulting in the loss of downtown affordable housing units.

### **Protecting Older and Potentially Historic Buildings**

A stated objective of the IRP is to ensure that downtown "maintains the historic, cultural, and aesthetic integrity of downtown." The 4th St. Proposal directly contravenes this goal.

(Continues)



Two of the 4th St. Proposal buildings are historic, but are not historically designated. The building at 344 4th St., for example, represents one of the few early multi-story wood frame rooming houses remaining in downtown.

The structure at 332 4th St. S. , now a multi-family building, represents one of the early 1920s single family residences built adjacent to downtown. We encourage the City's preservation staff to address the significance of these buildings as part of the CRA review process.

**Recommendations:**

1. This project should be denied unless the proposal is modified to more fully comply with the cited sections of the IRP included in this letter.
2. In undertaking its required review of proposals for development and consistency with the IRP, the CRA should recognize the need to assess a proposal's impact upon historic buildings (buildings 50 years of age or greater) and/or buildings providing naturally occurring affordable housing.
3. To better assess such impacts, the CRA staff should identify within their reports: (1) buildings expected to be demolished that are 50 years of age or greater; (2) whether, such buildings could be eligible for designation as a landmark or contributing structure to a landmark district; (3) whether the applicant is proposing relocation of such buildings if the buildings cannot be incorporated into the proposal; (4) the number and affordability of the residential units contained within each building to be demolished and (5) if the proposal is offsetting any loss in affordable units.

Alternatively, a referral item could be made to the HLUT Committee for recommendations as to how the CRA's development consistency review process can be better informed about the development impacts related to the loss of historic buildings (buildings 50 years old or greater), particularly those offering naturally occurring affordable housing (NOAH).

I would welcome the opportunity to discuss these issues further. IRP references are cited below.

Respectfully,

/S/

Manny Leto  
Executive Director,  
Preserve the 'Burg

(Continues)

## Intown Redevelopment Plan References

### Design Concerns:

**Page 20 of IRP:** “Part of developing a unified core area is the ability to evaluate the design and human scale impacts of new development.”

**Page 40 of IRP:** “All new development and redevelopment should provide design elements (trees, canopies, street furniture, entryways, etc.) to bring the building and related activity spaces in scale with human dimensions and perception of space.”

**Page 41 of IRP:** “All infill development should create a sense of place and neighborhood identity by relating to old and new architecture and by developing interrelated open and pedestrian spaces.” also “All new development within and adjacent to residential areas should relate in building scale and mass with the surrounding neighborhood.”

### **Page 28 of IRP, under “Residential Development Program”:**

*“One important aspect of residential development is the utilization of the existing housing stock.*

*To ensure housing opportunities for all citizens of St. Petersburg, the residential development program focuses on two aspects of the housing market:*

- 1. Aid low and middle-income persons in the rehabilitation of their property or investor owners who provide housing for low and middle-income groups; and*
- 2. Aid in defining and assisting new middle-income residential development and infill housing, and **ensuring its compatibility with the surrounding neighborhood.**”*

**IRP Page 8:** “Ensure that the form of new development and redevelopment promotes, reinforces and maintains the historic, cultural and aesthetic integrity of the Intown Redevelopment Area.”

**Vision 2050 Document, page 18:** “Historic Preservation: Continue to proactively identify and protect historic resources within the city.”

(Continues)

**Pedestal design examples incorporating setbacks, public art, and other elements that reference existing streetscape and rhythms.**



*Tower approved for lot south MAACM*



*Project for Fit2Run Location*



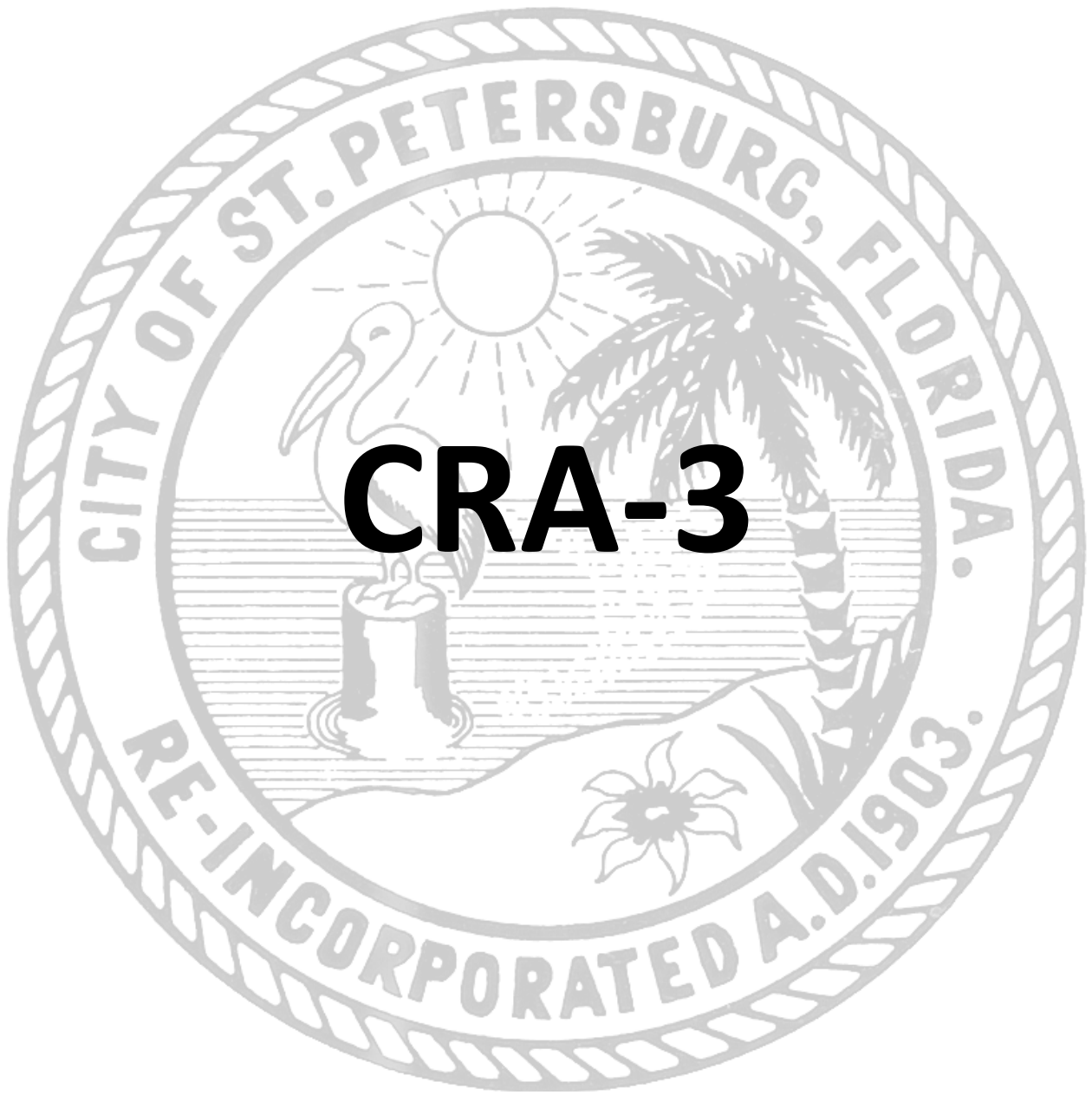
*747 4th Ave North, approved Sept. 2022*



*Proposed project on Central Ave.*

(End)

The following page(s) contain the backup material for Agenda Item: A Resolution of the St. Petersburg Community Redevelopment Agency (CRA) finding the proposed plan to construct a mixed-use development with 360 dwelling units, 24,000 square feet of commercial space, and a 356-space parking garage, located at the northwest corner of 11th Ave S and 1st Ave S consistent with the Intown West Redevelopment Plan; and providing an effective date. (City File IWRP 23-6A) Please scroll down to view the backup material.



**CRA-3**



**st.petersburg**  
**www.stpete.org**

**Community Redevelopment Agency**  
**Meeting of January 4, 2024**

**CRA Case File: IWRP 23-6a**

**REQUEST**

Review of the proposed plan to construct a mixed-use development with 360-dwelling units, 24,000 square feet of commercial space, and a 356-space parking garage, located at the northwest corner of 11<sup>th</sup> Street South and 1<sup>st</sup> Avenue South, for consistency with the Intown West Redevelopment Plan.

**APPLICANT INFORMATION**

Applicant/Owner            Collective Edge LLC, Pernicious LLC,  
Tricera 1100 Block LLC, EE 1246 Central Ave Holding LLC,  
Another Little Central Avenue Building LLC

Representative            R. Donald Mastry, Trenam Law,  
200 Central Ave., Suite 1600,  
St. Petersburg, FL 33701

**OVERVIEW OF PROJECT**

The subject property is located in the block bound by Central Avenue, 11th Street South, 1st Avenue South and 13th Street South. The block is currently developed with multiple buildings with hotel, office space, commercial space and surface parking lots. On December 12, 2019, the CRA approved the redevelopment of western most portion of the block for a 7-story, 161-room hotel with 4,500 square feet of commercial space (IWRP19-2a). This proposal intends to unify the development of the 1100 block by retaining the existing hotel and three buildings with offices and commercial spaces, demolishing two buildings (1100-1106 Central Avenue and 1101 1st Avenue South) and constructing one building consisting of a 20-story building with 360-dwelling units, 24,000 square feet of commercial space and a 356-space parking garage. The proposed redevelopment cost is valued at \$98.5-million.

Proposal

The development is located within the EDGE district and provides a significant addition to the area. A primary objective of the development is to provide pedestrian level activation while respecting the existing neighborhood and the established context. The development serves as a connection between Central Avenue and the Historic Gas Plant Development by incorporating arcades and strategically placing activated commercial retail uses. A major aspect of this strategy, which aligns with the EDGE District's masterplan, is the vacation and improvement of Commercial Avenue. Located between Central & 1st Avenue, Commercial Avenue is similar to Baum Avenue, as it is presently lined with above

ground utilities, service access for the commercial uses and dumpsters. This project proposes to transform this street into an activated shaded pedestrian experience. The proposed back of house functions will be consolidated and shielded from the public while incorporating hardscape, greenery, and commercial activation to create a pedestrian spine with direct access through the block to both Central & 1st Avenue South. The arcades at these connection points will serve both residents and public encouraging a mix of users and creates opportunities for new activity.

The proposed developments design recognizes the sites complex history and the existing mixture of commercial uses. The design respects the existing buildings and is only proposing to demolish the structures along 11th Street to allow for a cohesive retail and arcade entry on the ground floor with living units above. All other existing buildings would remain from 1246 Central to the West to 1110 Central to the East, preserving their unique architecture and contributions to the Central Avenue streetscape. The design promotes small-scale commercial spaces intended to be utilized by local shops that are essential to the preservation of the established EDGE District community fabric.

The proposed project is designed in a modern architectural style while incorporating some of the historical architectural style at the pedestrian level along Central Avenue. The frontage massing pattern proposed on Central Avenue promotes the existing fabric while providing a visual connection to 1<sup>st</sup> Avenue South with the tower placement and the mid-block arcades.

The multi-family component of the mixed-use development is provided in two locations. The first location is within a midrise infill building located on a currently vacant lot fronting Central Avenue. The building's scale provides sensitivity to the smaller, pedestrian focused fabric along Central Avenue. The second location is a tower which places the majority of the use along 1st Avenue South. A portion of the tower extends toward the north to provide presence at the intersection of Central Avenue & 11th Street. The additional living units provided will ensure the new ground floor uses are supported and aides the housing demand in this desirable neighborhood by providing a mixture of unit types including studios, 1-, 2- and 3-bedroom plans. The location of the majority of the tower parallel to 1<sup>st</sup> Street South recognizes the future development of the Historic Gas Plant District.

The ground floor of the buildings will be defined with a glass storefront system with projecting awnings. The podium along 1<sup>st</sup> Avenue South is defined by including some of the architectural features incorporated on Central Avenue, horizontal elements, a mix of screening materials and incorporates art on the façade. This mixture of art and architectural screening helps mitigate the appearance of the garage on the street scape. The tower is defined with accented floor plates and a staggering pattern of material changes of glazing, stucco and balconies.

The proposed tower is on top of a 6-story podium. Vehicular ingress/egress for the parking garage will be from the proposed to be vacated Commercial Avenue. The first floor of the podium is comprised of commercial uses, residential functions, back of house facilities, and ingress/egress into the parking garage. The second through sixth floors are dedicated to the parking garage. The seventh floor incorporates residential units and residential amenities including the pool deck. The eighth through twentieth floors of the tower will be devoted towards residential units.

### **CONSISTENCY WITH INTOWN WEST REDEVELOPMENT PLAN**

The Intown West Redevelopment Plan (IWRP) requires the Community Redevelopment Agency to evaluate a development proposal to ensure its proposed use and design are consistent with the Plan.

#### Plan Emphasis

The goal of the redevelopment plan is to provide a specific development focus for the Dome District that supports the Intown West Redevelopment Area and capitalizes on the opportunities generated by Tropicana Field. Objective 1 of the IWRP calls for establishing a cohesive development pattern and visual identity through land uses that reinforce downtown and stadium development through creation of highly visible and intensive activity nodes, and reinforcement of retail along the Central Avenue and 1<sup>st</sup> Avenue corridors. Objective 2 of the IWRP calls for ensuring new development and redevelopment projects are appropriate in scale and design by establishing design guidelines for buildings, ground level spaces, parking garages and streetscape improvements and establishing parameters for upgrading existing buildings and parking lots.

The IWRP includes newly adopted design and development guidelines to ensure compatibility between the types of developments that are desired in the downtown and how such developments relate to the environment and each other. The proposed project was reviewed by staff and found to be consistent with the following design guidelines adopted in December 2021:

- *Developers shall submit projects to the CRA for review.*
- *All buildings should integrate architecturally, aesthetically and functionally through building design, materials, open space, scale, circulation, pedestrian level activities, signage and lighting.*
- *Development should provide design elements (trees, canopies, street furniture, entryways) to building in scale with human dimensions.*
- *Development shall provide appropriate architectural variety to the area.*
- *Ground floor of the building shall contain uses as permitted by the land development code.*
- *Open space be directly linked to the pedestrian system.*
- *Infill development should create a sense of place and identify by relating to old and new architecture, by interrelated open space.*
- *All new development shall relate in building scale and mass with the surrounding areas.*
- *Historic: Renovation, redevelopment or new construction on historic properties shall comply with the City's historic preservation ordinance. Developments on sites with historic structures are encouraged to utilize the incentives offered by the City's land development regulations.*

With respect to compliance with the Land Development Code, the subject property is located in the DC-1 zoning district. Mixed-Use developments with a floor area ratio of up to 7.0 are allowed. The proposed development has a proposed FAR of 2.0. The Site Plan application will be heard by the Development Review Commission as the applicant is requested a building height bonus.



The proposed development, which as outlined is a permitted use under the current DC-1 zoning, will continue the redevelopment of downtown as described in the comprehensive Plan. The proposed building will fit in with both older and newer developments in the IWRP. The proposed building height, placement and massing are consistent with other existing and proposed developments in the immediate area. Site improvements will include widen sidewalks, street trees and landscaping, open green space, bicycle parking and additional on-street parking spaces on Central Avenue. The pedestrian improvements will contribute to a pleasurable walking experience by providing wide, shaded sidewalks with retail entrances on Central Avenue, 11th Street South and 1st Avenue South, as well as the residential lobby fronting on 11th Street.

The building is urban in scale with pedestrian oriented street level features, including the provision of storefront window systems consistent with urban buildings, and streetscaping, including planters and street trees, that will accent the building. The building form and the relationship of the building are consistent with other multi-story residential developments in the IWRP.

The block includes a Local Landmark building located 1180 Central Avenue, the Smalley-Green Auto Building currently occupied by Bodega restaurant. The unified redevelopment of the block preserves this historic structure and allows associated development rights to be shared within the entire block which is consistent with the incentives in the City's land development regulations.

#### **SUMMARY AND RECOMMENDATION**

Staff recommends approval of the attached resolution finding the mixed-use development with 360-dwelling units, 24,000 square feet of commercial space, and a 356-space parking garage, located at the northwest corner of 11<sup>th</sup> Street South and 1<sup>st</sup> Avenue South, consistent with the Intown West Redevelopment Plan.

This recommendation is subject to the following conditions:

1. The Site Plan must be reviewed and approved by the Development Review Commission (DRC);
2. Final building plans must be reviewed and approved by CRA staff;
3. Applicant must comply with any conditions of approval required by the DRC or Development Review Services staff.

Attachments:

Exhibit A – Resolution

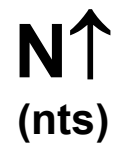


## PROJECT LOCATION MAP

Case No.: 23-3100014

Address:

0, 1100, 1104, 1006, 1110, 1114,  
1120, 1122, 1126, 1128, 1180, 1234 and 1246 Central  
Avenue, 0 Commercial Avenue S, and 1101 1st Ave S  
City of St. Petersburg, Florida  
Planning & Development Services Department



CRA RESOLUTION NO.

RESOLUTION OF THE ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY (CRA) FINDING THE PROPOSED SITE PLAN TO CONSTRUCT A MIXED-USE DEVELOPMENT WITH 360-DWELLING UNITS, 24,000 SQUARE FEET OF COMMERCIAL SPACE, AND A 356-SPACE PARKING GARAGE, LOCATED AT THE NORTHWEST CORNER OF 11<sup>TH</sup> STREET SOUTH AND 1<sup>ST</sup> AVENUE SOUTH CONSISTENT WITH THE INTOWN WEST REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE (CITY FILE IWRP 23-6A).

WHEREAS, the Community Redevelopment Agency of the City Council of the City of St. Petersburg has adopted the Intown West Redevelopment Plan and established development review procedures for projects constructed within designated redevelopment areas; and

WHEREAS, the Community Redevelopment Agency has reviewed the plans to construct a mixed-use development with 360-dwelling units, 24,000 square feet of commercial space, and a 356-space parking garage, as described and reviewed in CRA Review Report No. IWRP 23-6a;

NOW THEREFORE BE IT RESOLVED that the Community Redevelopment Agency of the City of St. Petersburg, Florida, finds the plans to construct a mixed-use development with 360-dwelling units, 24,000 square feet of commercial space, and a 356-space parking garage, consistent with the Intown West Redevelopment Plan, subject to the following conditions:

1. The Site Plan must be reviewed and approved by the Development Review Commission (DRC);
2. Final building plans must be reviewed and approved by CRA staff;
3. Applicant must comply with any conditions of approval required by DRC or Development Review Services staff.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT

Michael J. Dema  
City Attorney (designee)

/s/ Elizabeth Abernethy  
Elizabeth Abernethy, AICP, Director  
Planning & Development Services Department

**EXHIBIT A**  
Site Data

<b>Location</b>	1100, 1120, 1122, 1126, 1128, 1180 Central Avenue and 1101 1st Avenue South  24-31-16-53478-000-0210, 24-31-16-53478-000-0300, 24-31-16-53478-000-0010, 24-31-16-53478-000-0090, 24-31-16-53478-000-0120, 24-31-16-53478-000-0130, 24-31-16-53478-000-0150, 24-31-16-53478-000-0170.
<b>Redevelopment Area</b>	Intown West Redevelopment Area
<b>Zoning District</b>	DC-1
<b>Existing Land Use</b>	Hotel, Office, Commercial and Surface Parking
<b>Proposed Uses</b>	Mixed-Use Development
<b>Site Area</b>	120,484 square feet or 2.77 acres
<b>Proposed FAR</b>	2.0 FAR
<b>Existing FAR</b>	1.07 FAR
<b>Permitted FAR</b>	3.0 FAR Base Approval 3.0-5.0 FAR Streamline Approval 5.0-7.0 FAR Public Hearing Approval
<b>Number of Dwelling Units</b>	360
<b>Existing Parking</b>	108 spaces
<b>Proposed Parking</b>	356 spaces



# CRA Application cont.

All applications are to be filled out completely and correctly. The application shall be submitted to the Development Review Services Division, located on the 1<sup>st</sup> floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION	
<b>NAME of APPLICANT (Property Owner):</b>	Collective Edge LLC, Pernicious LLC, Tricera 1100 Block LLC, EE 1246 Central Ave Holding LLC, and Another Little Central Avenue Building LLC
Street Address:	200 Central Ave., Suite 1600
City, State, Zip:	St. Petersburg, FL 33602
Telephone No:	Email:
<b>NAME of AGENT OR REPRESENTATIVE:</b>	Trenam Law, R. Donald Mastry
Street Address:	200 Central Ave., Suite 1600
City, State, Zip:	St. Petersburg, FL 33701
Telephone No: 727-824-6140	Email: dmastry@trenam.com
<b>NAME of ARCHITECT or ENGINEER:</b>	
Company Name: Storyn Studio	Contact Name: Everal Colas
Telephone No: 352-871-3715	
Website: <a href="http://storynstudio.com/">http://storynstudio.com/</a>	Email: <a href="mailto:everald@storynstudio.com">everald@storynstudio.com</a>
<b>PROPERTY INFORMATION:</b>	0, 1100, 1104, 1106, 1110, 1114, 1120, 1122, 1126, 1128, 1180, 1234 and 1246 Central Ave., 0
Address/Location:	Commercial Ave. S. and 1101 1st Ave. S.
Parcel ID#(s):	24-31-16-53478-000-0010, 24-31-16-53478-000-0090, 24-31-16-53478-000-0120, 24-31-16-53478-000-0130, 24-31-16-53478-000-0150, 24-31-16-53478-000-0170, 24-31-16-14544-000-0250, 24-31-16-14544-000-0280, **
<b>DESCRIPTION OF REQUEST:</b>	
20-story building containing 360 dwelling units, 24,000 sf of commercial space and a 356 space parking garage	
**24-31-16-53478-000-0210 and 24-31-16-53478-000-0300	

City staff may visit the subject property during review of the request. The applicant, by filing this application, agrees they will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval.

**NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.**

Signature of Owner/Agent: *R. Donald Mastry, Agent* R. Donald Mastry, as agent 11/13/23  
 \*Affidavit to Authorize Agent required, if signed by Agent. Date

**ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED. FAILURE TO COMPLETE THIS FORM WILL RESULT IN DEFERRAL OF YOUR APPLICATION.**

DATA TABLE				
1.	<b>Zoning Classification:</b>			
2.	<b>Existing Land Use Type(s):</b>			
3.	<b>Proposed Land Use Type(s):</b>			
4.	<b>Area of Subject Property:</b>			
5.	<b>Construction Value:</b>			
6.	<b>Gross Floor Area</b> (total square feet of building(s))			
	Existing:		Sq. ft.	
	Proposed:		Sq. ft.	
	Permitted:		Sq. ft.	
7.	<b>Floor Area Ratio</b> (total square feet of building(s) divided by the total square feet of entire site)			
	Existing:		Sq. ft.	
	Proposed:		Sq. ft.	
	Permitted:		Sq. ft.	
8.	<b>Building Coverage</b> (first floor square footage of building)			
	Existing:		Sq. ft.	% of site
	Proposed:		Sq. ft.	% of site
	Permitted:		Sq. ft.	% of site
9.	<b>Open Green Space</b> (include all green space on site; do not include any paved areas)			
	Existing:		Sq. ft.	% of site
	Proposed:		Sq. ft.	% of site
10.	<b>Interior Green Space of Vehicle Use Area</b> (include all green space within the parking lot and drive lanes)			
	Existing:		Sq. ft.	% of vehicular area
	Proposed:		Sq. ft.	% of vehicular area
11.	<b>Paving Coverage</b> (including sidewalks within boundary of the subject property; do not include building footprint(s))			
	Existing:		Sq. ft.	% of site
	Proposed:		Sq. ft.	% of site

DATA TABLE (continued page 2)					
12.	<b>Impervious Surface Coverage</b> (total square feet of all paving, building footprint and other hard surfaced areas)				
	Existing:		Sq. ft.		% of site
	Proposed:		Sq. ft.		% of site
	Permitted:		Sq. ft.		% of site
13.	<b>Density / Intensity</b>				
	<i>No. of Units</i>		<i>No. of Employees</i>		<i>No. of Clients (C.R. / Home)</i>
	Existing:		Existing:		Existing:
	Proposed:		Proposed:		Proposed:
	Permitted:				
14 a.	<b>Parking (Vehicle) Spaces</b>				
	Existing:		includes		disabled parking spaces
	Proposed:		includes		disabled parking spaces
	Permitted:		includes		disabled parking spaces
14 b.	<b>Parking (Bicycle) Spaces</b>				
	Existing:		Spaces		% of vehicular parking
	Proposed:		Spaces		% of vehicular parking
	Permitted:		Spaces		% of vehicular parking
15.	<b>Building Height</b>				
	Existing:		Feet		Stories
	Proposed:		Feet		Stories
	Permitted:		Feet		Stories

## Mathew S. Poling

---

**From:** Mathew S. Poling  
**Sent:** Friday, November 3, 2023 5:26 PM  
**To:** 'variance@stpetecona.org'; 'Kimberly Leggett (kleggs11@outlook.com)'; 'PRESIDENT@STPETEDNA.ORG'; 'director@edgedistrict.org'  
**Cc:** Adriana Puentes (Adriana.Shaw@stpete.org)  
**Subject:** Notice of Intent to File- 0, 1100, 1104, 1106, 1110, 1114, 1120, 1122, 1126, 1128, 1180, 1234 and 1246 Central Ave., 0 Commercial Ave. S. and 1101 1st Ave. S.  
**Attachments:** Subdivision Decision Application- vacation.pdf; Site Plan Application (reduced).pdf; CRA Application (reduced).pdf

Please see the attached applications that the applicants named therein intend to file regarding the referenced property. Feel free to contact me if you have any questions or comments.

Thanks,

Matt



### MATHEW S. POLING | SHAREHOLDER

Dir: 813-227-7439 | Fax: 813-227-0406 | [email](#) | [vcard](#) | [bio](#)

200 Central Avenue, Suite 1600, St. Petersburg, FL 33701

101 East Kennedy Boulevard, Suite 2700, Tampa, FL 33602

Main: 727-896-7171 (St. Pete) or 813-223-7474 (Tampa) | [www.trenam.com](http://www.trenam.com)



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**EDGE Business District Association / P.O. Box 15026 / St. Pete, FL 33733**

Date: 11/7/23

To Whom it Concerns,

The EDGE Business District Association supports the approval of the Collective Phase II project, which is a 200-foot high mixed use building containing approximately 350 dwelling units, 23,000 square feet of commercial space and 340 parking spaces. It should be noted, the current parking design is over the minimum parking requirement for the overall project. Additionally, the Association supports the vacation of both Commercial Avenue, which runs west from 11th Street, and the north alley going through the block connecting Commercial Avenue to Central Avenue.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Curlin".

Roger Curlin, Executive Director

[director@edgedistrict.org](mailto:director@edgedistrict.org)

727-698-1784

**NARRATIVE IN SUPPORT OF COMMUNITY REDEVELOPMENT AGENCY**  
**APPLICATION FOR DEVELOPMENT PROPOSAL**

Collective Edge LLC, Pernicious LLC, Tricera 1100 Block LLC, EE 1246 Central Ave Holding LLC, and Another Little Central Avenue Building LLC (collectively, the “Owners”) are the owners of the property located at 0, 1100, 1104, 1106, 1110, 1114, 1120, 1122, 1126, 1128, 1180, 1234 and 1246 Central Ave., 0 Commercial Ave. S. and 1101 1st Ave. S. (collectively, the “Property”). The Property is zoned DC-1, which permits various residential and commercial uses by right, with a maximum FAR of 7.0 and maximum height of 200 ft.

The Property is currently used for a hotel, office space, commercial space and surface parking. The Owners propose to redevelop the surface parking and a portion of the commercial space with a 20-story mixed-use building containing 360 dwelling units, 24,000 sf of commercial space and a 356-space parking garage (the “Project”). All of the Property’s existing hotel, office space and commercial space will remain, other than the commercial spaces at 1100, 1104 and 1106 Central Ave., and 1101 1st Ave. S.

The Owners are requesting approval of the Project by the Community Redevelopment Agency (CRA).

**PROJECT OVERVIEW**

Located on the 1100 Block of Central and spanning to First Avenue S, this project looks to be a significant addition to the EDGE district. An offering of ground floor commercial spaces, rental housing product and structured parking are just the start of what this project proposes to bring to the neighborhood. It is sensitive to the street. It is walkable and humanely scaled. A porous edge at street level allows commercial space to activate the public sidewalk maintaining the stimulating urban atmosphere of the street.

Aligning with the goals of St. Petersburg’s Intown West Redevelopment Plan this project will also bring a cohesive masterplan to currently fragmented, vacant, or underutilized parcels with a single unified site plan for the entire block stretching from Central Avenue to 1st Avenue South, and 11th street to 13th street.

A primary objective of the design is to provide ground level activation while respecting the neighborhood and immediate context. A unique opportunity of this site is to be a passageway between Central Avenue and the future Historic Gas Plant Development. This is accomplished by looking to the City’s history; creating a permeable project by utilizing arcades to connect through the block while providing new commercial and retail uses throughout.

A major aspect of this strategy, which aligns with the EDGE District’s masterplan, is the vacation and improvement of Commercial Avenue. Located between Central & 1st Avenue, Commercial Avenue is Baum Avenue’s twin. Currently lined with errant utilities and dumpsters, this project proposes to transform this street into a shaded pedestrian experience. Consolidating and hiding the necessary back of house functions while introducing new hardscape, greenery, and commercial activation to create a pedestrian spine with direct access through the block to both Central & 1st

Avenue South.

Acting as an urban filter, the new façades permit people to seamlessly pass from the street through the project's interior via publicly accessible arcades. These arcades become a moment of respite, rest, and pause within one of the busiest sections of downtown St. Petersburg. The fact that they are made available to the public and residents alike positions the block as a social hub for this and adjacent neighborhoods.

While adding significant opportunities for new activity and activation, the project is careful to respect the site's existing buildings with only two proposed to be demolished. The structures along 11th Street would be removed to allow for a cohesive retail and arcade entry on the ground floor with living units above. However, all other existing buildings would remain from 1246 Central to the West all the way to 1110 Central to the East, preserving their unique architecture and contributions to the Central Avenue streetscape.

These sensitivities in the design acknowledge the complex history of the city while providing significant opportunities for economic development. The small-scale commercial spaces are venues where local shops can participate in the development of the community around them – important in the preservation of authentic places. The urban experience provided by the public spaces of the project are designed to be shared and rely on broad participation by the communities all around the EDGE neighborhood.

The multifamily rental product is provided in two locations. The first is a smaller infill building located on a currently vacant lot fronting Central Avenue. This midrise building remains sensitive to the smaller, pedestrian focused scale along Central. The second location is a tower which places much of its bulk along 1st Avenue South and then turns north to hold the intersection of Central & 11th Street. The location of the larger bulk speaks to the future Development of the Historic Gas plant. The additional living units provided will ensure the new ground floor uses are readily activated and help ease the housing demand in this desirable neighborhood.

## **NEIGHBORHOOD PARTICIPATION**

In meeting with the EDGE Board, the ownership and design teams understand that every parking space is viewed as a precious commodity. This project aims to bolster this commodity by providing five levels of structured parking with a significant surplus over the code requirements, helping to ease the strain instead of adding to the demand.

The entire project team looks forward to bringing a unique new development to this site. We believe this project takes every opportunity to recognize St. Petersburg's heritage, amplify the EDGE district's charm, and provide beautiful spaces for both residents and visitors alike to enjoy.

It considers the scale of its neighborhood and takes special care to preserve the intimacy and individuality of those spaces. It accomplishes this without sacrificing the advantages brought by dense development. In striking this balance it helps define a unique architecture that is specifically St. Pete and stands as evidence of architecture's capacity to direct urban growth.

## **DESIGN NARRATIVE**

The development plan contains the following features that the design team feels will allow it to attain the stated goal:

### **Commercial Avenue Vacation and Custom Streetscape**

- The vacation of Commercial Avenue will create a unique streetscape and oasis from the main thoroughfare.
- Overhead utilities will be removed, and utilities will be located in vaults. Trash collection will be consolidated within two large trash compactors for the alley
- Custom paving and hardscape will invoke curiosity and create an additional pedestrian opportunity.
- Public access will be maintained from Central Avenue for visitors and limited vehicular access for The Moxy hotel (1234 Central) and loading for the retail will also be in place.

### **Retail**

- The commercial spaces have been designed to have a similar feel to the current retail spaces downtown.
- The spaces and ceiling heights are designed to cater to local and smaller tenants to create more of a community feel for the whole block, in line with the business plan.

### **Multi-Family**

- A unit mix that comprises of Studio, 1 bedroom, 1 bedroom plus, 2 bedrooms, and 3 bedrooms.
- The building is a type 1 non-combustible fire-resistive construction with concrete columns, beams, and post tension floors.
- Residential lobbies are located on both Central Ave and 11th Street. All other residential amenities are on the seventh floor to allow for more retail activation on the ground floor

### **Discussion of Standards of Review for Development Proposals in the Intown Redevelopment Area and Intown West Redevelopment Area**

Sec. 16.06.010.1 of the City of St. Petersburg Land Development Code (“Code”)

1. *The development proposal is consistent with the duly adopted underlying redevelopment plan;*

The Intown West Redevelopment Plan (IWRP) requires that the CRA evaluate a development proposal to ensure its proposed use and design are consistent with the IWRP.

The zoning for the site is DC-1, which allows for some of the most intense development in the City:

This district provides for intense mixed-use development which creates a strong mixture of uses that enhance and support the core. Office and other

employment uses are highly encouraged. Development in this district provides appropriate pedestrian amenities, pedestrian linkages, ground level retail, and cultural activities. Buildings and streetscaping (both hardscape and landscape improvements) are designed in a manner that promotes a successful people-oriented downtown area as exemplified and defined in the intown and intown west redevelopment plans.

The DC-1 district permits multi-family dwellings and commercial uses with a maximum FAR of 7.0 and the Property has a maximum height of 200 ft. The Owners propose a mixed-use project with 360 dwelling units, 24,000 sf of commercial space, a 356-space parking garage, at a 2.0 FAR and a height of 200 ft.

The goal of the redevelopment plan is to create an area that is largely independent of the Tropicana Field site while capitalizing on being adjacent to it.

To that end, Objective 1 of the IWRP calls for establishing “a cohesive development pattern and visual identity that supports the downtown and expands the City's tax base...” Objective 2 calls for ensuring that new development and redevelopment projects are appropriate in scale and design by establishing design guidelines and parameters.

The IWRP provides that these objectives may be implemented through various actions by the City, including local legislative actions; approval of capital improvement projects; land acquisition; entering into public-private partnerships; and offering economic development incentives. Primarily, implementation has occurred through the Code.

The original zoning regulations established for the area “were not expansive or flexible enough to seriously stimulate development interest in this part of the downtown”. By creation of the DC zoning districts in 2007, the City intended to allow for “intense” development and “provide greater flexibility and opportunities in the District”. This was done with the understanding that “[t]he development of new residential projects in the Intown West area is critical to the overall success of the redevelopment plan.”

The Project will further the desired development pattern and visual identity of Intown West, and continue the westward growth of downtown. Currently, the subject site is underutilized, containing a large surface parking lot and small, outdated commercial buildings. The redevelopment of this Property will help in achieving many of the goals of the IWRP, especially the focus on new residential development in Intown West, along with the desire to reduce or eliminate surface parking within downtown.

The proposed building is urban in scale with pedestrian oriented street level features. These include the retail entrances on Central Ave., 11<sup>th</sup> St. S. and 1<sup>st</sup> Ave. S., ten-foot sidewalks and streetscaping, and the ground level lobby fronting on 11<sup>th</sup> St. S., which will activate this corridor.

2. *The development proposal furthers the purpose of the Comprehensive Plan and the Land Development Regulations;*

The application is consistent with and furthers the purpose of the Code and other City ordinances and actions designed to implement the Comprehensive Plan, specifically with regard to the promotion of redevelopment, the elimination of surface parking and the promotion and expansion of the downtown.

3. *The development proposal is generally consistent with the design review criteria currently set forth in City Council Resolution 2021-25.*

The Project is generally consistent with the following design review criteria:

#### General

- All redevelopment sites shall meet all the applicable Land Development Regulations.
- All development projects shall comply with any adopted City neighborhood or business district master plan or equivalent, when not in direct conflict with the Land Development Regulations.
- Developers of projects within the redevelopment area shall submit project proposals and designs to the Community Redevelopment Agency (CRA) for development review and also provide notice of their proposals to existing neighborhood and business association(s) where the project is located prior to being heard by the CRA.
- All development should demonstrate the use of energy conservation techniques to reduce space cooling, hot water, and space heating demands. These techniques should address, but not be limited to:
  - building orientation
  - building facade materials
  - shading of buildings and parking lots
- All new and redeveloped surface parking areas shall be landscaped according to applicable City requirements.
- All parking structures shall utilize the same architectural style, fenestration, and detailing as the principal structure or be encased by a liner building that utilizes the same architectural style.
- The ground level of all parking structures should contain pedestrian oriented uses, such as retail, office, restaurants and bars, museums, hotel lobbies and studios.
- All buildings within the development project should integrate architecturally, aesthetically and functionally through building design, materials, open spaces, scale, circulation systems, pedestrian level activities, and uniform signage and lighting.
- All new development and redevelopment should provide design elements (trees, canopies, street furniture, entryways, etc.) to bring the building and related activity spaces in scale with human dimensions and perception of space.
- Development should provide appropriate architectural variety to the area.
- The ground floor of the building shall contain any use as permitted by the Land Development Regulations or the façade abutting the street (not alleys) shall include

architectural details such as fenestration, false display windows, natural finishes, or other architectural features.

### Open and Pedestrian Spaces

Open spaces shall:

- be directly linked to the pedestrian system (sidewalks) and these links shall meet the Plaza Parkway Design Guidelines, or equivalent, or an adopted City approved neighborhood or business district master plan; and
- provide sufficient lighting to ensure night security.

Open spaces should:

- relate to activities and buildings within the block;
- establish visual and functional ties to surrounding activities and create a sense of seclusion in spaces set aside from the main pedestrian flow such as found in court yards;
- provide various types of open space use (public, private, and semi-public spaces);
- provide for human comfort and scale through the use of landscaping and/or canopies for shade and highlighting building entrances;
- provide sculptures, murals &/or water features;
- provide simple designs which dictate logical order and arrangement, allowing users to easily orient and relate themselves to the space and surrounding activities; and
- Mid-block pedestrian connections for large developments with streets at the front and rear should be considered.

### Historic

- The development should be sensitive to adjacent (within 200 feet) historic or archaeological resources related to scale, mass, building materials, and other impacts.

### Residential

- All infill development should create a sense of place and neighborhood identity by relating to old and new architecture and by developing interrelated open and pedestrian spaces.
- All new development within and adjacent to residential areas should relate in building scale and mass with the surrounding neighborhood.

The existing downtown development pattern contains a variety of building types, styles, heights, masses, setbacks and orientations. The Project's building form and the relationship of the building are consistent with other development projects in the IWRP. Recent development projects within the IWRP include the new City Police Department, Moxy Hotel, Vantage St. Pete, Modera St. Petersburg, 930 Central Flats and 1010 Central Condo, which are some of the larger projects to have been built within the area. Additionally, a

new 21 story mixed use tower was recently approved two blocks to the north of the Project at the corner of 1<sup>st</sup> Ave. N. and 11<sup>th</sup> St. N.

The proposed development, which is a permitted use under the Property's DC-1 zoning, will continue the westward growth of downtown. The building is urban in scale with pedestrian oriented street level features, including commercial space on all frontages, the lobby entrance, screening of the parking garage, ample fenestration and transparency consistent with urban buildings. Improvements to the public realm include 10-foot wide sidewalks, street trees, landscaping, and bicycle parking. Moreover, the attention to ground floor design on all sides, including entrances on Central Ave., 1<sup>st</sup> Ave. S. and 11<sup>th</sup> St. S., makes the Project consistent with the pedestrian oriented goals of the IWRP.



**ITEMS CORRESPONDING TO SCHEDULE B-II**

- 5. Intentionally deleted.
- 6. Intentionally deleted.
- 7. Notice of Adoption of a Development Order recorded December 20, 1988 in Official Records Book 6900, Page 2224; Notice of Development Order recorded February 7, 1989 in Official Records Book 6333, Page 78; and Notice of Amendment of Development Order recorded February 13, 2008 in Official Records Book 16150, Page 43, of the Public Records of Pinellas County, Florida.
- 8. Intentionally deleted.

**ZONING INFORMATION**

THE SURVEYED PROPERTY IS ZONED "DC-1" - DOWNTOWN CENTER - 1 DISTRICT, CITY OF ST. PETERSBURG, FLORIDA.

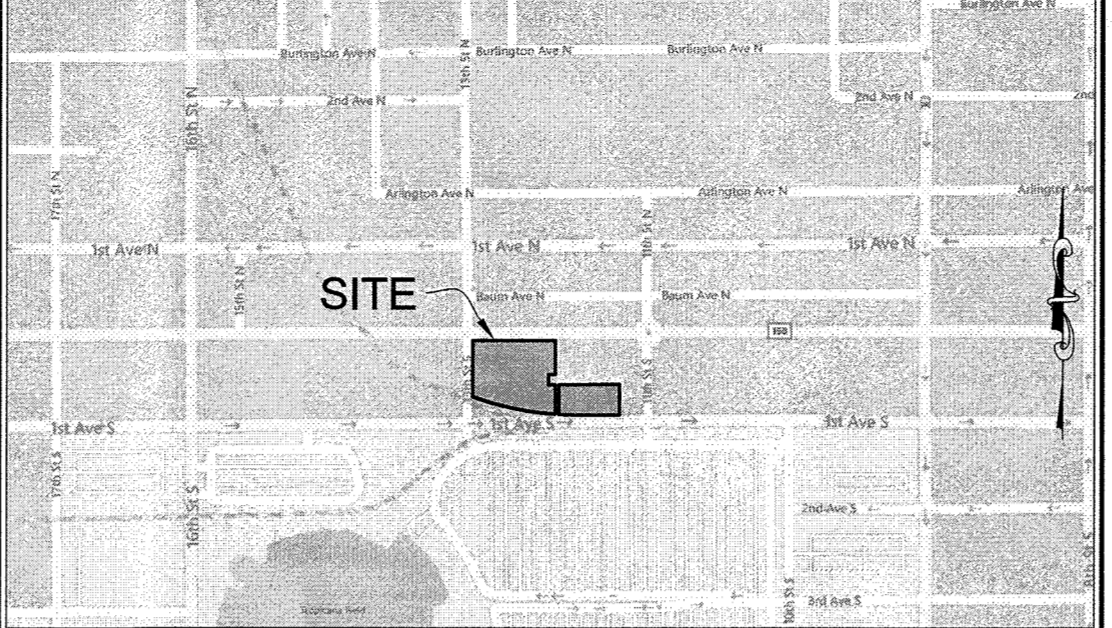
**FRONT SETBACKS:**  
Minimum site setbacks within the DC-1 zoning category are directly correlated to the building height. For buildings up to fifty feet in height, a minimum setback of zero feet is imposed. For buildings above fifty feet, a minimum ten-foot setback is required. However, if a building does not exceed seventy-five feet in height, the 10-foot setback above fifty feet is not required. Additionally, it is important to note that the previously referenced setbacks apply only to streets and exclude alleys.

The code also governs minimum setbacks between buildings in a single development. Blank wall to blank wall building facades, up to fifty feet in height, are not required to maintain a distance between buildings as a zoning requirement (minimum 0 foot setback). Blank or window wall of a facade to a window wall of another building, up to fifty feet in height, requires a fifteen-foot separation. All buildings ranging in height from fifty feet to two hundred feet are required to maintain a sixty-foot separation. All buildings above two hundred feet in height are required to maintain an eighty-foot separation.

HEIGHT RESTRICTIONS: NOT PROVIDED  
MAXIMUM LOT COVERAGE: NOT PROVIDED  
PARKING FORMULA: NOT PROVIDED  
PARKING REQUIRED: NOT PROVIDED

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM GARDNER BREWER HUDSON LAND USE AND ZONING MEMORANDUM, DATED MARCH 9, 2022, PURSUANT TO ITEM 6a OF TABLE A.

**VICINITY MAP - NOT TO SCALE**



**MISCELLANEOUS NOTES**

- MN1 SURVEY PREPARED BY: NV5, L.B. 7386, 12467 TELECOM DRIVE, TAMPA, FL 33637. PHONE (800) 787-8397 OR EMAIL MIKE.VUKODER@NV5.COM.
- MN2 AN ADDRESS OF 1246 CENTRAL AVENUE WAS POSTED ON THE SURVEYED PROPERTY.
- MN3 SURVEYED PROPERTY CONTAINS AN AREA OF 1.450 ACRES (63,188 SQUARE FEET), MORE OR LESS.
- MN4 ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MN5 THERE ARE 111 STRIPED REGULAR PARKING SPACES AND 7 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 118 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN6 NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- MN7 THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUBTERRANEAN USES. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- MN8 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- MN9 AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN10 THE SURVEYED PROPERTY HAS ACCESS PEDESTRIAN & VEHICULAR TO CENTRAL AVENUE AND 1ST AVENUE SOUTH, BOTH 100 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAYS. TOGETHER WITH ACCESS TO COMMERCIAL AVENUE SOUTH, A 30 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON. SEE SIGNIFICANT OBSERVATIONS BELOW REGARDING ACCESS TO 1ST AVENUE SOUTH.
- MN11 OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN12 THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED, HOWEVER THERE IS A PLATTED 11 FOOT ALLEY BETWEEN PARCEL 2, PARCEL I AND PARCEL 2, PARCEL II.
- MN13 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF 1ST AVENUE SOUTH, PINELLAS COUNTY, FLORIDA TO BEAR S89° 56' 35"W, PER RECORD DESCRIPTION.
- MN14 THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- MN15 ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
- MN16 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- MN17 BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

- LIGHT POLE
- SIGNAL LIGHT
- SANITARY MANHOLE
- POWER POLE (WITH ARMS)
- TRAFFIC SIGNAL BOX
- CLEAN OUT
- GUY WIRE
- SIGNAL LIGHT POLE
- GREASE TRAP
- ELECTRIC MANHOLE
- VAULT
- GAS MANHOLE
- ELECTRIC METER
- SIGN (AS NOTED)
- GAS VALVE
- ELECTRIC VAULT
- TOWER
- GAS METER
- TRANSFORMER
- MONITORING WELL
- HANDICAPPED PARKING
- AIR CONDITIONER UNIT
- FLAG POLE
- BENCHMARK
- TELEPHONE MANHOLE
- WATER VALVE
- (R) RECORD
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- (M) MEASURED
- CABLE BOX
- SIAMESE FIRE HYDRANT
- (C) CALCULATED
- MITERED END SECTION
- WATER MANHOLE
- (P) PLAT
- STORM DRAIN MANHOLE
- BACKFLOW PREVENTER
- PG PAGE
- STORM DRAIN INLET
- WATER METER
- O.R. OFFICIAL RECORDS
- STORM PIPE
- WELL HEAD
- P.B. PLAT BOOK
- SET OR FOUND 5/8" IRON ROD & CAP NV5 L.B. 7386, 12467 TELECOM DRIVE, TAMPA, FL 33637.
- POINT OF ACCESS
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- UNLESS OTHERWISE NOTED
- OH OH OVERHEAD WIRES

**RECORD DESCRIPTION**

Parcel 1:  
Lot 28 of CENTRAL LAND AND TITLE CO. REPLAT, according to the Plat thereof as recorded in Plat Book 4, Page(s) 15, of the Public Records of Pinellas County, Florida.

Parcel 2:  
The land referred to herein below is situated in the County of Pinellas, State of Florida, and is described as follows:  
Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29, McADOO'S REPLAT, according to the plat thereof recorded in Plat Book 5, Page 31, of the Public Records of Pinellas County, Florida, being more particularly described as follows:  
"PARCEL I"  
BEGIN at a point marking the Southeast corner of Lot 20, McADOO'S REPLAT, according to the plat thereof recorded in Plat Book 5, Page 31 of the Public Records of Pinellas County, Florida, said point being coincident with the North Right-of-way boundary of CSX Railroad as depicted on CSX Valuation Map V03873, said point also being coincident with a non-tangent curve concave to the North, said curve having a radius of 905.37 feet, a delta angle of 12°13'11", and being subtended by a chord bearing N 79°51'33" W, for a distance of 192.73 feet; thence coincident with said North Right-of-way boundary and the arc of said curve a distance of 193.09 feet to a point marking the Southwest corner of Lot 27, CENTRAL LAND AND TITLE CO. REPLAT, according to the plat thereof recorded in Plat Book 4, Page 15, of the Public Records of Pinellas County, Florida; thence departing said North Right-of-way boundary coincident with the West boundary of said Lot 27, N 00°00'48" W a distance of 183.54 feet to a point marking the Northwest corner of said Lot 27; thence departing said West boundary coincident with the South Right-of-way boundary of Central Avenue, (a 100 feet Public Right-of-way per said McADOO'S REPLAT), N 89°54'54" E a distance of 169.47 feet to a point marking the Northeast corner of Lot 17 of said McADOO'S REPLAT; thence departing said South Right-of-way boundary coincident with the East boundary of said Lot 17, S 00°04'32" E a distance of 100.47 feet to a point marking the Southeast corner of said Lot 17; thence departing said East boundary coincident with said South boundary, same being the North Right-of-way boundary of Commercial Avenue, (a 30 feet Public Right-of-way per said McADOO'S REPLAT), S 89°50'08" W a distance of 20.00 feet to a point marking the Southwest corner of said Lot 17; thence departing said North Right-of-way boundary coincident with the West Right-of-way boundary of said Commercial Avenue, S 00°04'32" E a distance of 30.01 feet to a point marking the Northwest corner of Lot 20 of said McADOO'S REPLAT, thence coincident with South Right-of-way boundary of said Commercial Avenue, same being the North boundary of said Lot 20, N 89°50'08" E a distance of 20.00 feet to a point marking the Northeast corner of said Lot 20; thence departing said South Right-of-way boundary coincident with the East boundary of said Lot 20, S 00°04'32" E a distance of 87.27 feet to the POINT OF BEGINNING.

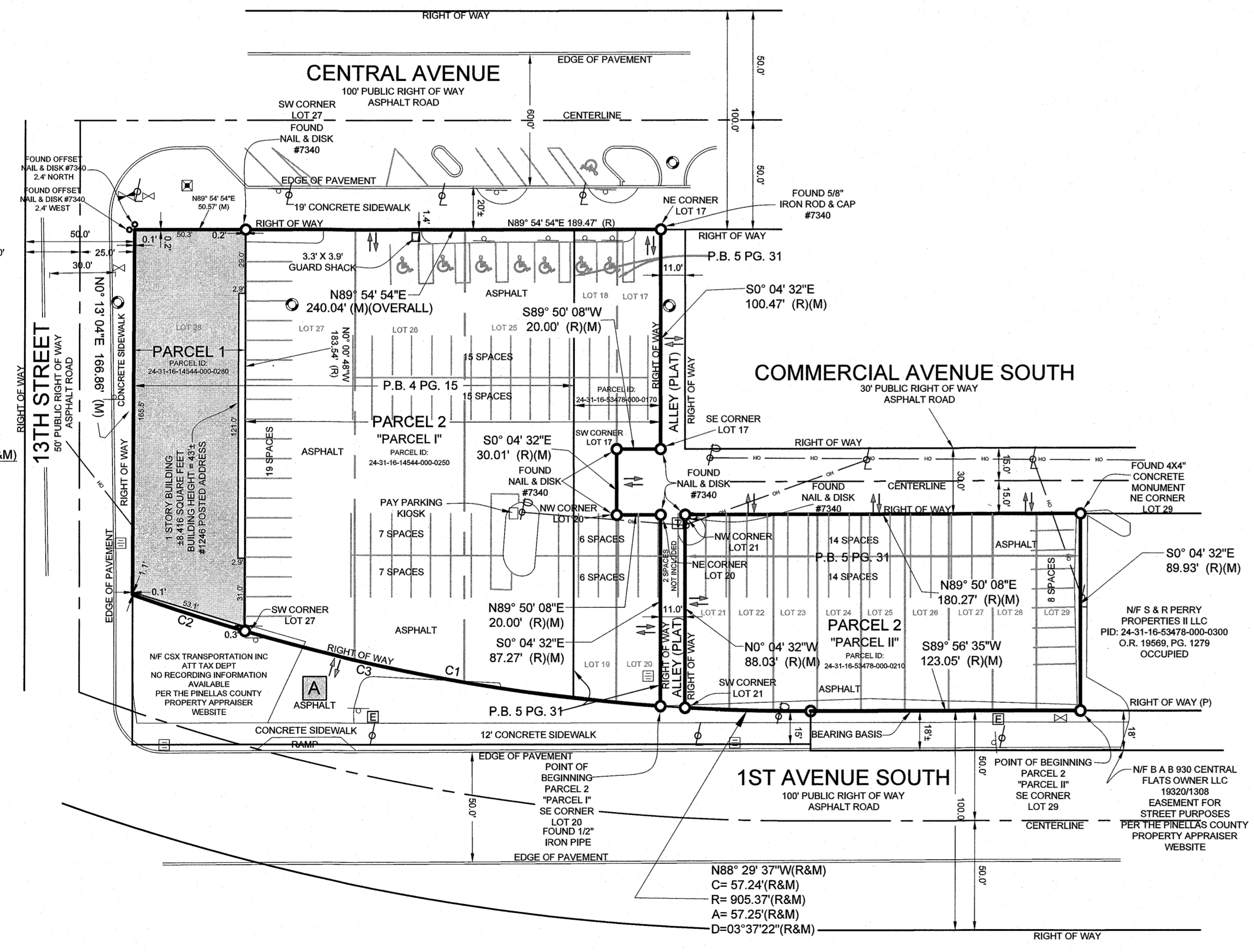
TOGETHER WITH  
"PARCEL II"  
BEGIN at a point marking the Southeast corner of Lot 29, McADOO'S REPLAT, according to the plat thereof recorded in Plat Book 5, Page 31 of the Public Records of Pinellas County, Florida, said point being coincident with the North Right-of-way boundary of CSX Railroad as depicted on CSX Valuation Map V03873; thence coincident with said North Right-of-way boundary, same being the South boundary of Lot 21 through Lot 29 of said McADOO'S REPLAT for the following two (2) calls: 1) S 89°56'35" W a distance of 123.05 feet to a point coincident with a non-tangent curve concave to the North, said curve having a radius of 905.37 feet, a delta angle of 03°37'22", and being subtended by a chord bearing N 88°29'27" W, for a distance of 57.24 feet; 2) thence coincident with the arc of said curve a distance of 57.25 feet to a point marking the Southwest corner of said Lot 21; thence departing said North Right-of-way boundary coincident with the West boundary of said Lot 21, N 00°04'32" W a distance of 88.03 feet to a point marking the Northwest corner of said Lot 21; thence departing said West boundary coincident with the South Right-of-way boundary of Commercial Avenue, (a 30 feet Public Right-of-way boundary per said McADOO'S REPLAT), N 89°50'08" E a distance of 180.27 feet to a point marking the Northeast corner of said Lot 29; thence departing said South Right-of-way boundary coincident with the East boundary of said Lot 29, S 00°04'32" E a distance of 89.93 feet to the POINT OF BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 22000150135, DATED MARCH 07, 2022.

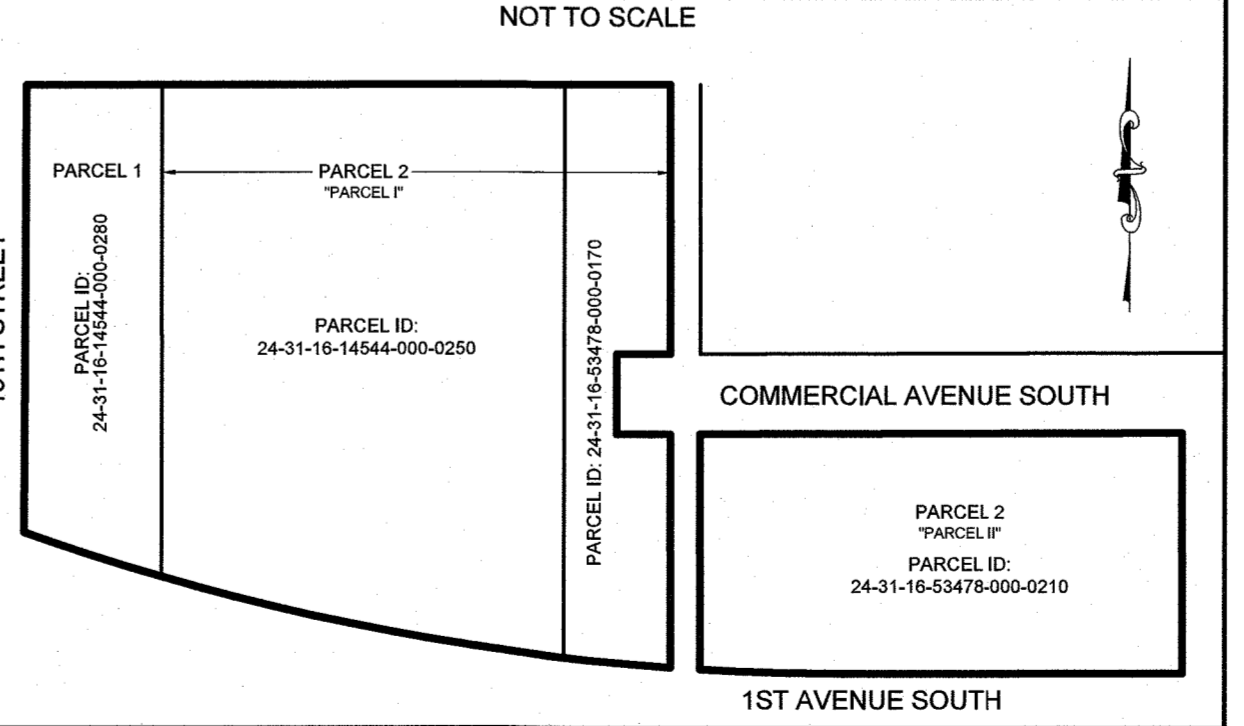
**CURVE C1 (PARCEL I)(R)**  
L=193.09'  
R=905.37'  
Δ=12°13'11"  
CB=N79° 51' 33"W  
CL=192.73'

**CURVE C2 (PARCEL 1)(C&M)**  
L=53.87'  
R=905.37'  
Δ=3°24'34"  
CB=N72° 02' 45"W  
CL=53.87'

**CURVE C3 (M)(OVERALL)**  
L=246.96'  
R=905.37'  
Δ=15°37'45"  
CB=N78° 09' 20"W  
CL=246.20'



**DETAIL: PARCEL ID**



**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X-UNSHADED OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 125146, MAP NUMBER 12103020198 WHICH BEARS AN EFFECTIVE DATE OF AUGUST 24, 2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON MARCH 23, 2022. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

**PROJECT REVISION RECORD**

DATE	DESCRIPTION	DATE	DESCRIPTION
03/23/2022	FIRST DRAFT	04/28/2022	REVISED TITLE
03/30/2022	NETWORK	05/04/2022	NETWORK
04/13/2022	CLIENT & ZONING		
FIELD WORK:	DRAFTED:	CHECKED BY: ML	FB & PG:

**SIGNIFICANT OBSERVATIONS**

A PARCEL 2, PARCEL I OF THE SURVEYED PROPERTY HAS ACCESS TO 1ST AVENUE SOUTH OVER AND ACROSS THE CSX TRANSPORTATION INC. PROPERTY WITHOUT BENEFIT OF KNOWN EASEMENT, AS SHOWN HEREON.

**LEGAL**

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

**ALTANSPS LAND TITLE SURVEY**

for  
**Moxy St. Pete**  
NV5 Project No. 20220901-001  
1120-1246 Central Avenue, St. Petersburg, FL

BASED UPON TITLE COMMITMENT NO. 22000150135  
OF STEWART TITLE GUARANTY COMPANY  
BEARING AN EFFECTIVE DATE OF MARCH 07, 2022 @ 8:00 A.M.

Surveyor's Certification  
To: Forbright Bank, a Maryland chartered trust company, and their successors and/or assigns; Stewart Title Guaranty Company, and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on February 28, 2022.

ALSO:  
I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

MARK G. LEIST  
REGISTRATION NO. PSM 5836  
IN THE STATE OF FLORIDA  
DATE OF FIELD SURVEY: FEBRUARY 28, 2022  
DATE OF LAST REVISION: MAY 4, 2022  
NETWORK PROJECT NO. 20220901-001 BJK  
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE; NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SHEET 1 OF 1

**Bock & Clark Corporation**  
an NV5 Company

**NV5**

Transaction Services 1-800-SURVEYS (787-8397)  
3550 W. Market Street, Suite 200, Akron, Ohio 44333  
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT  
FLORIDA PROJECT NO. 5202201311

**10 BASIS OF BEARINGS**

GRID NORTH, STATE PLANE COORDINATE SYSTEM, NAD 83, FLORIDA WEST ZONE, DERIVED FROM THE TRIMBLE RTK NETWORK IS THE BASIS OF BEARINGS FOR THIS SURVEY.

**19 SURVEY DRAWING**

**12 PARKING INFORMATION**

- 7 STANDARD PARKING SPACES
- 1 HANDICAP PARKING SPACES
- 8 TOTAL PARKING SPACES

**14 BUILDING AREA**

BLDG. 1: 3,962± S.F.  
BLDG. 2: 11,266± S.F.  
BLDG. 3: 4,928± S.F.  
BLDG. 4: 694± S.F.  
(SEE SURVEYOR'S NOTE 9)

**15 BUILDING HEIGHT**

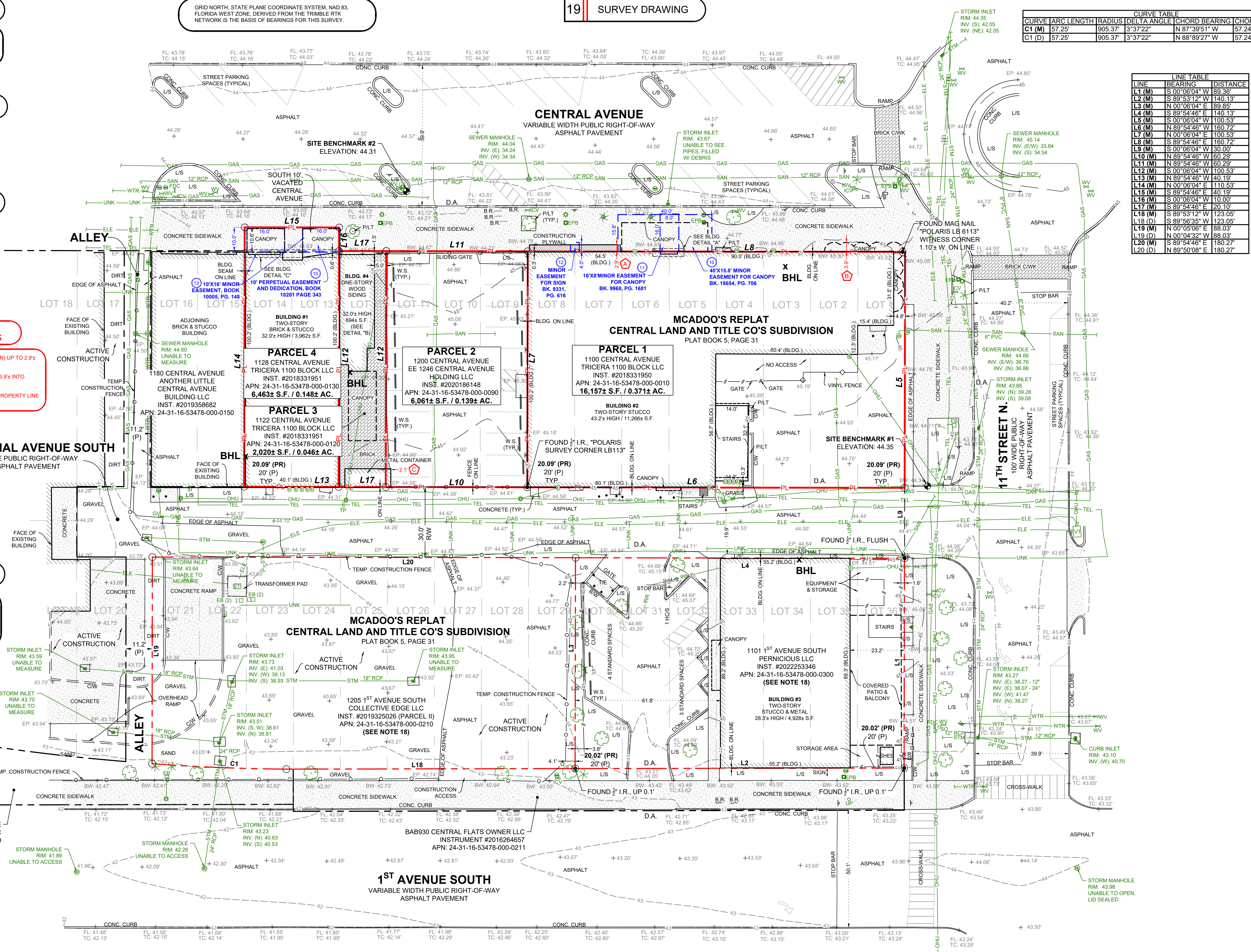
BLDG. 1: 32.0'±  
BLDG. 2: 43.2'±  
BLDG. 3: 28.3'±  
BLDG. 4: 32.0'±  
(SEE SURVEYOR'S NOTE 8)

**7 POSSIBLE ENCROACHMENTS**

- ADDITION TO BUILDING #2 (UNDER CONSTRUCTION) UP TO 2.9'± INTO RIGHT-OF-WAY OF CENTRAL AVENUE.
- CANOPY FOR PATIO AREA OF BUILDING #2 UP TO 3.9'± INTO RIGHT-OF-WAY OF CENTRAL AVENUE.
- METAL CONTAINER UP TO 2.1'± OVER EASTERLY PROPERTY LINE OF LOTS 12-14.

**13 LAND AREA**

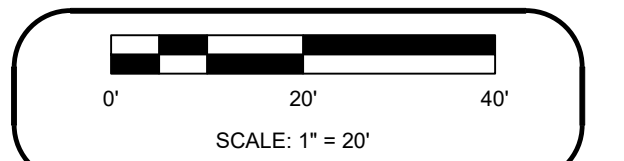
PARCEL 1: 16.157± S.F. / 0.371± ACRES  
PARCEL 2: 6.061± S.F. / 0.139± ACRES  
PARCEL 3: 2.020± S.F. / 0.046± ACRES  
PARCEL 4: 4.643± S.F. / 0.106± ACRES  
TOTAL: 30.701± S.F. / 0.704± ACRES



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (M)	57.25'	905.37'	3°37'22"	N 87°39'51" W	57.24'
C1 (D)	57.25'	905.37'	3°37'22"	N 88°89'27" W	57.24'

LINE	BEARING	DISTANCE
L1 (M)	S 00°06'04" W	89.36'
L2 (M)	S 89°53'12" W	140.13'
L3 (M)	N 00°06'04" E	89.85'
L4 (M)	S 89°54'16" E	140.13'
L5 (M)	S 00°06'04" W	100.53'
L6 (M)	N 89°54'46" W	160.72'
L7 (M)	N 00°06'04" E	100.53'
L8 (M)	S 89°54'46" E	160.72'
L9 (M)	S 00°06'04" W	30.00'
L10 (M)	N 89°54'46" W	60.29'
L11 (M)	N 89°54'46" E	60.29'
L12 (M)	S 00°06'04" W	100.53'
L13 (M)	N 89°54'46" W	40.19'
L14 (M)	N 00°06'04" E	110.53'
L15 (M)	S 89°54'16" E	40.19'
L16 (M)	S 00°06'04" W	10.00'
L17 (M)	S 89°54'46" E	20.10'
L18 (M)	S 89°53'12" W	123.05'
L19 (M)	N 00°05'06" E	88.03'
L19 (D)	N 00°04'32" W	88.03'
L20 (M)	S 89°54'46" E	180.27'
L20 (D)	N 89°50'08" E	180.27'

**17 NORTH ARROW / SCALE**



**9 LEGEND**

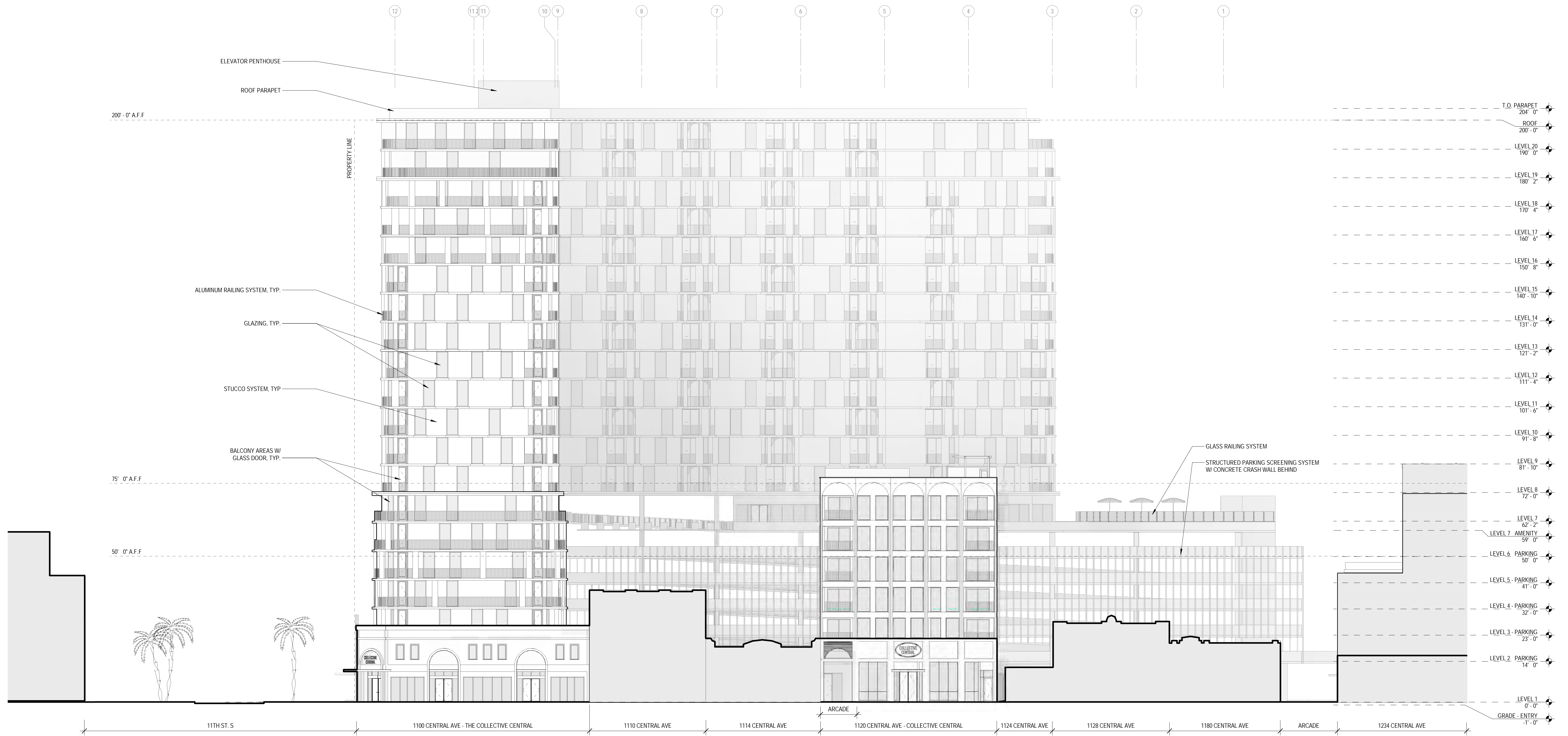
- = SANITARY SEWER MANHOLE
- = ELECTRIC PULL BOX
- = ELECTRIC METER
- = IRRIGATION CONTROL VALVE
- = WATER VALVE
- = FIRE DEPARTMENT CONNECTION
- = LIGHT POLE
- = STORM MANHOLE
- = STORM INLET
- = GUY ANCHOR
- = UTILITY POLE
- = CABLE TV PEDESTAL
- = GAS VALVE
- = ELECTRIC BOX
- = TELEPHONE PEDESTAL
- = WATER SHUT-OFF
- = MULTIPLE UTILITY POLE
- = ELECTRIC VAULT
- = SCHEDULE
- = MONUMENT FOUND (AS NOTED)
- = CALCULATED CORNER (SEE SURVEYOR'S NOTE ITEM 6)
- = CONCRETE
- = NO PARKING AREA
- = ADJOINING PROPERTY
- = CENTER LINE
- = EASEMENT LINE
- = LOT LINE
- = CHAIN LINK FENCE
- = WOOD FENCE
- = UNDERGROUND SANITARY
- = UNDERGROUND STORM
- = UNDERGROUND GAS
- = UNDERGROUND WATER
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = UNDERGROUND IRRIGATION
- = UNDERGROUND UNKNOWN
- = OVERHEAD UTILITY
- = SIGN
- = BOLLARD
- = WATER METER
- = GAS METER
- = FIRE HYDRANT
- = CURB INLET
- = PALM TREE
- = TREE
- = DRIVEWAY ACCESS
- = BIKE RACK
- = HAND RAIL
- = WHEEL STOP
- = CONCRETE WALL
- = CROSS WALK
- = PLANTER
- = PLAY CALL
- = BUILDING HEIGHT
- = PRORATED CALL
- = MEASURED CALL
- = RIGHT-OF-WAY
- = LANDSCAPE AREA
- = TRASH ENCLOSURE
- = HANDICAP SPACES
- = TYPICAL LOCATION
- = FLOW LINE
- = TOP OF CURB
- = EDGE OF PAVEMENT
- = BACK OF WALK

**18 Boundary and Topographic Survey**

This Work Coordinated By:  
**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444  
Cds.solutions@firstam.com  
Toll Free: 888.457.7878

Prepared For:  
NCS No.:  
Client Ref. No.:  
Asset No.:

**20 PROJECT ADDRESS**  
1100, 1122, and 1126 Central Avenue  
St. Petersburg, Florida 33705  
Project Name:  
Central Ave-St. Petersburg, FL  
CDS Project Number:  
23-09-0131



- EXISTING BUILDING
- NEW BUILDING

1 NORTH ELEVATION  
1/16" = 1'-0"

## COLLECTIVE PHASE II

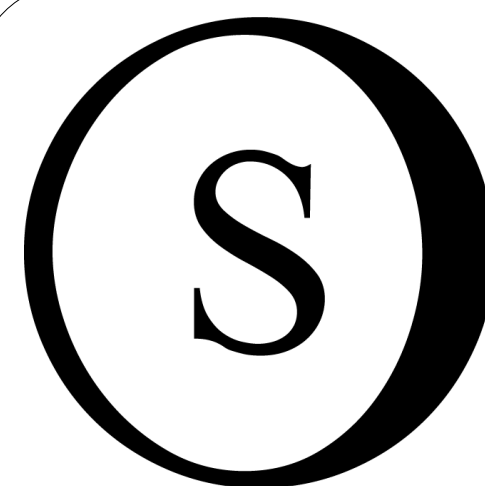
1100 BLOCK CENTRAL AVE, ST. PETERSBURG, FL

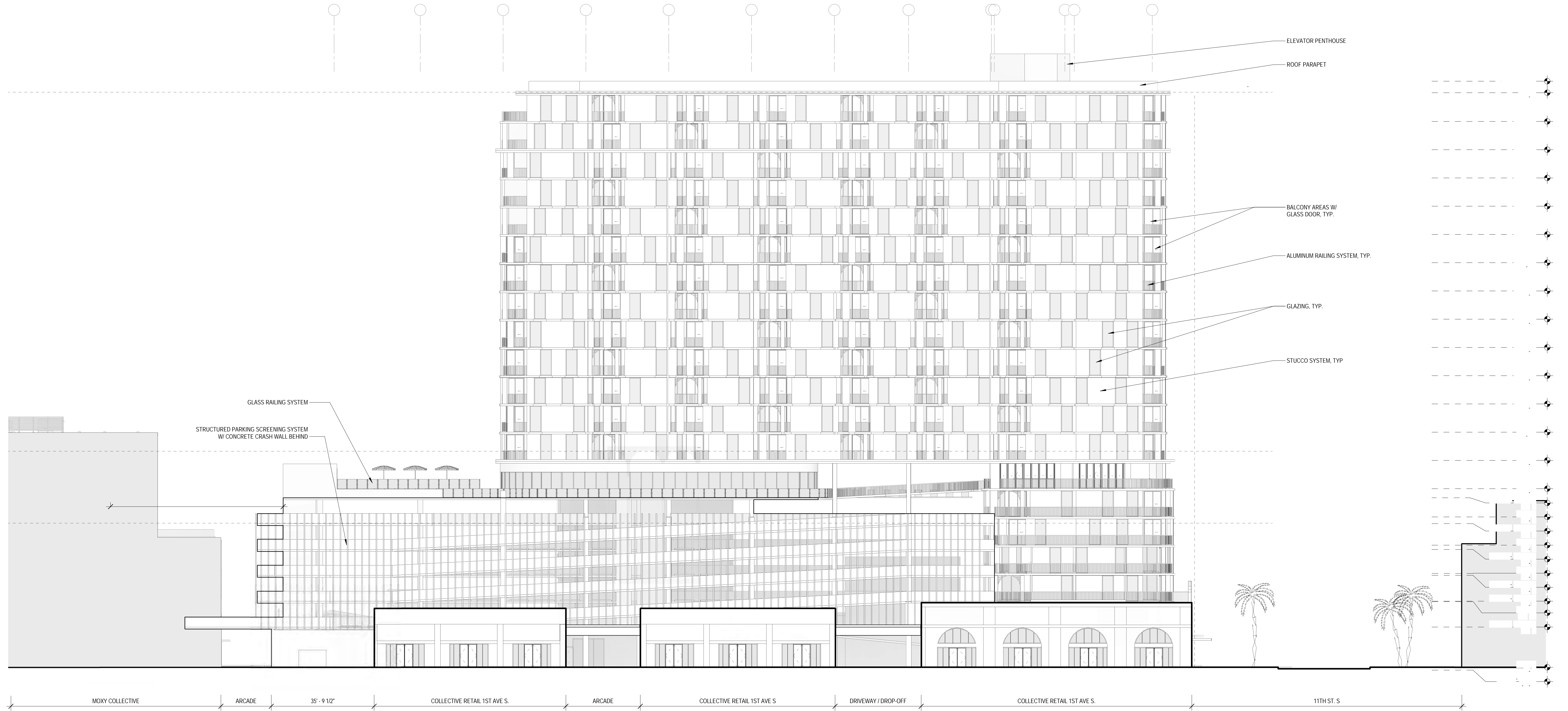
PTM PARTNERS & JUNCTION 23 DEVELOPMENT

STORYN STUDIO FOR ARCHITECTURE LLC

1110 CENTRAL AVE 3RD FLOOR,  
ST PETERSBURG, FL 33705  
T +1 352 871 3715

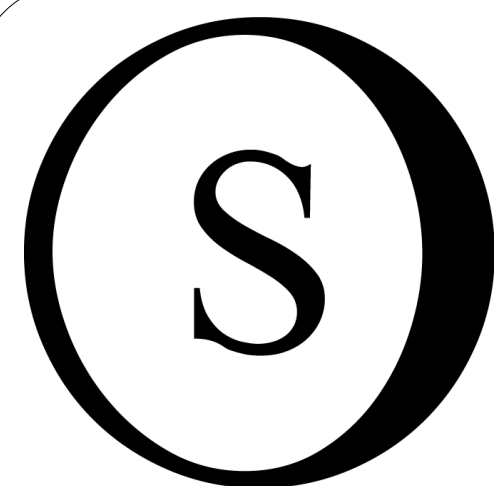
## BUILDING ELEVATION - NORTH A-201





- EXISTING BUILDING
- NEW BUILDING

1 SOUTH ELEVATION  
1/16" = 1'-0"



## COLLECTIVE PHASE II

1100 BLOCK CENTRAL AVE, ST. PETERSBURG, FL

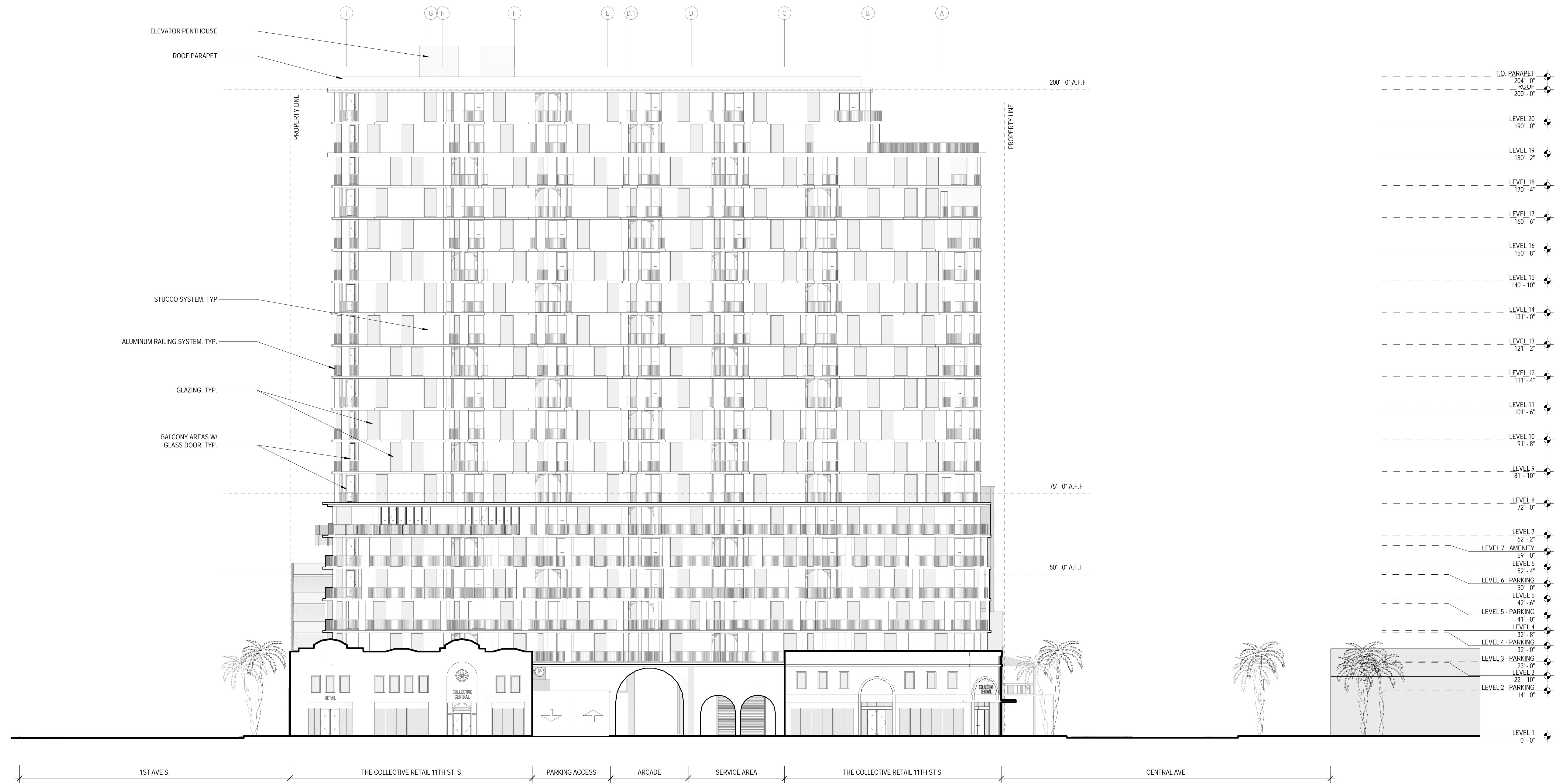
PTM PARTNERS & JUNCTION 23 DEVELOPMENT

1110 CENTRAL AVE 3RD FLOOR,  
ST PETERSBURG, FL 33705  
T +1 352 871 3715

11/2/2023 6:05:14 PM

## BUILDING ELEVATION SOUTH A-202

11/01/23



- EXISTING BUILDING
- NEW BUILDING

**1 EAST ELEVATION**  
1/16" = 1'-0"

## COLLECTIVE PHASE II

1100 BLOCK CENTRAL AVE, ST. PETERSBURG, FL

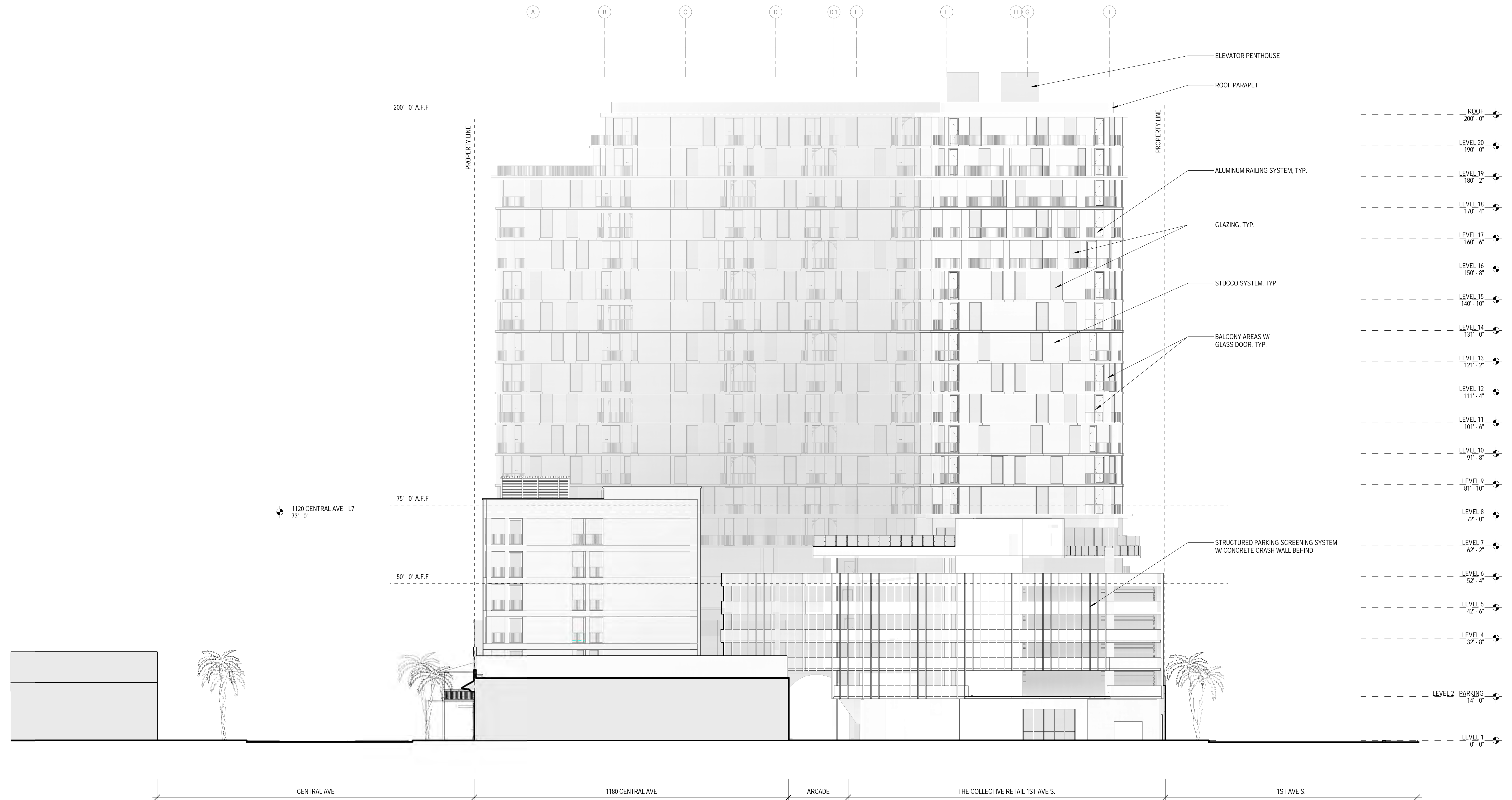
PTM PARTNERS & JUNCTION 23 DEVELOPMENT

STORYN STUDIO FOR ARCHITECTURE LLC

1110 CENTRAL AVE 3RD FLOOR,  
ST PETERSBURG, FL 33705  
T +1 352 871 3715

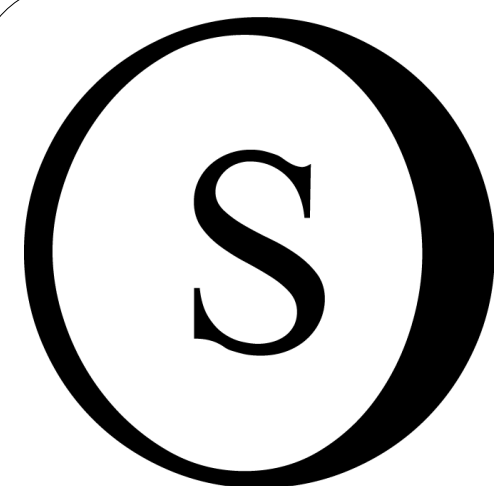
## BUILDING ELEVATION EAST

# A-203



EXISTING BUILDING  
 NEW BUILDING

1 WEST ELEVATION  
1/16" = 1'-0"



## COLLECTIVE PHASE II

1100 BLOCK CENTRAL AVE, ST. PETERSBURG, FL

PTM PARTNERS & JUNCTION 23 DEVELOPMENT

STORNY STUDIO FOR ARCHITECTURE LLC

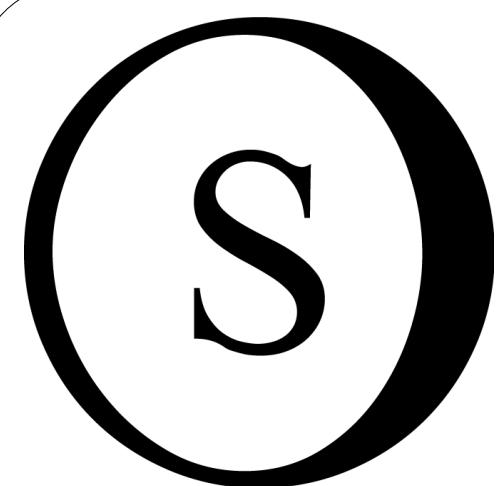
1110 CENTRAL AVE 3RD FLOOR,  
ST PETERSBURG, FL 33705  
T +1 352 871 3715

11/2/2023 6:09:12 PM

## BUILDING ELEVATION WEST

# A-204

11/01/23



## COLLECTIVE PHASE II

1100 BLOCK CENTRAL AVE, ST. PETERSBURG, FL

PTM PARTNERS & JUNCTION 23 DEVELOPMENT

STORYN STUDIO FOR ARCHITECTURE LLC

1110 CENTRAL AVE 3RD FLOOR,  
ST PETERSBURG, FL 33705  
T +1 352 871 3715

11/2/2023 6:21:56 PM

RENDERINGS

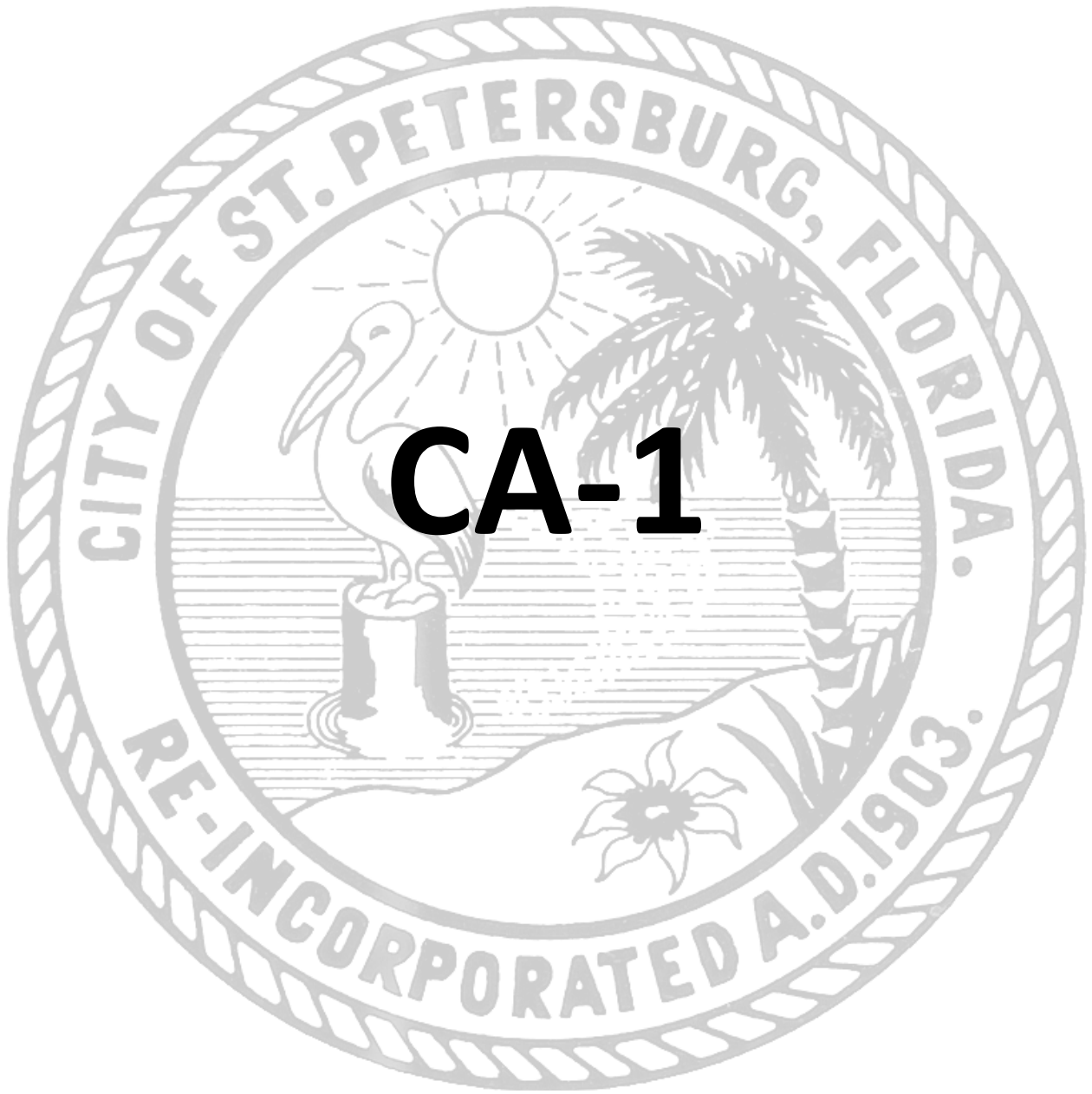
A-300

11/01/23

The following page(s) contain the backup material for Agenda Item: Accepting a Statement of Qualifications from Hazen and Sawyer, P.C. for Consulting Services, Southwest Water Reclamation Facility (SWWRF) Facility Plan project (ECID Project No. 23035-100; Oracle Project No. 19309), for the Engineering and Capital Improvements Department, for consulting services in the amount of \$1,268,310.

Please scroll down to view the backup material.





**CA-1**

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of January 4, 2024**

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

**Subject:** Accepting a Statement of Qualifications from Hazen and Sawyer, P.C. for Consulting Services, Southwest Water Reclamation Facility (SWWRF) Facility Plan project (ECID Project No. 23035-100; Oracle Project No. 19309), for the Engineering and Capital Improvements Department, for consulting services in the amount of \$1,268,310.

**Explanation:** On February 14, 2023, the City issued a Request for Qualifications, RFQ No. 8583, for Consulting Services, SWWRF Facility Plan. On March 14, 2023, the City received five Statements of Qualifications (SOQs) from the following firms:

1. AECOM, Inc.
2. Freese and Nichols, Inc.
3. Hazen and Sawyer, P.C.
4. HDR Engineering, Inc.
5. Stantec Consulting Services, Inc.

Evaluations of the proposals were conducted by the following staff:

Diana Smillova, Engineering Design Manager  
Ivy Drexler, Senior Water Resources Manager  
Frank Niles, Water Reclamation Facilities Manager  
Chad Whitbracht, Wastewater Maintenance Manager  
Scott Keddy, Civil Engineer III  
Jon Hughes, Water Reclamation Plant Chief Operator  
Shawn Greene, Plant Maintenance Technician III

The Statements of Qualifications were evaluated based on the following criteria:

Team background and experience  
Staff Availability  
Project Approach  
Relevant Project Examples  
Is the firm an SBE/WBE/MBE/DBE  
Does the Project Team include SBE/WBE/MBE/DBE

On April 17, 2023, the SOQs were evaluated solely on the evaluation criteria established in the RFQ. The evaluation committee discussed each firms' qualifications and decided on a shortlist. The shortlisted firms were as follows:

1. Freeze and Nichols, Inc
2. Hazen and Sawyer P.C.
3. HDR Engineering, Inc.

On May 3, 2023, the three firms were invited to make oral presentations before the evaluation committee, the evaluation committee considered the oral presentations and interviewed the three firms. The firms were scored, and Hazen and Sawyer PC, the highest ranked firm, was recommended for award.

Hazen and Sawyer, P.C. will develop a facility plan and programmatic Envision process for the Southwest Water Reclamation Facility with the goal of developing needed projects for the 2050 planning horizon to meet current and future capacity, regulatory, and reliability needs.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the Water Resources Capital Projects Fund (4003) WRF SW Facilities Plan FY22 Project (19309).

**Attachments:** Technical Evaluation (1 page)  
Resolution

**Technical Evaluation**  
**RFQ No. 8563: Consulting Services, SWWRP Facility Plan**

**Shortlisted Firms**

1. Freeze and Nichols, Inc
2. Hazen and Sawyer, P.C.
3. HDR Engineering, Inc.

**Evaluation Criteria**

The SOQs were evaluated and scored based on the following criteria:

Team background and experience	30 possible points
Staff Availability	25 possible points
Project Approach	20 possible points
Relevant Project Examples	25 possible points
Is the firm an SBE/WBE/MBE/DBE	25 possible points
Does the Project Team include SBE/WBE/MBE/DBE	25 possible points

**Offerors' Profiles**

**Freese and Nichols, Inc** is headquartered in Fort Worth, TX and was incorporated in 1976. They have been in business for 129 years and employ 957 people.

**Hazen and Sawyer, P.C.** is headquartered in New York, NY and was incorporated in 1977. They have been in business for 72 years and employ 1442 people.

**HDR Engineering, Inc.** is headquartered in Omaha, NE and was incorporated in 1985. They have been in business for 106 years and employ 11,907 people.

**Tabulation of Scores**

On May 3, 2023, the evaluation committee scored the shortlisted firms and the aggregate scores for the three firms based on a possible total of one-thousand fifty (1050) points were as follows:

<b>Company</b>	<b>Score</b>	<b>Rank</b>
Hazen and Sawyer, P.C.	818	1
Freese and Nichols, Inc	787	2
HDR Engineering, Inc.	769	3

Hazen and Sawyer, P.C. has met the requirements for RFQ No. 8563 and was determined to be the most qualified firm, taking into consideration their experience of providing these services and the evaluation criteria set forth in the RFQ.

The firm was selected for the following reasons:

- Their team members have local presence and experience.
- The project approach was very thorough and displayed a step-by-step process.
- City experience and knowledge of systems and conditions at the plant.
- Innovative approach to nutrient removal.

RESOLUTION NO. 2023-\_\_\_\_

A RESOLUTION ACKNOWLEDGING THE SELECTION OF HAZEN AND SAWYER, P.C. (“HAZEN AND SAWYER”) AS THE MOST QUALIFIED FIRM TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE SOUTHWEST WATER RECLAMATION FACILITY PLAN PROJECT (“PROJECT”); AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AN ARCHITECT/ENGINEERING AGREEMENT WITH HAZEN AND SAWYER FOR HAZEN AND SAWYER TO PROVIDE A FACILITY PLAN AND PROGRAMMATIC ENVISION PROCESS FOR THE PROJECT IN AN AMOUNT NOT TO EXCEED \$1,268,310; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida ("City") through its Procurement and Supply Management Department issued Request for Qualifications ("RFQ") No. 8583 dated February 14, 2023 for Consulting Services for the Southwest Water Reclamation Facility Plan Project (“Project”); and

WHEREAS, on March 14, 2023, the City received five (5) statement of qualifications ("SOQs") in response to the RFQ; and

WHEREAS, the selection committee (Diana Smilova, Ivy Drexler, Frank Niles, Chad Whitbracht, Scott Keddy, Jon Hughes, and Shawn Greene) met on April 17, 2023 to discuss the SOQs, motioned to shortlist three (3) firms, and motioned to hear presentations and conduct interviews on May 3, 2023 with the three (3) shortlisted firms; and

WHEREAS, on May 3, 2023, the three (3) shortlisted firms: (1) Freese and Nichols, Inc.; (2) Hazen and Sawyer, P.C. (“Hazen and Sawyer”), and (3) HDR Engineering, Inc. made presentations to the selection committee and interviews were conducted; and

WHEREAS, based on the presentations, interviews, deliberations, and the SOQs submitted by the three (3) shortlisted firms, the selection committee ranked Hazen and Sawyer as the most qualified firm to provide professional engineering services for the Project; and

WHEREAS, Administration recommends City Council acknowledge the selection of AECOM as the most qualified firm to provide professional engineering services for the Project and authorize the Mayor or his designee to execute an architect/engineering agreement with Hazen and Sawyer.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the selection of Hazen and Sawyer, P.C. (“Hazen and Sawyer”) as the most qualified firm to provide professional engineering services for the Southwest Water Reclamation Facility Plan Project (“Project”) is hereby acknowledged.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute an architect/engineering agreement with Hazen and Sawyer for Hazen and Sawyer to provide a facility plan and programmatic Envision process for the Project in an amount not to exceed \$1,268,310.

This resolution shall become effective immediately upon its adoption.


LEGAL:

  
\_\_\_\_\_

00714519

DEPARTMENT:

  
\_\_\_\_\_

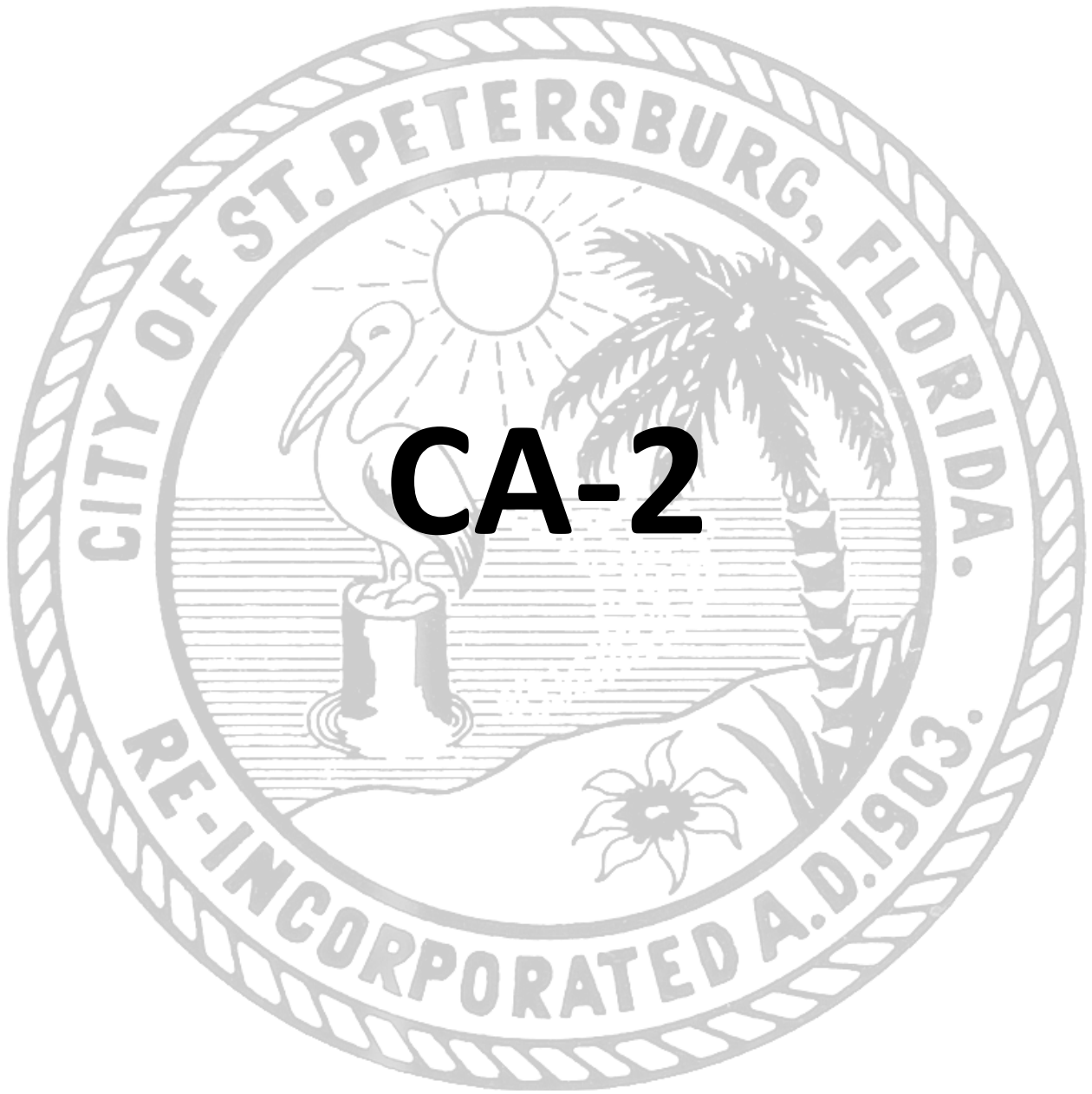
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					247077
<b>Name:</b>	Papadopoulos, Briell Marintina	<b>Request Date:</b>	12-DEC-2023	<b>Status:</b>	APPROVED

Authorization Request	
<b>Subject:</b>	925-26 Consulting Services, SWWRF Facility Plan
<b>Message:</b>	Submitted for your approval, please find attached Consent Write-up for 925-26 Consulting Services, SWWRF Facility Plan, scheduled to go before City Council Jan 4, 2024. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me. Thank you
<b>Supporting Documentation:</b>	925-96 Consulting Services SWWRF Facility Plan January 4 2024 Consent Write-up v1.docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	12-DEC-2023	
1	Wahl, Margaret Brown	McKee, Stacey Pevzner	APPROVE	12-DEC-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	12-DEC-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Accepting a quote from Flock Group, Inc for public safety cameras for the Police Department and the Enterprise Facilities Department, for a five-year contract amount of \$730,250.  
Please scroll down to view the backup material.





**CA-2**

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of January 4, 2024**

**To: The Honorable Chair, and Members of City Council**

**Subject:** Accepting a quote from Flock Group, Inc for public safety cameras for the Police Department and the Enterprise Facilities Department, for a five-year contract amount of \$730,250.

**Explanation:** The Police Department conducted a yearlong pilot test with Flock Group, Inc. for traffic safety cameras that provided positive results. Flock offers a software and hardware solution for automatic license plate detection through Flock’s technology platform, and upon detection, the Flock Service creates images and recordings of suspect vehicles and can provide notifications to the Police Department. The vendor will provide all labor, equipment, and material for public safety cameras.

The Procurement and Supply Management Department, in cooperation with the Police Department and the Enterprise Facilities Department recommends for approval:

Flock Group, Inc (Atlanta, GA) ..... \$730,250

This purchase is being made in accordance with Section 2-218(c) of the Procurement Code, unsolicited offers. On May 11, 2023, the Police Department received a quote from Flock Group, Inc. Flock currently has a partnership with Axon, the City’s provider for body worn cameras (BWC). The Municipal Pier District received a quote on October 12, 2023, for the same equipment. The five-year contract will consolidate both the Police Department and The Municipal Pier Districts purchases. The Procurement Director has reviewed and determined the purchase of the public safety cameras shall be made with conditions for considerations under the following:

The conditions set forth below are required before the POD will evaluate an unsolicited offer: (1) Must be in writing; (2) Must be sufficiently detailed to allow a judgment to be made concerning the potential utility of the offer to the City; (3) Must be unique or innovative to City use; (4) Must demonstrate that the proprietary character of the offering warrants consideration of the use of sole source procurement; and (5) May be subject to testing under terms and conditions specified by the City.

**Cost/Funding/Assessment Information:** Funds have previously been appropriated in the General Fund (0001), Police Department, Information and Technology Services Division (140-1401) and the Pier Operating Fund (1203), Enterprise Facilities Department, Pier Operations Division (282-2861).

**Attachments:** Resolution

RESOLUTION NO. 2024-\_\_\_\_\_

A RESOLUTION ACCEPTING QUOTES AND APPROVING A FIVE-YEAR AGREEMENT WITH ANNUAL RENEWAL OPTIONS FOR THE POLICE DEPARTMENT AND A ONE-YEAR AGREEMENT WITH ANNUAL RENEWAL OPTIONS FOR THE ENTERPRISE FACILITIES DEPARTMENT, WITH FLOCK GROUP, INC. FOR PUBLIC SAFETY CAMERAS AND SUPPORTING TECHNOLOGY PLATFORMS, INCLUDING INSTALLATION AND SUPPORT AND MAINTENANCE SERVICES FOR A TOTAL COST NOT TO EXCEED \$734,752.50 FOR FIVE YEARS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THESE TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to purchase public safety cameras and supporting technology platforms including installation and support and maintenance services for the Police and Enterprise Facilities Departments; and

WHEREAS, the City received unsolicited offers from Flock Group, Inc. to provide a software and hardware solution for automatic license plate detection through Flock's technology platform for the Police Department and the City's Municipal Pier District; and

WHEREAS, such unsolicited offers were evaluated pursuant to 2-218(c) of the St. Petersburg City Code; and

WHEREAS, based on that evaluation, the Procurement Director (i.e., the "POD") recommends that the City accept the unsolicited offers and has made the determination that the purchase of Flock public safety cameras and supporting technology platforms including installation and support and maintenance services for the Police and Enterprise Facilities Departments can be made pursuant to Section 2-212 of the St. Petersburg City Code (sole source procurement) and has prepared a written statement to the City Council certifying the condition and circumstances for this purchase; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Police and Enterprise Facilities Departments, recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the quotes are accepted and a five-year agreement with annual renewal options for the Police Department and a one-year agreement with annual renewal options for the Enterprise Facilities Department, with Flock Group, Inc. for public safety cameras and supporting technology

platforms, including installation and support and maintenance services for a total cost not to exceed 734,752.50 five years is hereby approved.

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

This Resolution shall become effective immediately upon its adoption.


LEGAL:

  
\_\_\_\_\_

00715385

DEPARTMENT:

  
\_\_\_\_\_

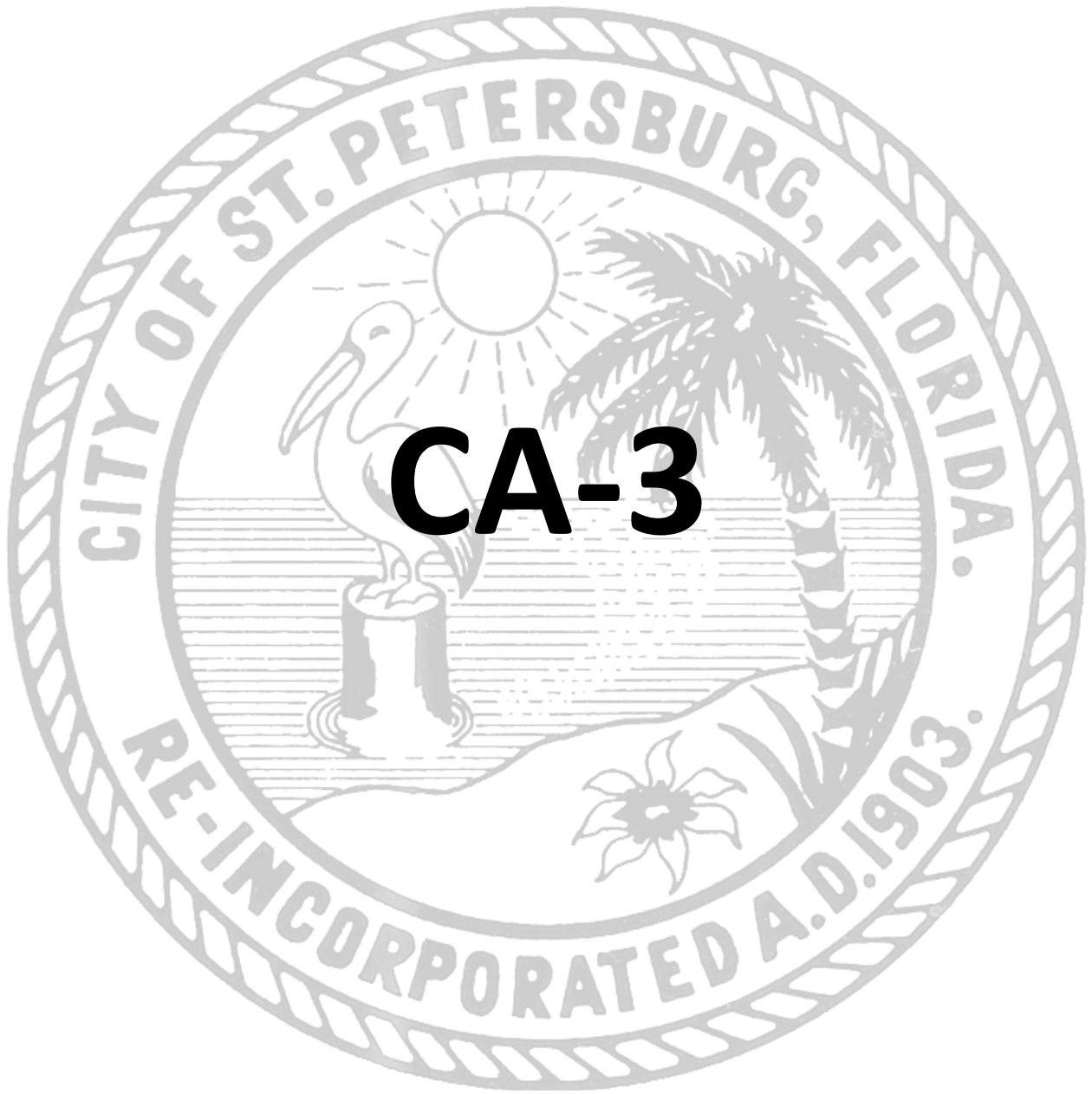
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					246479
Name:	Papadopoulos, Briell Marintina	Request Date:	08-DEC-2023	Status:	APPROVED

Authorization Request	
Subject:	655-39 Specialized Cameras, PD, January 4, 2024
Message:	Submitted for your approval, please find attached Consent Write-up for 655-39 Specialized Cameras, scheduled to go before City Council Jan 4 2024. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me. Thank you.
Supporting Documentation:	655-39 Specialized Cameras PD January 4 2024 Consent Write-Up Final.docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	08-DEC-2023	
1	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	08-DEC-2023	User Defined
2	McGee, Megan Cassidy	McGee, Megan Cassidy	APPROVE	11-DEC-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the renewal of a blanket purchase agreement with Brenntag Mid-South, Inc., for liquified chlorine supply services in the amount of \$2,080,000.

Please scroll down to view the backup material.



**CA-3**

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of January 4, 2024**

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

**Subject:** Approving the renewal of a blanket purchase agreement with Brenntag Mid-South, Inc., for liquified chlorine supply services in the amount of \$2,080,000.

**Explanation:** The vendor furnishes and delivers liquified chlorine gas in one-ton cylinders to the Cosme Water Treatment Plant. Eight tons of liquified chlorine gas is used weekly for disinfecting potable water at the plant.

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

Brenntag Mid-South Inc. (Henderson, KY) ..... \$2,080,000

The original agreement was executed on January 1, 2020, and \$1,085,572 has been spent during the initial term. The vendor has agreed to renew under the same terms and conditions. Administration recommends renewal of the agreement based on the vendor's past satisfactory performance and demonstrated ability to comply with the terms and conditions of the agreement. The renewal will be effective from the date of approval through December 31, 2025.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the Water Resources Operating Fund (4001), Water Resources Department (420), Cosme W.T.P. Operations Division (2077).

**Attachments:** Resolution



RESOLUTION NO. 2024-\_\_

A RESOLUTION APPROVING THE RENEWAL OPTION TO THE AGREEMENT WITH BRENNTAG MID-SOUTH, INC. FOR LIQUIFIED CHLORINE SUPPLY SERVICES TO EXTEND THE TERM THROUGH DECEMBER 31, 2025 AND INCREASE THE CONTRACT AMOUNT IN THE AMOUNT OF \$2,080,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 1, 2020, the City entered into a three-year agreement (“Agreement”) with a two-year renewal option with Brenntag Mid-South, Inc. for liquified chlorine supply services; and

WHEREAS, the City desires to exercise the two-year renewal option to extend the term through December 31, 2025 and increase the contract amount in the amount of \$2,080,000 for this renewal term; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Resources Department, recommends approval of this resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the renewal option to the agreement with Brenntag Mid-South, Inc. for liquified chlorine supply services to extend the term through December 31, 2025 and increase the contract amount in the amount of \$2,080,000 for this renewal term is hereby approved.

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

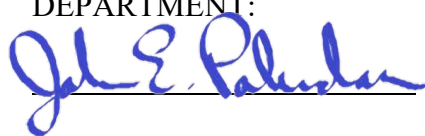
This Resolution shall become effective immediately upon its adoption.


LEGAL:



00715396

DEPARTMENT:

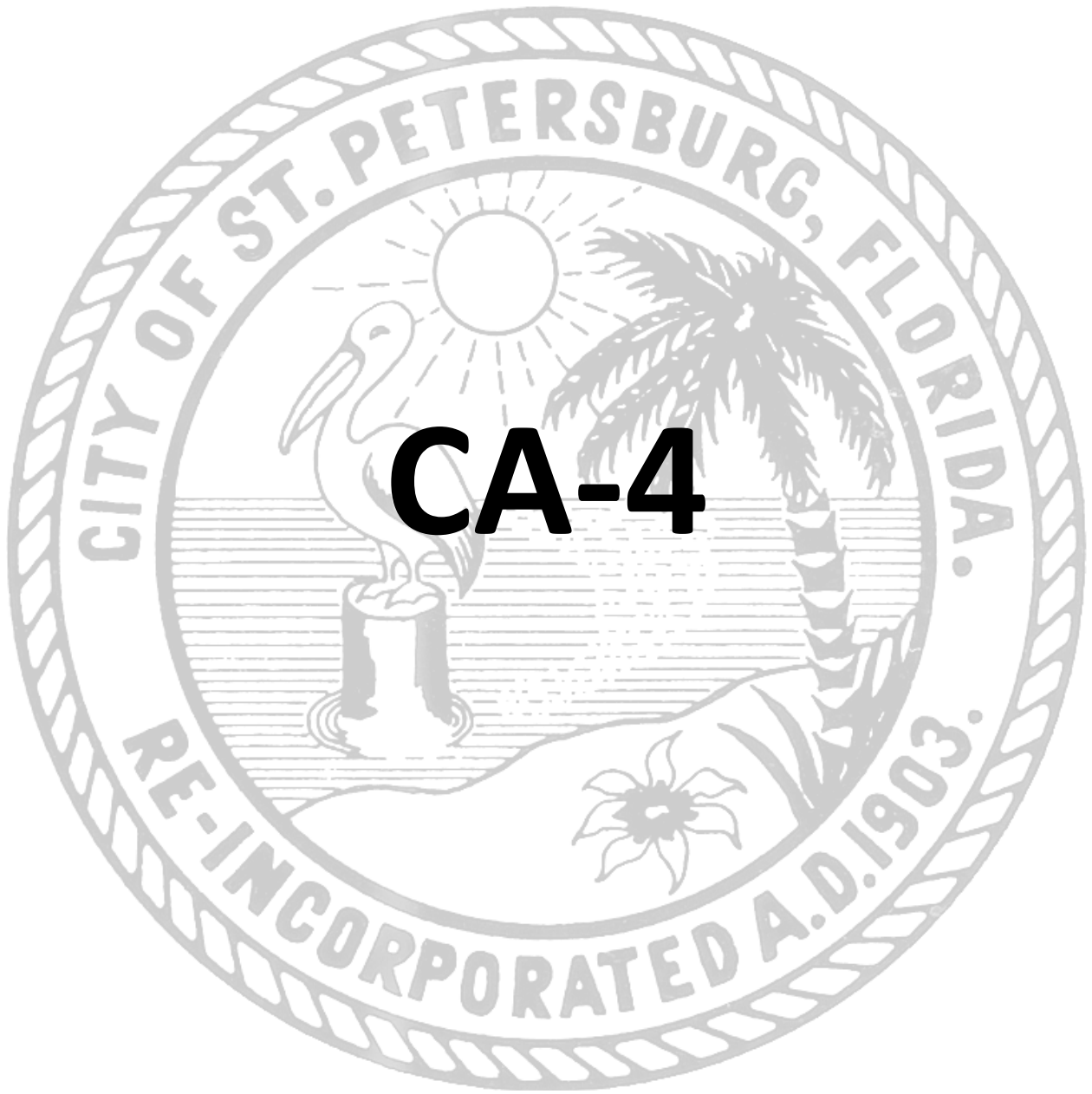


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					247075
Name:	Papadopoulos, Briell Marintina	Request Date:	12-DEC-2023	Status:	APPROVED

Authorization Request	
Subject:	885-38 Chemical, Liquified Chlorine, January 4
Message:	Submitted for your approval, please find attached Consent Write-up for 885-38 Chemical, Liquified Chlorine, scheduled to go before City Council Jan 4, 2024. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me. Thank you.
Supporting Documentation:	885-38 Chemical, Liquified Chlorine, January 4, 2024,Consent Write-up.docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	12-DEC-2023	
1	Wahl, Margaret Brown	McKee, Stacey Pevzner	APPROVE	12-DEC-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	12-DEC-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal dated September 5, 2023 in the amount of \$1,167,452 from by PCL Construction, Inc. (“PCL”) for construction phase services for the Citywide Alternative Roadway Treatments Project; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date (ECID Project No. 23064-100; Oracle Nos. 17987, 18590 and 19196).  
Please scroll down to view the backup material.



**CA-4**

**ST. PETERSBURG CITY COUNCIL**

**Consent Agenda**

Meeting of January 4, 2024

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

**SUBJECT:** A Resolution accepting a Guaranteed Maximum Price (“GMP”) proposal dated September 5, 2023 in the amount of \$1,167,452 from by PCL Construction, Inc. (“PCL”) for construction phase services for the Citywide Alternative Roadway Treatments Project; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date (ECID Project No. 23064-100; Oracle Nos. 17987, 18590 and 19196).

**EXPLANATION:** On November 10, 2022, City Council acknowledged the selection of two CMAR firms for the CMAR Continuing Services for Roadway, Structures, and Stormwater projects, for the Engineering & Capital Improvements Department and authorized execution of Construction Manager at Risk Agreements with a Guaranteed Maximum Price with those firms. A Letter Agreement as executed with each firm establishing the terms and conditions of the continuing services CMAR Agreement.

The goal of the construction activities is to provide an alternative solution to our typical milling and resurfacing of city asphalt streets. In recent years’, the price of asphalt has doubled, leading to a reduced amount of lane miles resurfaced per year. The Engineering and Capital Improvements Department (“ECID”) had previously used alternative treatments as an attempt to gain line miles as well as better the health of our roadway network. We are proposing to continue to use of these alternative treatments and implement a new standard of practice within the city roadway program.

Additionally, ECID is utilizing these treatments to implement a pilot project in the Magnolia Heights area for upgrading the existing millings streets. This pilot project will review the long-term effectiveness of the treatments on unimproved streets as a basis for future maintenance needs.

A \$100,000.00 Owner’s Contingency for unforeseen conditions is included in the GMP.

The Engineering and Capital Improvements Department recommends for award:

PCL Construction, Inc. .... \$1,167,452.00

City Code 2-234, Small Business Enterprise Assistance Program, requires a required participation percentage to be assigned to all construction projects of over \$50,000. This SBE required participation percentage for this project will be 4%.

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to accept a Guaranteed Maximum Price (“GMP”) proposal dated September 5, 2023 in the amount of \$1,167,452 from by PCL Construction, Inc. (“PCL”) for construction phase services for the Citywide Alternative Roadway Treatments Project; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date (ECID Project No. 23064-100; Oracle Nos. 17987, 18590 and 19196).

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds have Citywide Infrastructure Capital Improvement Fund (3027) Street and Road Improvements FY21 Project (17987), Street and Road Improvements FY22 Project (18590) and Street and Road Improvements FY23 Project (19196).

**ATTACHMENTS:** Draft GMP Proposal  
Resolution  
Map

RESOLUTION NO. 2024-\_\_\_\_

A RESOLUTION ACCEPTING A GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL DATED SEPTEMBER 5, 2023 IN THE AMOUNT OF \$1,167,452 FROM PCL CONSTRUCTION, INC. (“PCL”) FOR CONSTRUCTION PHASE SERVICES FOR THE CITYWIDE ALTERNATIVE ROADWAY TREATMENTS PROJECT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE (ECID PROJECT NO. 23064-100; ORACLE NOS. 17987 AND 19196).

WHEREAS, on November 10, 2022, City Council (i) acknowledged the selection of two firms, including PCL Construction, Inc. (“PCL”), as the most qualified firms to provide construction manager at risk services on a continuing basis for Roadways, Structures, and Stormwater projects for the Engineering & Capital Improvements Department and (ii) authorized the Mayor or his designee to execute Construction Manager at Risk Agreements with a Guaranteed Maximum Price (“GMP”) between the City and those qualified firms, including PCL; and

WHEREAS, PCL has submitted to the City for review and acceptance a GMP proposal in the amount of \$1,167,452 (which includes a \$100,000 owner’s contingency) for construction phase services for the citywide alternative roadway treatments project (“Project”); and

WHEREAS, the City and PCL desire to execute a Construction Manager at Risk Agreement that includes a GMP proposal in the amount of \$1,167,452 for the Project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the guaranteed maximum price (“GMP”) proposal dated September 5, 2023 in the amount of \$1,167,452 from PCL Construction, Inc. (“PCL”) for construction phase services associated with the Citywide Alternative Roadway Treatments Project is hereby accepted.

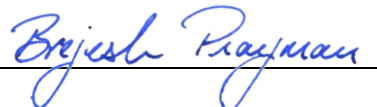
BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

  
\_\_\_\_\_  
00714969

DEPARTMENT:

  
\_\_\_\_\_

**CONSTRUCTION MANAGER AT RISK – ALTERNATIVE ROADWAY TREATMENTS  
GUARANTEED MAXIMUM PRICE PROPOSAL  
CITY OF ST. PETERSBURG, FLORIDA  
PROJECT NO. 23064-100**

Proposal Date: 09/05/23

This GMP Proposal was based on documents prepared by:

Owner – City of St. Petersburg

The documents include:

- *Locations (Tables and Maps), Dated 08/31/23*
- *Specifications, Dated 06/26/23*

The Guaranteed Maximum Price for the Alternative Roadway Treatments project (23064-100) is **One Million One Hundred Sixty-Seven Thousand Four Hundred Fifty-Two Dollars (\$1,167,452.00)**. A summary breakdown organized by trade categories, allowances/contingencies, and the Construction Manager's Fee is included within the attachments.

**GENERAL NOTES**

1. Construction Manager and Owner will work together to review the Allowance items and amounts based on design information and mutually concur that the Allowance values constitute reasonable estimates. Construction Manager and Owner will continue working closely together during the preparation of the design to develop Construction Documents consistent with the estimated Allowance values. Nothing herein is intended in any way to constitute a guarantee by Construction Manager that the Allowance Items in question will be performed for the values stated herein.
2. A Contractor Contingency allowance has been included in the price model. This allowance is understood to be a single pool, to be used as needed without approval. Any unused allowance will not be billed at the completion of the project. If the allowance value is exceeded, Construction Manager and Owner will work closely together to arrive at a value that covers the additional costs, which will be covered via a formal change order from the Owner.
3. An Owner's Contingency allowance has been included in the price model. Construction Manager shall obtain Owner's written approval prior to using such allowance, which approval shall be promptly reviewed after receipt of a request from Construction Manager. Upon final completion of the Work, if this allowance has not been used, these remaining funds shall be disbursed back to Owner to be used at its sole discretion.
4. A Schedule of Unit Prices has been provided for Construction Cost line items with non-Lump Sum units of measure. The quantities as shown in the Schedule of Unit Prices are estimated quantities only. The final price shall be the sum of the products of the actual quantities of work performed or materials furnished as determined by counts and measurements made by the Contractor and approved by the Owner multiplied by the applicable Unit Prices. It is mutually agreed that the quantities of work to be done or materials to be furnished may vary from the



estimated quantities and such variances shall not be considered as a waiver of any condition of the Contract, nor as invalidating any of the provisions thereof, nor shall any changes be made to the Unit Prices on account of such variations, but the same Unit Price shall apply as if no variations had occurred.

5. It is assumed no restrictions are present for when work can be performed throughout the day.
6. This price model assumes the Owner has coordinated the prescribed work with businesses and property owners in the direct vicinity of the work location. Construction Manager will provide required neighborhood notification to all residents and businesses along the construction route with an approved printed door hanger notice.
7. This price model does not include construction of a test strip for chip seal or micro surfacing production work.
8. The Owner will complete tree and shrub removal to obtain the necessary horizontal (edge of travel lane) and vertical (at least 13') clearances to perform the scope of work.
9. A full depth reclamation option is included in the detailed GMP estimate. This option will completely rebuild a new base with the existing pavement section material as well as a mixture of Portland cement and asphalt emulsion. The new base gets capped with 1" of asphalt to create a fully reconstructed roadway.
10. This price model assumes the Owner has acquired all right of way and temporary easements required to perform the work.
11. This price model does not include cost for remediation of hazardous waste materials, testing, abatement, or archeological mitigation. Construction Manager shall be responsible for only those hazardous materials and/or chemicals as brought on site by contractor forces; and shall not be responsible for any existing hazardous conditions not known or foreseen prior to the start of construction. Owner is generator of any pre-existing hazardous material.
12. Billable rates contained herein for labor and equipment will be applicable for all work under this contract; including allowance, contingency and change order work.
13. The price model excludes a separate Owner's office trailer and/or office space.
14. Construction Manager's equipment will be billed at Construction Manager's operated rates.
15. All Construction Manager's subcontractors and/or suppliers will be enrolled in Subcontractor Default Insurance or bonded at Construction Manager's discretion.
16. Subcontract and Material Bonds will be billed at a rate of 1.325%.
17. Bonds & Insurances will be billed at a rate of 2.75% of the total contract value.
18. Construction Manager's proposal will be incorporated into the GMP agreement with the Owner.

19. Computers and cell phones will be billed at the below monthly rates:

- a. Computers:       \$250 / month
- b. Cell Phones:     \$150 / month

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Exhibit A -GMP Proposal  
Construction Manager at Risk -Alternative Roadway Treatments  
City of St. Petersburg Project No. 23064-100

**DETAILED GMP ESTIMATE**

See attached proposal.

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**SCHEDULE OF ALLOWANCES**

<b>Allowance Number</b>	<b>Description</b>	<b>Amount</b>
01	Contractor Contingency	\$46,162.00
02	Owner's Contingency	\$100,000.00

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**SCHEDULE OF ALLOWANCES**

All construction management, labor and equipment will be charged at the billable rates per this Rate Matrix.

*\*All equipment will be billed per the current Blue Book Rates found at [www.equipmentwatch.com](http://www.equipmentwatch.com)*

<b>Description of Salary Management Staff</b>	<b>Billable Rate</b>
Project Manager	\$225.00 / HR
Superintendent	\$170.00 / HR
Project Engineer	\$135.00 / HR
Project Administration	\$75.00 / HR
BIM Modeler	\$125.00 / HR
Safety Supervisor	\$120.00 / HR

<b>Description of Hourly Craft Labor Staff</b>	<b>Billable Rate*</b>
Mechanical Forman	\$90.00 / HR
Pipe Layer	\$64.00 / HR
Skilled Laborer	\$48.00 / HR
Unskilled Laborer	\$34.00 / HR
Forklift Operator	\$44.00 / HR
Backhoe Operator	\$52.00 / HR
Excavator/Dozer Operator	\$65.00 / HR
Truck (Tandem) Operator	\$44.00 / HR

<b>Description of Equipment (or Industry Accepted Equivalent)</b>	<b>Billable Rate*</b>
Truck	\$15.63 / HR



**CONSTRUCTION SCHEDULE**

See attached schedule.

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Exhibit A -GMP Proposal  
Construction Manager at Risk -Alternative Roadway Treatments  
City of St. Petersburg Project No. 23064-100

**LIST OF DRAWINGS**

See attached drawings.

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**EXHIBIT F - GUARANTEED MAXIMUM PRICE**  
**ALTERNATIVE ROADWAY TREATMENTS**  
**PROJECT NO. 23064-100**

Construction Cost		\$	633,191.00
General Conditions		\$	243,890.00
Contractor Contingency		\$	46,162.00
	Subtotal:	\$	923,243.00

CM Fee	9.75%	\$	103,714.00
General Liability	0.00%	\$	-
Other Insurance	0.00%	\$	-
	Subtotal:	\$	103,714.00

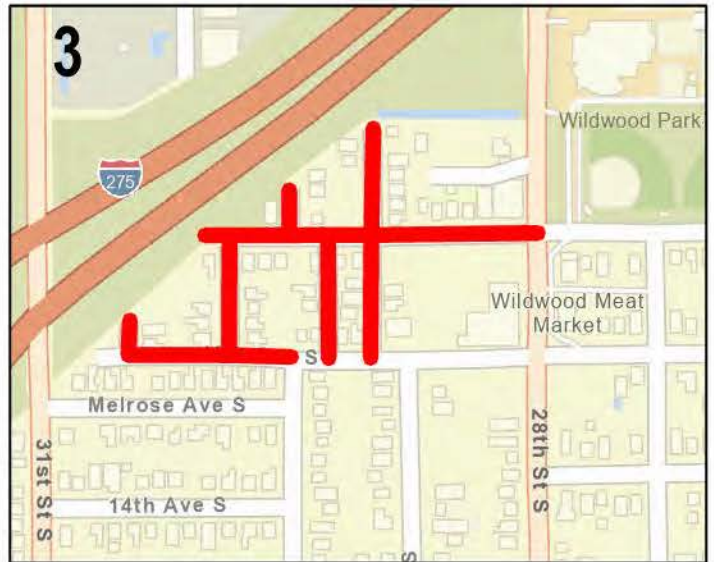
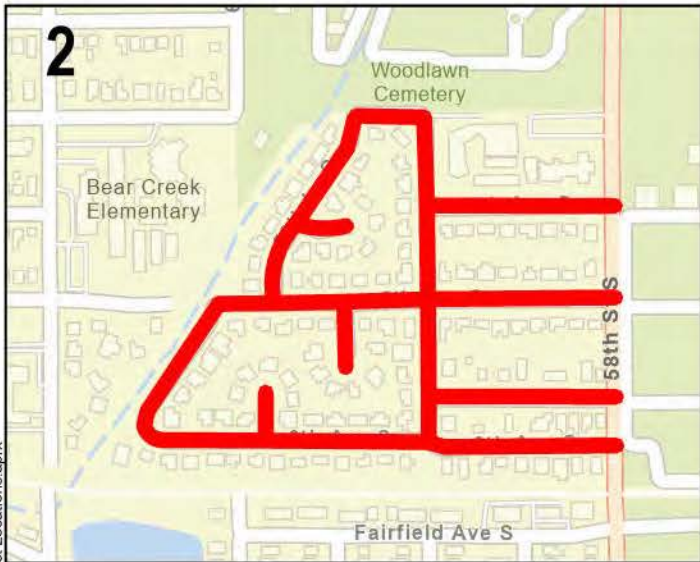
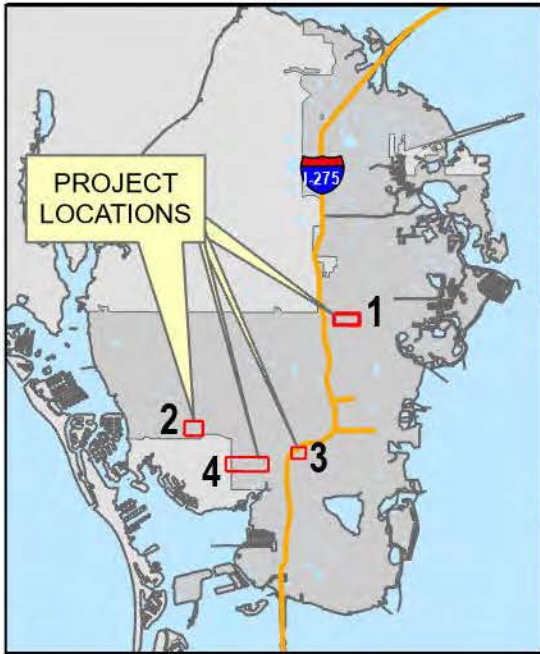
Builder's Risk		\$	-
Performance Bond		\$	40,495.00
Owner's Contingency		\$	100,000.00
	Subtotal:	\$	140,495.00

<b>Guaranteed Maximum Price</b>		<b>\$</b>	<b>1,167,452.00</b>
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Schedule of Unit Prices

Line Item Description	Units of Measure	Quantity	Unit Price	Total Price
MAINTENANCE OF TRAFFIC	DY	14.000	\$ 2,000.00	\$ 28,000.00
CRACK SEAL	GAL	2,000.000	\$ 32.00	\$ 64,000.00
SINGLE MICRO-SURFACE TREATMENT (20-24 PSY)	SY	6,581.000	\$ 4.50	\$ 29,614.50
DOUBLE MICRO-SURFACE TREATMENT (30-34 PSY)	SY	57,903.000	\$ 6.00	\$ 347,418.00
RUT FILLING	TN	15.000	\$ 225.00	\$ 3,375.00
PREP MILLINGS SURFACE	SY	3,898.000	\$ 18.60	\$ 72,502.80
CAPE SEAL (OVER MILLINGS #89 STONE)	SY	3,898.000	\$ 10.00	\$ 38,980.00
STRIPING REMOVAL (GRINDING)	SF	1,500.000	\$ 2.00	\$ 3,000.00
FURNISH/INSTALL BI-DIRECTIONAL YELLOW MARKER	EA	150.000	\$ 6.00	\$ 900.00
PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 24"	LF	1,080.000	\$ 6.60	\$ 7,128.00
PAINTED PAVEMENT MARKINGS, STANDARD, WHITE, SOLID, 12"	LF	460.000	\$ 3.30	\$ 1,518.00
PAINTED PAVEMENT MARKINGS, STANDARD, YELLOW, SOLID, 6"	NM	0.400	\$ 2,200.00	\$ 880.00

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Document Path: S:\ArcGIS\2023\ENG\City Council Project Location Maps\City Council Project Locations.aprx

ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT  
CITY OF ST PETERSBURG

APPROVED BY: \_\_\_\_\_ DATE: 10/2/2023

CITYWIDE ALTERNATIVE ROADWAY TREATMENTS  
Project No. 23064-100



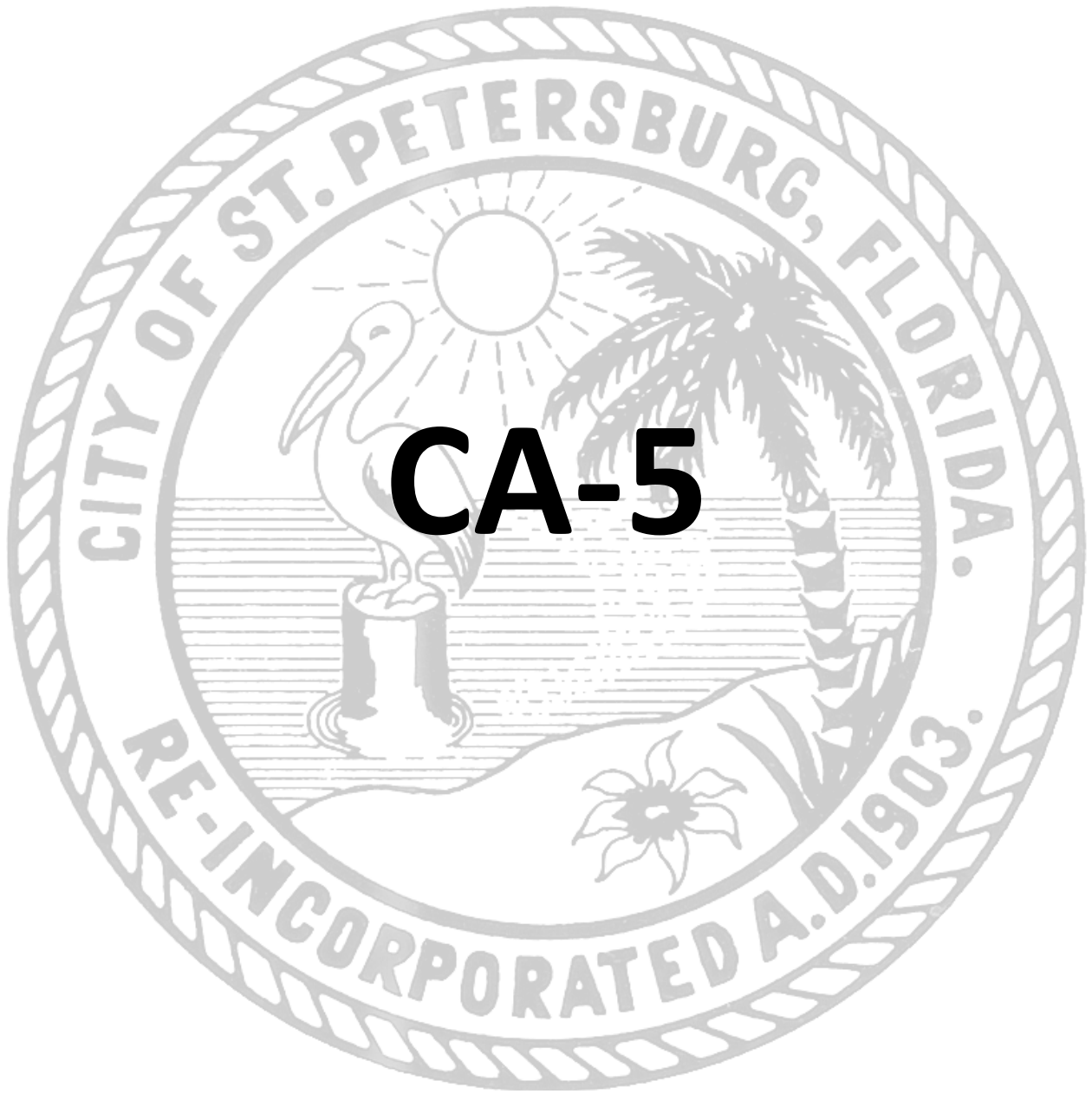
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					248534
Name:	Johnson, Sarah B	Request Date:	20-DEC-2023	Status:	APPROVED

Authorization Request	
Subject:	Council 1/4
Message:	23064-100 - PCL - Citywide Roadway - CMAN GMP
Supporting Documentation:	PCL - Citywide Roadway - CMAN GMP - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	20-DEC-2023	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	20-DEC-2023	User Defined
2	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	21-DEC-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	21-DEC-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor or his designee to accept Hurricane Housing Recovery Program (“HHRP”) funding in the amount of \$606,000 from the Florida Housing Finance Corporation (“FHFC”); approving a supplemental appropriation in the amount of \$606,000 from the increase in the unappropriated balance of the Local Housing Assistance Fund (1019), resulting from these additional revenues to the Housing and Community Development Department, Administration Division (082-1089); and providing an effective date.

Please scroll down to view the backup material.



**CA-5**

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**  
**Meeting of January 4, 2024**

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

**SUBJECT:** A resolution authorizing the Mayor or his designee to accept Hurricane Housing Recovery Program (“HHRP”) funding in the amount of \$606,000 from the Florida Housing Finance Corporation (“FHFC”); approving a supplemental appropriation in the amount of \$606,000 from the increase in the unappropriated balance of the Local Housing Assistance Fund (1019), resulting from additional revenue received during FY 2023/24, to the Housing and Community Development Department, Administration Division (082-1089); and providing an effective date.

**EXPLANATION:** The State Housing Initiatives Partnership (“SHIP”) Program was created through the William E. Sadowski Affordable Housing Act, pursuant to Chapter 420.907 – 420.9079, Florida Statutes (“Act”), for the purpose of providing assistance through the transfer of funds from documentary stamps generated from the sale of residential properties to the Florida Housing Finance Corporation (“FHFC”) for use by local governments in implementing SHIP Programs to produce and preserve affordable housing.

During a special legislative session held in November 2023, the FHFC was appropriated \$25 million in funding for the Hurricane Housing Recovery Program (“HHRP”) that will run through the SHIP program. The funds were allocated to Federal Emergency Management Agency (“FEMA”) eligible counties impacted by Hurricane Idalia for households whose homes may need repairs in which the City received an award of \$606,000. To receive HHRP funds from the FHFC, eligible municipalities must have an approved Local Housing Assistance Plan (“LHAP”) where funding may be used for identified strategies. This HHRP funding must follow all SHIP statutory requirements and guidelines, including income eligibility, and homeownership, construction, and special needs percentage set asides. All funding needs to be encumbered by June 30, 2025 and fully expended by June 30, 2026.

**RECOMMENDATION:** Administration recommends City Council approve the attached resolution authorizing the Mayor or his designee to accept Hurricane Housing Recovery Program (“HHRP”) funding in the amount of \$606,000 from the Florida Housing Finance Corporation (“FHFC”); approving a supplemental appropriation in the amount of \$606,000 from the increase in the unappropriated balance of the Local Housing Assistance Fund (1019); resulting from additional revenue received during FY 2023/24, to the Housing and Community Development Department, Administration Division (082-1089); and providing an effective date.





Resolution No. 2024 - \_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ACCEPT HURRICANE HOUSING RECOVERY PROGRAM (“HHRP”) FUNDING IN THE AMOUNT OF \$606,000 FROM THE FLORIDA HOUSING FINANCE CORPORATION (“FHFC”); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$606,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE LOCAL HOUSING ASSISTANCE FUND (1019), RESULTING FROM THESE ADDITIONAL REVENUES TO THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, ADMINISTRATION DIVISION (082-1089); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the State Housing Initiatives Partnership (“SHIP”) Program was created through the William E. Sadowski Affordable Housing Act, Chapter 420.907 – 420.9079, Florida Statutes (“Act”); and

WHEREAS, the State of Florida transfers documentary stamp revenues to the Florida Housing Finance Corporation (“FHFC”) and local governments for use in implementing programs to produce and preserve affordable housing; and

WHEREAS, during a special legislative session held in November 2023, the FHFC was appropriated \$25 million in funding for the Hurricane Housing Recovery Program (“HHRP”) that will run through the SHIP program; and

WHEREAS, HHRP funds were allocated to Federal Emergency Management Agency (“FEMA”) eligible counties impacted by Hurricane Idalia for households whose homes may need repairs in which the City received an award of \$606,000; and

WHEREAS, to receive HHRP funds from the FHFC, eligible municipalities must have an approved Local Housing Assistance Plan (“LHAP”) where funding may be used for identified strategies; and

WHEREAS, HHRP funding must follow all SHIP statutory requirements and guidelines, including income eligibility, and homeownership, construction, and special needs percentage set asides; and

WHEREAS, HHRP funding needs to be encumbered by June 30, 2025 and fully expended by June 30, 2026.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, that the Mayor or his designee is authorized to accept Hurricane Housing Recovery

Program (“HHRP”) funding in the amount of \$606,000 from the Florida Housing Finance Corporation (“FHFC”) to assist eligible households impacted by Hurricane Idalia; and

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated fund balance of the Local Housing Assistance Fund (1019), resulting from these additional revenues, the following supplemental appropriation for FY24:

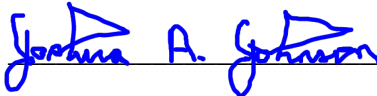
<u>Local Housing Assistance Fund (1019)</u> Housing and Community Development Department, Administration Division (082-1089)	\$606,000
--	-----------

This Resolution shall become effective immediately upon its adoption.


LEGAL:

  
\_\_\_\_\_

DEPARTMENT:

  
\_\_\_\_\_

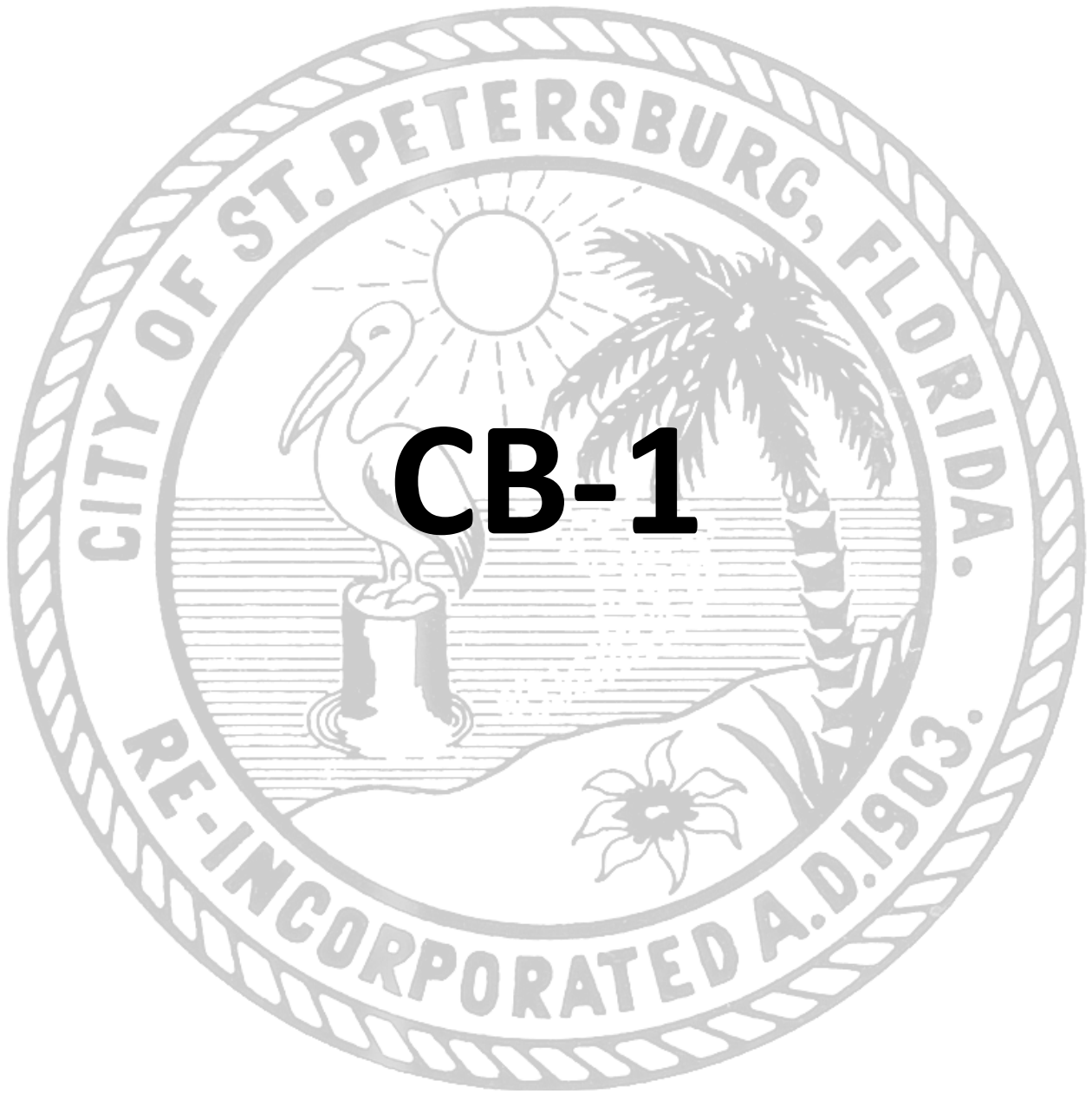
BUDGET:

  
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Legal: 00714400

The following page(s) contain the backup material for Agenda Item: Approving an Amendment with Fracta AL Corporation (Fracta), for three years of proprietary risk assessment of the City's potable and reclaimed water distribution networks for the Water Resources Department, for a not-to-exceed amount of \$102,000.

Please scroll down to view the backup material.



**CB-1**

**ST. PETERSBURG CITY COUNCIL  
Consent Agenda  
Meeting of January 4, 2024**

**To: The Honorable Chair, and Members of City Council**

**Subject:** Approving an Amendment with Fracta AL Corporation (“Fracta”), for three years of proprietary risk assessment of the City’s potable and reclaimed water distribution networks for the Water Resources Department, for a not-to-exceed amount of \$102,000.

**Explanation:** Fracta was initially contracted in 2019 to perform a cost-effective rapid desktop assessment of the City’s potable water distribution system for Likelihood of Failure (LoF), Consequence of Failure (CoF), and Business Risk Exposure (BRE). The results were derived using a machine learning and artificial intelligence Software as a Solution (SaaS) system and visualized using dynamic graphs and charts. This has enabled the City to identify and prioritize the areas within the potable water distribution system requiring replacement.

The previous agreements and amendments since 2019 did not require council approval because the contract values were under the council thresholds. This project will continue the potable water system analysis and add the analysis of the reclaimed water system utilizing the same methodology as the 2019 risk assessment. The addition of the reclaimed water system to the analysis and the overall subscription cost over the next three years for this iteration of the work to be performed requires council approval. The results will be used to develop a City-wide replacement program and will be utilized by City staff and consultants.

Fracta AL Corporation (Palo Alto, CA) ..... \$102,000  
(\$34,000/year for 3 years)

This purchase is made in accordance with Section 2-212 (a) (5) of the City Code which authorizes the Mayor or his designee to purchase services where additional services are needed to complete an ongoing task. Fracta has agreed to maintain the 2019 pricing. It is in the best interest of the City to retain Fracta to continue to perform risk analysis of the City’s potable water and include reclaimed water distribution networks.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the Water Resources Operating Fund (4001), Water Resources Department, Water Maintenance Division (420.2117) and Reclaimed Water Division (420.2129).

**Attachments:** Sole Source (2 pages)  
Resolution



City of St. Petersburg  
**Sole Source Request**  
 Procurement & Supply Management

<b>Name:</b>	Lewis, Raymond Scott
<b>Department / Division:</b>	Water Resources [420] / Water Resources Administration [2045]
<b>Date Submitted:</b>	16-NOV-2023
<b>Description of Product / Service / Construction:</b>	Likelihood of Failure (LOF) & Consequence of Failure (COF) desktop analysis for WRD's Potable and Reclaimed Distribution system with supporting software as subscription for a three-year period.
<b>Purpose of Product / Service / Construction:</b>	To provide expertise in the ranking and rating of potable and reclaimed water mains by their likelihood of failure (LOF) and Consequence of Failure (COF) using a proprietary artificial intelligence-based condition assessment system to analyze large volumes of data using various criteria. This assessment will allow WRD to enhance an established comprehensive and agile Potable Water Asset Assessment & Rehabilitation Program as well as develop a similar program to the existing Potable Water System analysis for the Reclaimed Water System.
<b>Estimated Cost:</b>	\$34,000.00

Section 2-212 of the Procurement Code states a sole source procurement may be used to purchase supplies, services, or construction when such supply, service or construction is available from only one source.

Please select a justification from the list below:

- (1) Where the compatibility of equipment, accessories, or replacement parts is the paramount consideration.
- (2) Where a sole supplier's item is needed for trial or testing.
- (3) Where public utility services are to be procured.
- (4) Where the item is a used item which is subject to immediate sale.
- (5) Where additional supplies or services are needed to complete an ongoing task.
- (6) Where the item is a component or replacement part for which there is no commercially available substitute, and which can be purchased only from the manufacturer or the distributor.
- (7) Other:

The city of St. Petersburg has an existing and ongoing Agreement with Fracta and this procurement will be an enhancement to that current Agreement that will support WRD's continued effort with the advancement of its horizontal asset management strategy. The City has approx. 1,500 linear miles of potable and 283 linear miles of reclaim water mains. Fracta has completed the initial LOF analysis for the Potable Water Distribution System in 2020-2021 and this procurement will enhance the potable system as well as development for the reclaimed system. The success and overall value of this service has led WRD to standardize on Fracta technology. Fracta has an existing relationship with WRD in conjunction with an NDA and has been approved by the Technology Review Committee.

**Additional Comments:**

**Supporting  
Documentation:**

MASTER\_Fracta SaaS Contract\_St.Petersburg (1).docx (003).pdf

Approvals				
	Approver	Completed By	Response	Response Date
0	Lewis, Raymond Scott		SUBMITTED	16-NOV-2023
1	Palenchar, John Edward	Palenchar, John Edward	APPROVE	16-NOV-2023
2	DiPiazza, Gabriella	DiPiazza, Gabriella	APPROVE	20-NOV-2023
3	Schlesinger, Michael S	Schlesinger, Michael S	APPROVE	20-NOV-2023
4	Swinson, Stephanie Nicole	Poceans, Steven Fabian Jr	APPROVE	20-NOV-2023

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING AN AMENDMENT WITH FRACTA AL CORPORATION (“FRACTA”) FOR THREE YEARS OF PROPRIETARY RISK ASSESSMENT SERVICES ON THE CITY’S POTABLE AND RECLAIMED WATER DISTRIBUTION NETWORKS FOR THE WATER RESOURCES DEPARTMENT; PROVIDING THAT THE AMOUNT SHALL NOT EXCEED \$102,000 FOR THREE YEARS OF SERVICES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City presently has an agreement with Fracta for proprietary assessment services on the City’s potable water distribution networks; and

WHEREAS, the City desires to enter into an amendment to the aforementioned agreement with Fracta, for three years of proprietary risk assessment services that would result in continued services for the City’s potable water distribution network as well as new services for the City’s reclaimed water distribution network; and

WHEREAS, the procurement of the Purchase is in accordance with Section 2-212 (a)(5) of the City Code which authorizes the Mayor or his designee to purchase services where additional services are needed to complete an ongoing task; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Water Resources Department recommends approval of this Resolution.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that an amendment with Fracta AL Corporation (“Fracta”) for three years of proprietary risk assessment services on the City’s potable and reclaimed water distribution networks for the Water Resources Department is hereby approved.

BE IT FURTHER RESOLVED that the amount shall not exceed \$102,000 for three years of services.

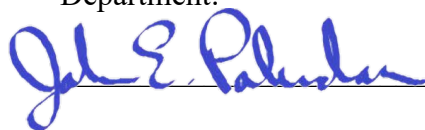
BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized to execute all documents necessary to effectuate this transaction.

This Resolution shall become effective immediately upon its adoption.


Legal:

  
\_\_\_\_\_  
00714543

Department:





 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					246477
Name:	Papadopoulos, Briell Marintina	Request Date:	08-DEC-2023	Status:	APPROVED

Authorization Request	
Subject:	208-21 Software as a Service Fracta Jan 4
Message:	Submitted for your approval, please find attached Consent Write-up for 208-21 Software as a Service Fracta scheduled to go before City Council Jan 4 2023. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me. Thank you.
Supporting Documentation:	208-21 Software as a Service Fracta January 4, 2024 v2.docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	08-DEC-2023	
1	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	08-DEC-2023	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	11-DEC-2023	User Defined

The following page(s) contain the backup material for Agenda Item: Approving the reinstatement, increase in allocation and the renewal of a blanket purchase agreement with ES OPCO USA dba Vesperis, Howard Fertilizer & Chemical Company Inc. and SiteOne Landscape Supply, for herbicides, pesticides and related products for the Golf Courses and Parks & Recreation Department, in the amount of \$200,000.

Please scroll down to view the backup material.



**CB-2**

**ST. PETERSBURG CITY COUNCIL  
Consent Agenda  
Meeting of January 4, 2023**

**To: The Honorable Chair, and Members of City Council**

**Subject:** Approving the reinstatement, increase in allocation and the renewal of a blanket purchase agreement with ES OPCO USA dba Vesperis, Howard Fertilizer & Chemical Company Inc. and SiteOne Landscape Supply, for herbicides, pesticides and related products for the Golf Courses and Parks & Recreation Department, in the amount of \$200,000.

**Explanation:** The vendors will furnish and deliver herbicides, pesticides and related products such as Dursban 2E, Top Choice, Kerb SC, Aquathol Granular Super K, Sencor 75 T&O and rat traps. These products are used to control weeds, rodents, and pests.

The Procurement and Supply Management Department, in cooperation with the Parks and Recreation Department recommends for renewal:

Chemicals, Herbicides & Pesticides .....\$200,000

ES OPCO USA dba Vesperis (Tampa, FL)  
Howard Fertilizer & Chemical Company Inc. (Safety Harbor, FL)  
SiteOne Landscape Supply (Clearwater, FL)

On December 12, 2019, the city entered into a three-year agreement with ES OPCO USA dba Vesperis, Howard Fertilizer & Chemical Company Inc. and SiteOne Landscape Supply as a result of a request for bid IFB 7407 for herbicides, pesticides and related products for the Golf Courses and Parks & Recreation Department. The agreement has one, two-year renewal option available. The city would like to exercise the one two-year renewal option. This is the first, and final, renewal option.

**Cost/Funding/Assessment Information:** Funds have been previously appropriated in the General Fund (0001), Parks and Recreation Department, Athletic Fields Maintenance/Construction Division; Golf Course Operating Fund (4061), Golf Courses Department, various divisions; and Stormwater Utility Operating (4011), Stormwater, Pavement, and Traffic Operations Department, Aquatic Weed Control Division.

**Attachments:** Resolution

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE REINSTATEMENT AND TWO-YEAR RENEWAL OPTIONS TO THE AGREEMENTS WITH ES OPCO USA DBA VESERIS, HOWARD FERTILIZER & CHEMICAL COMPANY INC. AND SITEONE LANDSCAPE SUPPLY FOR HERBICIDES, PESTICIDES AND RELATED PRODUCTS TO (I) REINSTATE THE AGREEMENTS, (II) EXTEND THE TERM FOR THE TWO-YEAR RENEWAL PERIOD AND (III) INCREASE THE COMBINED TOTAL CONTRACT AMOUNT BY \$200,000; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 12, 2019, the City entered into three agreements with ES OPCO USA dba Vesperis, Howard Fertilizer & Chemical Company Inc. and SiteOne Landscape Supply for herbicides, pesticides and related products for the Golf Courses and Parks & Recreation Department; and

WHEREAS, the term of the agreements expired; and

WHEREAS, City Administration desires to (i) reinstate the agreements, (ii) extend the term of the agreements for the two-year renewal period and (iii) increase the combined total contract amount by \$200,000; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Parks and Recreation Department, recommend approval of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the reinstatement and two-year renewal of the agreements with ES OPCO USA dba Vesperis, Howard Fertilizer & Chemical Company Inc. and SiteOne Landscape Supply for herbicides, pesticides and related products to (i) reinstate the agreements (ii) extend the term for the two year renewal period and (iii) increase the combined total contract amount by \$200,000 is hereby approved.

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

This Resolution shall become effective immediately upon its adoption.


LEGAL:

A handwritten signature in black ink, appearing to be 'Chris B.', written over a horizontal line.

00715454

DEPARTMENT:

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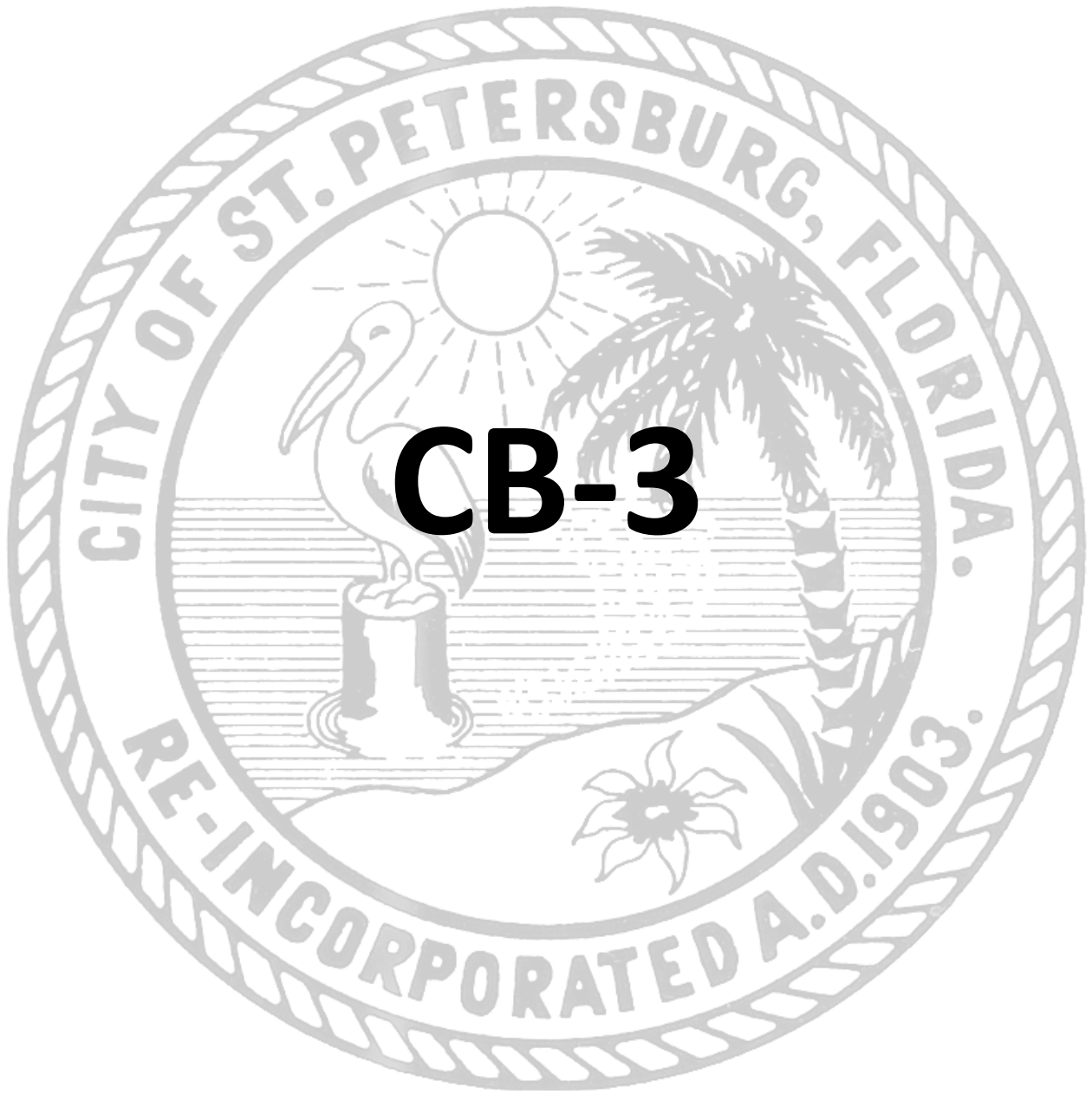
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request --  <b>General Authorization</b></p>					<b>Request #</b>
					246677
Name:	Papadopoulos, Briell Marintina	Request Date:	11-DEC-2023	Status:	APPROVED

Authorization Request	
Subject:	675.54 Pesticides Herbicides and Related Products
Message:	Submitted for your approval, please find attached Consent Write-up for 675.54 Pesticides Herbicides and Related Products-Consent Write-Up , scheduled to go before City Council Jan 4 ,2024. Resolution currently in development and will be included on the finalized version when posted into City Clerk's Office Questys system. Should you have any questions, please contact me. Thank you.
Supporting Documentation:	675.54 Pesticides Herbicides and Related Products January 4 2024-Consent Write-Up(SFPedit).docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	11-DEC-2023	
1	Stanford, Lance N	Stanford, Lance N	APPROVE	11-DEC-2023	User Defined
2	Jefferis, Michael J II	Jefferis, Michael J II	APPROVE	11-DEC-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A Resolution authorizing the Mayor or his designee to execute Task Order No. 20-09-A/UIW(S) to the architect/engineering agreement dated December 1, 2020 between the City of St. Petersburg, Florida and ASRus, LLC (“A/E”) for A/E to provide mechanical integrity testing and a summary report related to the 2024 Northwest Water Reclamation Facility Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \$156,100; and providing an effective date. (ECID Project No. 24123-130) Please scroll down to view the backup material.





**CB-3**

# ST. PETERSBURG CITY COUNCIL

## Consent Agenda

Meeting of January 4, 2024

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

**SUBJECT:** A Resolution authorizing the Mayor or his designee to execute Task Order No. 20-09-A/UIW(S) to the architect/engineering agreement dated December 1, 2020 between the City of St. Petersburg, Florida and ASRus, LLC (“A/E”) for A/E to provide mechanical integrity testing and a summary report related to the 2024 Northwest Water Reclamation Facility Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \$156,100; and providing an effective date. (ECID Project No. 24123-130)

**EXPLANATION:** Florida Administrative Code (FAC) Chapter 62-528 governs the construction and operation of underground injection wells. All injection wells must, as part of the regulatory requirements, demonstrate internal and external Mechanical Integrity Testing (MIT) every five years, per the requirements of Chapter 62-528.

*Pursuant to the Florida Department of Environmental Protection (FDEP) Operation Permit Reporting Requirements I.B.2. of each Operation Permit, the MITs must be completed according to the dates listed in the Table 1 below.*

**TABLE 1**

<i>IW-1</i>	<i>June 11, 2024</i>
<i>IW-2</i>	<i>June 12, 2024</i>
<i>IW-3</i>	<i>June 10, 2024</i>

*Testing and Reporting Requirements of each Operating Permit requires the City to submit a test plan for completion of MI testing to the FDEP for approval at least 6 months prior to the MIT due date. A test plan has been submitted and approved by the FDEP.*

This project is being completed consistent with Administrative Code 62-528.30(6) and is an operational/maintenance project.

On December 1, 2020, the City of St. Petersburg, Florida and ASRus, LLC entered into an architect/engineering agreement for A/E to provide Miscellaneous Professional Services for Underground Injection Wells and Monitoring Wells Systems Projects.

Task Order No. 20-09-A/UIW(S) in the amount of \$156,100 shall provide professional engineering services including but not limited to implementation of mechanical integrity testing at the NWWRF injection wells and a summary report to include the work performed, analyzes of the data and results, and applicable recommendations. The Task Order includes a \$20,000 allowance to be authorized if any unforeseen conditions are experienced while performing the work.

Task Order No. 20-09-A/UIW(S) includes the following phases and associated not to exceed costs respectively:

Implementation of Mechanical Integrity Testing	\$ 119,400.00
Summary Report	\$ 16,700.00
Allowance	\$ 20,000.00
<b>Total</b>	<b>\$ 156,100.00</b>

**RECOMMENDATION:** Administration recommends authorizing the Mayor or his designee to execute Task Order No. 20-09-A/UIW(S) to the architect/engineering agreement dated December 1, 2020 between the City of St. Petersburg, Florida and ASRus, LLC (“A/E”) for A/E to provide mechanical integrity testing and a summary report related to the 2024 Northwest Water Reclamation Facility Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \$156,100; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funds have been previously appropriated from Water Resources Operating Fund (4001), Water Resources Department, Water Reclamation Admin Division (420.2165).

**ATTACHMENTS:** Resolution  
Task Order No. 20-09-A/UIW(S)

RESOLUTION 2024-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE TASK ORDER NO. 20-09-A/UIW(S) TO THE ARCHITECT/ENGINEERING AGREEMENT DATED DECEMBER 1, 2020 BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA AND ASRUS, LLC (“A/E”) FOR A/E TO PROVIDE MECHANICAL INTEGRITY TESTING AND A SUMMARY REPORT RELATED TO THE 2024 NORTHWEST WATER RECLAMATION FACILITY INJECTION WELLS MECHANICAL INTEGRITY TESTING PROJECT IN AN AMOUNT NOT TO EXCEED \$156,100; AND PROVIDING AN EFFECTIVE DATE. (ECID PROJECT NO. 24123-130)

WHEREAS, the City of St. Petersburg, Florida (“City”) and ASRus, LLC (“A/E”) executed an architect/engineering agreement on December 1, 2020 for A/E to provide professional planning and study activities on a continuing basis related to miscellaneous Underground Injection Wells and Monitoring Wells Systems Projects; and

WHEREAS, Administration desires to issue Task Order No. 20-09-A/UIW(S) for A/E to provide mechanical integrity testing and a summary report related to the 2024 Northwest Water Reclamation Facility Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \$156,100, which amount includes a \$20,000 allowance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that the Mayor or his designee is hereby authorized to execute Task Order No. 20-09-A/UIW(S) to the architect/engineering agreement dated December 1, 2020 between the City of St. Petersburg, Florida and ASRus, LLC (“A/E”) for A/E to provide mechanical integrity testing and a summary report related to the 2024 Northwest Water Reclamation Facility Injection Wells Mechanical Integrity Testing Project in an amount not to exceed \$156,100.

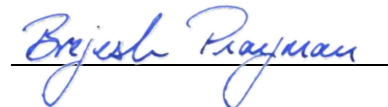
This Resolution shall become effective immediately upon its adoption.

LEGAL:

00715240



DEPARTMENT:



**MEMORANDUM**

CITY OF ST. PETERSBURG

Engineering and Capital Improvements Department

**DATE:** January 4, 2023

**TO:** The Honorable Brandi Gabbard, Chair, and City Councilmembers

**FROM:** Brejesh Prayman, P.E., Director  
Engineering & Capital Improvements Department

**RE:** Consultant Selection Information  
Firm: ASRus, LLC  
Task Order No. 20-09-A-UIW(S) in the amount of \$156,100

---

This memorandum is to provide information pursuant to City Council Policy and Procedures Manual, Chapter 3, Section I(F.) for agenda package information.

1. Summary of Reasons for Selection

The project involves demonstrating internal and external Mechanical Integrity Testing (MIT) for several injection wells at the Northwest Water Reclamation Facility (NWWRF) every five years, per the requirements of Florida Administrative Code (FAC) Chapter 62-528.

ASRus, LLC has satisfactorily completed similar work under previous A/E Annual Master Agreements and is familiar with the City Standards.

ASRus, LLC has significant experience in the testing, design, permitting and construction phase activities of injection wells.

This is the ninth Task Order issued under the 2020 Master Agreement.

2. Transaction Report listing current work – See Attachment A

# ATTACHMENT A

## Transaction Report for ASRus, LLC

Miscellaneous Professional Services for Underground Injection Wells  
A/E Agreement Effective - December 1, 2020  
A/E Agreement Expiration - November 30, 2024

Task Order No.	Project No.	Project Title	NTP Issued	Authorized Amount
01	WRD	AWA Lift Station - 2021 Injection Wells Mechanical Integrity Tests	02/02/21	73,575.00
02	WRD	2020 Deep Injection Well and ASR Systems Annual Summary Rpt	02/02/21	48,100.00
03	21071-111	NEWRF Injection Well No. 4	01/21/22	470,000.00
04	WRD	2021 Deep Injection Well & ASR Systems Annual Summary	04/06/22	56,750.00
05	23092-100	2023 NEWRF & SWWRF Injection Wells Mechanical Integrity Testing	04/06/23	362,615.00
06	WRD	2022 Regulatory Assistance	Pending	
07	WRD	2022 Deep Injection Well and ASR Systems Annual Summary Report	Pending	
08	WRD	SWWRF Injection Well and Well Rehab Assistance	02/28/23	25,000.00
09	23123-130	NWWRF Mechanical Integrity Testing FY24	Pending	
			Total:	1,036,040.00

TASK ORDER NO. 20-09-A/UIW(S)  
NORTHWEST WATER RECLAMATION FACILITY INJECTION WELLS –  
MECHANICAL INTEGRITY TESTING FY24  
UNDERGROUND INJECTION WELLS AND MONITORING WELLS SYSTEMS PROJECTS  
CITY PROJECT NO. 24123-130

This Task Order No. 20-09-A/UIW(S) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, pursuant to the ARCHITECT/ENGINEERING AGREEMENT FOR MISCELLANEOUS PROFESSIONAL SERVICES FOR UNDERGROUND INJECTION WELLS AND MONITORING WELLS SYSTEMS dated December 1, 2020 (“Agreement”) between ASRus, LLC (“A/E”), and the City of St. Petersburg, Florida (“City”), and upon execution shall become a part of the Agreement.

**I. DESCRIPTION OF PROJECT**

This Task Order pertains to the mechanical integrity (MI) testing (MIT) of the City’s Northwest Water Reclamation Facility (NWWRF) injection wells. The A/E and its subconsultant will perform the MITs and prepare a summary report documenting the MI testing.

Class I municipal injection wells must demonstrate internal and external MI every five (5) years as specified in Chapter 62-528, Florida Administrative Code (FAC). Per the FDEP Operation Permit Reporting Requirements I.B.2. of each Operation Permit, the MITs must be completed prior to the dates listed in Table 1 below.

**TABLE 1**  
**NWWRF Injection Wells MIT Schedule**

IW-1	June 11, 2024
IW-2	June 12, 2024
IW-3	June 10, 2024

Testing and Reporting Requirements of each Operating Permit requires the City to submit a test plan for completion of MI testing to the FDEP for approval at least 90 days prior to the MIT due date. The plan was submitted to FDEP and approved on September 8, 2023. The City has performed baseline MI testing using the Radioactive Tracer Survey (RTS) methodology in conjunction with packer pressure tests to prove the adequacy of the RTS methodology for internal MI demonstrations. The City has been working closely with the FDEP since 1989 to allow the continued use of the RTS methodology in lieu of packer testing for internal MI demonstrations. The RTS is the preferred method for the City due to the lower testing costs and less injection well downtime. At the November 9, 1995, Technical Assistance Committee (TAC) meeting, the FDEP was agreeable to the use of these methods for MI demonstrations and stated that the internal RTS methodology is a US Environmental Protection Agency (EPA) approved method for demonstration of internal MI. The project objective will be to obtain FDEP approval for utilizing the RTS methodology for both internal and external MI demonstrations, although there is no guarantee that FDEP will continue to support the sole use of the RTS methodology for the City. The City of St.

Petersburg is the only approved Class I municipal injection well system in the state that is not required to use downhole inflatable packers to demonstrate internal MI. A similar testing program was approved by the FDEP and implemented for the previous MI demonstrations at the NWWRF injection well system.

**II. SCOPE OF SERVICES**

**Task 1 – Implementation of MI Testing**

This task includes implementation of the MI testing at the NWWRF injection wells. The MI testing includes background gamma logging, temperature logs, video survey, and internal and external Radioactive Tracer Survey (RTS) at IW-1, IW-2, and IW-3 at the NWWRF. One (1) pre-construction meeting shall be coordinated, conducted, and attended by the A/E. Services during construction and resident engineering services shall be provided by the A/E during the MITs at the NWWRF injection wells.

**Task 2 – Summary Report**

A/E shall prepare a report summarizing the work performed, analyzing the data and results, and making applicable recommendations. A single report shall be prepared documenting the MI testing activities from the NWWRF MIT's. The City shall receive one (1) draft report in PDF format, and one (1) final report in PDF format of the MIT report and associated geophysical logs for distribution to City staff. FDEP and will be provided with an electronic copy (in pdf format). The report will be signed and sealed by a professional geologist registered in Florida.

**III. SCHEDULE**

Work under this Task Order shall begin no later than 10 days from Notice to Proceed.

Number of Days from NTP

MITs	By regulatory deadline (see Table 1)
Summary of Report Draft	45 days after MITs
Summary Report Final	45 days after MITs

**IV. A/E'S RESPONSIBILITIES**

The A/E will provide services outlined in Section II, Scope of Services.

**V. CITY'S RESPONSIBILITIES**

- City will provide review comments within 2 weeks of submittal of draft report.
- The City will provide access to well sites including fences, gates, culverts, or temporary roads necessary to provide access to the Subconsultant to complete the work. No site work is included in this Task Order.



**VI. DELIVERABLES**

Draft MIT Report	PDF format
Final Report	PDF format

**VII. A/E'S COMPENSATION**

For Tasks 1 and 2, the City shall compensate the A/E the not-to-exceed amount of \$136,100.

This Task Order establishes an allowance in the amount of \$20,000 for additional services not identified in the Scope of Services. Additional services may be performed only upon receipt of prior written authorization from the City and such authorization shall set forth the additional services to be provided by the A/E. The cost for any additional services shall not exceed the amount of the allowance set forth in this Task Order.

The total Task Order amount is **\$156,100** per Appendix A.

**VIII. PROJECT TEAM**

Prime Consultant - ASRus, LLC.  
Subconsultant – Geophysical Services TBD

**IX. MISCELLANEOUS**

In the event of a conflict between this Task Order and the Agreement, the Agreement shall prevail.

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

**ATTEST**

**CITY OF ST. PETERSBURG, FLORIDA**

By: \_\_\_\_\_  
Chandrasaha Srinivasa  
City Clerk

By: \_\_\_\_\_  
Brejesh Prayman, P.E., ENV SP, Director  
Engineering & Capital Improvements

(SEAL)

DATE: \_\_\_\_\_

APPROVED AS TO FORM FOR CONSISTENCY  
WITH THE STANDARD TASK ORDER.  
NO OPINION OR APPROVAL OF THE SCOPE  
OF SERVICES IS BEING RENDERED BY  
THE CITY ATTORNEY'S OFFICE

By: \_\_\_\_\_  
City Attorney (Designee)

\_\_\_\_\_  
**ASRus, LLC**  
(Company Name)

**WITNESSES:**

By: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Mark B. McNeal, Chief Executive Officer  
(Printed Name and Title)

\_\_\_\_\_  
(Printed Name)

Date: \_\_\_\_\_

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

**Appendix A**  
**Work Task Breakdown**  
**City of St. Petersburg**  
**NWWRF Injection Wells - Mechanical Integrity Testing FY24**  
**Project No. 24123-130**

**I. Manpower Estimate: All Tasks**

Task	Direct Labor Rates Classifications		Principal In Charge		Senior Professional Geologist (P.G.)		Staff Scientist		Graphics Designer		Senior Clerical		Total Hours	Labor Cost
	Direct Salary	Multiplier 2.99	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours			
1	Implementation of MI Testing	\$ 66.89	\$ 133.11	24	32	60	0	0	0	2	118	\$18,160.00		
2	Summary Report	\$ 200.00	\$ 200.00	24	60	11	0	2	2	2	99	\$16,700.00		
Totals		\$ 66.89	\$ 133.11	48	92	71	0	2	2	4	118	\$34,860.00		

**II. Fee Calculation**


Task	Labor Cost	Expenses <sup>2</sup>	Subconsultant Services	Mark-up on Subconsultant Services <sup>3</sup>	Total Cost Without Allowance
1	\$18,160.00	\$20.00	\$96,400.00	\$4,820.00	\$119,400.00
2	\$16,700.00	\$0.00	\$0.00	\$0.00	\$16,700.00
Total	\$18,160.00	\$20.00	\$96,400.00	\$4,820.00	\$136,100.00

**III. Fee Limit**

Hourly Not-To-Exceed	\$136,100.00
Allowance <sup>4</sup>	\$20,000.00
<b>Total Cost:</b>	<b>\$156,100.00</b>

**IV. Notes:**

1. Rates and Multiplier per contract.
2. Includes expenses for mileage, postage, reprographics.
3. Includes 5-percent markup of SUBCONSULTANT (per contract).
4. Allowance to be used only upon City's written authorization.

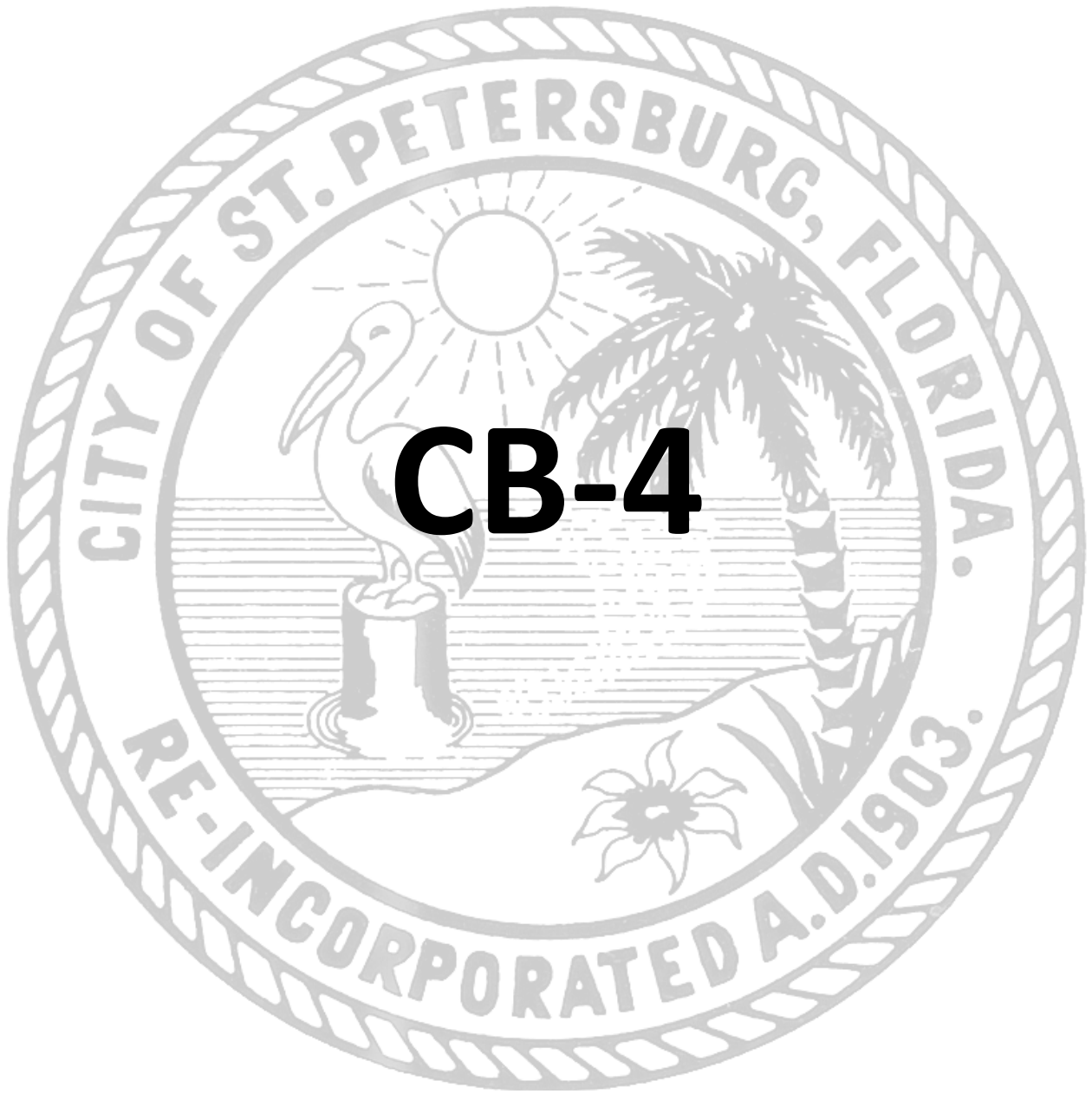
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- <b>General Authorization</b></p>					<b>Request #</b>
					248542
Name:	Johnson, Sarah B	Request Date:	20-DEC-2023	Status:	APPROVED

Authorization Request	
Subject:	Council 1/4
Message:	24123-130 - ASR - NWWRF Mechanical Testing - Task Order
Supporting Documentation:	ASR - NWWRF Mechanical Testing - Task Order - Final.pdf

	Approver	Completed By	Response	Response Date	Type
0	Johnson, Sarah B		SUBMITTED	20-DEC-2023	
1	Prayman, Brejesh B	Prayman, Brejesh B	APPROVE	20-DEC-2023	User Defined
2	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	21-DEC-2023	User Defined
3	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	21-DEC-2023	User Defined

The following page(s) contain the backup material for Agenda Item: A resolution appointing Cathryn Wilson, Jules Schneider, and David Hensler as regular members to the Code Enforcement Board; appointing Paul Eid as an alternate member to the Code Enforcement Board; and providing an effective date.

Please scroll down to view the backup material.



**CB-4**



# MEMORANDUM

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

FROM: Joe Waugh, Codes Compliance Assistance Director *JW*

DATE: January 4, 2024

SUBJECT: Code Enforcement Board (CEB) Member Appointments

---

I respectfully request that City Council appoint Cathryn Wilson, Jules Schneider, and David Hensler to serve as regular members of the Code Enforcement Board and Paul Eid to serve as an alternate member of the Code Enforcement Board, each serving three-year terms ending December 31, 2026.

Ms. Wilson has served as an alternate member since 2019 and has over 20 years of experience in the commercial insurance and property management industry. Ms. Schneider is a mechanical engineer with over 36 years of experience working on major engineering projects in the private and public sectors. Mr. Hensler provides a diverse range of experience working with vulnerable members of the community with direct experience in housing and Mr. Eid is a civil engineer with over 15 years of experience on technical projects including geotechnical exploration, site inspection, and landscape design.

A copy of each candidate's resume is available from the Clerk's office for your review and consideration.

**Reviewed and approved by:**

Administration: *A. Foster*

Budget: N/A

Legal: *[Signature]*

CC: Amy Foster, Housing and Neighborhood Services Administrator

Resolution No. \_\_\_\_\_


A RESOLUTION APPOINTING CATHRYN WILSON, JULES SCHNEIDER, AND DAVID HENSLER AS REGULAR MEMBERS TO THE CODE ENFORCEMENT BOARD; APPOINTING PAUL EID AS AN ALTERNATE MEMBER TO THE CODE ENFORCEMENT BOARD; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council hereby appoints Cathryn Wilson, Jules Schneider, and David Hensler as regular members to the Code Enforcement Board to each serve an unexpired three-year term ending December 31, 2026.

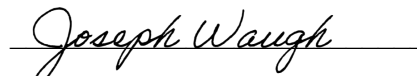
BE IT FURTHER RESOLVED that this Council hereby appoints Paul Eid as an alternate member to the Code Enforcement Board to serve an unexpired three-year term ending December 31, 2026.

This resolution shall become effective immediately upon its adoption.

Legal:

  
\_\_\_\_\_  
City Attorney (or Designee)

Department:

  
\_\_\_\_\_



The following page(s) contain the backup material for Agenda Item: A resolution confirming the appointment of regular members to the Health Facilities Authority; and providing an effective date. Please scroll down to view the backup material.



**CB-5**

# MEMORANDUM

## Consent Agenda

Meeting of January 4, 2024

TO: Members of City Council

FROM: Mayor Kenneth T. Welch

SUBJECT: Confirming the Appointments of Shane Faullin and Jeffrey Weir as regular members of the Health Facilities Authority to serve a four-year term ending December 31, 2027.

---

I respectfully request that Council confirm the appointments of Shane Faullin and Jeffrey Weir as regular members of the Health Facilities Authority to serve a four-year term ending December 31, 2027.

Legal: 00715134

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION CONFIRMING THE APPOINTMENT OF  
REGULAR MEMBERS TO THE HEALTH FACILITIES  
AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that  
this Council hereby confirms the appointment of Shane Faullin and Jeffrey Weir as regular  
members to the Health Facilities Authority to serve a four-year term ending December 31, 2027.

This Resolution shall become effective immediately upon its adoption.

Approved by:

  
\_\_\_\_\_  
City Attorney (Designee)

00715133

The following page(s) contain the backup material for Agenda Item: City Council 2024 Calendar Setting  
Please scroll down to view the backup material.



**CB-6**

ST. PETERSBURG CITY COUNCIL  
Consent Agenda  
Meeting of January 4, 2024

TO: City Council Chair & Members of the City Council

SUBJECT: City Council 2024 Calendar Setting

ATTACHMENTS: City Council Calendar, February 2024 – January 2025

**January 29, 2024 -  
February 4, 2024**

January 2024						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February 2024						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

**Monday, January 29**

**Tuesday, January 30**

**Wednesday, January 31**

**Thursday, February 1**

9:00am - 2:00pm **City Council Meeting / 9:30 AM Public Hearings** (City Council Chambers)

10:00am - 10:30am **Carter G. Woodson African American Museum - Black History Month Flag Raising**

2:30pm - 5:00pm **COW (Time TBD)** (Room 100)

**Friday, February 2**

**Saturday, February 3**

**Sunday, February 4**



**February 5, 2024 -  
February 11, 2024**

February 2024							March 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3					1	2	
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

**Monday, February 5**

**Tuesday, February 6**

**Wednesday, February 7**

**Thursday, February 8**

- **8:00am - 9:15am HLUT** (Room 100)
- **9:25am - 10:40am PSI** (Room 100)
- **10:50am - 12:05pm BFT - 1st Quarter Financial Reports** (Room 100)
- **1:30pm - 2:00pm Agenda Review (2/15)** (Room 100)
- **3:00pm - 6:00pm City Council Meeting** (City Council Chambers)

**Friday, February 9**

**Saturday, February 10**

**Sunday, February 11**

**February 12, 2024 -  
February 18, 2024**

February 2024							March 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3						1	2
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

**Monday, February 12**

**Tuesday, February 13**

**Wednesday, February 14**

**Thursday, February 15**

- **9:00am - 10:15am YFS \*If needed** (Room 100)
- **10:30am - 11:45am LAIR** (Room 100)
- **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings** (City Council Chambers)

**Friday, February 16**

**Saturday, February 17**

**Sunday, February 18**

**February 19, 2024 -  
February 25, 2024**

February 2024							March 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3					1	2	
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

**Monday, February 19**

**PRESIDENTS DAY - OFFICE CLOSED**

**Tuesday, February 20**

**Wednesday, February 21**

**Thursday, February 22**

- 8:30am - 9:45am EWD** (Room 100)
- 10:00am - 11:15am BFT** (Room 100)
- 1:30pm - 2:00pm Agenda Review (2/29)** (Room 100)
- 2:00pm - 5:00pm COW** (Room 100)

**Friday, February 23**

**Saturday, February 24**

**Sunday, February 25**

**February 26, 2024 -  
March 3, 2024**

February 2024							March 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3					1	2	
4	5	6	7	8	9	10	3	4	5	6	7	8	9
11	12	13	14	15	16	17	10	11	12	13	14	15	16
18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

**Monday, February 26**

**Tuesday, February 27**

**Wednesday, February 28**

**Thursday, February 29**

**Note: Consider this as the 1st March CC Meeting**  
 **9:00am - 5:00pm City Council Meeting / 9:30 AM Public Hearings** (City Council Chambers)

**Friday, March 1**

**Saturday, March 2**

**Sunday, March 3**

**March 4, 2024 -  
March 10, 2024**

March 2024							April 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

**Monday, March 4**

**Tuesday, March 5**

**Wednesday, March 6**

**Thursday, March 7**

- 12:00am Firestone Grand Prix** →
- 8:30am - 9:55am HLUT** (Room 100)
- 10:00am - 10:30am Grand Prix Flag Raising - Time uncertain (Maybe 9:30?)** (City Hall Flag pole)
- 11:30am - 1:00pm Grand Prix Green Flag Media Lunch**
- 1:30pm - 2:45pm BFT - Property Insurance Renewal** (Room 100)
- 3:00pm - 6:00pm COW** (Room 100)

**Friday, March 8**

**Saturday, March 9**

- ← **Firestone Grand Prix** →
- Last Day of Regular Legislative Session**

- ← **Firestone Grand Prix** →
- 12:00am Council Spring Break** →

**Sunday, March 10**

- ← **12:00am Firestone Grand Prix**
- ← **Council Spring Break** →

**March 11, 2024 -  
March 17, 2024**

March 2024							April 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

**Monday, March 11**

← Council Spring Break →

**Tuesday, March 12**

← Council Spring Break →

**Wednesday, March 13**

← Council Spring Break →

**Thursday, March 14**

← Council Spring Break →

8:00am - 5:00pm Spring Break - No Council Meetings

**Friday, March 15**

← Council Spring Break →

**Saturday, March 16**

← Council Spring Break →

**Sunday, March 17**

← 12:00am Council Spring Break

**March 18, 2024 -  
March 24, 2024**

March 2024							April 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1	2	1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

**Monday, March 18**

**Tuesday, March 19**

**Wednesday, March 20**

**Thursday, March 21**

- 8:00am - 9:15am HERS \*If needed (Room 100)
- 9:25am - 10:40am PSI (Room 100)
- 10:50am - 12:05pm EWD (Room 100)
- 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings (City Council Chambers)

**Friday, March 22**

**Saturday, March 23**

**Sunday, March 24**

**March 25, 2024 -  
March 31, 2024**

March 2024							April 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

**Monday, March 25**

**Tuesday, March 26**

**Wednesday, March 27**

**Thursday, March 28**

- Rays Opening Day - Rays vs Toronto Blue Jays (4:10 PM Start Time)**
- 8:00am - 9:15am LAIR** (Room 100)
- 9:25am - 10:40am BFT - FY 23 External Audit** (Room 100)
- 10:50am - 12:50pm COW** (Room 100)
- 1:00pm - 1:30pm Agenda Review (4/4)** (Room 100)
- 4:10pm - 7:00pm Rays Home Opener vs Toronto Blue Jays** (Tropicana Field (1 Tropicana Dr, St Petersburg, FL 33705))

**Friday, March 29**

**Saturday, March 30**

**Sunday, March 31**



**April 1, 2024 -  
April 7, 2024**

April 2024							May 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5	6			1	2	3	4
7	8	9	10	11	12	13		5	6	7	8	9	10
14	15	16	17	18	19	20		12	13	14	15	16	17
21	22	23	24	25	26	27		19	20	21	22	23	24
28	29	30						26	27	28	29	30	31

**Monday, April 1**

**Tuesday, April 2**

**Wednesday, April 3**

**Thursday, April 4**

 **9:00am - 5:00pm City Council Meeting / 9:30 AM Public Hearings (City Council Chambers)**

**Friday, April 5**

**Saturday, April 6**

**Sunday, April 7**

**April 8, 2024 -  
April 14, 2024**

April 2024							May 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5 6				1	2	3	4
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	

**Monday, April 8**

**Tuesday, April 9**

**Wednesday, April 10**

**Thursday, April 11**

- **8:00am - 9:15am HLUT** (Room 100)
- **9:25am - 10:40am PSI** (Room 100)
- **10:50am - 12:05pm BFT** (Room 100)
- **1:30pm - 2:00pm Agenda Review (4/18)** (Room 100)
- **3:00pm - 6:00pm City Council Meeting** (City Council Chambers)

**Friday, April 12**

**Saturday, April 13**

**Sunday, April 14**

**April 15, 2024 -  
April 21, 2024**

April 2024							May 2024							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
		1	2	3	4	5	6				1	2	3	4
7	8	9	10	11	12	13	5	6	7	8	9	10	11	
14	15	16	17	18	19	20	12	13	14	15	16	17	18	
21	22	23	24	25	26	27	19	20	21	22	23	24	25	
28	29	30					26	27	28	29	30	31		

**Monday, April 15**

**Tuesday, April 16**

**5:00pm - 6:00pm FY 2025 Budget Open House (Tentative)**

**Wednesday, April 17**

**Thursday, April 18**

- 8:30am - 9:45am YFS \*If needed (Room 100)**
- 10:15am - 11:30am LAIR - Florida Regular Legislative Session Recap (Room 100)**
- 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings (City Council Chambers)**

**Friday, April 19**


**Saturday, April 20**

**Sunday, April 21**


**April 22, 2024 -  
April 28, 2024**

April 2024							May 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6			1	2	3	4	
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	

**Monday, April 22**

 12:00am SPCC - Atlanta Think Outside the Burg trip 

**Tuesday, April 23**

  12:00am SPCC - Atlanta Think Outside the Burg trip

**Wednesday, April 24**

**Thursday, April 25**

-  8:30am - 9:45am EWD (Room 100)
-  10:00am - 11:15am BFT (Room 100)
-  1:00pm - 1:30pm Agenda Review (5/2) (Room 100)
-  1:30pm - 5:00pm COW - FY25 CIP Budget (Room 100)

**Friday, April 26**

**Saturday, April 27**

**Sunday, April 28**

**April 29, 2024 -  
May 5, 2024**

April 2024							May 2024							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
		1	2	3	4	5	6				1	2	3	4
7	8	9	10	11	12	13	5	6	7	8	9	10	11	
14	15	16	17	18	19	20	12	13	14	15	16	17	18	
21	22	23	24	25	26	27	19	20	21	22	23	24	25	
28	29	30					26	27	28	29	30	31		

**Monday, April 29**

**Tuesday, April 30**

**Wednesday, May 1**

**8:00am - 9:00am St. Petersburg Police Department Annual Memorial Service** (Demens Landing Park (Bayshore Dr & 2nd Ave S, St Petersburg, FL 33701))

**Thursday, May 2**

**9:00am - 5:00pm City Council Meeting / 9:30 AM Public Hearings** (City Council Chambers)

**Friday, May 3**

**Saturday, May 4**

**Sunday, May 5**

**May 6, 2024 -  
May 12, 2024**

May 2024							June 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	4						1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

**Monday, May 6**

**Tuesday, May 7**

**8:30am - 5:00pm COW - FY25 Operating Budget**  
(Room 100)

**Wednesday, May 8**

**Thursday, May 9**

- 8:00am - 9:15am HLUT** (Room 100)
- 9:25am - 10:40am PSI** (Room 100)
- 10:50am - 12:05pm BFT - 2nd Quarter Financial Reports** (Room 100)
- 1:30pm - 2:00pm Agenda Review (5/16)** (Room 100)
- 3:00pm - 6:00pm City Council Meeting** (City Council Chambers)

**Friday, May 10**

**Saturday, May 11**

**Sunday, May 12**

**May 13, 2024 -  
May 19, 2024**

May 2024							June 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	4						1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

**Monday, May 13**

**Tuesday, May 14**

**Wednesday, May 15**

**Thursday, May 16**

- 10:30am - 11:45am HERS \*If needed (Room 100)
- 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings (City Council Chambers)

**Friday, May 17**

**Saturday, May 18**

■ 8:30am - 12:00pm CDBG Grant Review Committee (Room 100)

**Sunday, May 19**

**May 20, 2024 -  
May 26, 2024**

May 2024							June 2024							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
				1	2	3	4						1	
5	6	7	8	9	10	11		2	3	4	5	6	7	8
12	13	14	15	16	17	18		9	10	11	12	13	14	15
19	20	21	22	23	24	25		16	17	18	19	20	21	22
26	27	28	29	30	31			23	24	25	26	27	28	29
								30						

**Monday, May 20**

**Tuesday, May 21**

**Wednesday, May 22**

**Thursday, May 23**

8:00am - 5:00pm No Council Meetings

**Friday, May 24**

**Saturday, May 25**

**Sunday, May 26**



**May 27, 2024 -  
June 2, 2024**

May 2024							June 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	4						1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

**Monday, May 27**

**MEMORIAL DAY - OFFICE CLOSED**

**Tuesday, May 28**

**Wednesday, May 29**

**Thursday, May 30**

- 9:00am - 10:15am EWD** (Room 100)
- 10:30am - 11:45am BFT** (Room 100)
- 1:00pm - 1:30pm Agenda Review (6/6)** (Room 100)
- 1:30pm - 5:00pm COW** (Room 100)

**Friday, May 31**

**Saturday, June 1**

**Pride Month Begins - Flag Raising Date/Time TBD**

**Sunday, June 2**

**June 3, 2024 -  
June 9, 2024**

June 2024							July 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

**Monday, June 3**

**Tuesday, June 4**

**Wednesday, June 5**

**Thursday, June 6**

 **9:00am - 5:00pm City Council Meeting / 9:30 AM Public Hearings** (City Council Chambers)

**Friday, June 7**

**Saturday, June 8**

**Sunday, June 9**

**June 10, 2024 -  
June 16, 2024**

June 2024							July 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

**Monday, June 10**

**Tuesday, June 11**

**Wednesday, June 12**

**Thursday, June 13**

- **8:00am - 9:15am HLUT** (Room 100)
- **9:25am - 10:40am PSI** (Room 100)
- **10:50am - 12:05pm BFT - FY25 Utility Rate Program**  
(Room 100)
- **1:30pm - 7:00pm City Council Meeting / 5:01 PM  
Public Hearings** (City Council Chambers)

**Friday, June 14**

☐ 12:00am Council Summer Break →

**Saturday, June 15**

☐ ← Council Summer Break →

**Sunday, June 16**

☐ ← Council Summer Break →

**June 17, 2024 -  
June 23, 2024**

June 2024							July 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

**Monday, June 17**

← Council Summer Break →

**Tuesday, June 18**

← Council Summer Break →

**Wednesday, June 19**

← Council Summer Break →

JUNETEENTH - OFFICE CLOSED

**Thursday, June 20**

← Council Summer Break →

**Friday, June 21**

← Council Summer Break →

**Saturday, June 22**

← Council Summer Break →

St. Pete Pride Parade

**Sunday, June 23**

← Council Summer Break →

**June 24, 2024 -  
June 30, 2024**

June 2024							July 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

**Monday, June 24**

← Council Summer Break →

**Tuesday, June 25**

← Council Summer Break →

**Wednesday, June 26**

← Council Summer Break →

**Thursday, June 27**

← Council Summer Break →

**Friday, June 28**

← Council Summer Break →

**Saturday, June 29**

← Council Summer Break →

**Sunday, June 30**

← Council Summer Break →

**July 1, 2024 -  
July 7, 2024**

July 2024							August 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6				1	2	3	
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	31

**Monday, July 1**

← Council Summer Break →

**Tuesday, July 2**

← Council Summer Break →

**Wednesday, July 3**

← Council Summer Break →

**Thursday, July 4**

← Council Summer Break →

INDEPENDENCE DAY - OFFICE CLOSED

**Friday, July 5**

← Council Summer Break →

**Saturday, July 6**

← Council Summer Break →

**Sunday, July 7**

← 12:00am Council Summer Break

**July 8, 2024 -  
July 14, 2024**

July 2024							August 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	31

**Monday, July 8**

**Tuesday, July 9**

**Wednesday, July 10**

**Thursday, July 11**

- **8:00am - 9:15am HLUT** (Room 100)
- **9:25am - 10:40am PSI** (Room 100)
- **10:50am - 12:05pm BFT** (Room 100)
- **2:00pm - 2:30pm Agenda Review (7/18)** (Room 100)
- **3:00pm - 6:30pm City Council Meeting / 5:01 PM Public Hearings** (City Council Chambers)

**Friday, July 12**

**Saturday, July 13**

**Sunday, July 14**

**July 15, 2024 -  
July 21, 2024**

July 2024							August 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	31

**Monday, July 15**

Mayor's Recommended Budget Due

**Tuesday, July 16**

**Wednesday, July 17**

**Thursday, July 18**

- 10:30am - 11:45am HERS \*If needed (Room 100)
- 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings (Set Tentative Millage Rate) (City Council Chambers)

**Friday, July 19**

**Saturday, July 20**

**Sunday, July 21**



**July 22, 2024 -  
July 28, 2024**

July 2024							August 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	31

**Monday, July 22**

**Tuesday, July 23**

**Wednesday, July 24**

**Thursday, July 25**

- 8:30am - 9:45am EWD (Room 100)
- 10:00am - 11:15am BFT (Room 100)
- 1:30pm - 2:00pm Agenda Review (8/1) (Room 100)
- 2:00pm - 5:00pm COW (Room 100)

**Friday, July 26**

**Saturday, July 27**

**Sunday, July 28**

**July 29, 2024 -  
August 4, 2024**

July 2024							August 2024							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
	1	2	3	4	5	6					1	2	3	
7	8	9	10	11	12	13		4	5	6	7	8	9	10
14	15	16	17	18	19	20		11	12	13	14	15	16	17
21	22	23	24	25	26	27		18	19	20	21	22	23	24
28	29	30	31					25	26	27	28	29	30	31

**Monday, July 29**

**Tuesday, July 30**

**Wednesday, July 31**

**Thursday, August 1**

 **9:00am - 5:00pm City Council Meeting / 9:30 AM Public Hearings** (City Council Chambers)

**Friday, August 2**

**Saturday, August 3**

**Sunday, August 4**

**August 5, 2024 -  
August 11, 2024**

August 2024							September 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					

**Monday, August 5**

**Tuesday, August 6**

**Wednesday, August 7**

**Thursday, August 8**

- **8:00am - 9:15am HLUT** (Room 100)
- **9:25am - 10:40am PSI** (Room 100)
- **10:50am - 12:05pm BFT - 3rd Quarter Financial Reports** (Room 100)
- **1:30pm - 2:00pm Agenda Review (8/15)** (Room 100)
- **3:00pm - 6:00pm City Council Meeting** (City Council Chambers)

**Friday, August 9**

**Saturday, August 10**

**Sunday, August 11**

**August 12, 2024 -  
August 18, 2024**

August 2024							September 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					

**Monday, August 12**

**Tuesday, August 13**

**Wednesday, August 14**

**Thursday, August 15**

- 12:00am Florida League of Cities - Annual Conference** (Hollywood, FL) →
- 9:00am - 10:15am YFS \*If needed** (Room 100)
- 10:30am - 11:45am LAIR - Federal Priorities** (Room 100)
- 1:30pm - 7:00pm City Council Meeting / FY 25 Utility Rates First Reading / 5:01 PM Public Hearings** (City Council Chambers)

**Friday, August 16**

**← Florida League of Cities - Annual Conference** (Hollywood, FL) →

**Saturday, August 17**

**← 12:00am Florida League of Cities - Annual Conference** (Hollywood, FL) →

**Sunday, August 18**

**August 19, 2024 -  
August 25, 2024**

August 2024							September 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					

**Monday, August 19**

**Tuesday, August 20**

**Wednesday, August 21**

**Thursday, August 22**

- 8:30am - 9:45am EWD (Room 100)
- 10:00am - 11:15am BFT (Room 100)
- 1:30pm - 5:00pm COW (Room 100)

**Friday, August 23**

**Saturday, August 24**

**Sunday, August 25**

**August 26, 2024 -  
September 1, 2024**

August 2024							September 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30					

**Monday, August 26**

**Tuesday, August 27**

**Wednesday, August 28**

**Thursday, August 29**

 8:00am - 5:00pm No Council Meetings

**Friday, August 30**

**Saturday, August 31**

**Sunday, September 1**

**September 2, 2024 -  
September 8, 2024**

September 2024							October 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

**Monday, September 2**

**LABOR DAY - OFFICE CLOSED**

**Tuesday, September 3**

**Wednesday, September 4**

**Thursday, September 5**

- 1:00pm - 1:30pm Agenda Review (9/12)** (Room 100)
- 1:30pm - 8:00pm City Council Meeting / FY 25 Utility Rates Public Hearing / 5:01 PM Public Hearings** (City Council Chambers)

**Friday, September 6**

**Saturday, September 7**

**Sunday, September 8**

**September 9, 2024 -  
September 15, 2024**

September 2024							October 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

**Monday, September 9**

**Tuesday, September 10**

**Wednesday, September 11**

**Thursday, September 12**

- FY 2025 Budget - 1st Public Hearing**
- 8:00am - 9:15am HLUT** (Room 100)
- 9:25am - 10:40am PSI** (Room 100)
- 10:50am - 12:05pm BFT** (Room 100)
- 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings / 6:00 PM 1st Budget Public Hearing** (City Council Chambers)

**Friday, September 13**

**Saturday, September 14**

**Sunday, September 15**



**September 16, 2024 -  
September 22, 2024**

September 2024							October 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

<p><b>Monday, September 16</b></p>	<p><b>Tuesday, September 17</b></p>
<p><b>Wednesday, September 18</b></p>	<p><b>Thursday, September 19</b></p> <ul style="list-style-type: none"> <li><span style="color: #4F81BD;">■</span> <b>8:00am - 9:15am HERS *If needed</b> (Room 100)</li> <li><span style="color: #4F81BD;">■</span> <b>9:30am - 11:30am COW</b> (Room 100)</li> <li><span style="color: #4F81BD;">■</span> <b>11:30am - 12:00pm Agenda Review (9/26)</b> (Room 100)</li> </ul>
<p><b>Friday, September 20</b></p>	<p><b>Saturday, September 21</b></p> <hr/> <p><b>Sunday, September 22</b></p>

**September 23, 2024 -  
September 29, 2024**

September 2024							October 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

<p><b>Monday, September 23</b></p>	<p><b>Tuesday, September 24</b></p>
<p><b>Wednesday, September 25</b></p>	<p><b>Thursday, September 26</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #004a66; margin-right: 5px;"></span> <b>FY 2025 Budget - 2nd Public Hearing</b></li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0070c0; margin-right: 5px;"></span> <b>8:30am - 9:45am EWD</b> (Room 100)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0070c0; margin-right: 5px;"></span> <b>10:00am - 11:15am BFT</b> (Room 100)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0070c0; margin-right: 5px;"></span> <b>11:30am - 12:00pm Agenda Review (10/3)</b> (Room 100)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0070c0; margin-right: 5px;"></span> <b>3:00pm - 8:00pm City Council Meeting / 5:01 PM Public Hearings / 6:00 PM 2nd Budget Public Hearing</b> (City Council Chambers)</li> </ul>
<p><b>Friday, September 27</b></p>	<p><b>Saturday, September 28</b></p> <hr/> <p><b>Sunday, September 29</b></p>

**September 30, 2024 -  
October 6, 2024**

September 2024							October 2024							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
	1	2	3	4	5	6	7			1	2	3	4	5
	8	9	10	11	12	13	14	6	7	8	9	10	11	12
	15	16	17	18	19	20	21	13	14	15	16	17	18	19
	22	23	24	25	26	27	28	20	21	22	23	24	25	26
	29	30						27	28	29	30	31		

**Monday, September 30**

**Tuesday, October 1**

**Wednesday, October 2**

**Thursday, October 3**

 **9:00am - 5:00pm City Council Meeting / 9:30 AM Public Hearings** (City Council Chambers)

**Friday, October 4**

**Saturday, October 5**

**Sunday, October 6**

**October 7, 2024 -  
October 13, 2024**

October 2024							November 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

**Monday, October 7**

**Tuesday, October 8**

**Wednesday, October 9**

**Thursday, October 10**

- **8:00am - 9:15am HLUT** (Room 100)
- **9:25am - 10:40am PSI** (Room 100)
- **10:50am - 12:05pm BFT - FY25 Management Evaluation Discussion** (Room 100)
- **1:30pm - 2:00pm Agenda Review (10/17)** (Room 100)
- **3:00pm - 6:00pm City Council Meeting** (City Council Chambers)

**Friday, October 11**

**Saturday, October 12**

**Sunday, October 13**

**October 14, 2024 -  
October 20, 2024**

October 2024							November 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

<p><b>Monday, October 14</b></p>	<p><b>Tuesday, October 15</b></p>
<p><b>Wednesday, October 16</b></p>	<p><b>Thursday, October 17</b></p> <ul style="list-style-type: none"> <li><span style="color: blue;">■</span> <b>9:00am - 10:15am YFS *If needed</b> (Room 100)</li> <li><span style="color: blue;">■</span> <b>10:30am - 11:45am LAIR</b> (Room 100)</li> <li><span style="color: blue;">■</span> <b>1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings</b> (City Council Chambers)</li> </ul>
<p><b>Friday, October 18</b></p>	<p><b>Saturday, October 19</b></p> <hr/> <p><b>Sunday, October 20</b></p>

**October 21, 2024 -  
October 27, 2024**

October 2024							November 2024							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
		1	2	3	4	5					1	2		
6	7	8	9	10	11	12		3	4	5	6	7	8	9
13	14	15	16	17	18	19		10	11	12	13	14	15	16
20	21	22	23	24	25	26		17	18	19	20	21	22	23
27	28	29	30	31				24	25	26	27	28	29	30

**Monday, October 21**

**Tuesday, October 22**

**Wednesday, October 23**

**Thursday, October 24**

- 8:30am - 9:45am EWD (Room 100)
- 10:00am - 11:15am BFT (Room 100)
- 1:30pm - 5:00pm COW (Room 100)

**Friday, October 25**

**Saturday, October 26**

**Sunday, October 27**

**October 28, 2024 -  
November 3, 2024**

October 2024							November 2024							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	
		1	2	3	4	5						1	2	
6	7	8	9	10	11	12		3	4	5	6	7	8	9
13	14	15	16	17	18	19		10	11	12	13	14	15	16
20	21	22	23	24	25	26		17	18	19	20	21	22	23
27	28	29	30	31				24	25	26	27	28	29	30

**Monday, October 28**

**Tuesday, October 29**

**Wednesday, October 30**

**Thursday, October 31**

 8:00am - 5:00pm No Council Meetings

**Friday, November 1**

**Saturday, November 2**

**Sunday, November 3**

**November 4, 2024 -  
November 10, 2024**

November 2024							December 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				





**Monday, November 4**

**Tuesday, November 5**

 **Election Day**

**Wednesday, November 6**

**Thursday, November 7**

-  **8:00am - 9:15am HLUT** (Room 100)
-  **9:25am - 10:40am PSI** (Room 100)
-  **10:50am - 12:05pm BFT - 4th Quarter Financial Reports & FY24 Budget Clean-up** (Room 100)
-  **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings** (City Council Chambers)

**Friday, November 8**

**Saturday, November 9**

**Sunday, November 10**



**November 11, 2024 -  
November 17, 2024**

November 2024							December 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

**Monday, November 11**

**VETERANS DAY - OFFICE CLOSED**

**Tuesday, November 12**

**Wednesday, November 13**

**12:00am National League of Cities (NLC) - Tampa** →  
(Tampa, FL)

**Thursday, November 14**

← **National League of Cities (NLC) - Tampa** →  
(Tampa, FL)

**Friday, November 15**

← **12:00am National League of Cities (NLC) - Tampa**  
(Tampa, FL)

**Saturday, November 16**

**Sunday, November 17**

**November 18, 2024 -  
November 24, 2024**

November 2024							December 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

**Monday, November 18**

**Tuesday, November 19**

**Wednesday, November 20**

**Thursday, November 21**

- 8:30am - 10:30am COW (Room 100)
- 10:50am - 12:05pm BFT (Room 100)
- 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings & 2nd Budget Cleanup (Tentative) (City Council Chambers)

**Friday, November 22**

**Saturday, November 23**

**Sunday, November 24**

**November 25, 2024 -  
December 1, 2024**

November 2024							December 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

**Monday, November 25**

5:00pm - 6:00pm ALTERNATIVE DATE - City Council Meeting / 5:01 PM 2nd Reading for Budget Cleanup (only) (City Council Chambers)

**Tuesday, November 26**

**Wednesday, November 27**

**Thursday, November 28**

THANKSGIVING DAY - OFFICE CLOSED

**Friday, November 29**

DAY AFTER THANKSGIVING - OFFICE CLOSED

**Saturday, November 30**

**Sunday, December 1**

**December 2, 2024 -  
December 8, 2024**

December 2024							January 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30	31	

**Monday, December 2**

**Tuesday, December 3**

**Wednesday, December 4**

**Thursday, December 5**

- **8:30am - 9:45am HLUT** (Room 100)
- **10:00am - 11:15am EWD** (Room 100)
- **11:30am - 12:00pm Agenda Review (12/12)** (Room 100)
- **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings** (City Council Chambers)

**Friday, December 6**

**Saturday, December 7**

**Sunday, December 8**

**December 9, 2024 -  
December 15, 2024**

December 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

January 2025

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

**Monday, December 9**

**Tuesday, December 10**

**Wednesday, December 11**

**Thursday, December 12**

- **8:30am - 9:45am BFT - 2025 Health Insurance Renewal & Status Update on Current Year Health Plan** (Room 100)
- **10:00am - 12:00pm COW - 2025 Calendar setting; Selection of 2025 Chair/Vice Chair** (Room 100)
- **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings** (City Council Chambers)

**Friday, December 13**

☐ 12:00am Council Holiday Break →

**Saturday, December 14**

☐ ← Council Holiday Break →

**Sunday, December 15**

☐ ← Council Holiday Break →

**December 16, 2024 -  
December 22, 2024**

December 2024							January 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30	31	

**Monday, December 16**

← Council Holiday Break →

**Tuesday, December 17**

← Council Holiday Break →

**Wednesday, December 18**

← Council Holiday Break →

**Thursday, December 19**

← Council Holiday Break →

**Friday, December 20**

← Council Holiday Break →

**Saturday, December 21**

← Council Holiday Break →

**Sunday, December 22**

← Council Holiday Break →

**December 23, 2024 -  
December 29, 2024**

December 2024							January 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30	31	

**Monday, December 23**

← Council Holiday Break →

**Tuesday, December 24**

← Council Holiday Break →

**Wednesday, December 25**

← Council Holiday Break →

CHRISTMAS DAY - OFFICE CLOSED

**Thursday, December 26**

← Council Holiday Break →

**Friday, December 27**

← Council Holiday Break →

**Saturday, December 28**

← Council Holiday Break →

**Sunday, December 29**

← Council Holiday Break →

**December 30, 2024 -  
January 5, 2025**

December 2024							January 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30	31	

**Monday, December 30**

← Council Holiday Break →

**Tuesday, December 31**

← Council Holiday Break →

**Wednesday, January 1**

← 12:00am Council Holiday Break  
 NEW YEAR'S DAY - OFFICE CLOSED

**Thursday, January 2**

9:00am - 10:30am Outgoing City Council Meeting  
(City Council Chambers)  
 11:00am - 1:00pm City Council Swearing-In  
Ceremony (City Council Chambers)

**Friday, January 3**

**Saturday, January 4**

**Sunday, January 5**



**January 6, 2025 -  
January 12, 2025**

January 2025							February 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	4						1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	

**Monday, January 6**

**Tuesday, January 7**

**Wednesday, January 8**

**Thursday, January 9**

- **8:00am - 9:15am HLUT** (Room 100)
- **9:25am - 10:40am PSI** (Room 100)
- **10:50am - 12:05pm BFT** (Room 100)
- **1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings** (City Council Chambers)

**Friday, January 10**

**Saturday, January 11**

**Sunday, January 12**

**January 13, 2025 -  
January 19, 2025**

January 2025							February 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	4						1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	

**Monday, January 13**

**Tuesday, January 14**

**Wednesday, January 15**

**Thursday, January 16**

- **8:00am - 9:15am HERS \*If needed** (Room 100)
- **9:25am - 10:40am EWD** (Room 100)
- **10:50am - 12:05pm LAIR** (Room 100)
- **1:30pm - 2:00pm Agenda Review (1/23)** (Room 100)
- **3:00pm - 6:00pm City Council Meeting** (City Council Chambers)

**Friday, January 17**

**Saturday, January 18**

**Sunday, January 19**

**January 20, 2025 -  
January 26, 2025**

January 2025							February 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	4						1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	

**Monday, January 20**

**MARTIN LUTHER KING JR DAY - OFFICE CLOSED**

**Tuesday, January 21**

**Wednesday, January 22**

**Thursday, January 23**

- 8:00am - 9:15am BFT** (Room 100)
- 9:30am - 12:00pm COW - FY26 City Council Budget Priorities** (Room 100)
- 1:30pm - 7:00pm City Council Meeting / 5:01 PM Public Hearings** (City Council Chambers)

**Friday, January 24**

**Saturday, January 25**

**Sunday, January 26**

**January 27, 2025 -  
February 2, 2025**

January 2025							February 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	4						1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	

**Monday, January 27**

**Tuesday, January 28**

**Wednesday, January 29**

**Thursday, January 30**

 8:00am - 4:00pm No Council Meetings

**Friday, January 31**

**Saturday, February 1**

**Sunday, February 2**

The following page(s) contain the backup material for Agenda Item: Committee of the Whole Minutes (11/30/2023)  
Please scroll down to view the backup material.



**CB-7**

City of St. Petersburg  
**Committee of the Whole**  
**November 30, 2023 Meeting Minutes**  
*City Hall, Room 100*

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**Present:** Council Chair Brandi Gabbard, Council Vice-Chair Deborah Figgs-Sanders, Council Members Copley Gerdes, Ed Montanari, Lisset Hanewicz, Gina Driscoll, and Richie Floyd

**Absent:** Council Member John Muhammad

**Also Present:** City Attorney Jacqueline Kovilaritch, Assistant City Attorney Michael Dema, City Administrator Rob Gerdes, Assistant City Administrator Tom Greene, Economic Development Director Brian Caper, and City Clerk Chan Srinivasa.

**Support Staff:** Kimberly Amos, Legislative Aide

1. **Call to Order** – 3:00 PM
2. **Approval of Agenda** – CM Montanari motioned for approval. All voted in favor.
3. **Approval of October 26, 2023 Minutes** – VC Figgs-Sanders motioned for approval. All voted in favor.
4. **New Business** – November 30, 2023

**Community Benefits Advisory Council Ad Hoc Member Appointments:**

Economic Development Director Brian Caper provided a presentation explaining the Community Benefits Program, the Community Benefits Advisory Council (CBAC) and the Historic Gas Plant Redevelopment Project. The nine CBAC Committee Members for the Historic Gas Plant Redevelopment Project will consist of the four Standing CBAC Members, one City Council Member selected by City Council, two Ad Hoc Members appointed by the Mayor, and two Ad Hoc Members appointed by City Council.

Council Chair Gabbard explained that she intended to follow the same nominating and voting process used in previous Ad Hoc Member selection.<sup>1</sup> The Council Member nomination will occur verbally, and Ad Hoc members will be nominated using a paper ballot system with each Council Member listing their own name and their two selections on their ballots. Chair Gabbard opened the floor for verbal nominations for Council Members.

*CM Floyd nominated VC Figgs-Sanders.* The motion was approved unanimously.

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<sup>1</sup> In a June 2, 2022 Committee of the Whole, City Council selected CBAC Ad Hoc Committee Members for the TPA/Moffitt Project

CM Hanewicz asked if applicants received the Conflict Resolution <sup>2</sup>, Mr. Caper stated applicants did not, but appointees will. CM Driscoll shared an observation that both Mayor Welch’s appointees used work addresses, leading her to prioritize qualified applicants residing in the one-mile radius.

Voting commenced on the 2 Ad Hoc members with each Council Member writing their top 2 choices. While the votes were being tallied CM Montanari asked for clarification on the timeline for the Community Benefits Agreement (CBA). Mr. Caper answered quarter 1 or 2 with a goal of March, City Administrator Rob Gerdes added the CBA will be included within the development agreement. Chair Gabbard informed the committee additional meetings have been incorporated into the first quarter of 2024 to discuss the agreements.

City Clerk Chan Srinivasa and Assistant City Administrator Tom Greene tallied the votes, with four votes, the Committee agreed to nominate Debbie Reeser as an Ad Hoc Member and conduct an additional vote for the second member. While preparing for the second vote, VC Figgs-Sanders relayed that her candidates were not listed in the original tally announcement. Mr. Greene and Mr. Srinivasa recounted to ensure accuracy and announced the tally:

- Debbie Reeser – 4
- Carla Bristol – 1
- Kimberly Brown – Williams – 1
- Lorna Perez – 1
- Wilma Norton – 1
- Karyn Mueller – 2
- Esther Matthews – 1
- Kyandra Darling – 1
- Tara Newsom – 1
- Yvonne Williams – 1

***CM Driscoll motioned for the committee to accept the nominations of Debbie Reeser & Karyn Mueller as CBAC Ad Hoc Committee Members and to accept the nomination of Council Vice Chair Deborah Figgs-Sanders as the City Council representative.*** Roll Call results listed below.

Prior to the vote VC Figgs-Sanders asked to consider the qualifications and experience of each remaining applicant. CM Gerdes expressed concern with considering 2 votes as a large enough margin to be considered a majority and suggested an additional vote for consensus. CM Hanewicz asked how the 1-mile radius from the site was determined, Mr. Caper stated a mile from the edge of the property limit.

Roll Call. Ayes. Montanari. Hanewicz. Driscoll. Floyd. Gerdes. Gabbard. Naves. Figgs-Sanders. Absent. Muhammad.

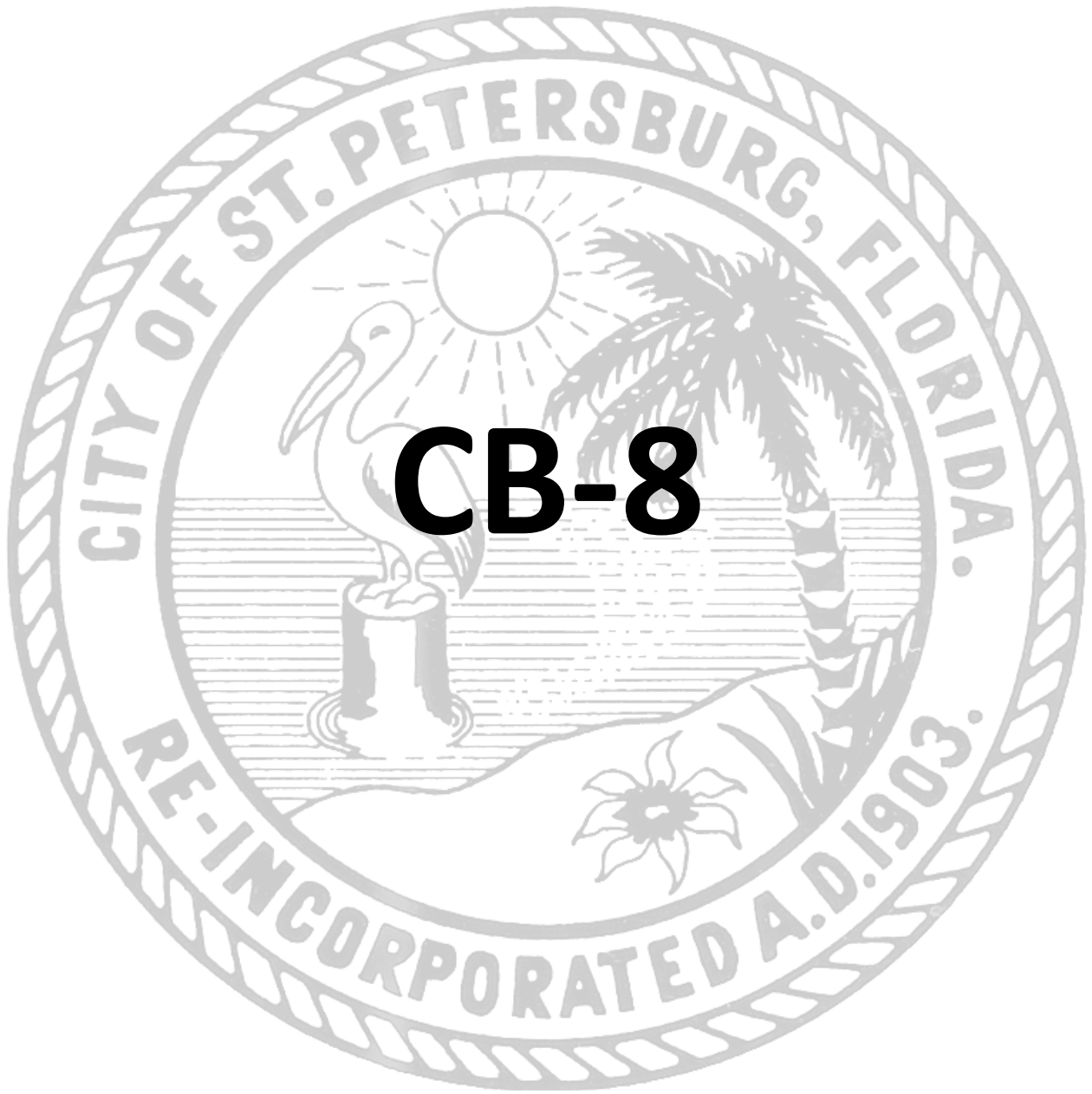
**With no further business, the meeting was adjourned at 3:39 PM**

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<sup>2</sup> Conflict resolution refers to Resolution 2013-527: “restricting participation by the members of specified city boards and commissions, including the City Council, from participating in certain matters before such boards and commissions; prohibiting members of certain city boards and commissions, including the City Council, from appearing and speaking for or against certain matters being considered by other boards and commissions; defining terms; providing for exceptions; providing for the repeal of resolutions inconsistent with this resolution; and providing for an effective date.”



The following page(s) contain the backup material for Agenda Item: Legislative Affairs and Intergovernmental Relations Committee Minutes (10/26/2023)  
Please scroll down to view the backup material.



**CB-8**

**City of St. Petersburg**  
**Legislative Affairs and Intergovernmental Relations Committee**  
**October 26, 2023 Meeting Minutes**  
*City Hall, Room 100*

**Present:** Committee Chair Lisset Hanewicz, Committee Vice-Chair Ed Montanari, Council Member Gina Driscoll, and Council Chair Brandi Gabbard

**Absent:** None

**Also Present:** Council Vice-Chair Deborah Figgs-Sanders, Council Member Copley Gerdes, Assistant City Attorney Jane Wallace, Mayor’s Chief of Staff Doyle Walsh, Government Affairs Director David Thompson, The Southern Group Partner Laura Boehmer (via ZOOM), Capitol Counsel Partner Rob Diamond (via ZOOM), and Deputy City Clerk Paul Traci

**Support Staff:** Tricia Terry – City Council Legislative Aide

1. **Call to Order** – 8:33AM
2. **Approval of Agenda** – CM Montanari motioned for approval. All voted in favor.
3. **Approval of September 21, 2023 Minutes** – CM Montanari motioned for approval. All voted in favor.
4. **New Business – October 26, 2023**

**Current Status in Tallahassee** – *Laura Boehmer, The Southern Group*

Ms. Boehmer began her overview with the Governor calling a special session, which will include discussions on property insurance, additional funding for the My Safe Florida Home program, school voucher programs, and other potential funding for Israel. She also informed the committee that November 14 is the appropriations deadline.

Council Chair (CC) Gabbard asked about My Safe Florida Home and if the discussion will include expanding the uses of the program. Ms. Boehmer confirmed that the discussion will focus on funding but believes that other uses will come up.

**Discussion on 2024 State Legislative Agenda** - *David Thompson, Government Affairs Director*

Chair Hanewicz opened the floor for questions on the draft of the 2024 State Legislative Agenda, which was provided at the meeting. CC Gabbard asked to clarify the process regarding council members drafting resolutions in support or opposition of specific bills that would then be voted on by full Council. She expanded that this would give Council or Administration an opportunity to take a strong stance on a particular bill.

Council Vice-Chair (VC) Figgs-Sanders asked about bill tracking in relation to the City’s policies and priorities. David Thompson indicated that he will be providing a bill tracker and bills can be brought up in committee, in-person with him, or with the staff-person for LAIR. He explained that bills can be added to this tracker at any time, but resolutions about bills would start in this committee, then move to full Council. Jane Wallace added some history to how this resolution process had evolved into a single agenda that was attached to a general resolution.

Chair Hanewicz asked about timing regarding submitting resolutions or agendas for the upcoming session starting the second week January. Ms. Boehmer confirmed that it would be helpful to know about

specific bills when session starts. However, the State Legislative Agenda will cover policy position statements that will be the guideline for her and David [Thompson] to track and communicate with legislators during session.

Vice-Chair Montanari agreed that resolutions could be used for important topics but likes using the single agenda that is backed by Council and Administration. This allows the City of St. Petersburg to be speaking with one voice on these issues. Chair Hanewicz concurred.

David Thompson discussed several edits made to the draft State Legislative Agenda since first discussed with Council Members in one-on-one meetings. CC Gabbard asked for stronger language around urban agriculture. Mr. Thompson indicated that he would be working on that language.

### **Current Status in Washington, DC – Rob Diamond, Capitol Counsel**

Rob Diamond reviewed the last few weeks in Washington, starting with the announcement of the new Speaker of the House, Mike Johnson. Mr. Diamond discussed Congress passing a 45-day resolution to avoid a government shut-down and extending the timeline to November 17<sup>th</sup>. The new Speaker indicated that he will most likely be bringing forward another extension into the new year. Chair Hanewicz asked if the new speaker might lose his job like Mr. McCarthy with the first extension. Mr. Diamond expressed that he does not foresee that happening to the new Speaker.

Rob Diamond continued his summary with the \$100 billion national security supplemental that the President submitted, which will support aid to Israel, Palestine & Ukraine, with \$50 billion of total going to domestic priorities. Mr. Diamond highlighted that around \$23.5 billion of the domestic funding is going towards storm recovery, including replenishing FEMA's ongoing disaster relief. He then segued into meetings that Administration held over the past few days up in Washington.

Vice-Chair Montanari, referring to Speaker seat vacancy holding up the legislative branch, asked if there will be a move to change the rule to vacate the chair. Mr. Diamond personally agrees that they will need to do so eventually. Vice-Chair Montanari inquired about the specifics of the disaster relief portion of the President's domestic supplemental. Mr. Diamond stated that it was just released the day before and he will send that information to Council. David Thompson and CM Driscoll shared details on their respective trips to Washington.

### **Finalize 2024 Federal Legislative Agenda – David Thompson, Government Affairs Director**

CM Driscoll pointed out a few edits that needed to be made to the draft Federal Legislative Agenda. VC Figgs-Sanders also asked for the mental health section to be changed to personal health to align it with discussions on the State Legislative Agenda.

After discussions with Legal on the process to approve the Federal Legislative Agenda, **CC Gabbard motioned to approve the Federal Legislative Agenda, and for a resolution to be drafted.** The motioned passed unanimously.

***Committee Chair adjourned the meeting at 9:11am.***