

COUNCIL MEETING

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

CITY OF ST. PETERSBURG

**February 15, 2024
1:30 PM**

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

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

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

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

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

- Watch live on Channel 15 WOW!/Channel 641 Spectrum/Channel 20 Frontier FiOS
- Watch live online at www.stpete.org/TV
- Listen and participate by dialing one of the following phone numbers
 - +1 312 626 6799 or
 - +1 646 876 9923 or
 - +1 253 215 8782 or
 - +1 301 715 8592 or
 - +1 346 248 7799 or
 - +1 669 900 6833 and entering webinar ID: 972 8809 8653#

- Watch, listen, and participate on your computer, mobile phone, or other device by visiting the following link: <https://zoom.us/j/97288098653>

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

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

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

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

A. Meeting Called to Order and Roll Call.

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

B. Approval of Agenda with Additions and Deletions.

C. Consent Agenda (see attached)

Open Forum

The City Council receives public comment during Open Forum and on agenda items with limited exceptions consistent with Florida law. All issues discussed under Open Forum must be limited to issues related to the City of St. Petersburg government. If you wish to address City Council on subjects other than public hearing or quasi-judicial items listed on the agenda, please sign up with the Clerk. Only City residents, owners of property in the City, owners of businesses in the City or their employees may speak during Open Forum. If you wish to address City Council through the Zoom meeting, you must use the “raise hand” feature button in the Zoom app or enter *9 on your phone at the time the agenda item is addressed. When it is your turn to speak, you will be unmuted and asked to state your name and address. At the conclusion of your comments or when you reach the three-minute time limit, you will be muted. All “raised hands” will be lowered after each agenda item. Regardless of the method of participation used, normal rules apply, including the three-minute time limit on comments, the requirement that any presentation materials must be submitted in advance of the meeting and the rules of decorum. If live public comment is disrupted by violations of the rules of decorum, the chair is authorized to accept public comment by alternate means, including by email only.

D. Awards and Presentations

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

Setting February 29, 2024 as the public hearing date for the following proposed Ordinance(s):

1. [Ordinance 1163-V approving the vacation of 20 feet of street right-of-way on the north side of 23rd Avenue North abutting Lots 15 through 28, between 32nd and 31st Streets North in Block B of the Waverly Place Subdivision, generally located at 2300 31st Street North; setting forth conditions for the vacation to become effective; and providing for an effective date. \(City File No. DRC 22-33000009\)](#)
2. [Ordinance 1164-V. An Ordinance approving the vacation of the north-south 11.2-foot alley between Central Avenue and Commercial Avenue South, and the full length and width of Commercial Avenue South, in McAdoos Replat of 1921, generally located at 1100, 1120, 1122, 1126, 1128, 1180 Central Avenue and 1101 1st Avenue South; setting forth conditions for the vacation to become effective; and providing for an effective date. \(City File No. DRC 23-33000015\)](#)

F. Reports

1. [St. Petersburg Police Department Quarterly Report](#)
2. [A resolution pursuant to Section Three of Ordinance No. 702-G, as amended establishing Race Days for the 2024 Firestone Grand Prix of St. Petersburg during which Race Zone](#)

and Clean Zone regulations and other regulations are in effect; and providing an effective date.

G. New Business

1. Respectfully requesting a referral to the Budget, Finance and Taxation Committee a discussion to add the acquisition of the property located at the northwest corner of 4th St. South and 18th Ave. South to the Weeki Wachee project list. (Councilmember Driscoll)
2. Respectfully requesting a discussion of potential amendments to Section 3-7 regarding alcoholic beverages; more particularly, discussing the elimination of certain procedural requirements set forth Section 3-7(g), which applies only to the EDGE District Specialty Center in regards to permits for exemption. (Councilmember Driscoll)
3. Respectfully requesting a referral to the Housing, Land Use and Transportation Committee for the discussion of potential amendments to Section 16.20.120.6.2 regarding the calculation of floor area ratio bonuses for workforce housing. (Councilmember Driscoll)
4. Respectfully requesting Administration give a report on the state of homelessness in St. Petersburg and homeless issues impacting the Downtown area and surrounding neighborhoods at the February 29, 2024 City Council meeting.(Councilmember Montanari)
5. Respectfully requesting City Council approval of the attached resolution supporting peace and security for all in Palestine and Israel. (Councilmember Floyd)

(a) A resolution supporting peace and security for all in Palestine and Israel; and providing an effective date.

H. Council Committee Reports

I. Legal

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

Public Hearings

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

1. Confirming Preliminary Assessment for Lot Clearing Number(s) LCA 1655
2. Confirming Preliminary Assessment for Building Securing Number SEC 1287
3. Confirming Preliminary Assessment for Building Demolition Number DMO 501
4. Ordinance 572-H, an Ordinance amending Section 2-78 of the St. Petersburg City Code related to authorization for certain travel expenses; providing for definitions; establishing revised methods for calculating the payment and reimbursement of certain travel expenses

[for executive branch personnel and legislative branch personnel that may be included in written per diem and travel expense policies; and providing an effective date.](#)

Quasi-Judicial Proceedings

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

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

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

5. [A private initiated application for a 1.35-acre parcel, located at the southeast corner of 32nd Avenue North and Hartford Street North, requesting amendments to the Future Land Use and Official Zoning maps.](#)
 - (a) Ordinance 757-L, amending the Future Land Use Map of the Comprehensive Plan for the City of St. Petersburg, Florida; by changing the Future Land Use Map designation for a 1.35-Acre parcel generally located at southeast corner of 32nd Avenue North and Hartford Street North, from Residential Medium (RM) to Planned Redevelopment Mixed Use (PR-MU); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.
 - (b) Ordinance 789-Z, amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 1.35-acre parcel generally located at southeast corner of 32nd Avenue North and Hartford Street North, from Neighborhood Suburban Multifamily -1 (NSM-1) to Corridor Commercial Suburban -1 (CCS-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date. (Quasi-judicial)
6. [A private initiated application for a 5.24-acre parcel, located at 7045 Burlington Avenue North, requesting amendments to the Future Land Use and Official Zoning maps.](#)
 - (a) Ordinance 758-L amending the Future Land Use Map of the Comprehensive Plan for the City of St. Petersburg, Florida; by changing the Future land Use Map designation for a 5.24-acre parcel located at 7045 Burlington Avenue North, from Institutional (I) to Residential Medium (RM); providing for repeal of conflicting ordinances and provisions thereof; and providing for an effective date.
 - (b) Ordinance 790-Z amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 5.24 acre parcel located at 7045 Burlington Avenue North, from Neighborhood Traditional 2 (NSM-2) to Neighborhood Suburban Multifamily -1 (NSM-1); providing for repeal of conflicting ordinances and provisions thereof; and providing for an effective date. (City File FLUM-74) (Quasi-judicial)
7. [Ordinance 134-HL of City of St. Petersburg, Florida, designating the Will Cressy & Blanche Dayne Cressy House, located at 625 20th Avenue Northeast, as a Local Historic Landmark and adding the property to the St. Petersburg Register of Historic Places pursuant to Section 16.30.070, City Code; and providing an effective date \(Quasi-judicial\)](#)

K. Open Forum

L. Adjournment

Consent Agenda A
February 15, 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 increase in allocation for heating, ventilation, & air conditioning \(HVAC\) maintenance and repair services with Air Mechanical & Service Corp in the amount of \\$500,000.](#)
2. [Approving a renewal from PC Solutions & Integration, Inc. for network infrastructure maintenance and support for the Department of Technology Services at a total cost of \\$166,134.27. \[MOVED TO CONSENT AGENDA "B" AS CB-6 DUE TO TOTAL COST AMOUNT\]](#)
3. [Accepting a Statement of Qualifications from 4P Consulting Inc., Advanced Engineering & Design, Inc., Benro Enterprises Inc. DBA Rocha Controls, CEC Controls Company, Inc., McKim & Creed, Process Control & Instrumentation, LLC, Revere Control Systems, Inc., Star Controls, Inc., The Integration Group of Americas, Inc., and Woodard & Curran for the Instrumentation and Control \(I&C\) and Supervisory Control and Data Acquisition \(SCADA\) project, for the Water Resources Department, for consulting services](#)

(City Development)

(Community Enrichment)

4. [A resolution authorizing the Mayor or his designee to execute an amendment to the cooperative funding agreement between the City and the Southwest Florida Water Management District \("District"\), dated October 31, 2017, to provide funding for the Boyd Hill Nature Preserve Project \("Project"\) to \(i\) increase the District's funding contribution in the amount of \\$98,400 \(for a total contribution of \\$648,400\), \(ii\) increase the City's funding contribution in the amount of \\$98,400 \(for a total contribution of \\$448,400\), \(iii\) modify the project schedule and \(iv\) extend the contract period through December 31, 2027; rescinding an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund \(3029\) in the amount of \\$98,400 from the Preserve Improvements FY23 project \(19177\); approving a supplemental appropriation in the amount of \\$98,400 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund \(3029\), resulting from the rescission, to the Boyd Hill Nature Preserve Project \(17438\); and providing an effective date](#)

(Public Works)

(Appointments)

(Miscellaneous)

5. [A resolution approving an increase in the amount of \\$700,000 to the allocation for the blanket purchase agreement between the City and SHI International Corp. for the purchase](#)

and licensing of Microsoft products and services; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.

CONSENT



AGENDA

COUNCIL MEETING

CITY OF ST. PETERSBURG

Consent Agenda B February 15, 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 increase in allocation and the renewal of a blanket purchase agreement with Active Network, LLC \(Active\), a sole source supplier, for a cloud-based recreation management solution that provides registration and membership management, secure payment processing, and streamlined administration for the Parks and Recreation and Enterprise Facilities departments in the amount of \\$108,000.](#)
2. [Approving an increase in allocation for custodial and event support services at Sunken Gardens and the Coliseum with All-Kleen/Clean Sweep Floor Care, L.L.C., in the amount of \\$75,000.](#)
3. [Approving an increase in allocation for youth workplace readiness with Pinellas County Urban League, Inc. for the Mayors Office Department, in the amount of \\$35,000.](#)

(City Development)

4. [A resolution approving the final plat of Canopy Oaks, generally located at 1900 Dr. Martin Luther King Jr. Street North; setting forth conditions; and providing an effective date. \(City File 22-20000006\)](#)

(Community Enrichment)

(Public Works)

(Appointments)

(Miscellaneous)

5. [Committee of the Whole Meeting Minutes \(12/14/2023\)](#)
6. [Approving a renewal from PC Solutions & Integration, Inc. for network infrastructure maintenance and support for the Department of Technology Services at a total cost of \\$166,134.27.](#)
7. [Public Services & Infrastructure Committee Meeting Minutes \(11/9/2023\)](#)
8. [Budget, Finance & Taxation Committee Meeting Minutes \(1/25/2024\)](#)

MEETING AGENDA

CITY OF ST. PETERSBURG

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

Budget, Finance & Taxation Committee

Thursday, February 22, 2024, 10:00 a.m., Conference Room 100

CRA/Agenda Review

Thursday, February 22, 2024, 1:30 p.m., Conference Room 100

Committee of the Whole

Thursday, February 22, 2024, 2:00 p.m., Conference Room 100

City Council Meeting

Thursday, February 29, 2024, 9:00 a.m., City Council Chambers

Economic & Workforce Development Committee

Thursday, February 22, 2024, 8:30 a.m., Conference Room 100

CITY OF ST. PETERSBURG
Board and Commission Vacancies



Nuisance Abatement Board
2 Regular Members
((Term expires 12/31/24 and 12/31/25))

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

PROCEDURES TO BE FOLLOWED FOR QUASI-JUDICIAL PROCEEDINGS:

1. **Anyone wishing to speak must fill out a yellow card and present the card to the Clerk. All speakers must be sworn prior to presenting testimony. No cards may be submitted after the close of Public Comment. Each party and speaker is limited to the time limits set forth herein and may not give their time to another speaker or party.** Each party and speaker wishing to present handouts, photographs, presentation slides or any other materials (collectively, “Materials”) during a quasi-judicial proceeding must submit such Materials to the City Clerk no later than 24 hours in advance of the applicable public hearing. **Materials submitted after the deadline will not be accepted and may not be used.**
2. At any time during the proceeding, City Council members may ask questions of any speaker or party. The time consumed by Council Member questions and answers to such questions shall not count against the time frames allowed herein. Burden of proof: in all appeals, the Appellant bears the burden of proof; in rezoning and land use cases, the Property Owner or Applicant bears the burden of proof except in cases initiated by the City, in which event the City Administration bears the burden of proof; for all other applications, the Applicant bears the burden of proof. Waiver of Objection: at any time during the proceeding Council Members may leave the Council Chamber for short periods of time provided they continue to hear testimony by audio. If any party has an objection to a Council Member leaving the Chamber during the hearing, such objection must be made at the start of the hearing. If an objection is not made as required herein it shall be deemed to have been waived.
3. Reading of the Title of the Ordinance(s), if applicable.
4. Initial Presentation. Each party shall be allowed ten (10) minutes for their initial presentation. The order of initial presentations shall be:
 - a. Presentation by City Administration.
 - b. Presentation by the Appellant followed by the Applicant, if different. If Appellant and Applicant are different entities, then each is allowed the allotted time for each part of these procedures.
 - c. Presentation by Opponent. If anyone wishes to utilize the initial presentation time provided for an Opponent, said person shall register as an Opponent with the City Clerk at least one week prior to the scheduled public hearing or within 48 hours after the City staff report for the public hearing has been published (whichever is later). If more than one person registers to utilize the initial presentation time provided for an Opponent, the registered persons shall attempt to agree on a single representative to participate as the Opponent in the proceeding. If the persons cannot agree on a single representative, then each person (or person’s representative) shall share equally the time allotted to the Opponent for each part of these procedures. If there is an Appellant who is not the Applicant or Property Owner, then no Opponent is allowed. If a Property Owner who is not the Appellant or the Applicant opposes the Application and utilizes any part of the time available to the Property Owner to make an initial presentation, the Opponent shall not be permitted to make an initial presentation (but shall be provided an opportunity for cross-examination and rebuttal/closing).
 - d. If the Property Owner is neither the Appellant nor the Applicant, they shall be allowed the allotted time for each part of these procedures and shall have the opportunity to speak last in each part of these procedures so that they have the opportunity to address what all the interested parties have presented.
5. Public Comment. Upon conclusion of the initial presentations, members of the public may speak for not more than three (3) minutes each. Speakers shall limit their testimony to information relevant to the ordinance or application and criteria for review.

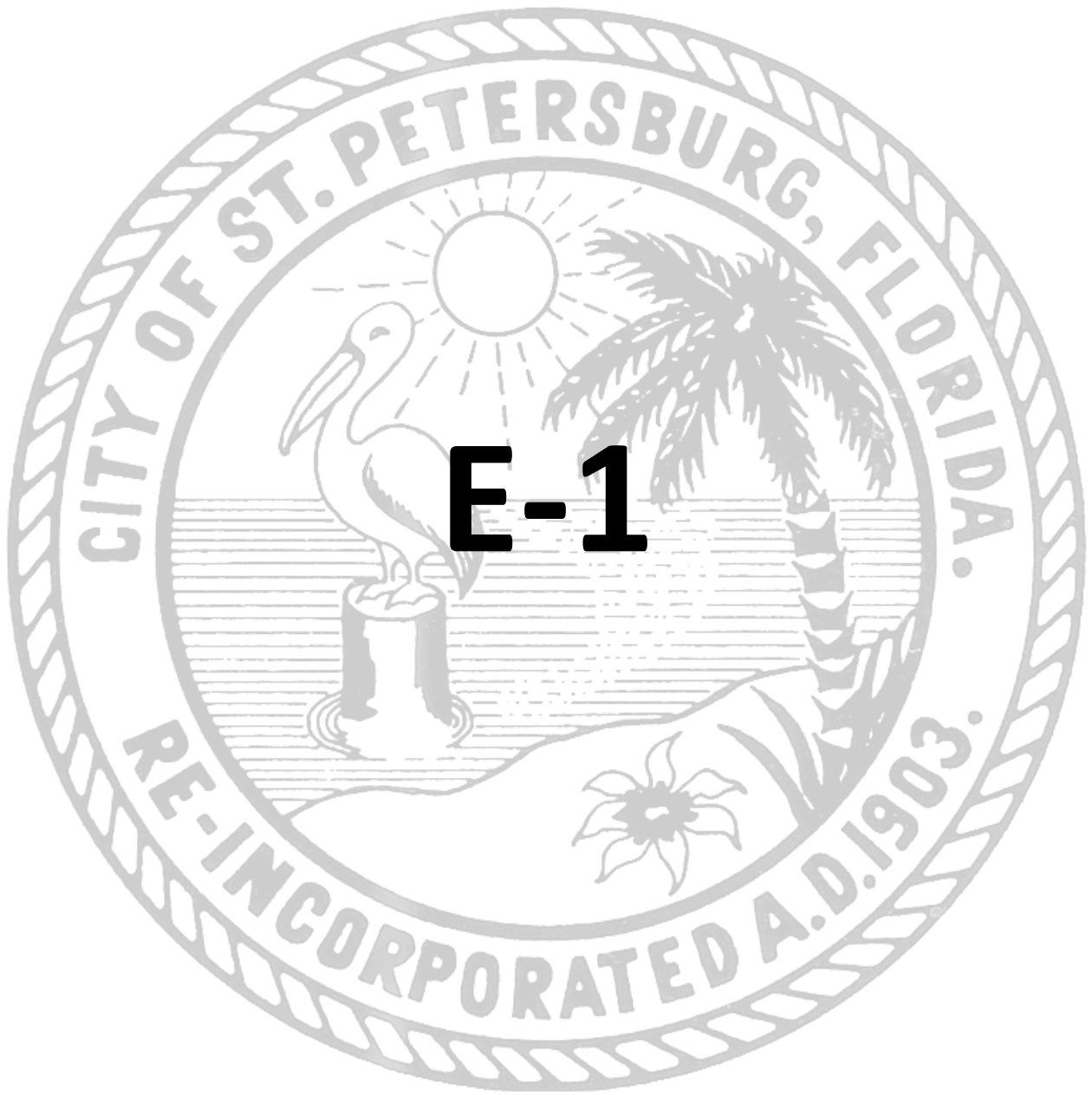
6. Cross Examination. Each party shall be allowed a total of five (5) minutes for cross examination, which includes the time consumed by both questions and answers. Each party who opposes the application may only cross examine any witness who previously testified in support of the application. Each party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

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

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

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

The following page(s) contain the backup material for Agenda Item: Ordinance 1163-V approving the vacation of 20 feet of street right-of-way on the north side of 23rd Avenue North abutting Lots 15 through 28, between 32nd and 31st Streets North in Block B of the Waverly Place Subdivision, generally located at 2300 31st Street North; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 22-33000009)
Please scroll down to view the backup material.





ST. PETERSBURG CITY COUNCIL

Meeting of February 15, 2024

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

SUBJECT: Ordinance 1163-V approving the vacation of 20 feet of street right-of-way on the north side of 23rd Avenue North abutting Lots 15 through 28, between 32nd and 31st Streets North in Block B of the Waverly Place Subdivision, generally located at 2300 31st Street North; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 22-33000009)

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 February 29, 2024.
-

The Request: The request is to vacate 20 feet of street right-of-way width on the north side of 23rd Avenue North along Lots 15 through 28, generally located at 2300 31st Street North (see attached Location Map).

Discussion: The vacation is proposed to facilitate development of the Brewfab property located at 2300 31st Street North. The purpose of the partial right-of-way vacation, according to the Application Narrative, is to increase the size of the existing 1.85-acre property to at least 2 acres so that the maximum building height limitation for the CCS-1 Zoning District increases from 36 feet to 48 feet. The applicant plans to construct a 20,000+ square-foot building taller than 36 feet without the need for variances so that work which is currently performed outdoors can be performed in an indoor setting. This work includes the manufacture of large-scale food production and brewing tanks. A site plan application has not yet been submitted, however, a concept plan was submitted with the vacation application. It does not appear that any work is proposed in the right-of-way to be vacated. Once the right-of-way is vacated, the other property owners to the west could potentially increase their off-street parking lots in the vacated area.

Rights-of-way to the west, south and east were similarly vacated in 2001, 2002 and 2003.

As set forth in the attached DRC Staff Report, Staff finds that vacating the subject right-of-way would be consistent with the criteria in the City Code and the Comprehensive Plan.

Agency Review: The application was routed to the standard list of City Departments and private utility providers. No objections were received from City Departments. Engineering and Water Resources requested a 12-foot-wide easement over the existing 8-inch water main in the right-of-

way. Engineering and Transportation requested a sidewalk easement. The easements are a recommended Condition of Approval. The review letters are part of the Staff Report (see Attachments E, F and G.)

Private utilities were not identified in this portion of right-of-way.

DRC Action/Public Comments: The proposal received no comments from the public, the Ponce DeLeon Neighborhood Association or the Council of Neighborhood Associations (CONA). On December 6, 2023, the DRC held a public hearing on the case. No objectors appeared. The applicant requested modification of Condition #1 in the Staff Report, which required site plan and building permit approval prior to the recordation of the vacation ordinance. Submission and approval of building permit plans was cited as burdensome to the applicant. Staff and DRC concurred that the requirement for an approved building permit could be removed and replaced as follows: “Prior to recordation of the vacation ordinance, the Applicant shall receive approval of a site plan, or submit a building permit application, for a building.”

After the public hearing, the DRC voted unanimously, 6-0, to recommend approval of the proposed vacation. In advance of this report, no additional comments or concerns were expressed to staff.

RECOMMENDATION:

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

1. Prior to recordation of the vacation ordinance, the Applicant shall receive approval of a site plan, or submit a building permit application, for a building.
2. The Applicant shall comply with the Engineering Review Memo dated November 7, 2023, the Water Resources Memo dated October 17, 2023 and the Transportation and Parking Management Memo dated October 30, 2023. Specifically, prior to the recordation of the vacation ordinance, a 12-foot-wide Public Utility Easement shall be provided over the 8-inch water main in the right-of-way, and a Public Ingress/Egress and Sidewalk Easement shall be provided to accommodate a sidewalk.
3. The applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
4. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Attachments: Ordinance including Exhibit “A,” Location Map, DRC Staff Report including the Water Resources, Engineering and Transportation and Parking Management Department Review Memos

ORDINANCE NO. 1163-V

AN ORDINANCE APPROVING THE VACATION OF 20 FEET OF STREET RIGHT-OF-WAY ON THE NORTH SIDE OF 23RD AVENUE NORTH ABUTTING LOTS 15 THROUGH 28, BETWEEN 32ND AND 31ST STREETS NORTH IN BLOCK B OF THE WAVERLY PLACE SUBDIVISION, GENERALLY LOCATED AT 2300 31ST 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 right-of-way is hereby vacated as recommended by the Administration. The Development Review Commission recommended approval of the application on December 6, 2023. (City File No. DRC 22-33000009):

Attached Sketch and Legal Description - Exhibit "A" – 1 page.

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 recordation of the vacation ordinance, the Applicant shall receive approval of a site plan, or submit a building permit application, for a building.
2. The Applicant shall comply with the Engineering Review Memo dated November 7, 2023, the Water Resources Memo dated October 17, 2023 and the Transportation and Parking Management Memo dated October 30, 2023. Specifically, prior to the recordation of the vacation ordinance, a 12-foot-wide Public Utility Easement shall be provided over the 8-inch water main in the right-of-way, and a Public Ingress/Egress and Sidewalk Easement shall be provided to accommodate a sidewalk.
3. The applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
4. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is

granted by the Development Review Commission or, if appealed, 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.

Michael J Dema
LEGAL

/s/Elizabeth Abernethy
PLANNING & DEVELOPMENT
SERVICES DEPT.

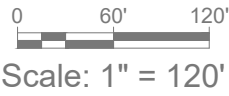
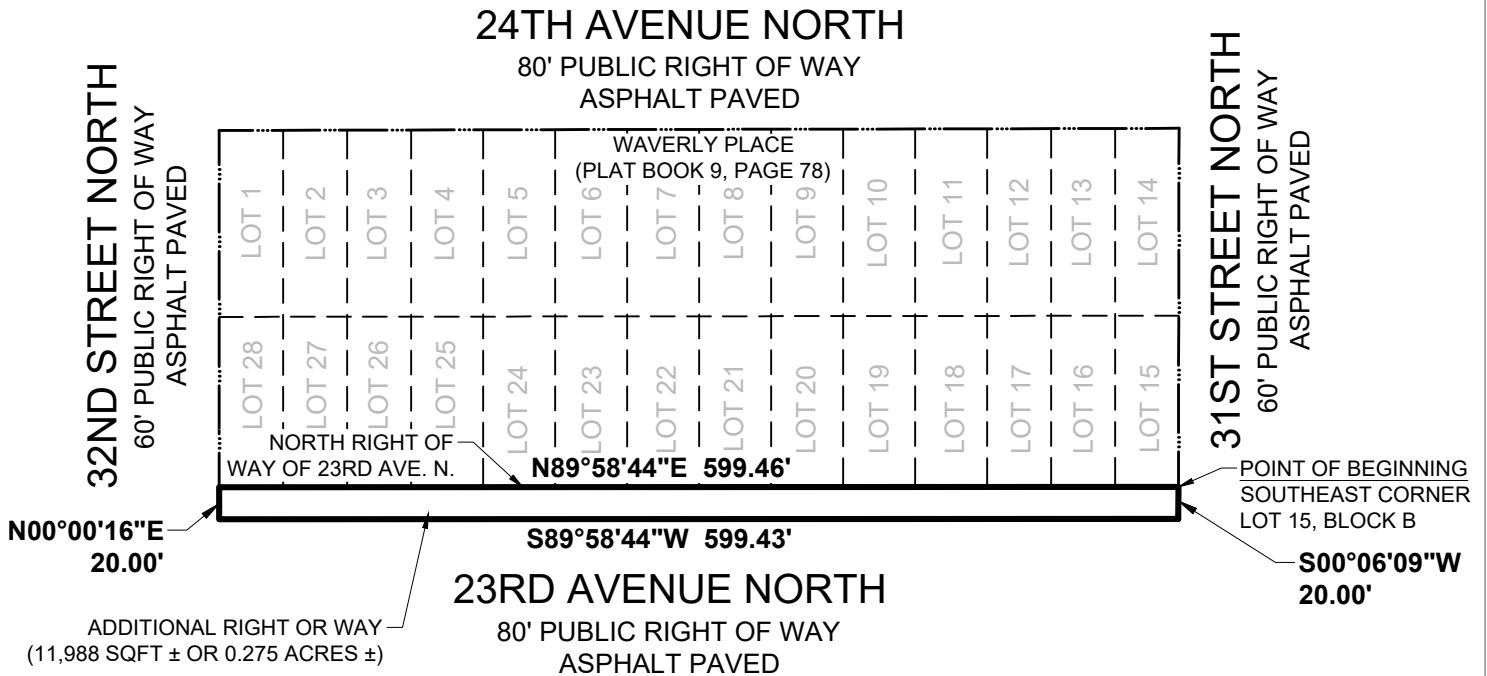
Exhibit "A"

DESCRIPTION:

A parcel of land lying in Section 11, Township 31 South, Range 16 East, Pinellas County, Florida, and being more particularly described as follows:

BEGIN at Southeast corner of Lot 15, Block B, Waverly Place, according to the Official Plat thereof, as recorded in Plat Book 9, Page 78, of the Public Records of Pinellas County, Florida; thence along the West right of way of 31st Street North, S.00°06'09" W., 20.00 feet; thence S.89°58'44" W., 599.43 feet to the East right of way of 32nd Street North, thence along said East right of way, N. 00°00'16" E., 20.00 feet to the North right of way of 23rd Avenue North; thence along said North right of way, N. 89°58'44" E., 599.46 feet to the POINT OF BEGINNING.

Containing 11,988 square feet or 0.275 acres.



Description Sketch
Not a survey

Survey History		
Date	Description	By
4/20/22	Last field data acquisition	MCK
9/14/23	Client Comments	TSH

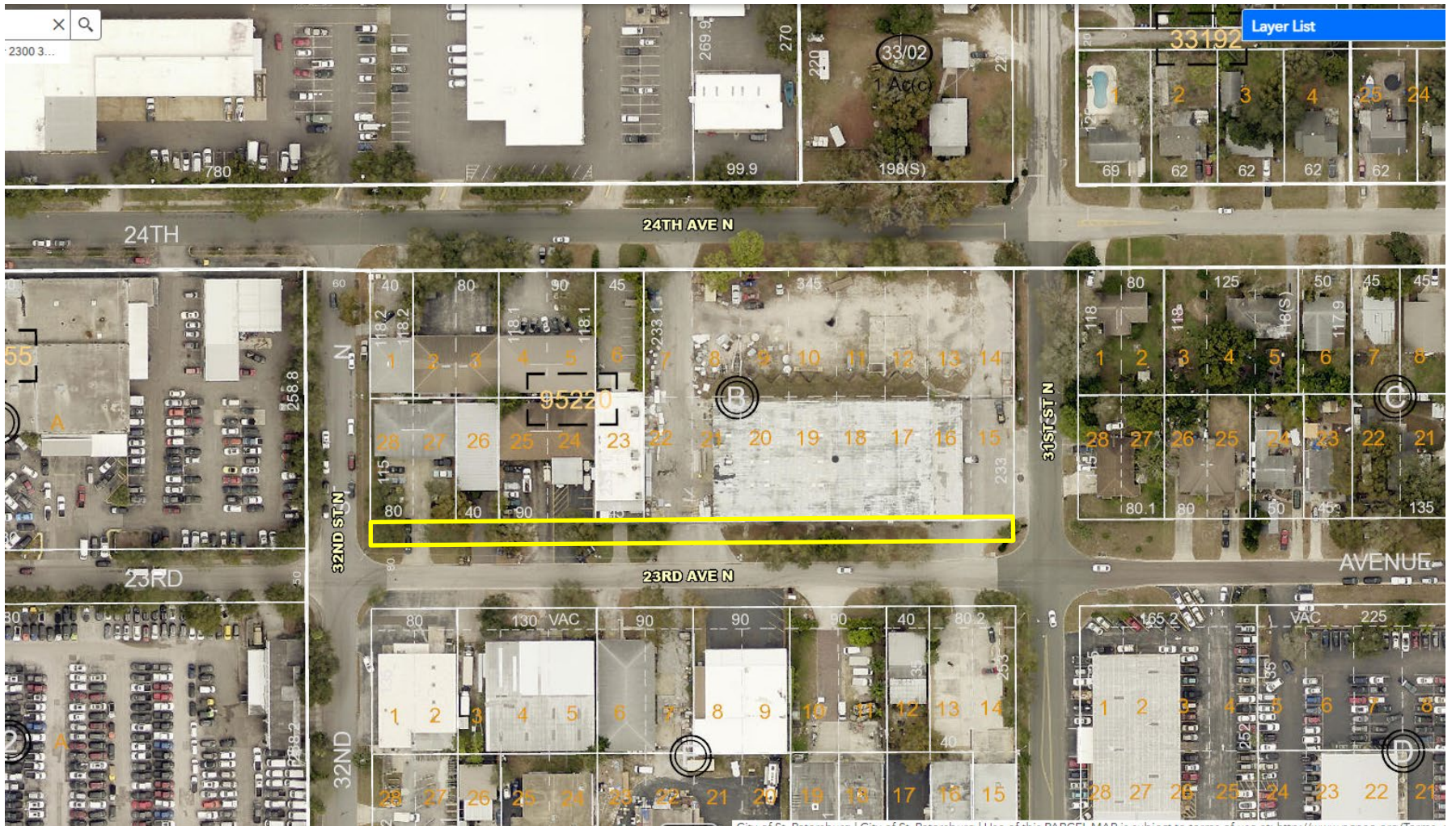
Surveyor's Certificate
 This sketch was prepared from the original signature and seal of a Florida Professional Surveyor and Mapper or a digital signature complying with 5J-17 Florida Statutes.

Matthew C. Kneeland, S 7092

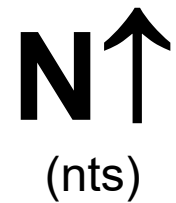
St Pete ROW
 Description Sketch
 Prepared for:
 Landis Evans
 Section 11
 Township 31 South
 Range 16 East
 Pinellas County, FL

701 S. Howard Avenue, Suite 106-320
 Tampa, FL 33606
 813-515-0821
 MRICspatial.com
 Licensed Business #8325

Project Number: 220056 | Sheet 1 of 1



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 22-33000009
 Address: 2300 31st Street N.





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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**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 **Wednesday, December 6, 2023, at 1:00 PM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO: 22-33000009

PLAT SHEET: J-14

REQUEST: Approval to vacate 20 feet of street right-of-way on the north side of 23rd Avenue N. abutting Lots 15 through 28, between 32nd and 31st Streets N. in Block B of the Waverly Place Subdivision, generally located at 2300 31st Street N.

OWNER: Brewfab, LLC
2300 31st Street N.
St. Petersburg, FL 33713

APPLICANT: Dallas Evans
3810 Northdale Blvd., Suite 100
Tampa, FL 33624

ADDRESS: 2300 31st Street N.

PARCEL ID NUMBER: 11-31-16-95220-002-0150

ZONING: Commercial Corridor Suburban – 1 (CCS-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate 20 feet of street right-of-way along 23rd Avenue North abutting Lots 15 through 28, between 32nd and 31st Streets North in Block B of the Waverly Place Subdivision in the Commercial Corridor Suburban – 1 (CCS-1) Zoning District (see Attachment A - Location Map and Attachment B - Photos). A 20-foot-wide vacation would reduce the existing 80-foot right-of-way to 60 feet wide. The southern 20 feet of the right-of-way was vacated in 2001 under Ordinance 858-V, discussed further below. The applicant owns more than 51 percent of the lineal frontage along the right-of-way in question, so the other property owners along the right-of-way are not required to consent to the vacation, although the owners of #3199 and #3165 23rd Avenue North did consent to an earlier proposed 10-foot-wide iteration of the proposal. The proposal was revised to request a 20-foot-wide vacation, and a revised consent from the property owners was not obtained by the applicant.

The purpose of the partial right-of-way vacation, according to the Application Narrative, is to increase the size of the existing 1.85-acre property to at least 2 acres so that the maximum building height limitation for the CCS-1 Zoning District increases from 36 feet to 48 feet. The applicant plans to construct a 20,000± square-foot building taller than 36 feet without the need for variances so that work which is currently performed outdoors can be performed in an indoor setting. This work includes the manufacture of large-scale food production and brewing tanks (See Attachment C – Application.) A site plan application has not yet been submitted, however, a concept plan has been submitted with the vacation application. It does not appear that any work is proposed in the right-of-way to be vacated. Once the right-of-way is vacated, the other property owners to the west could potentially increase their off-street parking lots in the vacated area.

There have been other approved right-of-way vacations in the neighborhood including the following (see Attachment D – Abutting Vacations & Right-of-Way Widths):

1. 52-V and 877-V vacated a total of 50 feet of right-of-way along the 23rd Avenue North frontage of Blocks A and F to the west, bringing that right-of-way to 50 feet wide.
2. 858-V vacated 20 feet along the 23rd Avenue North frontage of Block E to the south, bringing that section of right-of-way to 80 feet (the right-of-way will be 60-feet-wide if the subject vacation application is approved).
3. 887-V vacated 20 feet along the 23rd Avenue North frontage of Block D to the southeast, bringing that section to 80-feet-wide.
4. 900-V vacated 20 feet along the 23rd Avenue North frontage of Block A of the Verona Subdivision to the southeast, bringing that section to 80-feet-wide.

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.

A. Land Development Regulations

Section 16.40.140.2.1.E of the LDR sets forth the criteria for the review of proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

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 application was routed to City Departments and Private Utility Providers:
 - Water Resources has no objection to the proposed vacation with the condition that a 12-foot-wide Public Utility Easement be provided across all affected lots that

covers the 8-inch water main located in that right-of-way (see Water Resources Review Memo dated October 17, 2023 - Attachment E).

- Engineering has no objection, and notes that the required minimum right-of-way is 60 feet, which is proposed. Conditions of Approval are recommended including the provision of a 12-foot-wide Public Utility Easement over the water main. A Public Ingress/Egress and Sidewalk Easement is also recommended for future sidewalk, because there is a line of trees in the right-of-way that should be preserved, and a future sidewalk may need to be located in the right-of-way that is to be vacated in order to avoid the trees. Construction-related comments are also provided in the Engineering Memo dated November 7, 2023 (see Attachment F).
 - Transportation and Parking Management does not object if an easement is provided to allow for sidewalks to be constructed (see Transportation and Parking Management Department Review Memo dated October 30, 2023 - Attachment G).
 - No private utilities have objected.
2. ***Whether the vacation would cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record.***
 - Access will not be substantially impaired or denied 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 vacation will not impact the existing roadway network, create dead-end rights-of-way, or substantially alter utilized travel patterns. The block is not historic.
 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.***
 - There is a need for the subject area to remain a public utility and pedestrian corridor, therefore easements would be required to be established over a portion of the area to be vacated so the City retains access to underground utilities and required sidewalk can be constructed in 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.***
 - No other factors were considered.

B. Comprehensive Plan

Goals, Objectives and Policies from the Transportation Element applicable to the subject application include:

Obj. T2: The City shall protect existing and future transportation corridors from encroachment.

Policy T2.4 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.

Response to TE Policy T2.4: Approval of the vacation would not impair the intent and purpose of this policy if easements are placed back over the vacated right-of-way. City Departments have no objection to the vacation.

C. Adopted Neighborhood or Special Area Plans

The subject right-of-way is not planned for use in the Ponce de Leon Neighborhood Plan of 2004.

D. Comments from Organizations and the Public

As of November 15, 2023, City Staff received no comments from the public, the Ponce De Leon Neighborhood Association or the Council of Neighborhood Associations (CONA).

RECOMMENDATION. Staff recommends **APPROVAL** of the vacation with the following conditions of approval:

1. Prior to recordation of the vacation ordinance, the Applicant shall receive approval of a site plan and building permits for a 20,000± square-foot manufacturing building.
2. The Applicant shall comply with the Engineering Review Memo dated November 7, 2023, the Water Resources Memo dated October 17, 2023 and the Transportation and Parking Management Memo dated October 30, 2023. Specifically, prior to the recordation of the vacation ordinance, a 12-foot-wide Public Utility Easement shall be provided over the 8-inch water main in the right-of-way and a Public Ingress/Egress and Sidewalk Easement shall be provided to accommodate a sidewalk.
3. The applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
4. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, 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/Cheryl Bergailo

Cheryl Bergailo, AICP, LEED Green Assoc., Planner II
Development Review Services Division
Planning & Development Services Department

11/15/23

Date

REPORT APPROVED BY:

/s/ Corey Malyszka

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

11/16/2023

Date

Attachments: A – Location Map, B - Photos, C – Application, D – Abutting Vacations & Right-of-Way Widths, E- Water Resources Memo, F – Engineering Memo, G – Transportation and Parking Management Memo

ATTACHMENT A

ATTACHMENT B



View looking westward along the right-of-way at the eastern end.



View looking westward along the right-of-way near its mid-point.

Photo credit: Google.



View looking westward along the right-of-way near the western end.

Photo credit: Google.

ATTACHMENT C



SUBDIVISION DECISION Application

Application No. _____

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

- | | | |
|---|--|---|
| Application Type:
Per: 16.40.140 &
16.70.050 | <input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Lot Split
<input type="checkbox"/> Lot Refacing
<input type="checkbox"/> Street Name Change
<input type="checkbox"/> Street Closing | <input checked="" type="checkbox"/> Vacating – Street Right-of-Way
<input type="checkbox"/> Vacating – Alley Right-of-Way
<input type="checkbox"/> Vacating – Walkway Right-of-Way
<input type="checkbox"/> Vacating – Easement
<input type="checkbox"/> Vacating – Air Rights |
|---|--|---|

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Brewfab LLC	
Street Address: 2300 31ST ST N	
City, State, Zip: ST PETERSBURG FL 33713-3703	
Telephone No:	Email Address: kyle@brewfabusa.com
NAME of AGENT or REPRESENTATIVE: Dallas Evans, P.E., AICP	
Street Address: 3810 Northdale Blvd., Suite 100	
City, State, Zip: Tampa, FL 33624	
Telephone No: (813) 949-7449	Email Address: devans@landisevans.com
PROPERTY INFORMATION:	
Street Address or General Location: 2300 31ST ST N ST PETERSBURG	
Parcel ID#(s): 11-31-16-95220-002-0150	
DESCRIPTION OF REQUEST: Vacating - Street Right-of-Way	
PRE-APPLICATION DATE: 03/15/2022	PLANNER: CDM, DG

FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner/Agent: _____

Date: 4-18-23

*Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: Dallas Evans, P.E., AICP



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

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

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

NOTICE OF INTENT TO FILE

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

Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: 04/13/2023

Attach the evidence of the required notices to this sheet such as Sent emails.

Narrative of Request

City of St. Petersburg Vacating – Street Right-Of Way
BrewFab, L.L.C. (23rd Avenue North)

Request

The Applicant, Brewfab, L.L.C. (2300 31st Street North St. Petersburg, FL 33713), is requesting a vacation of twenty (20) feet of right-of-way on the northern frontage of 23rd Avenue North, between 32nd Street North and 31st Street North. With the City staff's affirmation, the Applicant is also proposing a twelve (12) foot-wide utility easement to the City within the twenty (20) feet of right-of-way on the northern frontage of 23rd Avenue North.

Intent of the Request

The Applicant, BrewFab, L.L.C., produces large scale food production and brewing tanks that are currently crafted and stored outdoors. The Applicant intends to improve production/storage of their product with an additional larger building. In doing so, the existing outdoor activities can be enclosed, enabling the Applicant's company to remain economically competitive in their specialty industry. The enclosure will also reduce noise and activity levels outdoors.

The Applicant's property is zoned CCS-1 and is approximately 1.85 acres in size. Per 16.20.090.6 of the City's Code of Ordinances, buildings on medium lots within the CCS-1 and CCS-2 zoning districts are restricted to 36 feet in height. This is not high enough for enclosing our outdoor operations. Large lots' (greater than 2.0 acres) buildings, however, are allowed a height of 48 feet. The existing right-of-way of 23rd Ave N is 80 feet. The required right-of-way on this street is only 60 feet; thus, there is a surplus of 20 feet. The Applicant proposes to vacate right-of-way as described above which would increase the size of the property such that it would have the benefit of the large lot height limit of 48 feet. This height is necessary for BrewFab's production activities.

Matters for Consideration

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 existing City water main in the right-of-way to the south of the proposed development along 23rd Avenue North requires a total twenty-foot utility easement to ensure access by City forces to perform maintenance and repairs. We met with Water Resources Department on October 12, 2022 to discuss this requirement. We are proposing, and the Water Resources Department is in agreement with, a twelve (12) foot-wide utility easement within the 23rd Avenue North right-of-way vacation to accommodate the City infrastructure. A legal description and a sketch of the easement is included with this submittal. Additionally, we have provided easement language for review and approval.

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

Access to lots will not be impacted.

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 vacation will not adversely impact the existing roadway network, such as creating dead-end rights-of-way, substantially alter utilized travel patterns, nor undermine the integrity of historic plats of designated historic landmarks or districts.

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.*

Land Development Code, Sec. 16.40.140.4.1. Streets states that a commercial service street (urban or suburban facility) total required right-of-way width is sixty (60) feet, the existing right-of-way width is eighty (80) feet. After discussions with City Staff, it has been determined that there are no present or future needs for the excess ten (10) feet of right-of-way on either side of the street.

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

Noted.

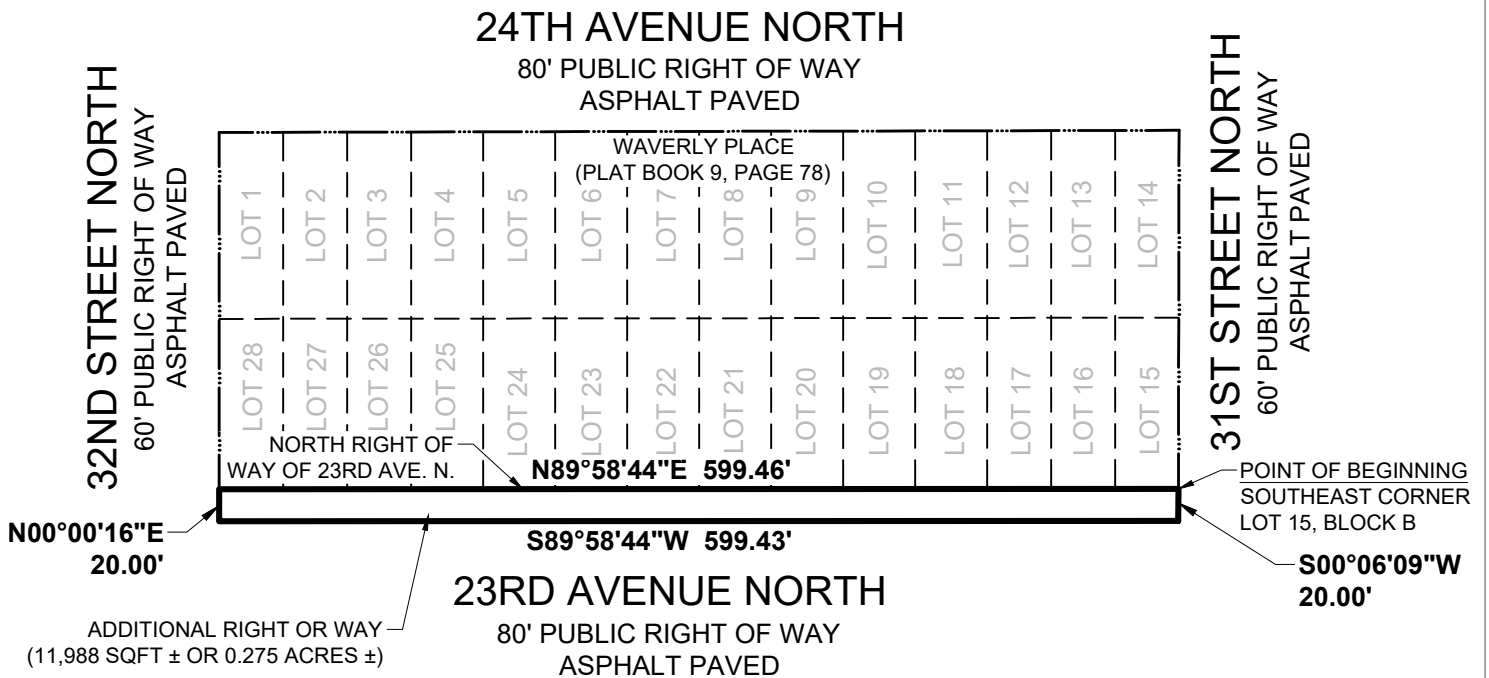
Exhibit "A"

DESCRIPTION:

A parcel of land lying in Section 11, Township 31 South, Range 16 East, Pinellas County, Florida, and being more particularly described as follows:

BEGIN at Southeast corner of Lot 15, Block B, Waverly Place, according to the Official Plat thereof, as recorded in Plat Book 9, Page 78, of the Public Records of Pinellas County, Florida; thence along the West right of way of 31st Street North, S.00°06'09" W., 20.00 feet; thence S.89°58'44" W., 599.43 feet to the East right of way of 32nd Street North, thence along said East right of way, N. 00°00'16" E., 20.00 feet to the North right of way of 23rd Avenue North; thence along said North right of way, N. 89°58'44" E., 599.46 feet to the POINT OF BEGINNING.

Containing 11,988 square feet or 0.275 acres.



Scale: 1" = 120'



Description Sketch
Not a survey

Survey History		
Date	Description	By
4/20/22	Last field data acquisition	MCK
9/14/23	Client Comments	TSH

Surveyor's Certificate

This sketch was prepared from the original signature and seal of a Florida Professional Surveyor and Mapper or a digital signature complying with 5J-17 Florida Statutes.

Matthew C. Kneeland S 7092

St Pete ROW

Description Sketch

Prepared for:
Landis Evans

Section 11
Township 31 South
Range 16 East
Pinellas County, FL

701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICspatial.com
Licensed Business #8325

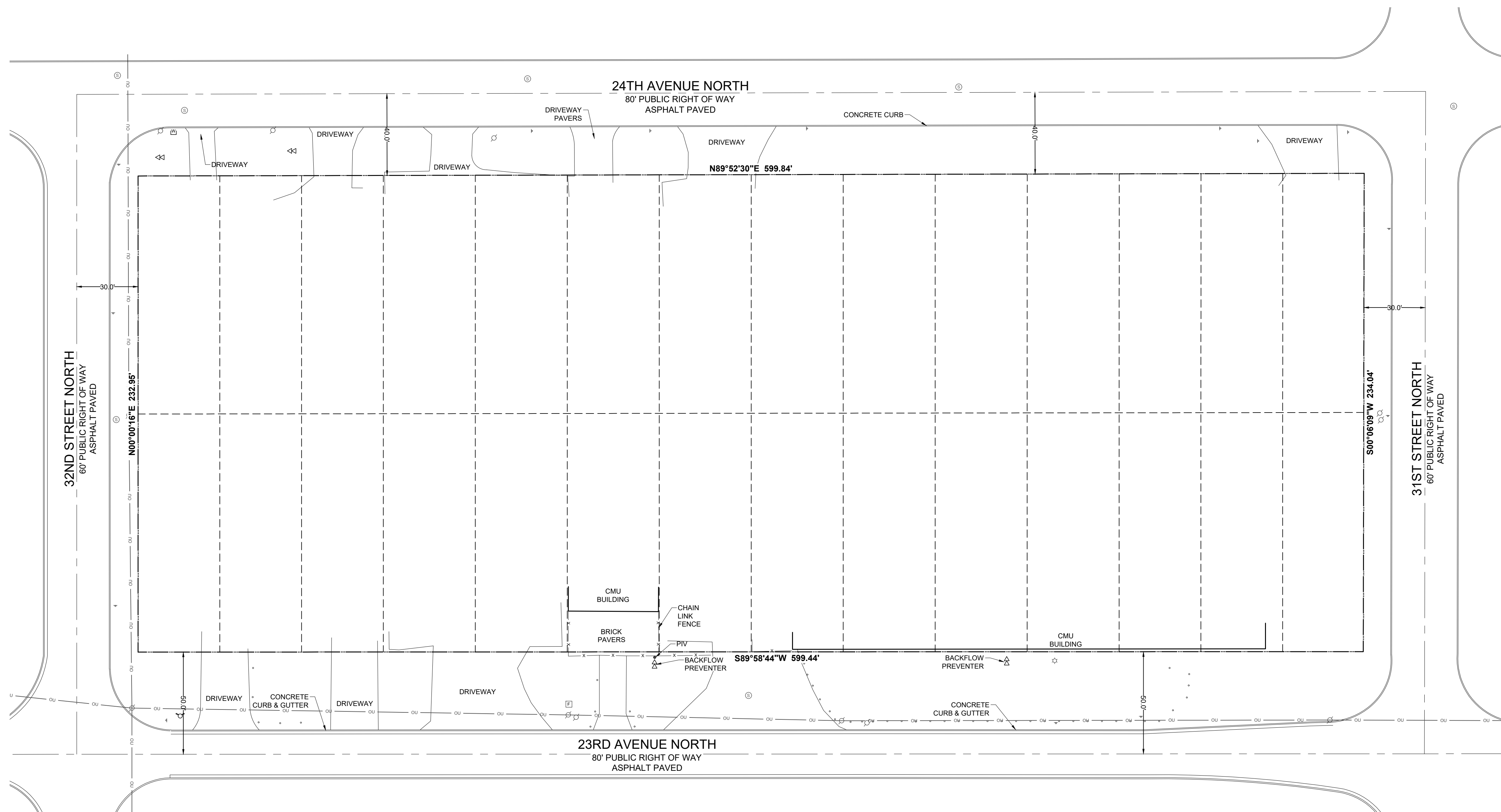
Project Number: 220056 | Sheet 1 of 1

SPECIFIC PURPOSE SURVEY - LIMITED RIGHT OF WAY ST PETE RIGHT OF WAY PROJECT



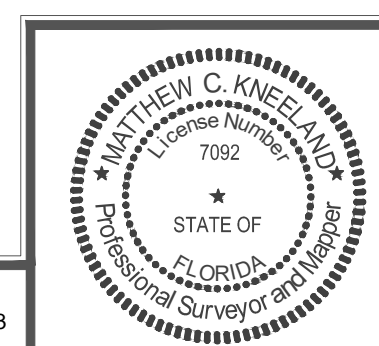
SURVEYOR'S NOTES:

- 1) This survey was prepared without the benefit of current title, ownership and encumbrances and is subject to title review and/or abstract. MRIC Spatial, LLC. makes no representations or guarantees pertaining to easements, encumbrances, rights-of-ways, reservations, agreements and other similar matters
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) This survey is intended to be displayed at 1" = 30' or smaller.
- 4) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 6) Parcels shown hereon, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
- 7) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- 8) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.
- 9) Underground utilities shown hereon may be based solely or in part on the following: Markings provided by utility companies, plans requested from utility providers, observed above ground evidence and remote sensing measurements taken by the surveyor. All evidence of underground utilities made available to the surveyor are shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, the user of this survey is advised that excavation and/or a private utility locate request may be necessary. Due to limitations outside the surveyor's control, underground infrastructure or utilities may exist within or near the subject property that are not depicted hereon.
- 10) It is hereby certified that a survey of the hereon described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.060 FAC, pursuant to Section 472.027, FS.



LEGEND

- PIV --- Post Indicator Valve
- BFP --- Back Flow Preventer
- Backflow Preventer
- Fire Hydrant
- Light Pole
- Utility Pole
- Sign



Surveyor's Certificate

This survey not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes

Matthew C. Kneeland, LS 7092

Survey History		
Date	Description	By
04/13/22	Last field data acquisition	MCK
11/13/22	Client Comments	TSH
11/14/22	Client Comments	TSH

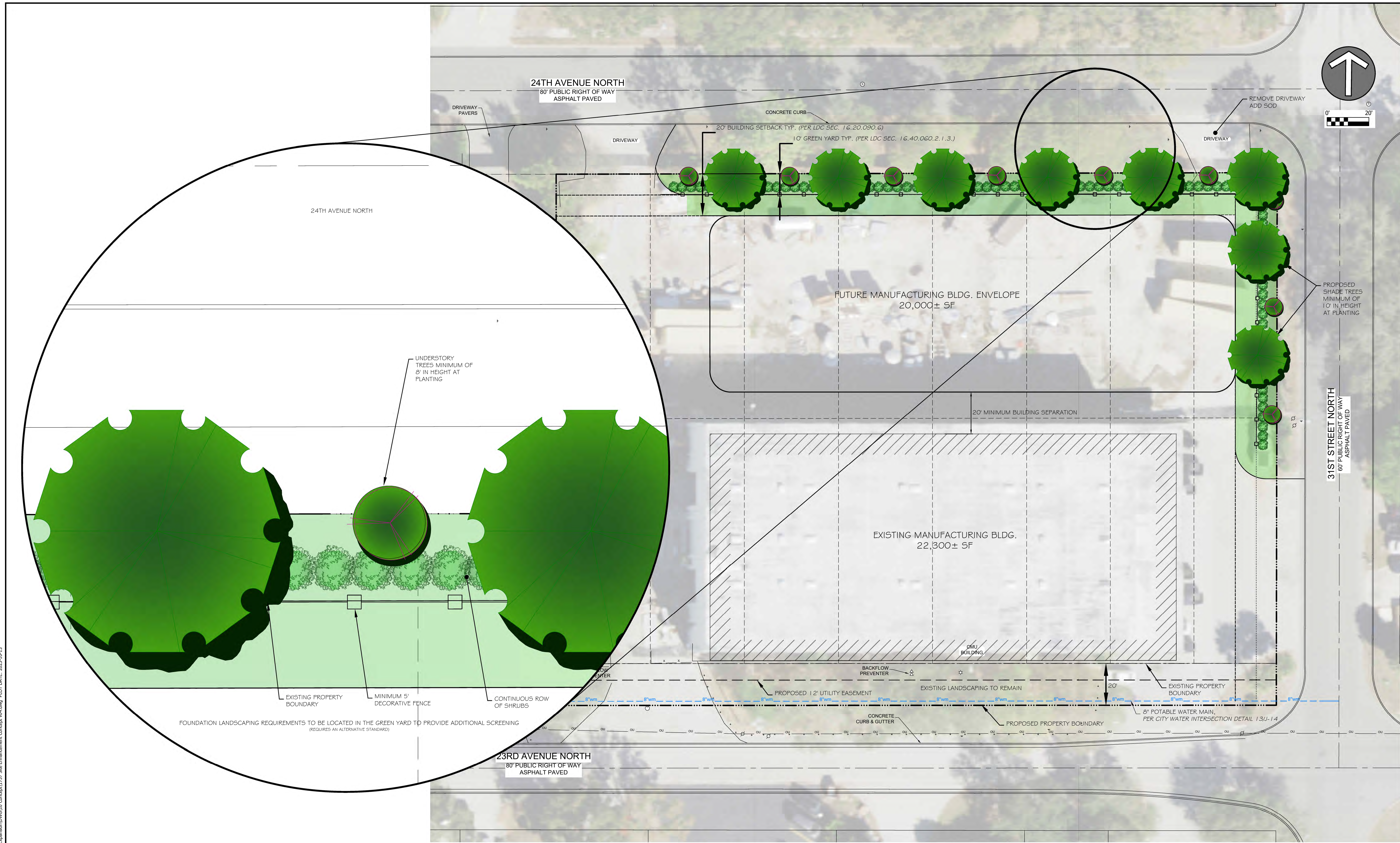


St Pete Right of Way Survey
Specific Purpose Survey - Limited Right of Way
23rd Ave North

Prepared for:
Landis Evans
Section 11, Township 31 South, Range 16 East,
Pinellas County, FL

Project Number: 220056 **Sheet 1 of 1**

Survey Datum
Horizontal Datum NAD 83



Site Enhancement Concept
BrewFab, LLC
St. Petersburg, Florida
October 13, 2023

FILENAME: T:\1000 Projects\1757-22 BrewFab Expansion\DWG\10 Site Enhancement Concept_V04.dwg PLOT DATE: 2023-10-13

The sole purpose of this drawing is to illustrate the approximate dimensions and layout of the demised premises. No other warranty or representation, expressed or implied, is made with respect to the illustration. All quantities are estimated.

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data acquired from various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. Landis, Evans and Partners, Inc. does not warrant that the data used to prepare this map are error free, and that Landis, Evans and Partners, Inc. does not represent that the data can be used for: legal, navigational, tracking or any other purpose requiring exacting measurement of distance, direction, or precision, in the depiction of geographic features.



Prepared By:



**LANDIS EVANS
+ PARTNERS**
3810 Northdale Blvd. Suite 100 Tampa, FL 33624
Ph. (813) 949-7449 Fax (813) 909-9840
www.landisevans.com
Board of Engineers Certificate of Authorization #4548

ATTACHMENT D



-  Previously-vacated ROW
-  ROW to be vacated



Attachment D—Abutting Vacations & Right-of-Way Widths

Planning and Development Services Department
 City of St. Petersburg, Florida

ATTACHMENT E

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Dave Goodwin, Zoning Official

FROM: Thomas Whitman, Designer I, Water Resources

DATE: November 21, 2023

SUBJECT: ****REVISED**** Approval to vacate 20 feet of street right-of-way on 23rd Avenue N. abutting Lots 15 through 28, between 32nd and 31st Streets N. in Block B of the Waverly Place Subdivision.
****Vacation along 24th Avenue N. is no longer proposed.****

PLAT: J-14

CASE: 22-33000009

LOCATION: 2300 31st Street N.; 11-31-16-95220-002-0150

REMARKS: Water Resources has no objection to the proposed vacation of a 20 feet of street right-of-way on 23rd Avenue N. abutting Lots 15 through 28, between 32nd and 31st Streets N. Please note that this is conditional only if all the property owners of lots 15 through 28 are willing to give the City of St. Petersburg a 12-foot-wide easement that covers where the 8" water main as shown in the Proposed Condition map.

Project file

ATTACHMENT F

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

TO: Cheryl Bergailo, Planner II, Development Review Services
FROM: Kyle Hurin, Engineering Plan Review Supervisor
DATE: November 7, 2023
SUBJECT: Right of Way Vacation
FILE: 22-33000009 R1

LOCATION AND PIN: 2300 31st Street North, 11-31-16-95220-002-0150

ATLAS: J-14 **Zoning:** CCS-1

REQUEST: Approval to vacate 20 feet of street right-of-away on 23rd Avenue N. abutting Lots 15 through 28, between 32nd and 31st Streets N. in Block B of the Waverly Place Subdivision.

The Engineering and Capital Improvements Department (ECID) has the following comments regarding the proposed right of way vacations.

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. 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.

- 1. Prior to DRC approval, update inconsistent survey.** The request has changed; however, the provided survey was not updated. The survey continues to show a vacation of 10 feet on both 24th Avenue North and 10 feet on 23rd Avenue North, which does not accurately reflect the current request of a 20-foot vacation on 23rd Avenue only. The survey must be updated to detail the current proposal. The entire proposal should be consistent.

Prior to recording of vacation, provide sketch and legal description of proposed Public Utility, Ingress Egress and Sidewalk Easements from subject property and all property owners (lots 15 through 28 between 32nd and 31st Streets North). The narrative states that a 12-foot public utility easement is proposed over the existing 8-inch cast iron potable water pipe in 23rd Avenue North; however, a sketch and legal description of this easement have not been provided. Additionally, an Public Ingress/Egress and sidewalk easement is requested to allow for future sidewalk options due to existing tree line near the curb. The Site concept sketch provides more detail; however, it should ensure the details call out a "public utility easement" and specify for the potable water line, as well as for the sanitary sewer manhole. Further, the easement must be provided by all property owners party to the vacation and easement.

2. **Prior to approval of site plan, detail future sidewalk on 23rd Avenue North.** Redevelopment may require the construction of sidewalk along the north side of 23rd Avenue North, as existing sidewalk is on the north of 23rd Avenue North directly to the west of the subject property. The proposed vacation may negatively impact the ability of future sidewalk. Prior to the approval of site plan for the redevelopment detail the compliance with sidewalk requirements consistent with City Code 16.40.140.4.2.
3. **Prior to approval of site plan, detail Compliance with Drainage and Surface Water Management regulations.** The scope of this redevelopment will trigger compliance with the Drainage and Surface Water Management Regulations as found in City Code Section 16.40.030. Upon development or redevelopment within the plat boundaries, submit drainage calculations which conform to the water quantity and the water quality requirements of City Code Section 16.40.030. Please note the volume of runoff to be treated shall include all off-site and on-site areas draining to and co-mingling with the runoff from that portion of the site which is redeveloped. Stormwater runoff release and retention shall be calculated using the Rational formula and a 10-year 1-hour design storm.

Notes:

1. **Alternative Options.** There may be alternative options to achieve the same end goal of the expansion of the business without vacating the public right of way. ECID staff strongly recommend discussing with relevant City departments on alternative options that do not impact public right of way and utilities. Specifically, the conceptual site plan indicates the building addition is to the north of the existing building, while the right of way to be vacated is to the south. The proposed building does not appear to be in proximity of the land to be vacated, but rather the vacation will provide for larger lot dimensions which provide more compliance with the land development code. In the event that all required easements on all lots are not able to be obtained, there may be alternative options through the land development code. Further, if the vacation continues to be pursued, relocation of utilities by and at the expense of the applicant/developer may be an option rather than an easement. The developer may opt to perform the potable water main relocation with a licensed contractor under a right of way permit if approved by the City Water Resources Department. Specifically, the utilities referenced are based on City water intersection detail 13/J-14 which shows an existing 8-inch potable water main 18 feet south of the current northern right of way boundary of 23rd Avenue N.
2. **Surrounding ROW Vacations in area.** It is noted that 23rd Avenue North is currently 80-foot wide right of ways exceeding the right of way width required by City Code 16.40.140.4.1. Streets states that a commercial service street (urban or suburban facility) total required right-of-way width is sixty (60) feet, the existing right-of-way width is eighty (80) feet. As such, generally a 10-foot vacation could be supported on either side of the street; however, please note that the original plat had 100 foot wide right of way and the southern side of the street has already processed a 20 foot right of way vacation. As such this vacation request is supported and does not reduce the right of way width below the minimum required.
3. **Non-conforming bollards.** There are existing bollards in the right of way of 23rd Avenue North which do not meet code requirements as they are an above ground obstruction within the

roadway clear zone and should be removed. Generally, all work and structures in the right of way of require a permit and through that permit structures are reviewing and shall not significantly impede vehicular or pedestrian access as more specifically detailed in City Code Chapter 25-273.6.

KJH/aw

cc: WRD
Kayla Eger – Development Review Services

ATTACHMENT G



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Cheryl Bergailo, Planner II, Planning and Development Services

FROM: Rebecca Moistner, Planner II, Transportation and Parking Management Department

DATE: October 30, 2023

SUBJECT: Approval to vacate 20 feet of street right-of-way on 23rd Avenue N. abutting Lots 15 through 28, between 32nd and 31st Streets N. in Block B of the Waverly Place Subdivision.

CASE: 22-33000009

The Transportation and Parking Management Department has reviewed the proposed partial vacations of street right-of-way on 23rd Avenue North. The Transportation Department does not object to the partial street vacations if easements are provided that allow for sidewalks to be constructed. Future developments on the lot will have to comply with Section 16.40.140.4.2 of the City Code, which requires five-foot-wide sidewalks on the north and west side of streets in commercial zones. The northern side of 23rd Avenue North and the western side of 31st Street North shall have 5-foot sidewalks or 6-foot sidewalks if abutting the curb.

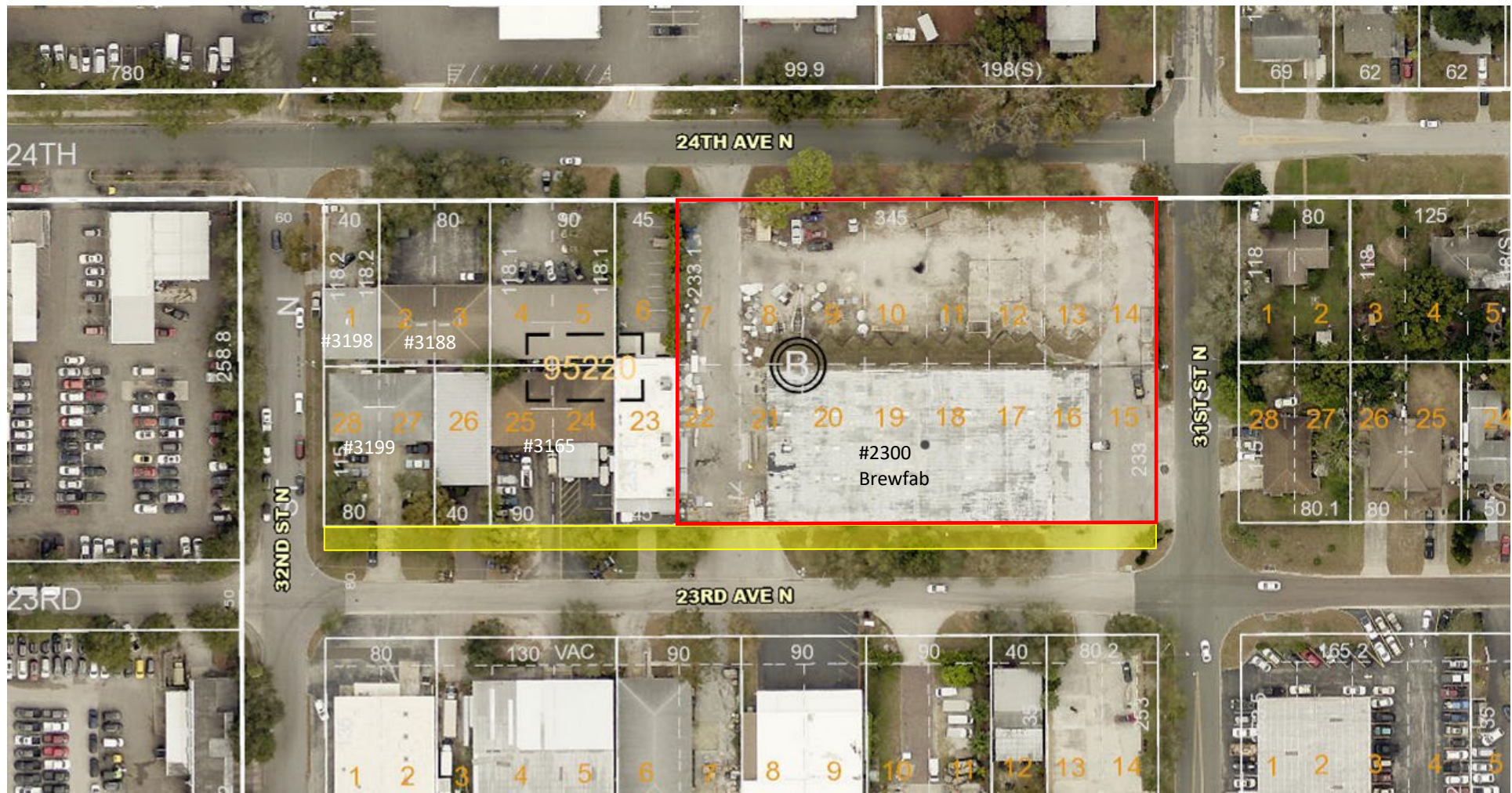
Vacation Ordinance 1163-V


2300 31st Street N.

Cheryl Bergailo, AICP, LEED Green Assoc.
Development Review Services

February 15, 2024



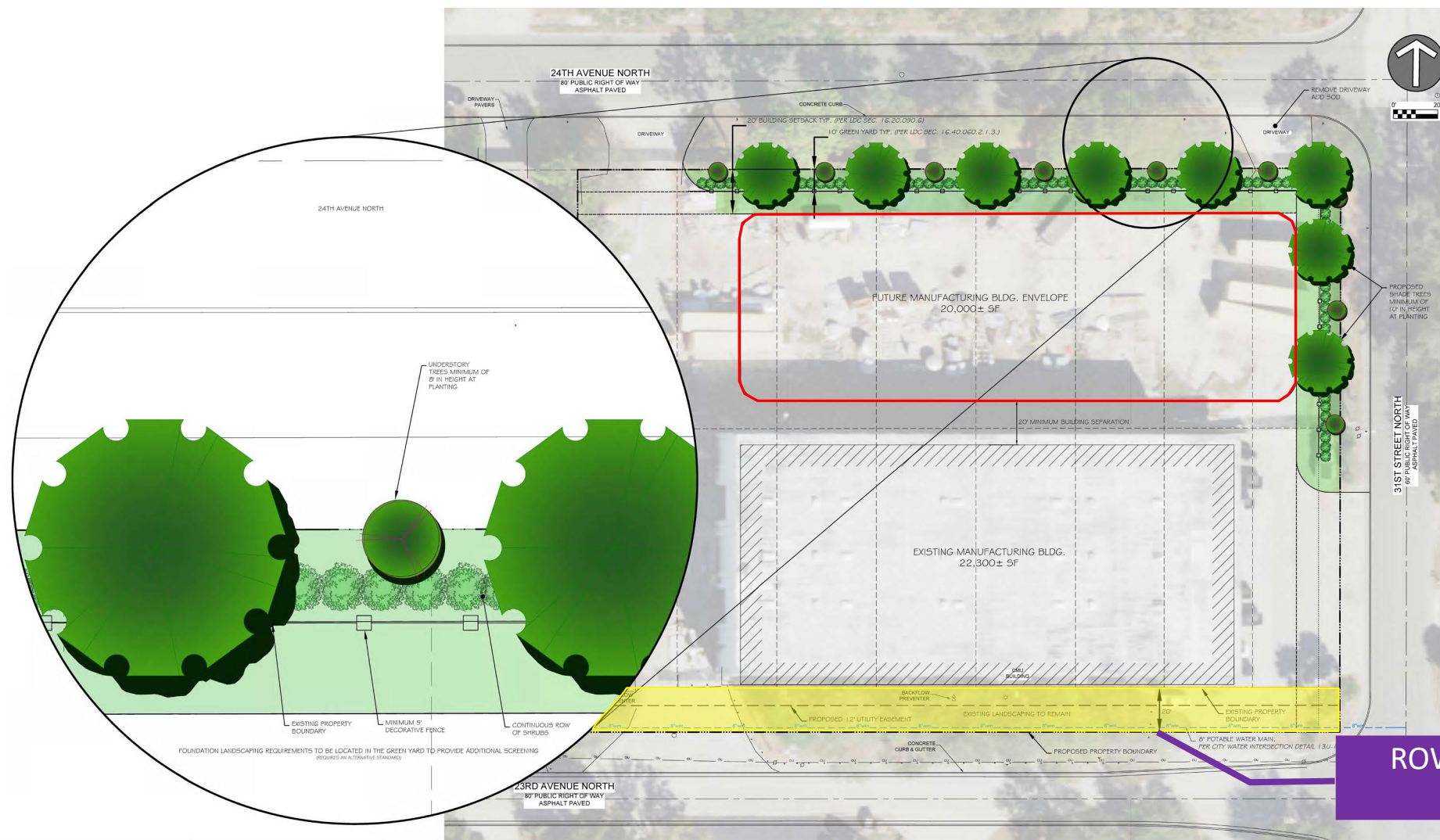


 ROW to be vacated

PROJECT LOCATION MAP

Case No. 22-33000009 – 2300 31st Street N.





ROW to be vacated at Brewfab.

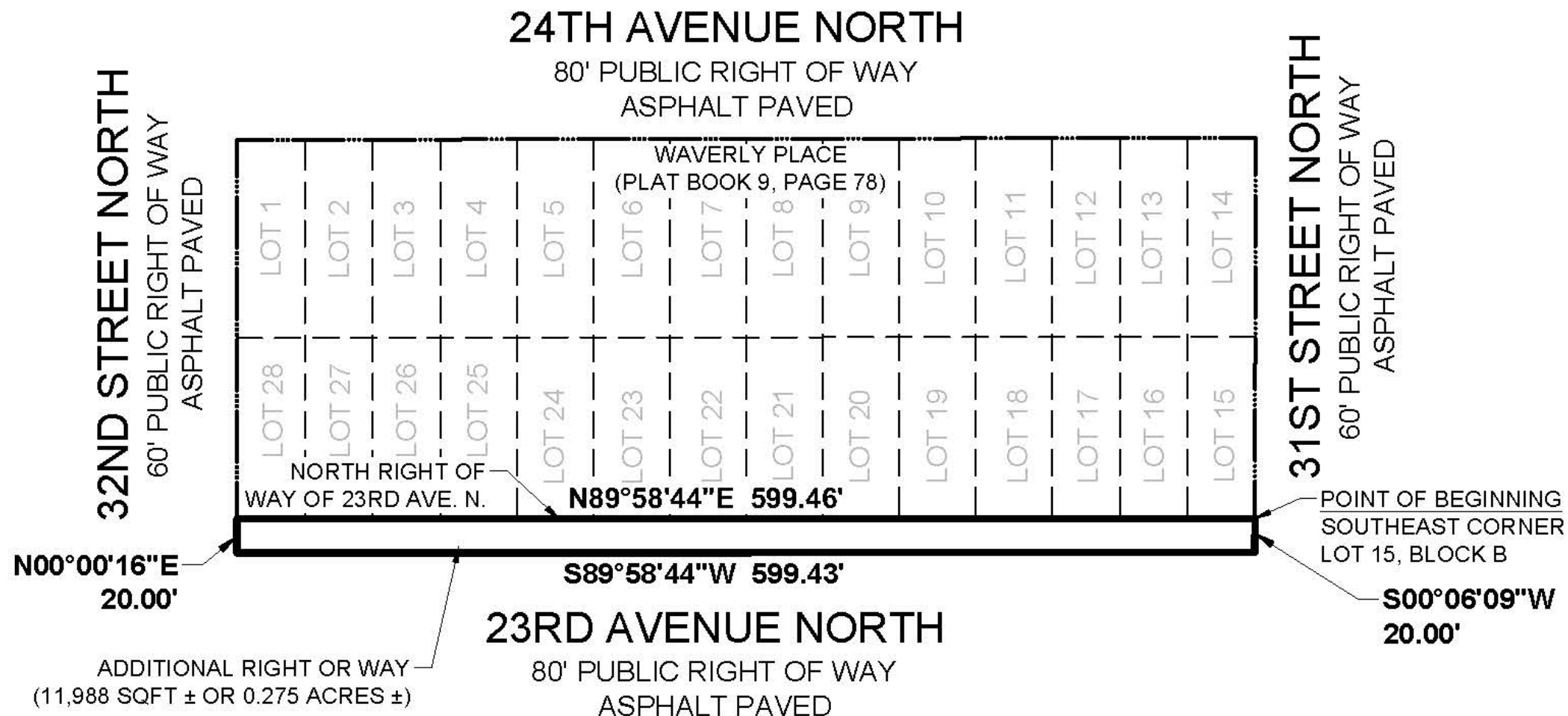
CONCEPT PLAN

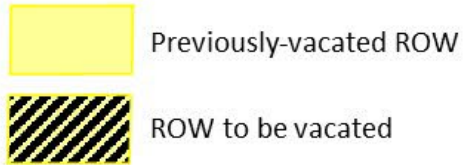
Case No. 22-3300009 – 2300 31st Street N.





VACATION SKETCH





ABUTTING VACATIONS & ROW WIDTHS

Case No. 22-33000009 – 2300 31st Street N.





View looking westward along the right-of-way at the eastern end.



View looking westward along the right-of-way near its midpoint.

Photo credit: Google.

PHOTOS



View looking westward along the right-of-way near its western end.

Photo credit: Google.



COMMENTS

CITY STAFF AND PRIVATE UTILITIES

- No objections from City Departments.
 - Water Resources has no objection to the proposed vacation with the condition that a 12-foot-wide Public Utility Easement be provided across all affected lots that covers the 8-inch water main located in that right-of-way.
 - Engineering has no objection, and notes that the required minimum right-of-way is 60 feet, which is proposed.
 - Conditions of Approval are recommended including the provision of a 12-foot-wide Public Utility Easement over the water main.
 - A Public Ingress/Egress and Sidewalk Easement is also recommended for future sidewalk, because there is a line of trees in the right-of-way that should be preserved, and a future sidewalk may need to be located in the right-of-way that is to be vacated in order to avoid the trees. Construction-related comments are also provided.
 - Transportation and Parking Management does not object if an easement is provided to allow for sidewalks to be constructed
- No private utilities were identified in the right-of-way.

PUBLIC

- No objections from the public, and no comments from the Ponce DeLeon Neighborhood Association or CONA.



DRC HEARING OUTCOME

- The Applicant requested that a recommended condition to require site plan approval prior to recordation of the vacation ordinance be changed to ‘approval of a site plan or submission of a building permit application for a building.’
 - Staff supported the change, and DRC voted unanimously to change that condition to what is now included as Condition #1 in the vacation ordinance.
- The application was unanimously approved by the DRC on December 6, 2024 (DRC Case 22-33000009).

PUBLIC

- There were no comments from the public at the hearing.



STAFF RECOMMENDATION

APPROVAL of the Right-of-Way Vacation

Subject to the Recommended Conditions of Approval:

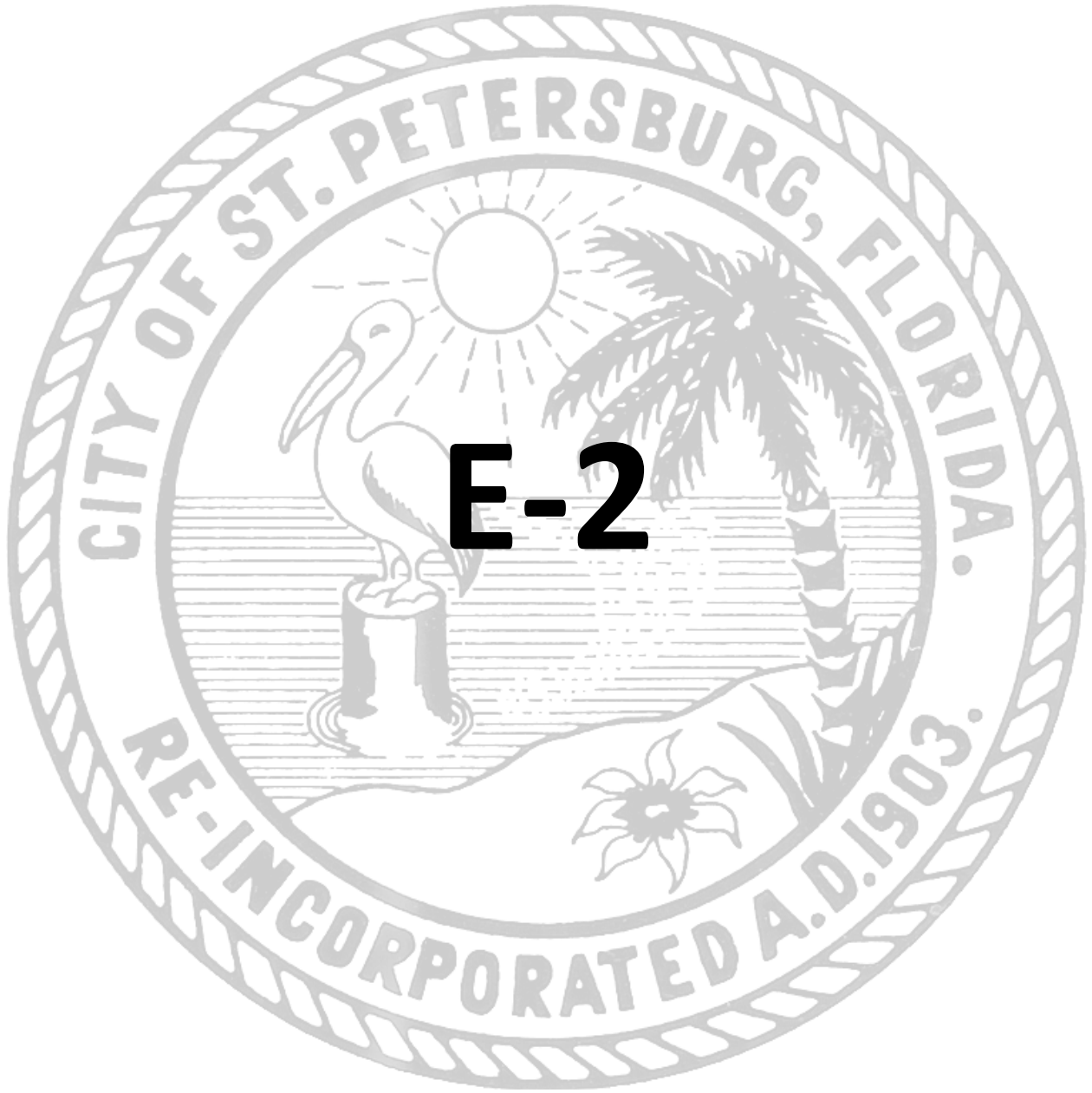
1. Prior to recordation of the vacation ordinance, the Applicant shall receive approval of a site plan, or submit a building permit application, for a building.
2. The Applicant shall comply with the Engineering Review Memo dated November 7, 2023, the Water Resources Memo dated October 17, 2023 and the Transportation and Parking Management Memo dated October 30, 2023. Specifically, prior to the recordation of the vacation ordinance, a 12-foot-wide Public Utility Easement shall be provided over the 8-inch water main in the right-of-way and a Public Ingress/Egress and Sidewalk Easement shall be provided to accommodate a sidewalk.

THANK YOU



Planning & Development Services Department
Development Review Services Division
1 Fourth Street North, St. Petersburg, FL 33701
727-893-7471 / www.stpete.org/LDR

The following page(s) contain the backup material for Agenda Item: Ordinance 1164-V. An Ordinance approving the vacation of the north-south 11.2-foot alley between Central Avenue and Commercial Avenue South, and the full length and width of Commercial Avenue South, in McAdoos Replat of 1921, generally located at 1100, 1120, 1122, 1126, 1128, 1180 Central Avenue and 1101 1st Avenue South; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 23-33000015)
Please scroll down to view the backup material.



E-2



ST. PETERSBURG CITY COUNCIL

Meeting of February 15, 2024

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

SUBJECT: Ordinance 1164-V approving the vacation of the north-south 11.2-foot alley between Central Avenue and Commercial Avenue South, and the full length and width of Commercial Avenue South, in McAdoo's Replat of 1921, generally located at 1100, 1120, 1122, 1126, 1128, 1180 Central Avenue and 1101 1st Avenue South; setting forth conditions for the vacation to become effective; and providing for an effective date. (City File No. DRC 23-33000015)

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 February 29, 2024.

The Request: The request is to vacate the north-south 11.2-foot alley between Central Avenue and Commercial Avenue South, and the full length and width of Commercial Avenue South, generally located at 1100, 1120, 1122, 1126, 1128, 1180 Central Avenue and 1101 1st Avenue South (see attached Location Map).

Discussion: The vacation is proposed to facilitate redevelopment of the property. The related site plan application was approved by the CRA on January 4, 2024, (CRA Case File: IWRP 23-6a), and the DRC on January 10, 2024 (DRC Case #23-31000014). The Applicant proposes to unify the development of the 1100 block by retaining the hotel that is under construction and three buildings with offices and commercial spaces, demolishing two buildings (1100-1106 Central Avenue and 1101 1st Avenue South) and constructing a mixed-use building with a parking garage which connects to the Moxy parking garage. An 8-foot-wide portion of the north-south alley and Commercial Avenue South is proposed to be dedicated as a pedestrian easement to provide for north-south connectivity through the block. All property owners on the block are co-applicants in the subject application.

An abutting, southern north-south alley in the block was previously approved for vacation under Case #19-33000023 and Ordinance 1123-V for the Moxy St. Petersburg Downtown hotel, which is under construction. Ordinance 1123-V will be recorded after the final plat for that project is approved (Case #22-20000005). A condition of that approval, in addition to the requirement to replat the vacated alley and abutting properties, was to create a north-south pedestrian access easement in the vicinity of the vacated alley.

As set forth in the attached DRC Staff Report, Staff finds that vacating the subject right-of-way would be consistent with the criteria in the City Code and the Comprehensive Plan.

Agency Review: The application was routed to the standard list of City Departments and private utility providers. Water Resources objects to the application until new sewer connections are made. Engineering has provided special conditions of approval regarding sanitation service method, clarification of public easements/public pedestrian access through the site, sanitary sewer service requirements, and other items that will need to be addressed during building/site plan review and prior to release of permits. Construction-related comments were also provided.

Transportation and Parking Management has requested a north-south pedestrian easement through the block and an east-west public easement over the portion of Commercial Avenue South that corresponds with the planned pedestrian arcade to ensure access for the public. An east-west pedestrian easement is not currently proposed by the Applicant. The review letters are part of the Staff Report (see Attachments D, E, and F.)

The Applicant is working with Sanitation to address the sanitation-related comments issued by the foregoing Departments. A Letter of No Objection from Sanitation is a recommended condition of approval.

Frontier Communications, Duke Energy and TECO have objected to the application. The Applicant will be required to work with the private utilities to obtain a Letter of No Objection from each.

DRC Action/Public Comments: The EDGE Business District Association supports the application. As of December 27, 2023, City Staff has received no other comments from the public on the application, including the Downtown Neighborhood Association and CONA.

On January 10, 2024, the DRC held a public hearing on the case. No objectors appeared; two supporters from the EDGE District, Roger Curlin and Debbie Reeser, appeared. The Applicant requested modification of Condition #2 in the Staff Report, which requires an east-west pedestrian easement over the portion of Commercial Avenue South which is a planned pedestrian arcade. The Applicant would like the option to gate off the pedestrian arcade and does not want to provide a pedestrian easement. The DRC voted to remove the condition for the east-west pedestrian easement and the motion was approved by a vote of 5 to 1. DRC then voted to recommend approval of the proposed vacation and the motion was approved unanimously. In advance of this report, no additional comments or concerns were expressed to staff.

RECOMMENDATION:

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

1. Per 16.40.140.2.1.F, all vacated rights-of-way and abutting properties shall be replatted and receive final plat approval.
2. A north-south pedestrian easement through the block shall be provided in the vicinity of the alley to be vacated. An east-west pedestrian easement shall be provided over the portion of Commercial Avenue South that corresponds with the planned pedestrian arcade.
3. The Applicant shall receive DRC approval of the related Site Plan (DRC Case #23-31000014).
4. The adjacent southern north-south alley vacation ordinance shall be recorded (DRC Case 19-33000023; Ordinance 1123-V).

5. The Applicant shall comply with the Water Resources Memo dated December 6, 2023, the Engineering Review Memo dated December 12, 2023, and the Transportation and Parking Management Memo dated December 8, 2023.
6. The Applicant shall obtain a Letter of No Objection from the City's Sanitation Department, Frontier Communications, Duke Energy and TECO.
7. The Applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
8. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

Attachments: Ordinance including Exhibit "A," Location Map, DRC Staff Report including Water Resources, Engineering and Transportation and Parking Management Department Review Memos

ORDINANCE NO. 1164-V

AN ORDINANCE APPROVING THE VACATION OF THE NORTH-SOUTH 11.2-FOOT ALLEY BETWEEN CENTRAL AVENUE AND COMMERCIAL AVENUE SOUTH, AND THE FULL LENGTH AND WIDTH OF COMMERCIAL AVENUE SOUTH, IN MCADOO'S REPLAT OF 1921, GENERALLY LOCATED AT 1100, 1120, 1122, 1126, 1128, 1180 CENTRAL AVENUE AND 1101 1ST AVENUE SOUTH; 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. The Development Review Commission recommended approval of the application on January 10, 2024. (City File No. DRC 23-33000015):

Attached Sketch and Legal Description - Exhibit "A" – 4 pages.

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. Per 16.40.140.2.1.F, all vacated rights-of-way and abutting properties shall be replatted and receive final plat approval.
2. A north-south pedestrian easement through the block shall be provided in the vicinity of the alley to be vacated. An east-west pedestrian easement shall be provided over the portion of Commercial Avenue South that corresponds with the planned pedestrian arcade.
3. The Applicant shall receive DRC approval of the related Site Plan (DRC Case #23-31000014).
4. The adjacent southern north-south alley vacation ordinance shall be recorded (DRC Case 19-33000023; Ordinance 1123-V).
5. The Applicant shall comply with the Water Resources Memo dated December 6, 2023, the Engineering Review Memo dated December 12, 2023, and the Transportation and Parking Management Memo dated December 8, 2023.
6. The Applicant shall obtain a Letter of No Objection from the City's Sanitation Department, Frontier Communications, Duke Energy and TECO.

7. The Applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
8. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

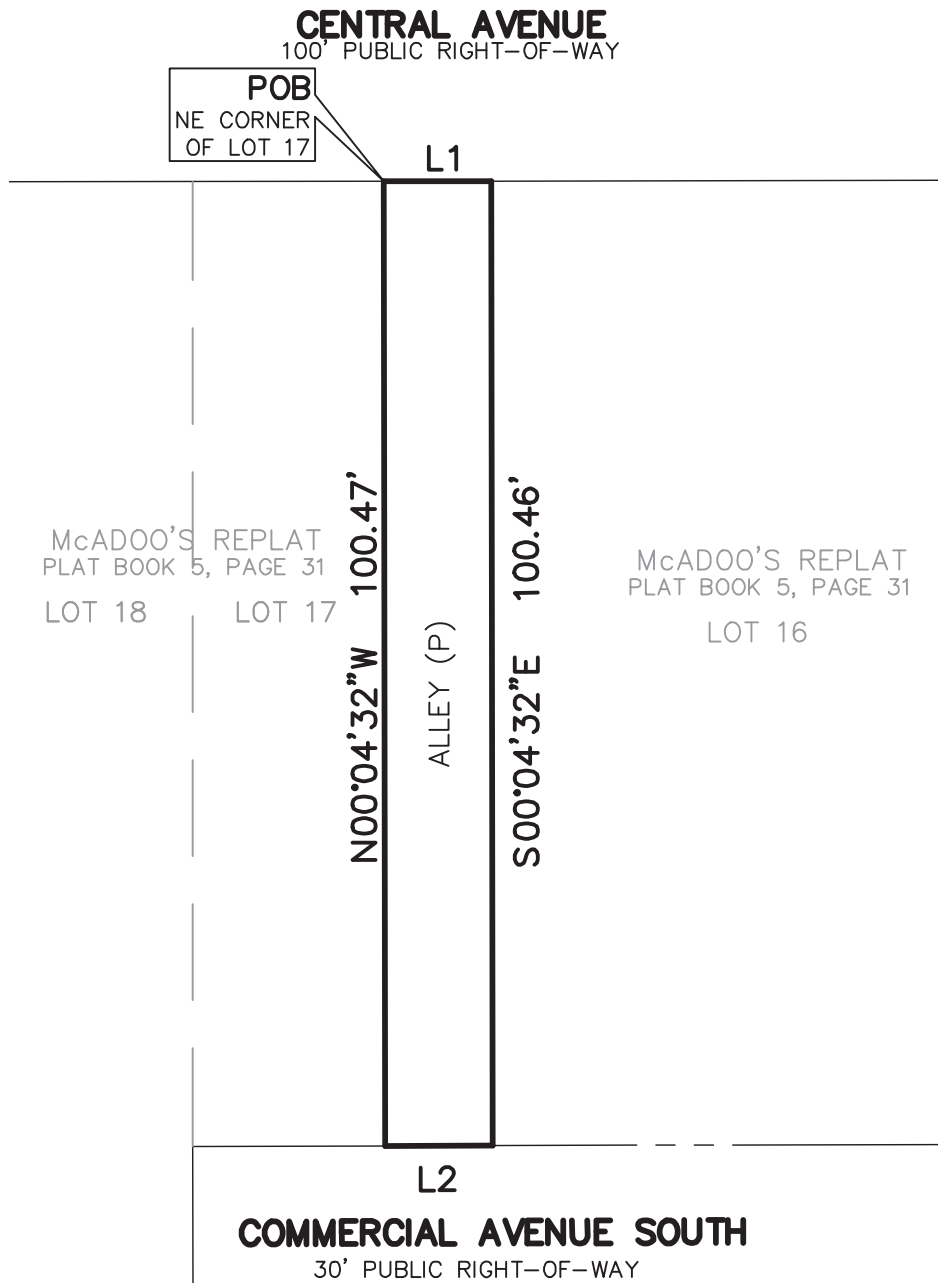
Section 4. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will 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.

Michael J Dema

LEGAL

/s/Elizabeth Abernethy

PLANNING & DEVELOPMENT
SERVICES DEPT.



POB
 NE CORNER
 OF LOT 17



- LEGEND**
- BNDY = BOUNDARY
 - COR = CORNER
 - OR = OFFICIAL RECORDS BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R/W = RIGHT-OF-WAY
 - SR = STATE ROAD
 - US = UNITED STATES

McADOO'S REPLAT
 PLAT BOOK 5, PAGE 31
 LOT 18 LOT 17

McADOO'S REPLAT
 PLAT BOOK 5, PAGE 31
 LOT 16

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°54'54"E	11.20
L2	S89°53'17"W	11.20

NOT A SURVEY

ITEM	DATE	BY	QC
SKE TCH & DESCRIPTION	03-21-23	SMW	DHR
H: \JN\5098\DWG\5098 SD ALLEY.DWG			

EXHIBIT "A"
ALLEY



POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

DESCRIPTION

THAT PORTION OF THE ALLEY OF MCADOO'S REPLAT AS RECORDED IN PLAT BOOK 5, PAGE 31, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 17 OF MCADOO'S REPLAT; THENCE N.89°54'54"E., 11.20 FEET; THENCE S.00°04'32"E., 100.46 FEET; THENCE S.89°53'17"W., 11.20 FEET; THENCE N.00°04'32"W., 100.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.025 ACRES, MORE OR LESS

NOTES

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE SOUTH, SAID LINE BEING ASSUMED AS N89°50'08"E.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH 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.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.



Digitally signed by Dan Rizzuto
 Date: 2023.04.04 11:57:14
 -04'00'

DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

SHEET 2 OF 2

NOT A SURVEY

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	03-21-23	SMW	DHR
H:\JN\5098\DWG\5098 SD ALLEY.DWG			

**EXHIBIT "A"
 ALLEY**

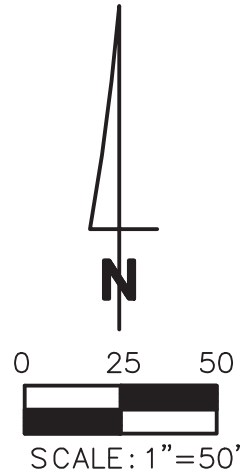


POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

LEGEND

- BNDY = BOUNDARY
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- SR = STATE ROAD
- US = UNITED STATES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°04'32"E	30.00'
L2	N00°04'32"W	30.00'



NOT A SURVEY SHEET 1 OF 2

ITEM	DATE	BY	QC
SKE TCH & DESCRIPTION	03-21-23	SMW	DHR
H: \JN\5098\DWG\5098 SD COMM AVE.DWG			

EXHIBIT "A"
COMMERCIAL AVENUE

POLARIS ASSOCIATES INC.

PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

DESCRIPTION

THAT PORTION OF COMMERCIAL AVENUE OF MCADOO'S REPLAT AS RECORDED IN PLAT BOOK 5, PAGE 31, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 17 OF MCADOO'S REPLAT; THENCE N.89°50'08"E., 351.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE; THENCE S.00°04'32"E., 30.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 11TH STREET SOUTH; THENCE S.89°50'08"W., 351.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE SOUTH; THENCE N.00°04'32"W., 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.241 ACRES, MORE OR LESS

NOTES

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3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
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Digitally signed by Dan Rizzuto
 Date: 2023.04.04 11:58:36 -04'00'

DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

SHEET 2 OF 2

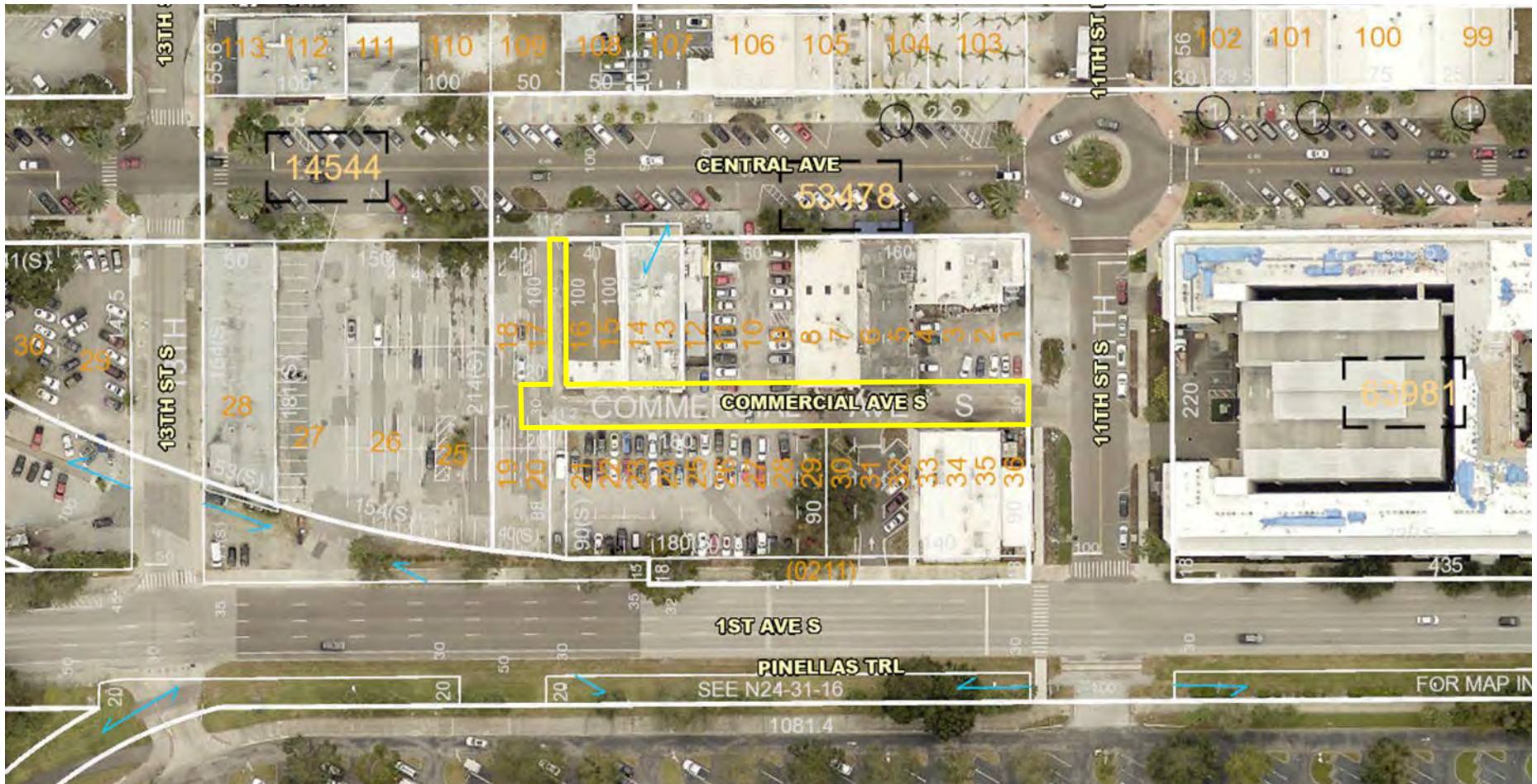
NOT A SURVEY

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	03-21-23	SMW	DHR
H:\JN\5098\DWG\5098 SD COMM AVE.DWG			

EXHIBIT "A"
COMMERCIAL AVENUE



POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

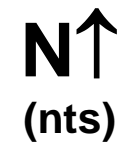


PROJECT LOCATION MAP

Case No.: 23-33000015

Addresses: 1100, 1120, 1122, 1126, 1128,
1180 Central Ave. and 1101 1st Ave. S.

City of St. Petersburg, Florida
Planning & Development Services Department





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

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**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 **Wednesday, January 10, 2024, at 1:00 PM** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO: 23-33000015

PLAT SHEET: G-2

REQUEST: Approval to vacate the north-south 11.2-foot alley between Central Avenue and Commercial Avenue South, and the full length and width of Commercial Avenue South, in McAdoo's Replat of 1921, generally located at 1100, 1120, 1122, 1126, 1128, 1180 Central Avenue and 1101 1st Avenue South.

OWNERS: Collective Edge LLC, Pernicious LLC, Tricera 1100 Block LLC, EE 1246 Central Ave Holding LLC, Another Little Central Avenue Building LLC

APPLICANT: R. Donald Mastry, Trenam Law, 200 Central Ave., Suite 1600, St. Petersburg, FL 33701

ADDRESS: 1100, 1120, 1122, 1126, 1128, 1180 Central Ave. and 1101 1st Ave. S.

PARCEL ID NUMBERS: 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

ZONING: Downtown Center (DC-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate the north-south 11.2-foot alley between Central Avenue and Commercial Avenue South, and the full length and width of Commercial Avenue South, in McAdoo's Replat of 1921 in the Downtown Center – 1 (DC-1) Zoning District (see Attachment A - Location Map and Attachment B - Photos). A related Site Plan application was submitted under Case #23-31000014. An abutting, southern north-south alley in the block was previously approved for vacation under Case #19-33000023 and Ordinance 1123-V for the Moxy St. Petersburg Downtown hotel, which is under construction. Ordinance 1123-V will be recorded after the final plat for that project is approved (Case #22-20000005). A condition of that approval, in addition to the requirement to replat the vacated alley and abutting properties, was to create a north-south pedestrian access easement in the vicinity of the vacated alley.

All property owners on the block are co-applicants in the subject application. The application is scheduled to be heard by the Community Redevelopment Agency (CRA) on January 4, 2024 (CRA Case File: IWRP 23-6a) and is supported by the EDGE Business District Association (see Attachment C – Application).

According to the Application Narrative, the purpose of the right-of-way vacation is to allow for the redevelopment of the property. The related Site Plan application proposes to unify the development of the 1100 block by retaining the hotel that is under construction and three buildings with offices and commercial spaces, demolishing two buildings (1100-1106 Central Avenue and 1101 1st Avenue South) and constructing a mixed-use building with a parking garage which connects to the Moxy parking garage. An 8-foot-wide portion of the north-south alley and Commercial Avenue South would be dedicated as a pedestrian easement to provide for north-south connectivity through the block.

Commercial Avenue South is proposed to be converted to buildable area, a trash access path leading to shared trash rooms, and a loading area for the retail stores. Pedestrians would also be allowed to use the path, however it is not proposed for a pedestrian easement. The applicant provided the following narrative in their Site Plan application:

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.*

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.

A. Land Development Regulations

Section 16.40.140.2.1.E of the LDR sets forth the criteria for the review of proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

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 application was routed to City Departments and Private Utility Providers:
 - Water Resources objects to the application until new sewer connections are made (see Water Resources Review Memo dated December 6, 2023 - Attachment D).
 - Engineering has provided special conditions of approval regarding sanitation service method, clarification of public easements/public pedestrian access through the site, sanitary sewer service requirements, and other items that will need to be addressed during building/site plan review and prior to release of permits. Construction-related comments are also provided in the Engineering Memo dated December 12, 2023 (see Attachment E).
 - Transportation and Parking Management has requested greater detail on how the proposed pedestrian arcade in the location of the Commercial Avenue South right-of-way will function, as well as assurance that a north-south pedestrian easement through the block will be created (see Transportation and Parking Management Department Review Memo dated December 8, 2023 - Attachment F). They have similar concerns as Engineering regarding solid waste pick-up and have a strong preference for an east-west public easement over the portion of Commercial Avenue South that corresponds with the planned pedestrian arcade to ensure access for the public.
 - The Applicant is working with Sanitation to address the sanitation-related comments issued by the foregoing Departments. A Letter of No Objection from Sanitation is a recommended condition of approval.
 - Frontier Communications, Duke Energy and TECO have objected to the application. The Applicant will be required to work with the private utilities to obtain a Letter of No Objection from each.

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

- Access will not be substantially impaired or denied to any lot of record. Rear access to the properties is proposed via a shared east-west access through the site. The fronts of the properties are accessible via the surrounding streets.

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 vacation will not adversely impact the existing roadway network because it will not create dead-end rights-of-way and will not substantially alter utilized travel patterns. The alley and street are used primarily to service the buildings on the block. Those service functions will be maintained via private cross-access agreements. Commercial Avenue South will be maintained as a service corridor. Staff is including a special condition of approval to provide public pedestrian easements.
- 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.

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.*

- There is a need for the subject area to remain accessible to pedestrians. As such, a north-south pedestrian easement between Central Avenue and 1st Avenue South is recommended as a condition of approval as well as an east-west pedestrian easement over the portion of Commercial Avenue South that corresponds with the planned pedestrian arcade.
- Easements for public utilities will not be required because utilities on the block will be privately owned.

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

- The Applicant's plan is supported by the EDGE Business District Association.

B. Comprehensive Plan

The City's current Comprehensive Plan contains Goals, Objectives and Policies related to land use and transportation. Those applicable to the subject application have been identified below in italics. Commentary regarding whether the application advances the Goals, Objectives and Policies, or hinders achievement of same is provided after.

1. Goals, Objectives and Policies from the Land Use Element applicable to the subject application include:

Land Use Element Goals:

- *(2) Protect and enhance the fabric and character of neighborhoods;*
- *(4) Assure that services and facilities are provided at the adopted level of service concurrent with existing and future demand; and*
- *(5) Attain the highest level of economic well-being possible for the city and its citizens.*

Response to LU Goals 1, 2 and 4: The vacation, in accordance with recommended conditions of approval, would not impair the foregoing goals of the Land Use Element. Because vacation of the right-of-way is associated with a redevelopment project, the application would advance economic development Goal #5.

2. Goals, Objectives and Policies from the Transportation Element applicable to the subject application include:

Obj. T2: The City shall protect existing and future transportation corridors from encroachment.

Policy T2.4 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.

Response to TE Policy T2.4: Approval of the application would not impair the intent and purpose of this policy because it has been determined that the rights-of-way way are not required for present or future public use on the condition that pedestrian easements are provided for access.

C. Adopted Neighborhood or Special Area Plans

This area is included in the Intown West Redevelopment Plan and the EDGE District Improvement Plan (2016). As previously noted, the proposed project's site plan is scheduled for review by the CRA on January 4, 2024; Staff recommends approval of the CRA application and has found the application consistent with the Intown West Redevelopment Plan. The EDGE District Improvement Plan shows the alley and Commercial Avenue South in several of its renderings, however the renderings appear to be simply acknowledging the existing nature of the rights-of-way. There is no specific reference to the rights-of-way on this block or their retention.

The adjacent Historic Gas Plant District Development Plan does not rely on the rights-of-way for connections between 1st Avenue South and Central Avenue. See Attachment G for images from the EDGE District Improvement Plan and the Historic Gas Plant District Development Plan.

D. Comments from Organizations and the Public

The EDGE Business District Association supports the application (see Attachment C). As of December 27, 2023, City Staff has received no other comments from the public on the application, including the Downtown Neighborhood Association and CONA.

RECOMMENDATION. Staff recommends **APPROVAL** of the vacation with the following conditions of approval, prior to the vacation becoming effective:

1. Per 16.40.140.2.1.F, all vacated rights-of-way and abutting properties shall be replatted and receive final plat approval.
2. A north-south pedestrian easement through the block shall be provided in the vicinity of the alley to be vacated. An east-west pedestrian easement shall be provided over the portion of Commercial Avenue South that corresponds with the planned pedestrian arcade.
3. The Applicant shall receive DRC approval of the related Site Plan (DRC Case #23-31000014).
4. The adjacent southern north-south alley vacation ordinance shall be recorded (DRC Case 19-33000023; Ordinance 1123-V).
5. The Applicant shall comply with the Water Resources Memo dated December 6, 2023, the Engineering Review Memo dated December 12, 2023, and the Transportation and Parking Management Memo dated December 8, 2023.
6. The Applicant shall obtain a Letter of No Objection from the City's Sanitation Department, Frontier Communications, Duke Energy and TECO.
7. The Applicant shall be responsible for all plans, permits, work inspections and costs associated with the vacation(s). Any required easements and relocation of existing City utilities shall be at the expense of the Applicant.
8. As required by City Code Section 16.70.050.1.1.F, approval of right-of-way vacations shall lapse and become void unless the vacation ordinance is recorded by the City Clerk in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, 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/ Cheryl Bergailo

Cheryl Bergailo, AICP, LEED Green Assoc., Planner II
Development Review Services Division
Planning & Development Services Department

12/27/23

Date

REPORT APPROVED BY:

/s/ Elizabeth Abernethy

Elizabeth Abernethy, AICP, Director
Planning & Development Services Department


01/02/24


Date

Attachments: A - Location Map, B - Photos, C - Application, D - Water Resources Memo, E - Engineering Memo, F - Transportation and Parking Management Memo

ATTACHMENT A



 ROW to be vacated

 ROW previously approved to be vacated

Attachment A—Location Map

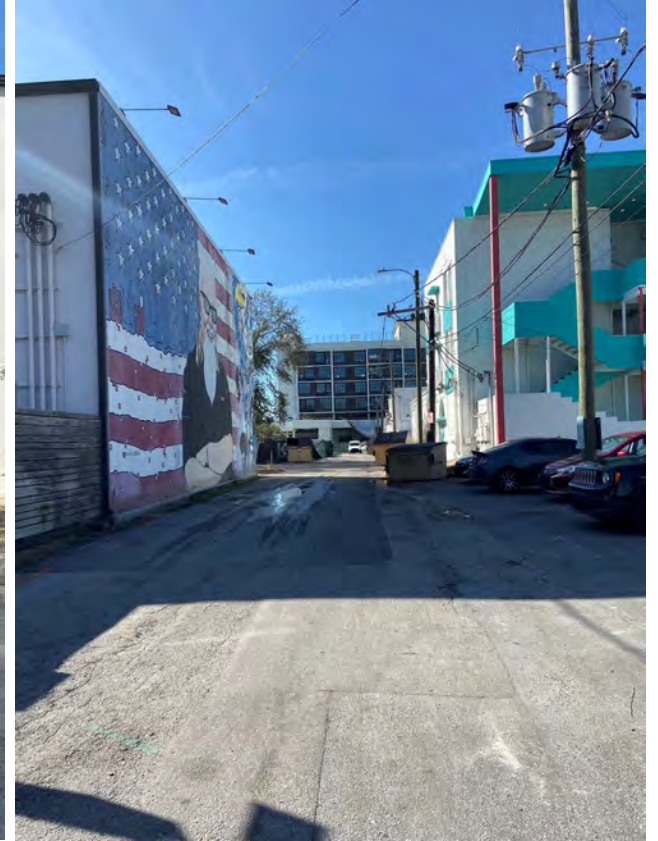
ATTACHMENT B



Southward view along the north-south alley to be vacated. Parking garage ramp to the Moxy project in the background.



Eastward view along Commercial Ave. S.



Westward view along Commercial Ave. S.

ATTACHMENT C



SUBDIVISION DECISION Application

Application No. _____

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

- | | | |
|---|--|--|
| Application Type:
Per: 16.40.140 &
16.70.050 | <input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Lot Split
<input type="checkbox"/> Lot Refacing
<input type="checkbox"/> Street Name Change
<input type="checkbox"/> Street Closing | <input checked="" type="checkbox"/> Vacating – Street Right-of-Way
<input checked="" type="checkbox"/> Vacating – Alley Right-of-Way
<input type="checkbox"/> Vacating – Walkway Right-of-Way
<input type="checkbox"/> Vacating – Easement
<input type="checkbox"/> Vacating – Air Rights |
|---|--|--|

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): COLLECTIVE EDGE LLC; PERNICIOUS LLC; TRICERA 1100 BLOCK LLC;	
Street Address: 200 Central Ave., Suite 1600 EE 1246 CENTRAL AVE HOLDING LLC; ANOTHER LITTLE CENTRAL AVENUE BUILDING LLC	
City, State, Zip: St. Petersburg, FL 33602	
Telephone No:	Email Address:
NAME of AGENT or REPRESENTATIVE: R. Donald Mastry, Trenam Law	
Street Address: 200 Central Ave., Suite 1600	
City, State, Zip: St. Petersburg, FL 33701	
Telephone No: 727-824-6140	Email Address: dmastry@trenam.com
PROPERTY INFORMATION:	
Street Address or General Location: Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.	
Parcel ID#(s): 24-31-16-53478-000-0170, 24-31-16-53478-000-0210, 24-31-16-53478-000-0300, 24-31-16-53478-000-0010, 24-31-16-53478-000-0120, 24-31-16-53478-000-0130, 24-31-16-53478-000-0090 and 24-31-16-53478-000-0150	
DESCRIPTION OF REQUEST: Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.	
PRE-APPLICATION DATE: 7/18/23	PLANNER: CLB

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

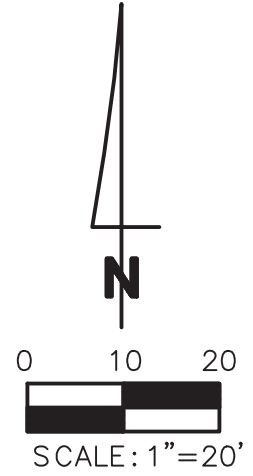
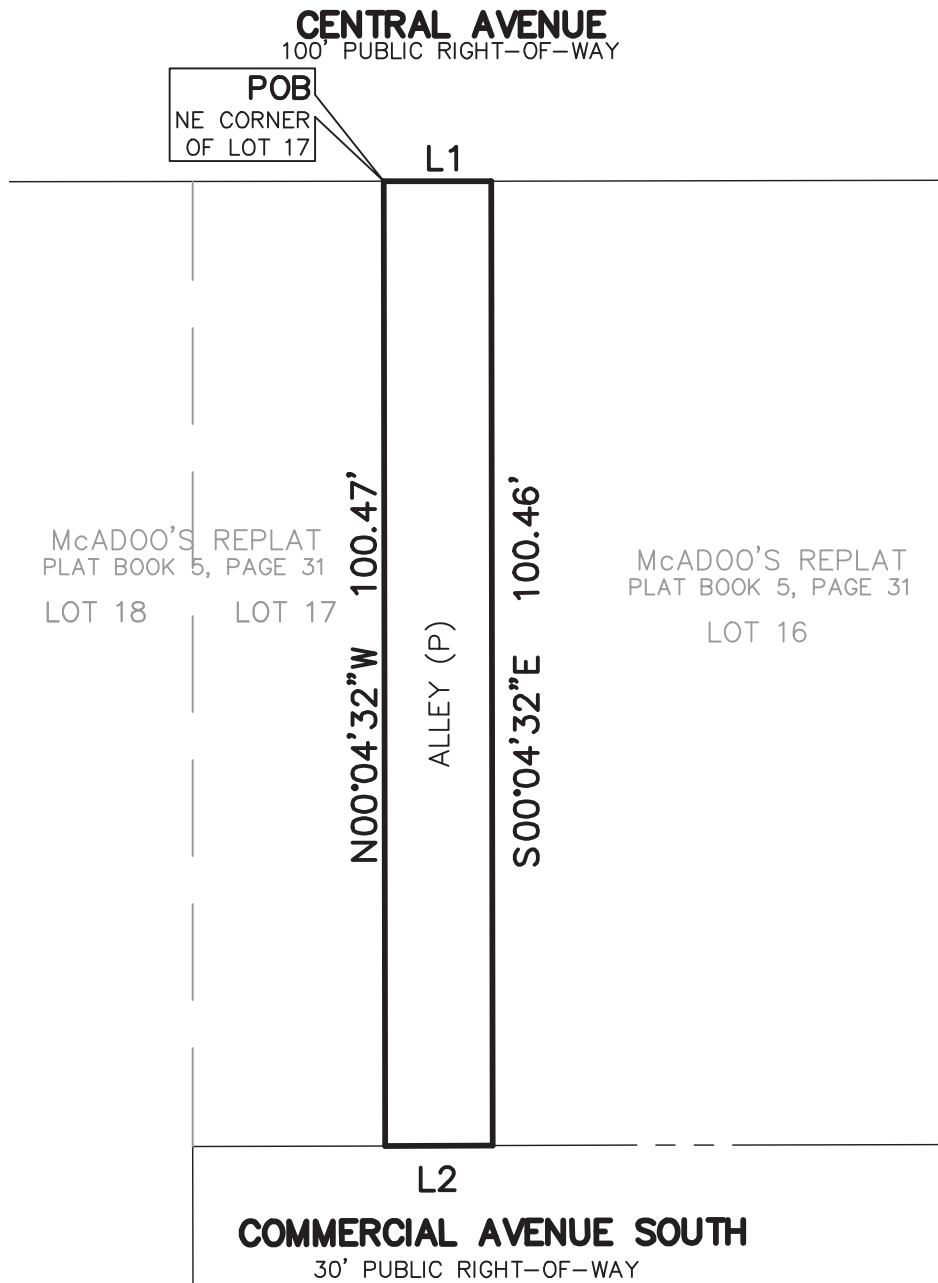
City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

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: 11/13/23
 *Affidavit to Authorize Agent required, if signed by Agent.

Typed name of Signatory: R. Donald Mastry, as agent



- LEGEND**
- BNDY = BOUNDARY
 - COR = CORNER
 - OR = OFFICIAL RECORDS BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R/W = RIGHT-OF-WAY
 - SR = STATE ROAD
 - US = UNITED STATES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°54'54"E	11.20
L2	S89°53'17"W	11.20

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKE TCH & DESCRIPTION	03-21-23	SMW	DHR
H: \JN\5098\DWG\5098 SD ALLEY.DWG			

EXHIBIT "A"
ALLEY



POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

DESCRIPTION

THAT PORTION OF THE ALLEY OF MCADOO'S REPLAT AS RECORDED IN PLAT BOOK 5, PAGE 31, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 17 OF MCADOO'S REPLAT; THENCE N.89°54'54"E., 11.20 FEET; THENCE S.00°04'32"E., 100.46 FEET; THENCE S.89°53'17"W., 11.20 FEET; THENCE N.00°04'32"W., 100.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.025 ACRES, MORE OR LESS

NOTES

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE SOUTH, SAID LINE BEING ASSUMED AS N89°50'08"E.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH 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.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.



Digitally signed by Dan Rizzuto
 Date: 2023.04.04 11:57:14
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DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

SHEET 2 OF 2

NOT A SURVEY

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	03-21-23	SMW	DHR
H:\JN\5098\DWG\5098 SD ALLEY.DWG			

**EXHIBIT "A"
 ALLEY**

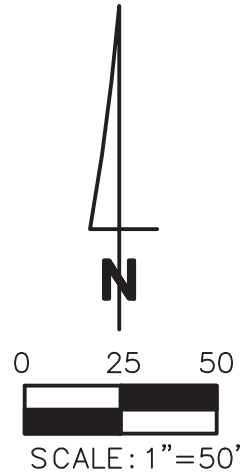


POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

LEGEND

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°04'32"E	30.00'
L2	N00°04'32"W	30.00'



NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKE TCH & DESCRIPTION	03-21-23	SMW	DHR
H: \JN\5098\DWG\5098 SD COMM AVE.DWG			

EXHIBIT "A"
COMMERCIAL AVENUE



POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

DESCRIPTION

THAT PORTION OF COMMERCIAL AVENUE OF MCADOO'S REPLAT AS RECORDED IN PLAT BOOK 5, PAGE 31, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 17 OF MCADOO'S REPLAT; THENCE N.89°50'08"E., 351.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE; THENCE S.00°04'32"E., 30.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 11TH STREET SOUTH; THENCE S.89°50'08"W., 351.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE SOUTH; THENCE N.00°04'32"W., 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.241 ACRES, MORE OR LESS

NOTES

1. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE SOUTH, SAID LINE BEING ASSUMED AS N89°50'08"E.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH 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.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.



Digitally signed by Dan Rizzuto
 Date: 2023.04.04 11:58:36 -04'00'

DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

SHEET 2 OF 2

NOT A SURVEY

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	03-21-23	SMW	DHR
H:\JN\5098\DWG\5098 SD COMM AVE.DWG			

EXHIBIT "A"
COMMERCIAL AVENUE



POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
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CITY OF ST. PETERSBURG
PLANNING & ECONOMIC DEVELOPMENT DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION

DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name: EE 1246 CENTRAL AVE HOLDING LLC

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

Property Address: 1120 Central Ave.

Parcel ID Number: 24-31-16-53478-000-0090

Request: Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): R. Donald Mastry, Trenam Law

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

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

Signature (owner): [Handwritten Signature] Printed Name: JONATHAN DAOU

Sworn to and subscribed on this date

Identification or personally known: Jonathan Daou

Notary Signature: (Print): Carolyn J Kovacs Date: May 11, 2023
Commission Expiration (Stamp or date): CAROLYN J KOVACS





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

DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name: TRICERA 1100 BLOCK LLC

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

Property Address: 1100 Central Ave., 1122 Central Ave. and 1126 Central Ave.

Parcel ID Number: 24-31-16-53478-000-0010, 24-31-16-53478-000-0120 and 24-31-16-53478-000-0130

Request: Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): R. Donald Mastry, Trenam Law

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

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

Signature (owner): [Handwritten Signature] Benjamin Mandell, Manager
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Personally known

Notary Signature: (Print): Maria Marquez Date: May 25, 2023
Commission Expiration (Stamp or date):



MARIA MARQUEZ
Notary Public
State of Florida
Comm# HH293438
Expires 7/26/2026



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

DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name: ANOTHER LITTLE CENTRAL AVENUE BUILDING LLC

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

Property Address: 1180 Central Ave.

Parcel ID Number: 24-31-16-53478-000-0150

Request: Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): R. Donald Mastry, Trenam Law

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

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

Signature (owner): [Handwritten Signature]

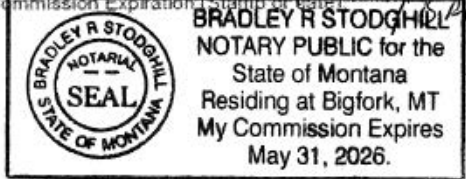
Blake Thompson, Manager
Printed Name

Sworn to and subscribed on this date

Identification or personally known: Blake Thompson

Notary Signature: (Print): [Handwritten Signature] Date: June 28, 2023

Commission Expiration: BRADLEY R STODGHILL





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

**DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT**

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

Property Owner's Name: COLLECTIVE EDGE LLC

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

Property Address: 0 Central Ave. and 0 Commercial Ave. S.

Parcel ID Number: 24-31-16-53478-000-0170, 24-31-16-53478-000-0210


Request: Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): R. Donald Mastry, Trenam Law

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

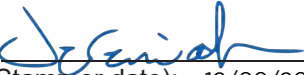
I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

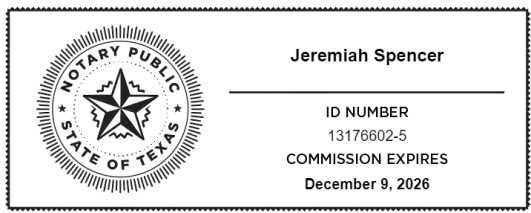
Signature (owner):  Nicholas Pantuliano
Printed Name

Notarized online using audio-video communication

Sworn to and subscribed on this date

Identification or personally known: DRIVER LICENSE

Notary Signature: (Print):  Jeremiah Spencer Date: 10/06/2023
Commission Expiration (Stamp or date): 12/09/2026





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

DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT

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

Property Owner's Name: PERNICIOUS LLC

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

Property Address: 1101 1st Ave. S.

Parcel ID Number: 24-31-16-53478-000-0300

Request: Vacation of Commercial Ave. S., and alley lying between Commercial Ave. S and Central Ave.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): R. Donald Mastry, Trenam Law

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

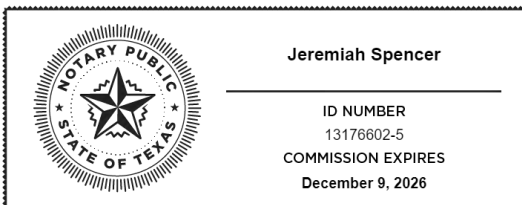
I (we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Handwritten Signature] Nicholas Pantuliano
Printed Name

Sworn to and subscribed on this date

Identification or personally known: DRIVER LICENSE

Notary Signature: (Print): [Handwritten Signature] Jeremiah Spencer Date: 10/06/2023
Commission Expiration (Stamp or date): 12/09/2026



Notarized online using audio-video communication



NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
2. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
3. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



PUBLIC PARTICIPATION REPORT

Application No. _____

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

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

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

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

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (variance@stpetecon.org) and to Federation of Inner-City Community Organizations (FICO) (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: _____
- Attach the evidence of the required notices to this sheet such as Sent emails.



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

727-698-1784

NARRATIVE IN SUPPORT OF SUBDIVISION DECISION APPLICATION
(VACATION OF STREET AND ALLEY)

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 Owners are requesting the vacation of Commercial Ave. S., and the alley lying between Commercial Ave. S. and Central Ave. (the “Proposed Vacation”) to allow for the redevelopment of the Property. Commercial Ave. S. and the alley function as service driveways for the Property and are not used as part of the roadway network.

To the Owners’ knowledge, there are no public utilities in the Proposed Vacation. The Owners own 100% of the lineal frontage of the Proposed Vacation.

Discussion of Matters for Consideration for Vacations

Sec. 16.40.140.2.1.E of the Land Development Code

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 Owners agree that the alley will be dedicated as a pedestrian easement to provide for north/south connectivity through the block. There is no need for public utility easements as there are no public utilities within the Proposed Vacation. The Owners will work with utility companies to resolve any private utilities within the Proposed Vacation.

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

The vacation would not have this effect, as the Proposed Vacation does not abut any lot of record other than Owners’.

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 vacation would not have this effect, as the Proposed Vacation consists of service driveways which are not used as part of the roadway network.

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.*

There is no present or future need for the Proposed Vacation for public vehicular access or for public utility corridors, as it only serves the Owners' Property. The alley will be dedicated as a pedestrian easement to provide for north/south connectivity through the block.

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

N/A

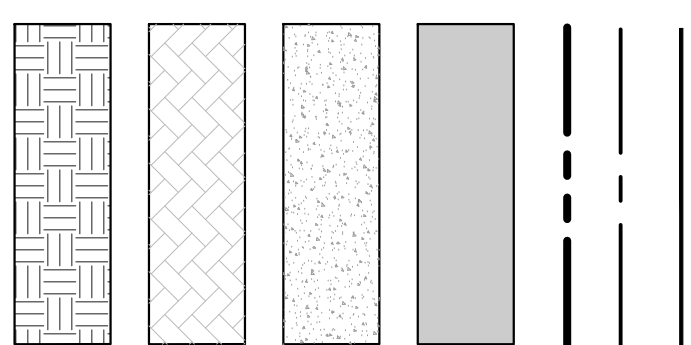
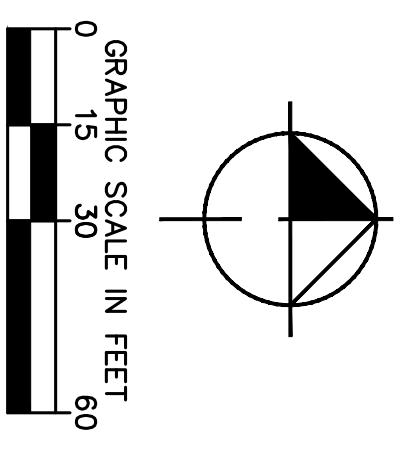
Discussion of Standards of Review for Subdivision Decisions, Generally

Sec. 16.70.050.1(D) of the Land Development Code

- D. *Standards for review. In reviewing the application for a subdivision decision, the POD, commission or the City Council shall consider whether the application is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan.*

The application is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan, specifically the promotion of redevelopment.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA INFORMATION	
PM	24-31-16-53478-000-0101, 24-31-16-53478-000-0102, 24-31-16-53478-000-0103, 24-31-16-53478-000-0104, 24-31-16-53478-000-0105, 24-31-16-53478-000-0106, 24-31-16-53478-000-0107, 24-31-16-53478-000-0108, 24-31-16-53478-000-0109, 24-31-16-53478-000-0110, 24-31-16-53478-000-0111, 24-31-16-53478-000-0112, 24-31-16-53478-000-0113, 24-31-16-53478-000-0114, 24-31-16-53478-000-0115, 24-31-16-53478-000-0116, 24-31-16-53478-000-0117, 24-31-16-53478-000-0118, 24-31-16-53478-000-0119, 24-31-16-53478-000-0120, 24-31-16-53478-000-0121, 24-31-16-53478-000-0122, 24-31-16-53478-000-0123, 24-31-16-53478-000-0124, 24-31-16-53478-000-0125, 24-31-16-53478-000-0126, 24-31-16-53478-000-0127, 24-31-16-53478-000-0128, 24-31-16-53478-000-0129, 24-31-16-53478-000-0130
ZONING	DOWNTOWN CENTER - (DC-1)
FUTURE LAND USE	CENTRAL BUSINESS DISTRICT (CBD)
FLOOR COVERLY	INTOWN ACTIVITY CENTER (AC)
FLOOR ZONE	ZONE 'X' - PANEL 1, 21030218H
TOTAL LOT AREA	120,448 SF (2,77 AC)
REQUIRED OPEN SPACE	6,024 SF (0% OF TOTAL LOT AREA)
PROVIDED OPEN SPACE	8,194 SF (6.8%)
EXISTING BUILDING COVERAGE	51,822 SF (43.1%)
PROPOSED BUILDING COVERAGE	76,642 SF (63.5%)
TOTAL BUILDING AREA	24,800 SF
NON-RESIDENTIAL (1ST FLOOR-NEW)	76,522 SF
RESIDENTIAL (1ST FLOOR-EXIST)	390 UNITS
PROPOSED BUILDING HEIGHT	200'-0"

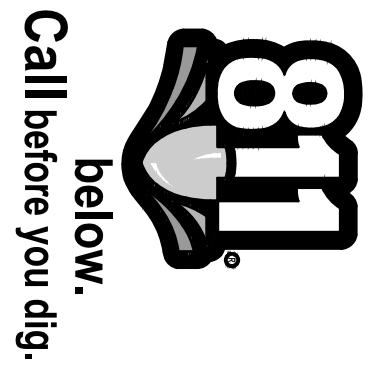
BUILDING SETBACKS			
STREETS (CENTRAL AVE)	0' - 50'	REQUIRED ABOVE 50'	PROVIDED ABOVE 50'
EAST (11TH ST SOUTH)	0'	REQUIRED 10'	PROVIDED 10'-6"
SOUTH (11TH ST SOUTH)	0'	REQUIRED 10'	PROVIDED 10'-9"
WEST (1ST AVE SOUTH)	0'	REQUIRED 10'	PROVIDED 11'-0"
WEST (13TH ST SOUTH)	0'	REQUIRED 10'	PROVIDED 11'-0"
BETWEEN BUILDINGS	0'	REQUIRED 15'	PROVIDED 15'
BLANK/WINDOW	50'-200'	REQUIRED 60'	PROVIDED 60'
UP TO 50'	60'	REQUIRED 60'	PROVIDED 60'
ABOVE 200'	0'	REQUIRED 0'	PROVIDED 0'
UP TO 50'	60'	REQUIRED 60'	PROVIDED 60'
ABOVE 200'	0'	REQUIRED 0'	PROVIDED 0'
BLANK/BLANK	50'-200'	REQUIRED 60'	PROVIDED 60'
ABOVE 200'	80'	REQUIRED 80'	PROVIDED N/A

PARKING REQUIREMENTS	
RESIDENTIAL	REQUIRED 1.0 SPACE PER UNIT OVER 750 SF (1.0 X 161 UNITS = 161 SPACES)
RETAIL / RESTAURANT	REQUIRED 1.0 SPACE PER 1,000 SF = 24 SPACES
STANDARD	PROVIDED (IN PARKING GARAGE)
COMPACT	ACCESSIBLE
PROPOSED 290	31
EXIST MOXY 31	3
TOTAL 321	61
LOADING	REQUIRED 1 LOAD AREA, 2 LOADING SPACES
PROPOSED	2 LOADING SPACES

BICYCLE PARKING REQUIREMENTS			
RESIDENTIAL (352 UNITS)	REQUIRED 1 PER 20 UNITS (18 SPACES)	PROVIDED 18 SPACES	REQUIRED 1 PER 12,000 SF (2 MINIMUM / 2 SPACES)
RETAIL / RESTAURANT	REQUIRED 1 PER 5,000 SF (2 MINIMUM / 5 SPACES)	PROVIDED 5 SPACES	REQUIRED 7 SPACES
LONG TERM (378 SPACES)	REQUIRED 1 PER UNIT (378 SPACES)	PROVIDED 378 SPACES	REQUIRED 7 SPACES
TOTAL 378 SPACES	PROVIDED 378 SPACES	REQUIRED 7 SPACES	PROVIDED 7 SPACES

SITE NOTES

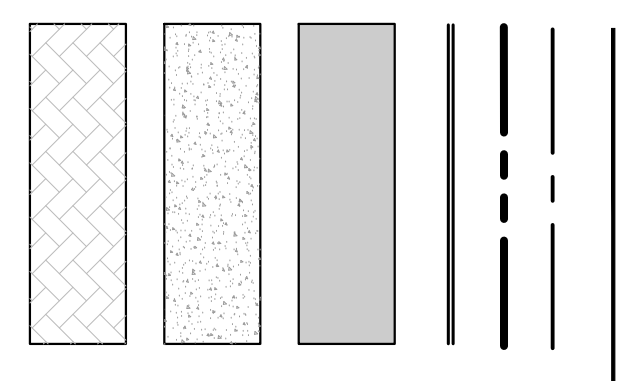
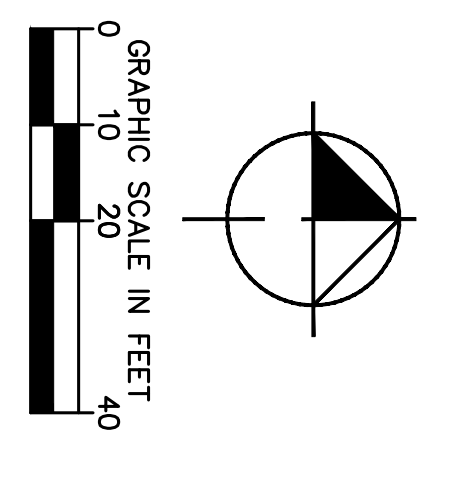
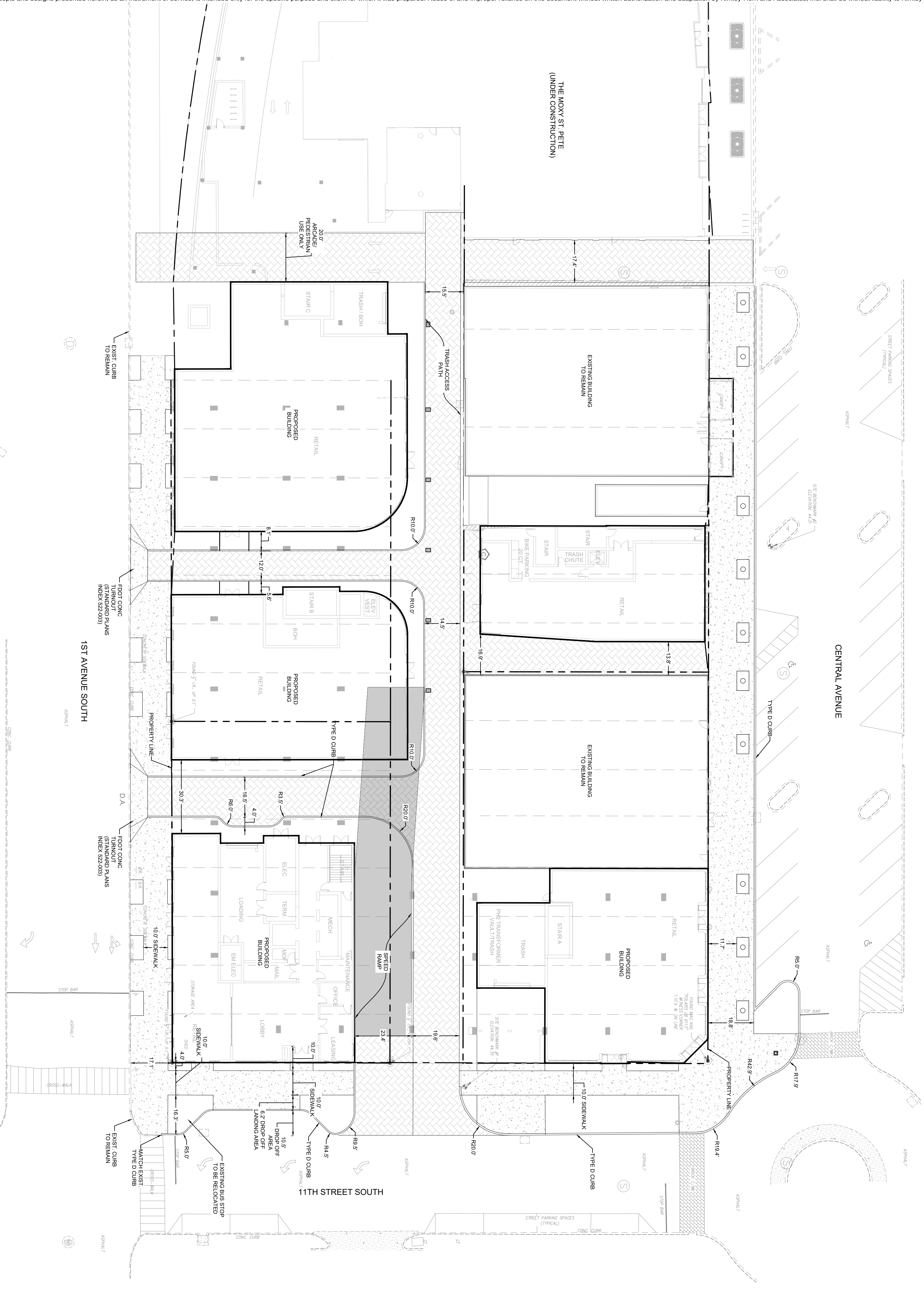
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF ST. PETERSBURG REGULATIONS AND CODES AND
2. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE DEMOLISHED, REMOVED OR RELOCATED AS NECESSARY. SHALL BE RESPONSIBLE FOR ALL RELOCATION, LAND USE CHANGING, NOTED ON (R, R, AND) INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGN, TRAFFIC SIGNALS & POLES, ETC AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS.
3. FOR ALL TREES TO REMAIN AND PROTECTED REFER TO LANDSCAPING ARCHITECTURE PLAN.
- 4.



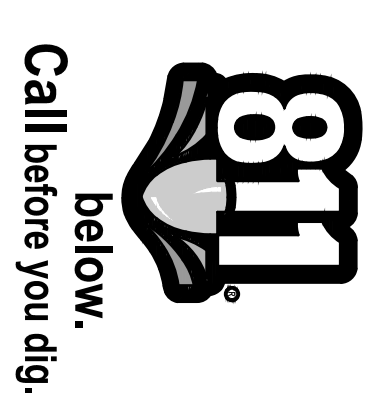
LICENSED PROFESSIONAL
DAWN M. DODGE, P.E.
FLORIDA LICENSE NUMBER
76221
DATE:



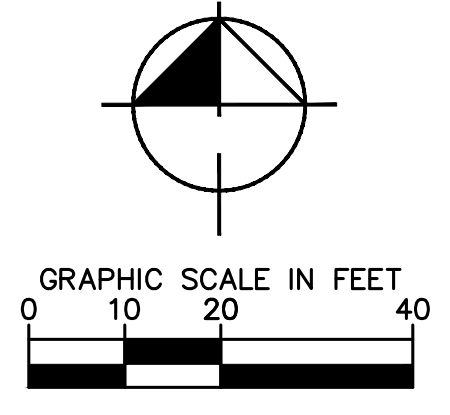
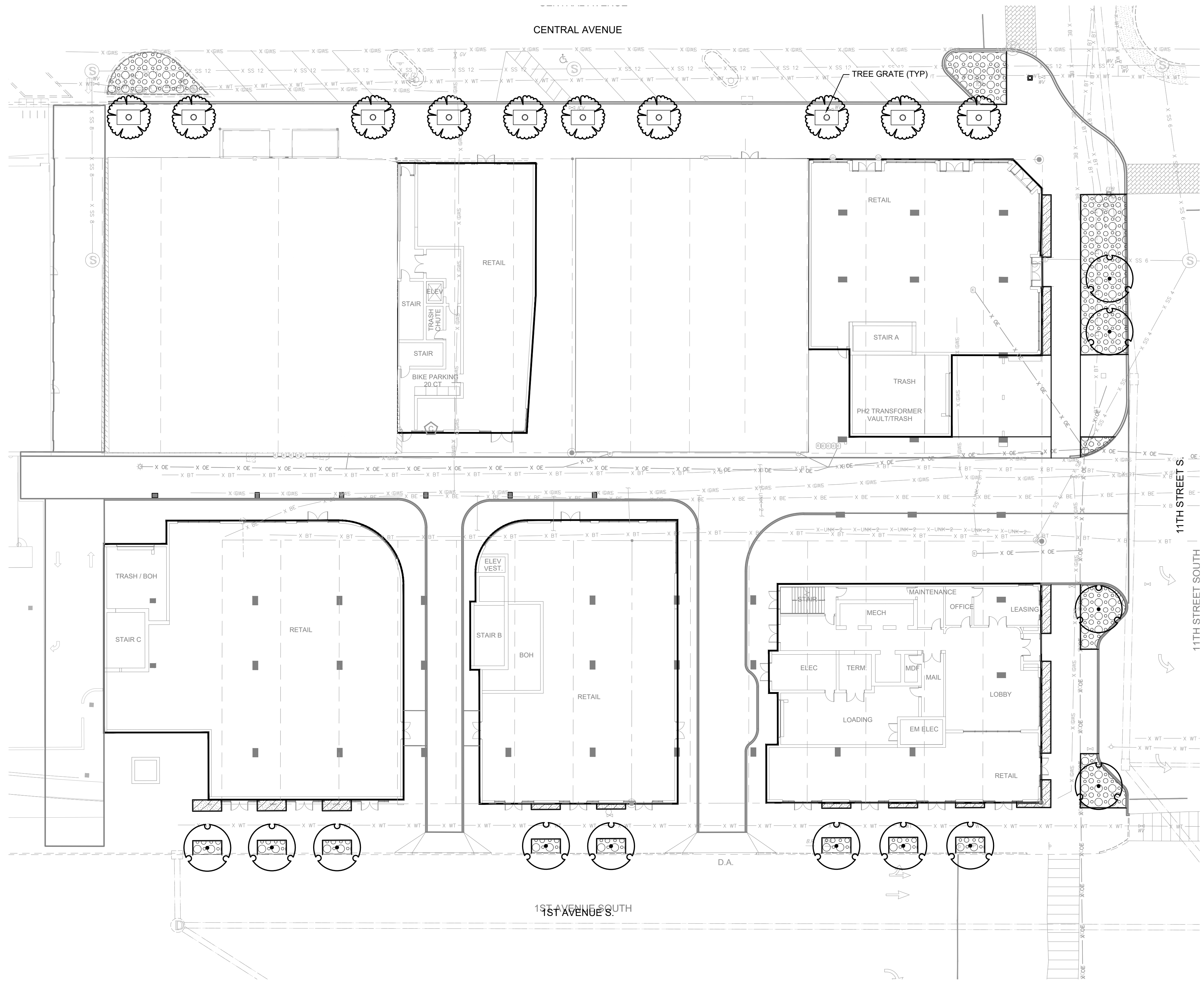
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LICENSED PROFESSIONAL
DAWN M. DODGE, P.E.
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DATE:



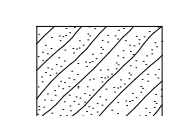
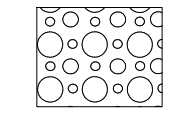


Plotted By: Berlin, Nicole - Sheet Set: Edge Phase II 145501 - Layout: Landscaping - November 02, 2023 - 07:28:16pm - K:\STP-Civil\145501 - PTA\000 - Edge Phase 2\ADD-PlanSheets\L100 - Landscape.dwg
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LANDSCAPE CALCULATIONS	
PER CITY OF ST. PETERSBURG LDC	
STREET TREES	
1 SHADE TREE PER EVERY 35LF OF R.O.W.	CENTRAL AVENUE: 330 LF / 35 LF = 10 SHADE TREES 11TH STREET S: 139 LF (EXCLUDES DRIVEWAY) / 35 LF = 4 SHADE TREES 1ST AVENUE S: 276 LF (EXCLUDES DRIVEWAYS) / 35 LF = 8 SHADE TREES
SECTION 16.40.060.2.1.3(D)(1)	

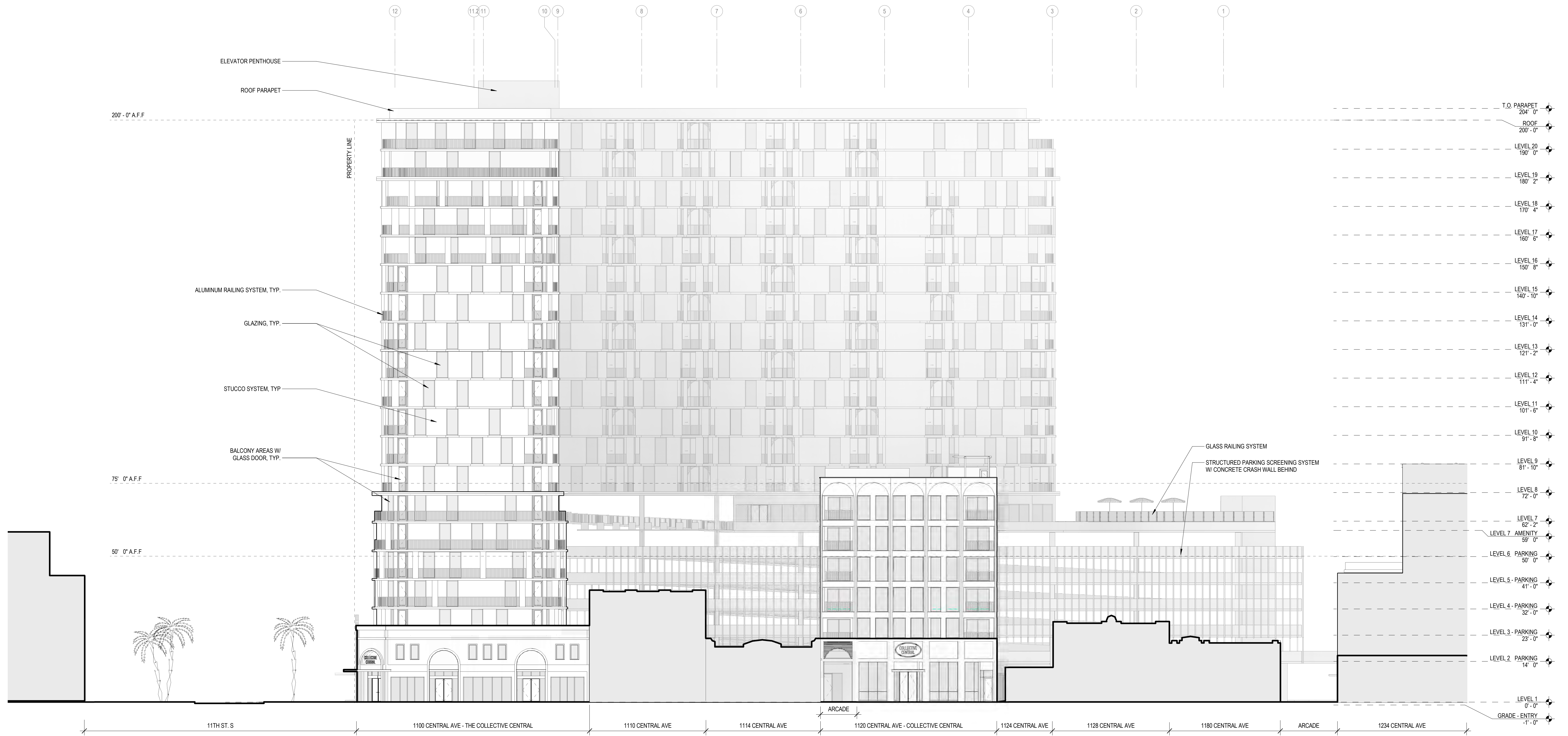
CONCEPT PLANT SCHEDULE

- 
STREET TREE
 MINIMUM 12 FT HEIGHT, 3-4 IN CALIPER
 QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER LIVE OAK
- 
SPECIMEN PALM
 16 FT CT
 PHOENIX DACTYLIFERA / DATE PALM
 PHOENIX SYLVESTRIS / WILD DATE PALM
 ROYSTONIA REGIA / ROYAL PALM
 WODYETIA BIFURCATA / FOXTAIL PALM
- 
FOUNDATION PLANTING
 GROUNDCOVERS: 1 GALLON WITH 12-18" O.C. SPACING
 SHRUBS: 3-7 GALLON WITH 24-48" O.C. SPACING
 ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY
 LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILYTURF
 PODOCARPUS MACROPHYLLUS 'PRINGLES' / PRINGLES DWARF PODOCARPUS
- 
STREETSCAPE PLANTING
 CARISSA MACROCARPA 'NANA' / DWARF NATAL PLUM
 CRINUM AUGUSTUM 'QUEEN EMMA' / QUEEN EMMA CRINUM LILY
 FICUS MICROCARPA 'GREEN ISLAND' / GREEN ISLAND INDIAN LAUREL FIG
 ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY
 LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF
 RHAPHIOLEPIS INDICA / INDIAN HAWTHORN
 STRELITZIA REGINAE / BIRD OF PARADISE
 TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE
 ZAMIA FURFURACEA / CARDBOARD PALM
 ZAMIA PUMILA / COONTIE CYCAD

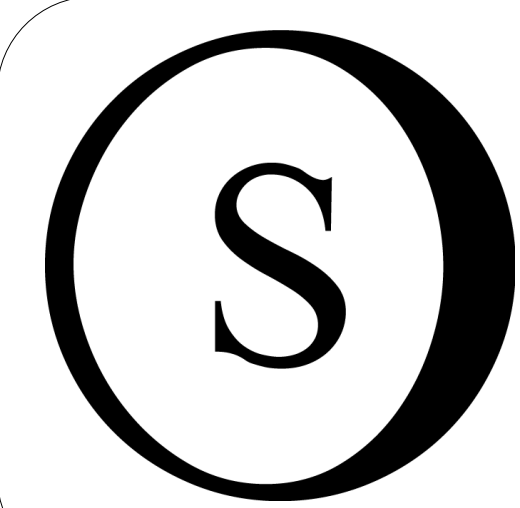
Kimley»Horn

LICENSED PROFESSIONAL
 DAVID J. FLANAGAN, PLA
 FLORIDA LICENSE NUMBER
 0001495
 DATE:





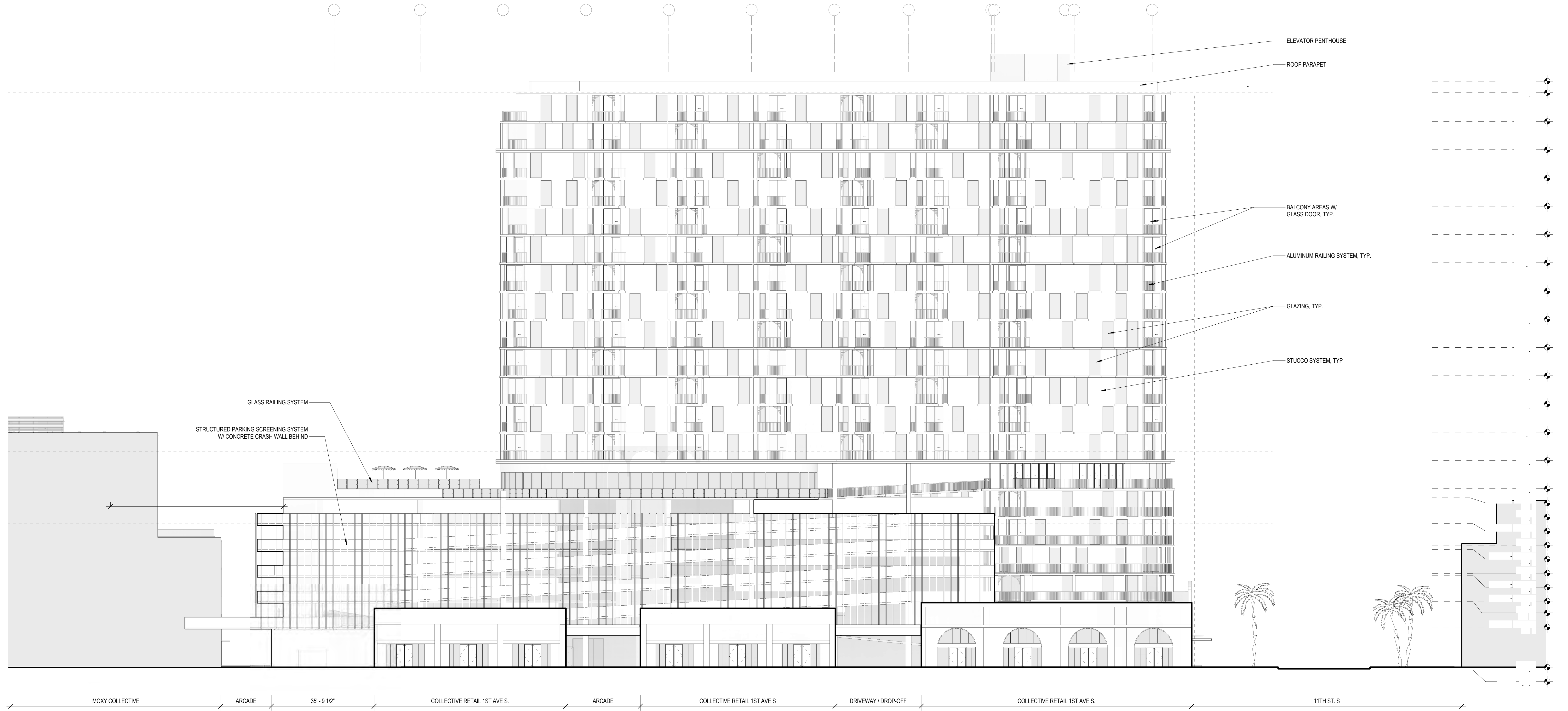
1 NORTH ELEVATION
1/16" = 1'-0"



COLLECTIVE PHASE II

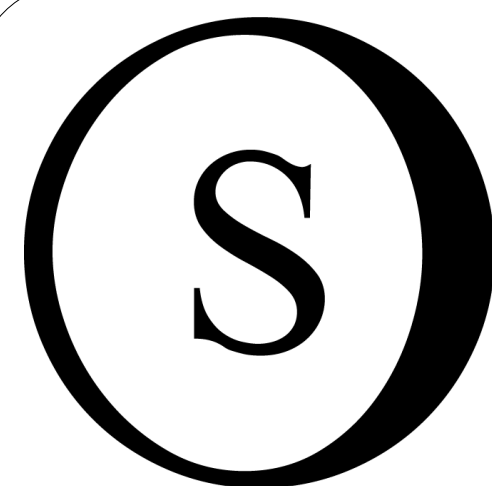
1100 BLOCK CENTRAL AVE, ST. PETERSBURG, FL
 PTM PARTNERS & JUNCTION 23 DEVELOPMENT
 STORYN STUDIO FOR ARCHITECTURE LLC
 1110 CENTRAL AVE 3RD FLOOR,
 ST PETERSBURG, FL 33705
 T +1 352 871 3715

**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

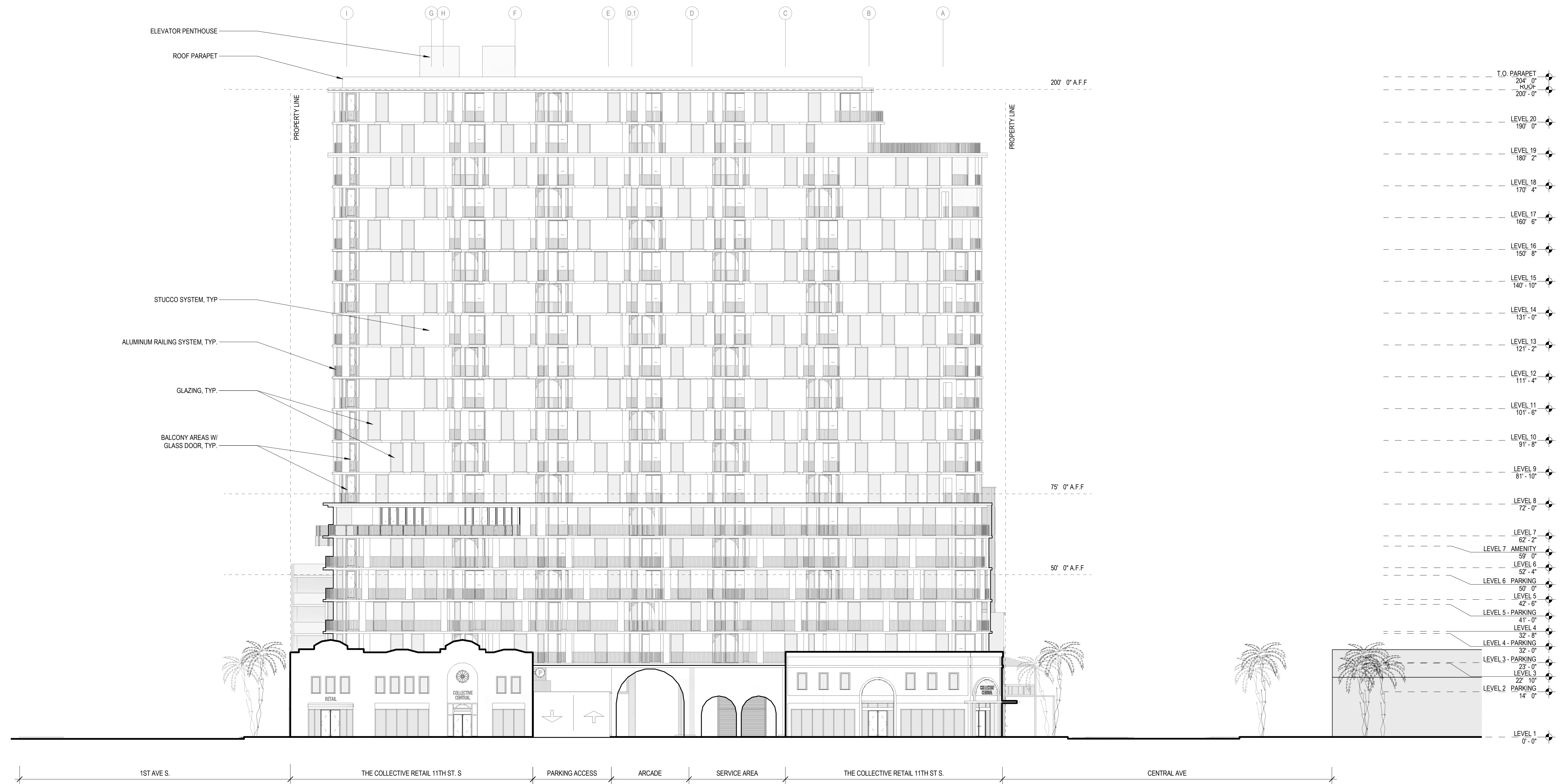
PTM PARTNERS & JUNCTION 23 DEVELOPMENT

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



1 EAST ELEVATION
1/16" = 1'-0"

COLLECTIVE PHASE II

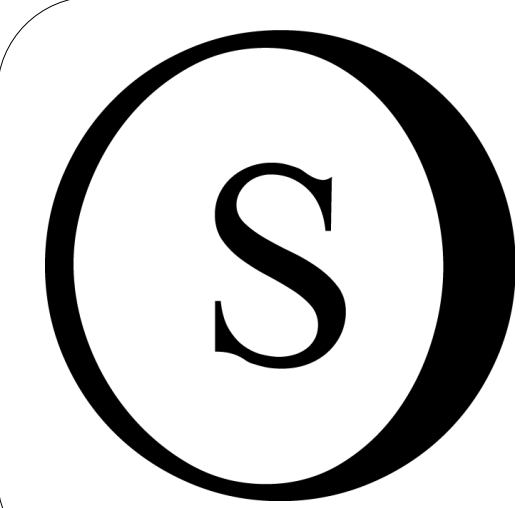
1100 BLOCK CENTRAL AVE, ST. PETERSBURG, FL

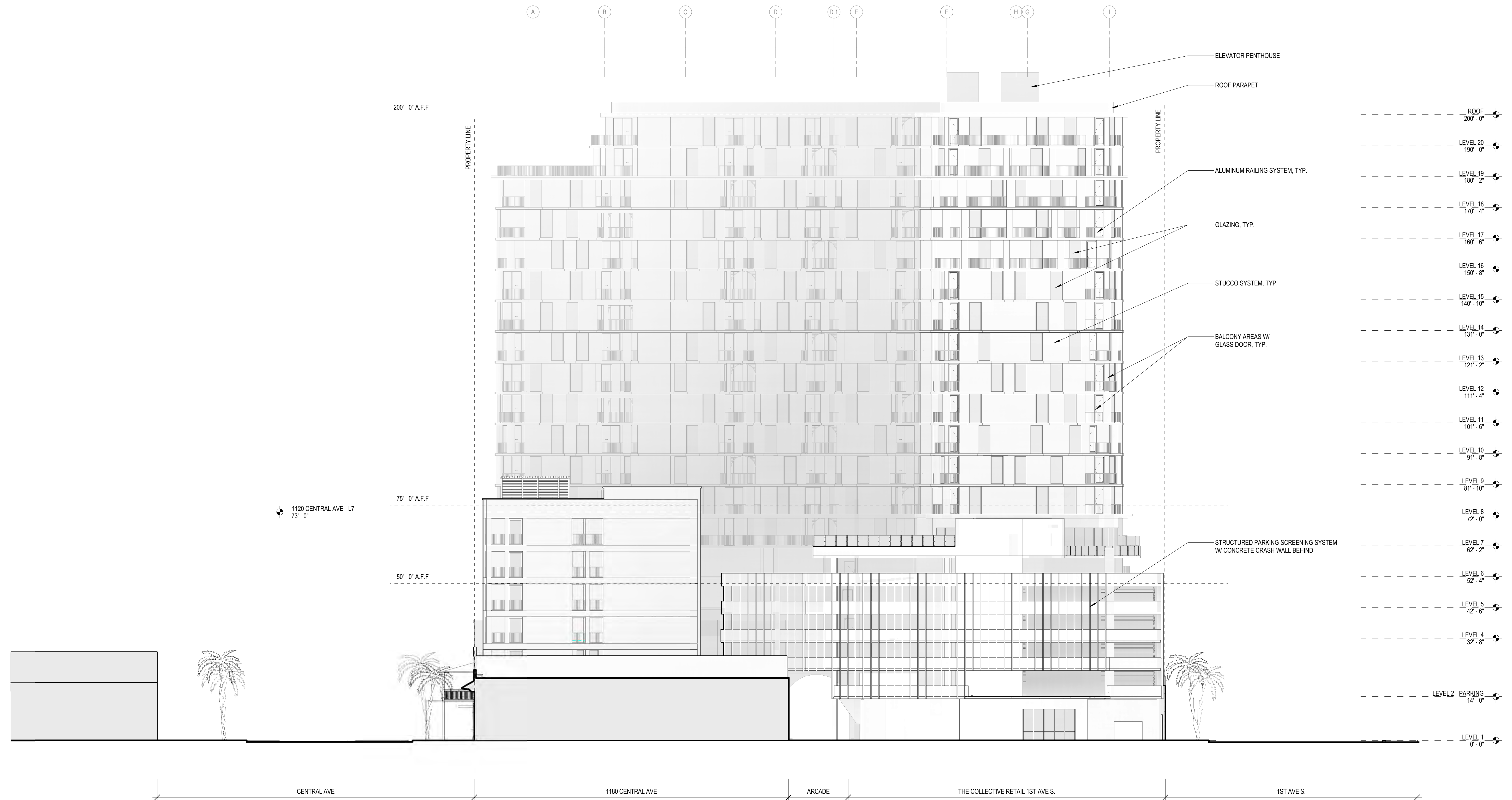
PTM PARTNERS & JUNCTION 23 DEVELOPMENT

STORYN STUDIO FOR ARCHITECTURE LLC
1110 CENTRAL AVE 3RD FLOOR,
ST PETERSBURG, FL 33705
T +1 352 871 3715

BUILDING ELEVATION EAST

A-203





1 WEST ELEVATION
1/16" = 1'-0"

EXISTING BUILDING
NEW BUILDING

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 WEST

A-204

ATTACHMENT D

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

TO: Corey Malyszka, Zoning Official

FROM: Thomas Whitman, Designer I, Water Resources

DATE: December 6, 2023

SUBJECT: Approval to vacate the north-south 11.2-foot alley between Central Avenue and Commercial Avenue South, and the full length and width of Commercial Avenue South, in McAdoo's Replat of 1921, generally located at 1100, 1120, 1122, 1126, 1128, 1180 Central Avenue and 1101 1st Avenue South.

PLAT: G-2

CASE: 23-33000015

LOCATION: 1100 Central Ave.;23-31-16-53478-000-0010, 1120 Central Ave.;;24-31-16-53478-000-0090, 1122 Central Ave.;;24-31-16-53478-000-0120, 1126 Central Ave.;;24-31-16-53478-000-0130, 1180 Central Ave.;;24-31-16-53478-000-0150, 1101 1st Ave S.;;24-31-16-53478-000-0300

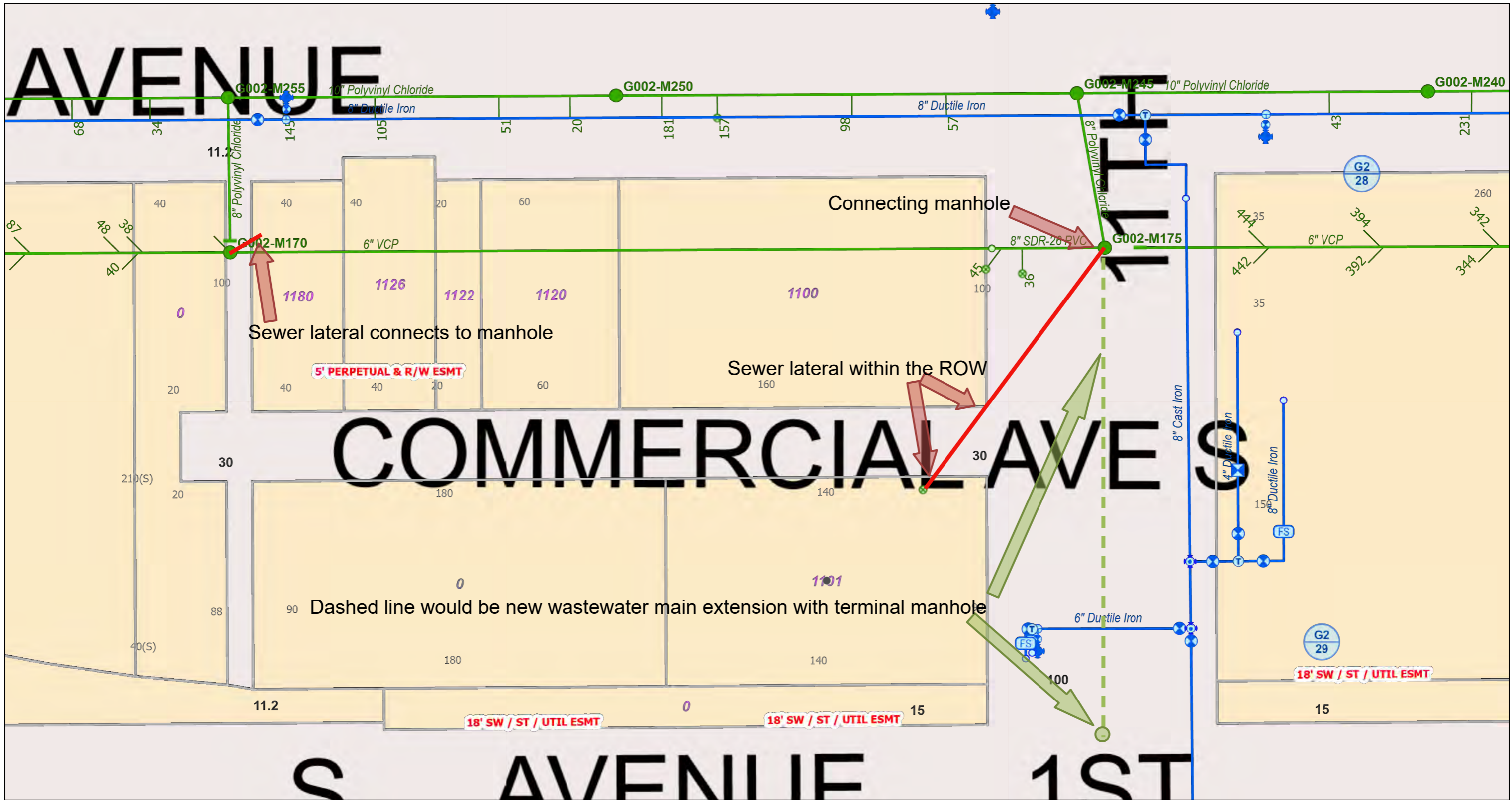
REMARKS: Water Resources object to the above-referenced subject due to a six (6) inch wastewater main, manhole G002-M170 and sewer lateral that is within the ROW. The business at 1180 Central connects directly into the manhole G002-M170 to the west of the

Project file

MEMORANDUM
CITY OF ST. PETERSBURG
Water Resources Department

property (please see provided attachment for reference). The wastewater main is directly under all properties on Central Ave. The property at 1101 1st Ave S sewer lateral exits the property and runs diagonal through the ROW to the manhole on 11th St S. (please see provided attachment for reference).

1. A wastewater main extension is required from the manhole G002-M175 on 11th St S to 1st Ave S at the developer's expense.
2. The existing sewer lateral for 1101 1st Ave S must be tied over to the new wastewater main extension at the developer's expense.
3. The existing properties along Central Ave must be tied over to the new wastewater main on Central Ave if not done so already at the developer's expense.
4. Once all existing buildings are tied over properly to the new wastewater main on Central Ave the existing six (6) inch wastewater main that runs under the building must be properly abandoned by plugging the manhole G002-M170 and the upstream invert to manhole G002-M175.
5. Once all four (4) conditions are met, then WRD Utility Review would not object to the ROW vacation.



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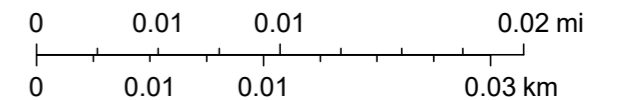
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- Areas
 - Override 1 Potable System Valve
 - Override 2
- Lines
 - Override 1 Potable Hydrant
 - Override 2
- Potable Main
- Gate
- Potable Meters
- St. Petersburg Assembly

- Potable Fitting
 - Tee
 - Tap Valve and Sleeve
 - Other Fittings
 - Potable Fire Service
- Potable Intersection Drawings
- Sewer Lateral Line
 - St. Petersburg
- Sewer Gravity Main
 - St. Petersburg

- Sewer Cleanout
 - St. Petersburg
- Sewer Fitting
 - End Cap
 - Other Fitting
- Sewer Manhole
 - Manhole St. Petersburg

- Easement
- Lot Dimensions
- ROW Dimensions
- PAO Parcel
- PAO Info Points



City of St Petersburg, COSP, City of St. Petersburg GIS

ATTACHMENT E

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

TO: Cheryl Bergailo, Planner II
FROM: Kyle Hurin, Engineering Plans Review Supervisor
DATE: December 12th, 2023
SUBJECT: Vacate the alley
FILE: 23-33000015

LOCATION AND PIN: 1100, 1120, 1122, 1126, 1128, 1180 Central Ave. and 1101 1st Ave. 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

ATLAS: G-2

Zoning: Downtown Center (DC-1)

REQUEST: Approval to vacate the north-south, 11.2-foot alley between Central Avenue & Commercial Avenue South, and the full length and width of Commercial Avenue South, in McAdoo's Replat of 1921, generally located at 1100, 1120, 1122, 1126, 1128, 1180 Central Avenue and 1101 1st Avenue South.

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. 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:

It is acknowledged that this vacation is associated with the Moxy hotel currently under construction (building permit 19-07001928 and right of way permit 22-532-D-1056), the site plan submitted under DRC 23-31000014 and DRC 19-33000023 for the vacation of the southern portion of the north-south alley. It is also acknowledged that the vacation of Commercial Avenue will trigger a replat. Note that the plat currently in process for the Moxy (22-20000005) will be impacted by this proposed vacation. The following items will need to be addressed during building/site plan review and prior to release of permits. The comments listed below may require changes to your building design:

1. **Sanitation service method and concerns-** Commercial Avenue is currently used for sanitation pickup for the existing adjacent buildings, some of which are not part of the Moxy hotel development; however. The Moxy hotel plans include a trash compactor with access from Commercial Avenue; and the site plan provided shows that some of the proposed buildings will have trash rooms fronting Commercial Avenue. The proposed site plan shows that Commercial Avenue will be converted to a covered pedestrian walkway. The covered pedestrian walkway appears to be in direct conflict with the sanitation access. Verify with the city's Sanitation Department (Troy.Davis@stpete.org) how the development will be serviced and confirm with the city's Engineering reviewer during building permit review if the method of trash rollout is acceptable, if not directly from the alley. New development will not be permitted trash staging in the right of way. It is the responsibility of the developer's team to ensure consistently across requests and permits and ensure sanitation service is accommodated. The location of the trash room and dumpster may need to change to avoid impacts to the public right of way and provide adequate access for Sanitation. It is Engineering's recommendation that trash pickup be accommodated on private property.
2. **Sanitary sewer service requirements-** There is currently a 6" VCP (clay pipe) which runs east from public manhole G002-M170 underneath the buildings fronting Central Avenue. At a minimum, the line currently services 1180 Central Avenue. **The applicant must provide new connections to the main 10" PVC main along Central Avenue for 1180 Central Avenue and any other building on the 6" line prior to building permit approval.** The applicant will be required to show which buildings are on the 6" line and how they will be removed. The 6" line should be abandoned as part of this redevelopment. All properties shall have a minimum 8" lateral.
 - a) The terminal manhole (G002-M170) within the north-south alley shall be removed once the 6" line has been properly abandoned. The city ring and cover on the manhole shall be returned to the city.
 - b) As part of the redevelopment, a sanitary sewer main extension will be required to service the proposed buildings shown on the site plan. Any portion within public right of way will be owned by the city and any portion of main installed within the vacation right of way will be owned and maintained by the property owners.
3. **Private agreements-** At time of replat or prior to requesting a TCO or CO, the applicant will need to provide documentation of any private agreements and easements necessary to facilitate this redevelopment. This may include ingress/egress, utilities, drainage, etc. to document ownership and maintenance responsibility.
4. **Possible need for public easement-** At time of replat detail public easements. It is unclear from the preliminary site plan provided what will be accessible for vehicular and pedestrian, and what will be for public or private use. If a public ingress/egress easement is proposed on private property, this must be dedicated prior to requesting a TCO or CO and should be coordinating during the building permit review process.
5. **Public pedestrian access-** At time of replat detail public access and easement(s). As part of the Moxy development, the city's Transportation department requested to have a public pedestrian plat dedicated from Central Avenue to 1st Avenue South. The proposed site plan submitted with this vacation now shows a straight path between Central Avenue and 1st Ave S which traverses the property owned by Georgetown & High Line Railway Company LLC. The applicant must

obtain authorization for the public pedestrian path to cross the adjacent parcel prior to permit approval, or the pedestrian path approved at part of building permit 19-07001928 shall remain.

6. **Adjacent critical city infrastructure-** The city's fiber optic network runs underground within Central Avenue. The fiber optic network must be located and shown on the construction plans to ensure it is protected during construction. No foundation encroachments within Central Avenue will be approved due to the proximity of the fiber optic line.
7. **Alley streetlights-** There are currently utility poles and streetlights within Commercial Avenue which would need to be removed at the applicant's expense. The applicant will be responsible for any fees associated with the removal; this may include lease termination fees, pole removal/relocation, restoration, and utility adjustments. Contact newconstruction@Duke-energy.com and CC the city's streetlight coordinator Michael.Kirn@stpete.org to ensure the poles and streetlighting are removed from the city's billing cycle.
8. Any public drainage that flows through Commercial Avenue or the north-south alley from Central Avenue or 11th Street will require public drainage conveyance easement or it will need to be rerouted around the site at and by the developer's expense.
9. **Prior to issuance of building construction permit, construction planning for zero lot line development challenges required:** Zero lot line developments face significant construction challenges as they typically encompass the entire buildable site which limits options for cranes, foundations, staging, access, etc. **It is the responsibility of the developer and their team to plan for construction in a way which limits the impacts to surrounding property and public rights of way and easements and operates within code defined allowances for encroachments. Any encroachments into the public right of way shall meet the requirements of City Code Chapter 25-274 for foundation and footer encroachments and 25-275 for an Incidental Architectural Detail. A detailed review and requirements will be determined during site plan review for construction permits. Foundation and/or overhang encroachments are a request, and not a guaranteed approval, the request shall be reviewed by the Engineering Department to ensure there are no adverse impacts to the public right of way and existing infrastructure.** Prior to issuance of a building construction permit, the developer and their team shall coordinate a construction plan which details foundation encroachments, crane location (foundations), sheeting/shoring locations, building overhangs, construction vehicle access, staging, deliveries, temporary traffic control (TTC) and other key elements. This may be through a Construction Action Plan (CAP), Right of Way permit, and TTC approval. Construction planning shall be organized in phases to limit road, lane and pedestrian path closures to the minimum needed. **Permanent impacts to the public right of way for temporary construction are not supported, specifically, crane foundations and sheeting/shoring in the public right of way are not permissible.** Impacts to the public right of way shall be reviewed by Engineering and Capital Improvements Department, contact via ROW_permitting@stpete.org.

STANDARD COMMENTS:

Prior to proceeding with further development of this site plan, please assure that the developer's design professional(s) coordinate with Duke Energy regarding any necessary Duke pole relocations or installations, for any landscaping proposed under Duke's overhead transmission or distribution systems, and to assure that the design has provided adequate space for any Duke Energy equipment which may be required to be placed within the private property boundary to accommodate the building power needs. Early coordination is necessary to avoid additional expense and project delays which may occur if plans must be changed later in the building/site design stage as necessary to accommodate power systems on and off site. Please initiate contact via email to newconstruction@duke-energy.com.

*Needs for on-street decorative lighting or additional street lighting must be coordinated through Michael.Kirn@stpete.org, the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.

Parking garage entrances/exits to alleys shall meet requirements as mandated by the City of St. Petersburg Land Development Code Section 16.40.090.3.5. Garage security gates with controlled access must be designed to meet the minimum vehicle stacking requirements identified in Section 16. Any proposed card access readers shall be located within private property boundaries. An automatic traffic warning system shall be installed at the garage exit which activates a flashing warning light visible to vehicles traveling in the alley right-of-way. The final plan must include adequate signage, warning lights and wiring as required for public safety.40.090.3.5(g) without encroachment into the public alley.

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

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

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

Wastewater reclamation plant and pipe system capacity will be verified prior to development permit issuance. Any necessary sanitary sewer pipe system upgrades or extensions (resulting from proposed new service or significant increase in projected flow) as required to provide connection to a public main of adequate capacity and condition, shall be performed by and at the sole expense of the applicant. Proposed design flows (ADF) must be provided by the Engineer of Record on the wastewater Concurrency Form (ECID Form Permit 005), available upon request from the City Engineering department, phone 727-893-7238. If an increase in flow of over 3000 gpd is proposed, the ADF information will be forwarded for a system analysis of public main sizes 10 inches and larger proposed to be used for connection. The project engineer of record must provide and include with the project plan

submittal 1) a completed wastewater Concurrency Form, and 2) a capacity analysis of public mains less than 10 inches in size which are proposed to be used for connection. If the condition or capacity of the existing public main is found insufficient, the main must be upgraded to the nearest downstream manhole of adequate capacity and condition, by and at the sole expense of the developer. The extent or need for system improvements cannot be determined until proposed design flows and sanitary sewer connection plan are provided to the city for system analysis of main sizes 10" and larger. Connection charges are applicable and any necessary system upgrades or extensions shall meet current City Engineering Standards and Specifications and shall be performed by and at the sole expense of the developer.

Public sidewalks are required by City of St. Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the DC zoning district, a 10-foot-wide public sidewalk is required along all right of way frontages. Landscape features and street furniture may encroach up to two feet for no more than 50% of the linear frontage of a parcel. In addition to the required 10-foot-wide sidewalk path, the streetscape design shall include a minimum 3-foot-wide ADA compliant public sidewalk provided parallel and adjacent to the road curb to provide accessible access to all public parking spaces within the public right of way. At least one and preferably two, ADA compliant pathways shall be provided between the main 10-foot-wide sidewalk and the auxiliary 3-foot-wide sidewalk.

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

A 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.

Engineering Standard Details are available at the City's Website at the following link: https://www.stpete.org/business/building_permitting/forms_applications.php

City infrastructure maps are available via email request to ECID@stpete.org. All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

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

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer.

Coordinate a review with the City's Water Resources Department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5334 for additional information.

All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e., post indicator valves, fire department connections, etc.).

With the submittal of site civil plans for construction permit review, include a right of way signage plan to show existing and proposed signage and any other existing and/or necessary traffic control features. Also show & dimension existing and proposed on-street pavement markings such as parking lanes, crosswalks, bicycle lanes, travel lane striping, PSTA bus lane striping and pavement markings, and any specialty pavement surfaces or markings in the right of way or within the roadway (decorative crosswalks, colored concrete, hexblock or other pavers, colored asphalt, painted curb line bump outs, etc.) which may be present in the vicinity of the site. Upon redevelopment the developer shall assure that all striping and signage is replaced as necessary to meet all applicable current City, MUTCD, & FDOT regulations. On-street parking shall be provided to meet the dimensional requirements of City Code 16.40.090.3.4.

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

Final approval of a Temporary Traffic Control plan, phased implementation schedule, public sidewalk closures/detours, bicycle lane detours, vehicular or parking lane closures. etc., requires site specific coordination including coordination with other Temporary Traffic Control plans in the vicinity of the project and detailed review & approval by City ECID at the time of construction. TTC plans must be coordinated via email through Traffic.Control@stpete.org, (contact Jonathan Westmaas, phone 727-892-5133). Submittal required minimum of 21 days prior to any intended date of closures. Approval of a DRC or CAP plan does not assure approval and ECID permitting of a final Temporary Traffic Control plan & implementation schedule.

The site-specific Temporary Traffic Control (TTC) plan in compliance with FDOT "Uniform Traffic Control Devices for Streets and Highways" and "Roadways and Traffic Design Standards" for submittal to City ECID for approval prior to initiating construction. All Traffic Control Plans shall meet the requirements of the FDOT Standard Plans Index 102-600 – 102-655 and be prepared by or certified by an individual that possesses a current Advanced MOT Course certification. The site specific TTC plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City's Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering's "Temporary Traffic Control Plan Requirements", available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City's Transportation and Parking Management division. Refer to the City's "Parking Meter Removal & Space Rental Policy During Construction" procedure, available upon request from the City Transportation and Parking Management department.

Note that contractor introduction letters must be sent to all surrounding businesses, associations, and

property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractor's representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

*Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications. Any damage to the brick roadway will require the contractor to reset the brick per city standards.

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

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

All existing redundant (abandoned) driveway approaches or drop curbing which exist within the public right-of-way around the perimeter of this project development shall be removed. Pavement surfaces associated with these approaches shall be completely removed from within the right-of-way and any existing drop curbing shall be removed and replaced with a raised curb to match existing curb type per current City Engineering Standards and Specifications.

Per land development code 16.40.050, habitable floor elevations for commercial projects must be set per FEMA and building code requirements as administered by the building official. Per land development code 16.40.140.4.6 the construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

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

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

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

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

KJH/aw

ec: WRD
Kayla Eger – Development Review Services

ATTACHMENT F



CITY OF ST. PETERSBURG

Transportation and Parking Management Department

MEMORANDUM

TO: Cheryl Bergailo, Planner II, Planning and Development Services Department

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

DATE: December 8, 2023

SUBJECT: Approval to vacate the north-south 11.2-foot alley between Central Avenue and Commercial Avenue South, and the full length and width of Commercial Avenue South, in McAdoo's Replat of 1921, generally located at 1100, 1120, 1122, 1126, 1128, 1180 Central Avenue and 1101 1st Avenue South.

CASE: 23-33000015

The Transportation and Parking Management ("Transportation") Department has reviewed the proposed vacations of the north-south 11.2-foot alley between Central Avenue and Commercial Avenue South and Commercial Avenue South. The Transportation Department has several comments on this case.

Section 16.40.140.2.1.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 to this case from a transportation perspective include the following:

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 applicant states in the vacation application, "The Owners agree that the alley will be dedicated as a pedestrian easement to provide for north/south connectivity through the block. There is no need for public utility easements as there are no public utilities within the Proposed Vacation. The Owners will work with utility companies to resolve any private utilities within the Proposed Vacation."

The Transportation Department concurs that dedicating a pedestrian easement where the north-south alley is located will address the need for pedestrian access to and from Central Avenue. On the southern side of the site near the Moxy hotel that is currently under construction, City staff required

a pedestrian easement connecting to 1st Avenue South to the east of the CSX-owned land in coordination with the vacation of the north-south alley south of Commercial Avenue South that was approved by City Council on February 10, 2022 (Case No. 19-33000023). City staff approved a site plan during the permitting process (Building Permit 22-20000005) that included a pedestrian connection to 1st Avenue South across a sidewalk/street/utility easement between the subject property and the 1st Avenue South right of way (site plan attached). On the site plan for the second phase of the Collective Edge project (Case No. 23-31000014), a proposed building is located on the land that the pedestrian connection traverses. If this proposed building is to remain at its current location, the applicant shall be required to relocate the pedestrian connection to 1st Avenue South, preferably near the center of the block and provide a corresponding pedestrian easement accordingly.

The applicant has not proposed that a pedestrian easement be dedicated along Commercial Avenue South. The applicant stated the following about pedestrian access along Commercial Avenue South in the narrative for Case No. 23-31000014, “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.”

The Transportation Department supports the applicant’s goal of transforming Commercial Avenue South to a pedestrian spine through the block and have a strong preference for a pedestrian easement that corresponds with the planned pedestrian arcade to ensure access for the public. We recommend that the applicant provide greater detail on how the pedestrian arcades will serve the general public.

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

The applicants stated in the vacation application, “The vacation would not have this effect, as the Proposed Vacation does not abut any lot of record other than Owners’.”

Since the applicant represents all property owners in the block, it is evident that the property owners are working together to create a unified site plan that should provide access to all lots of record. The Transportation Department recommends that the applicant provide more information on how the Sanitation Department will remove solid waste. We question whether sanitation trucks will be able to access trash facilities, make turns on relatively narrow drive aisles, and not conflict with pedestrian paths. If the applicant plans to have the Sanitation Department push dumpsters to the right of way, they can be no larger than three cubic yards, and the Sanitation Department will not move them more than ten yards. Dumpsters left on sidewalks impede pedestrian travel. We recommend that trash removal occur on the subject property, subject to approval by the Sanitation Department. Requests for consideration to store dumpsters on the abutting streets are not likely to be approved following the proposed vacation.

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 applicants stated in the vacation application, “The vacation would not have this effect, as the Proposed Vacation consists of service driveways which are not used as part of the roadway network.”

While Commercial Avenue South has primarily provided the service functions mentioned by the applicant and access to parking in the block, pedestrians have the right to walk along Commercial Avenue South. Commercial Avenue South may provide a more direct path for some pedestrian trips than the sidewalks around the block. The applicant supports pedestrian travel through the arcades, but further clarification is needed on the ability of the general public to use the arcades following the vacation if a pedestrian easement is not dedicated. Consequently, the Transportation Department has a strong preference for a pedestrian easement along at least a portion of Commercial Avenue South that corresponds with the planned pedestrian arcade.

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.

The applicants stated in the vacation application, "There is no present or future need for the Proposed Vacation for public vehicular access or for public utility corridors, as it only serves the Owners' Property. The alley will be dedicated as a pedestrian easement to provide for north/south connectivity through the block.”

As stated, pedestrians are allowed to use Commercial Avenue South today, and the applicant intends to accommodate pedestrians on the interior of their site. Additional detail is needed on how the general public seeking to traverse the block by foot will be consistently and reasonably accommodated if the only dedicated pedestrian easement is located between Central Avenue and Commercial Avenue South. Phase two of the site development does not include the north-south pedestrian easement that was approved during the permitting process, so showing the easement at its current location or relocating it to a mid-block location approved by City staff is necessary.

Vacation Ordinance

1164-V

1100, 1120, 1122, 1126, 1128, 1180

Central Ave. and 1101 1st Ave. S.

Cheryl Bergailo, AICP, LEED Green Assoc.

Development Review Services

February 15, 2024





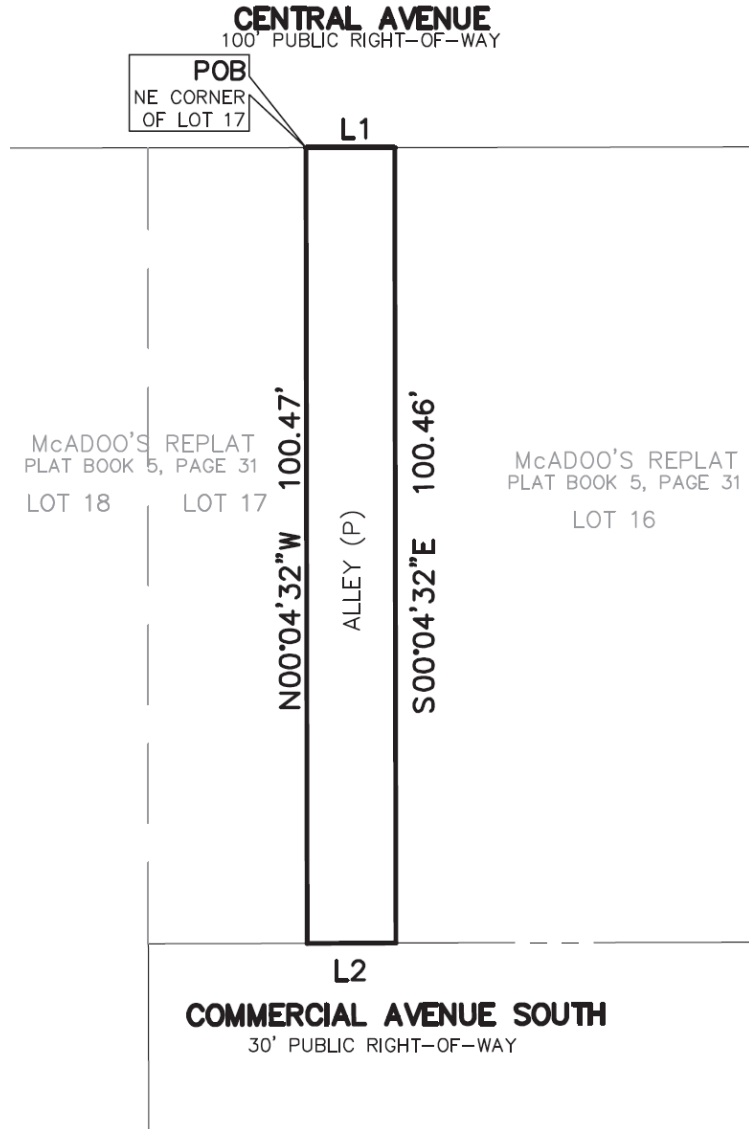
- ROW to be vacated
- ROW previously approved to be vacated

PROJECT LOCATION MAP





VACATION SKETCHES



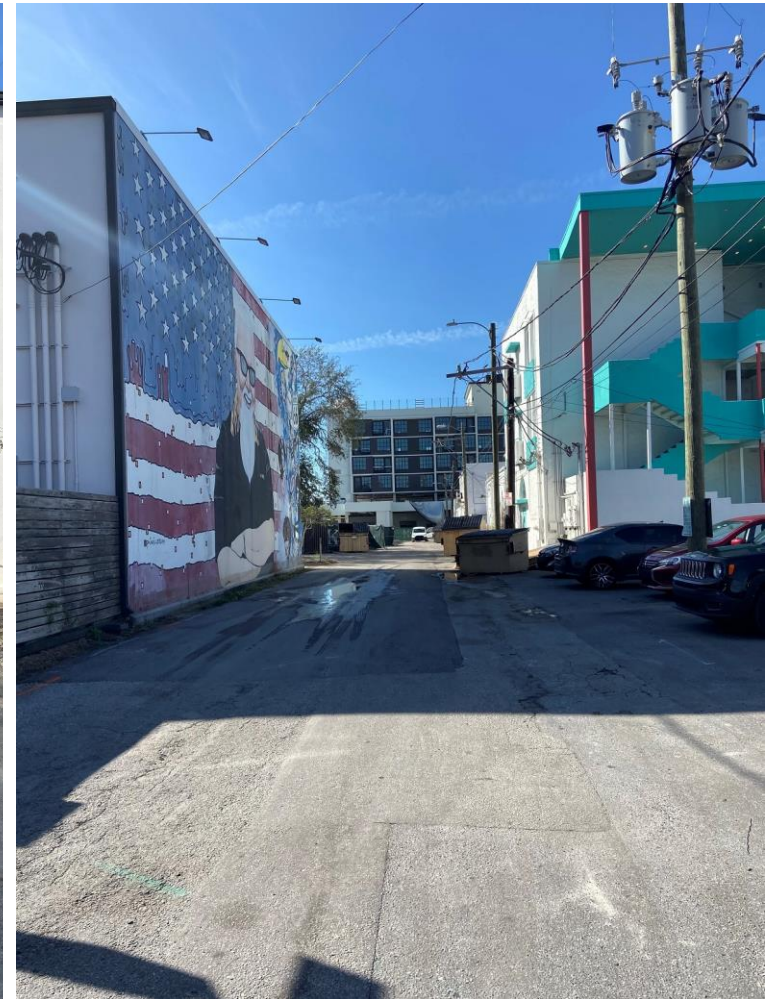


Southward view along the north-south alley to be vacated. Parking garage ramp to the Moxy project in the background.

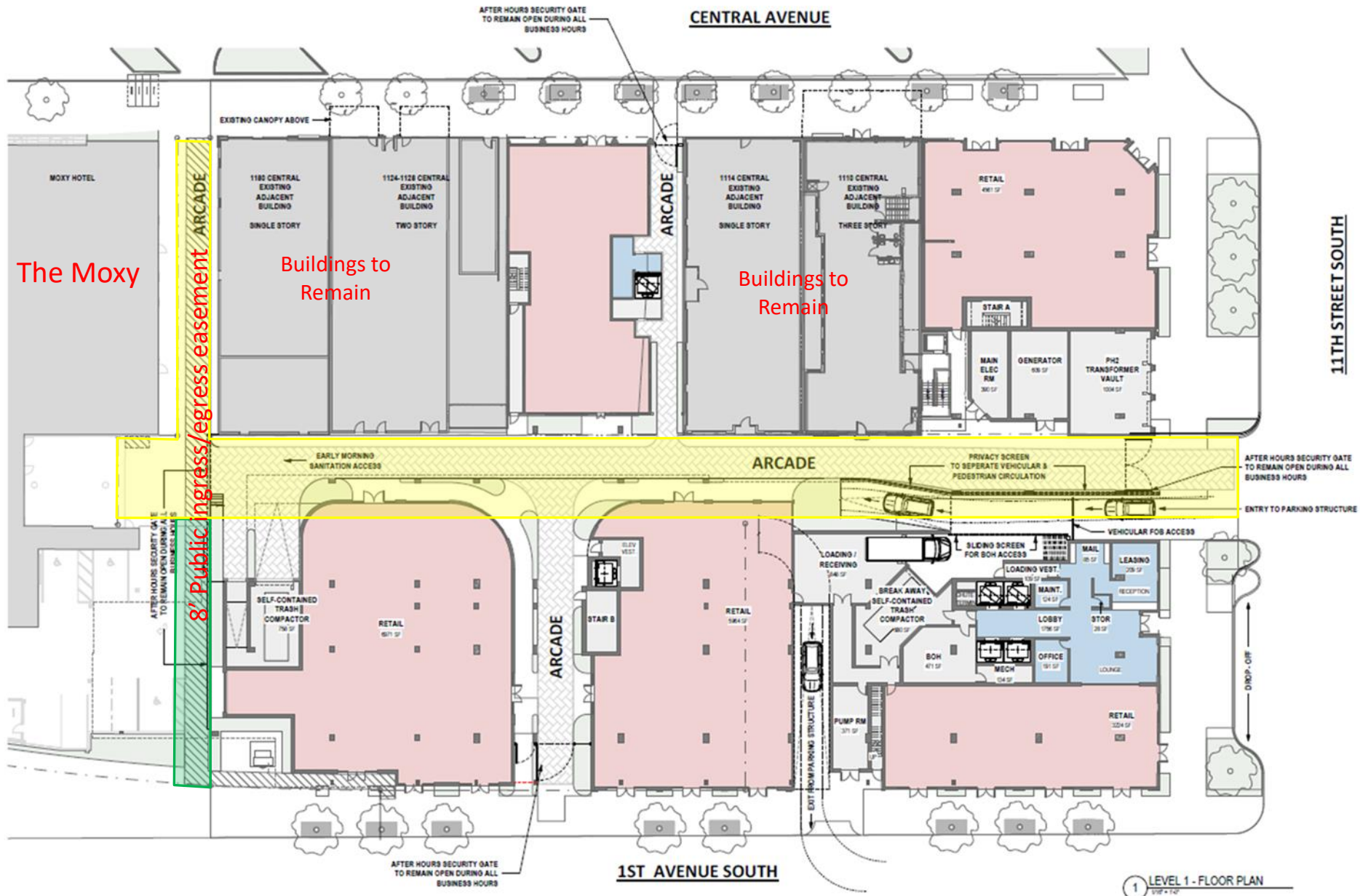
PHOTOS



Eastward view along Commercial Ave. S.

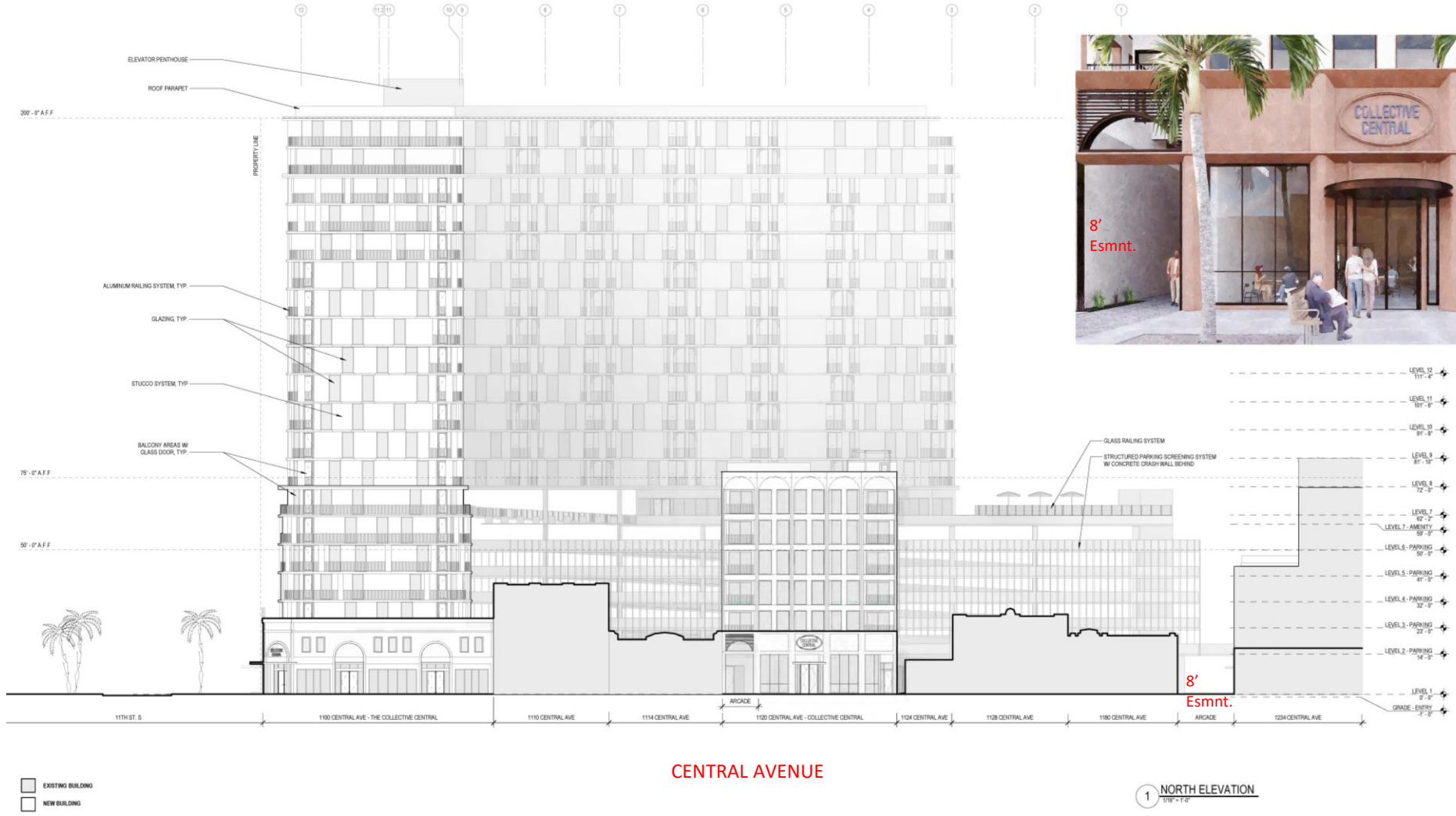


Westward view along Commercial Ave. S.



GROUND FLOOR PLAN





COLLECTIVE PHASE II

1100 BLOCK CENTRAL AVE, ST. PETERSBURG, FL

BUILDING ELEVATION - NORTH



ELEVATION



COLLECTIVE PHASE II

BUILDING ELEVATION EAST

ELEVATION



11th Street South Renderings



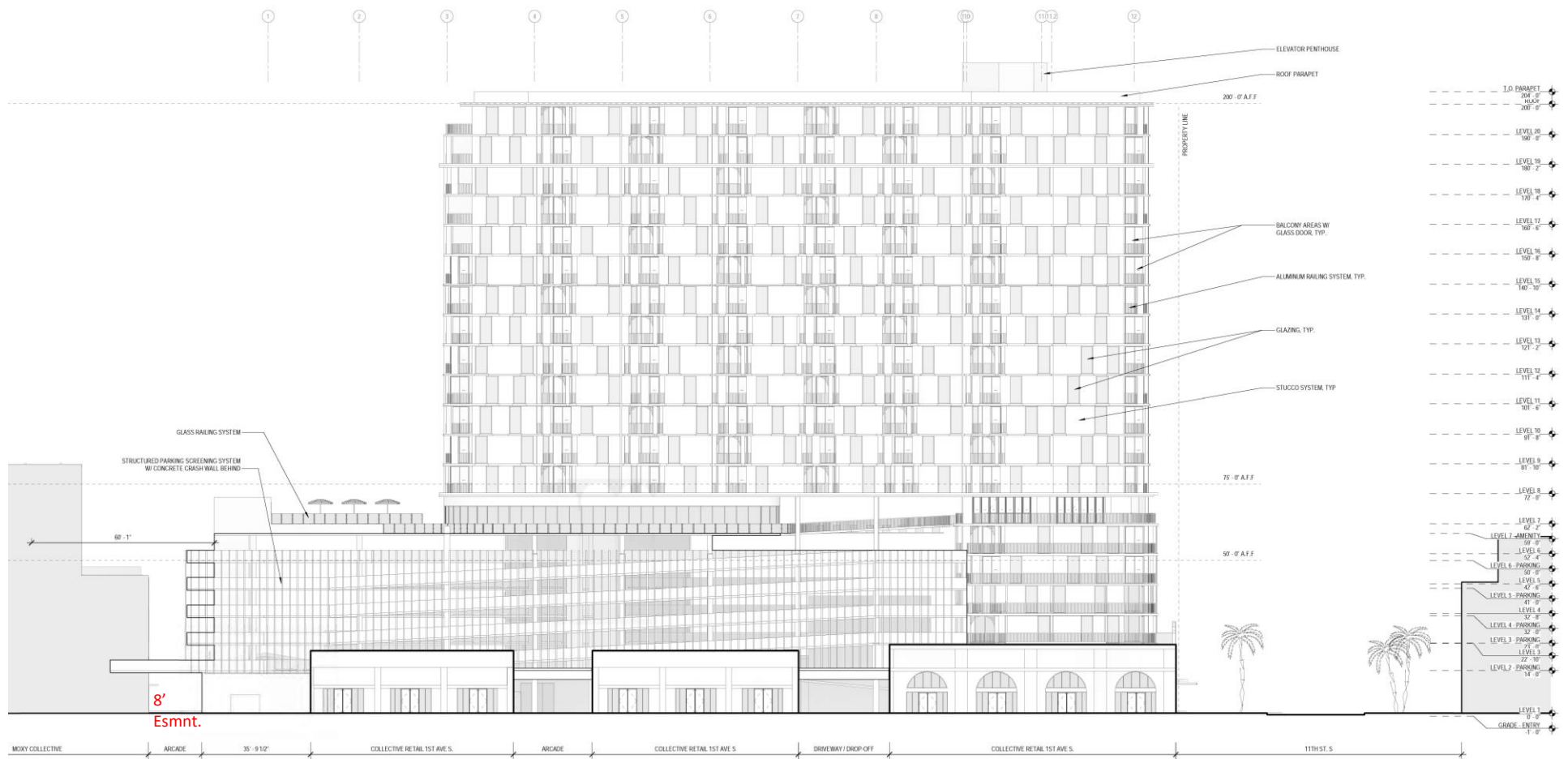
Entrance to Parking Garage, Arcade and Service Area.



Arcade.

ELEVATION





1ST AVENUE SOUTH

1 SOUTH ELEVATION
1/8" = 1'-0"

- EXISTING BUILDING
- NEW BUILDING

COLLECTIVE PHASE II

1100 BLOCK CENTRAL AVE, ST. PETERSBURG, FL

BUILDING ELEVATION

SOUTH

ELEVATION

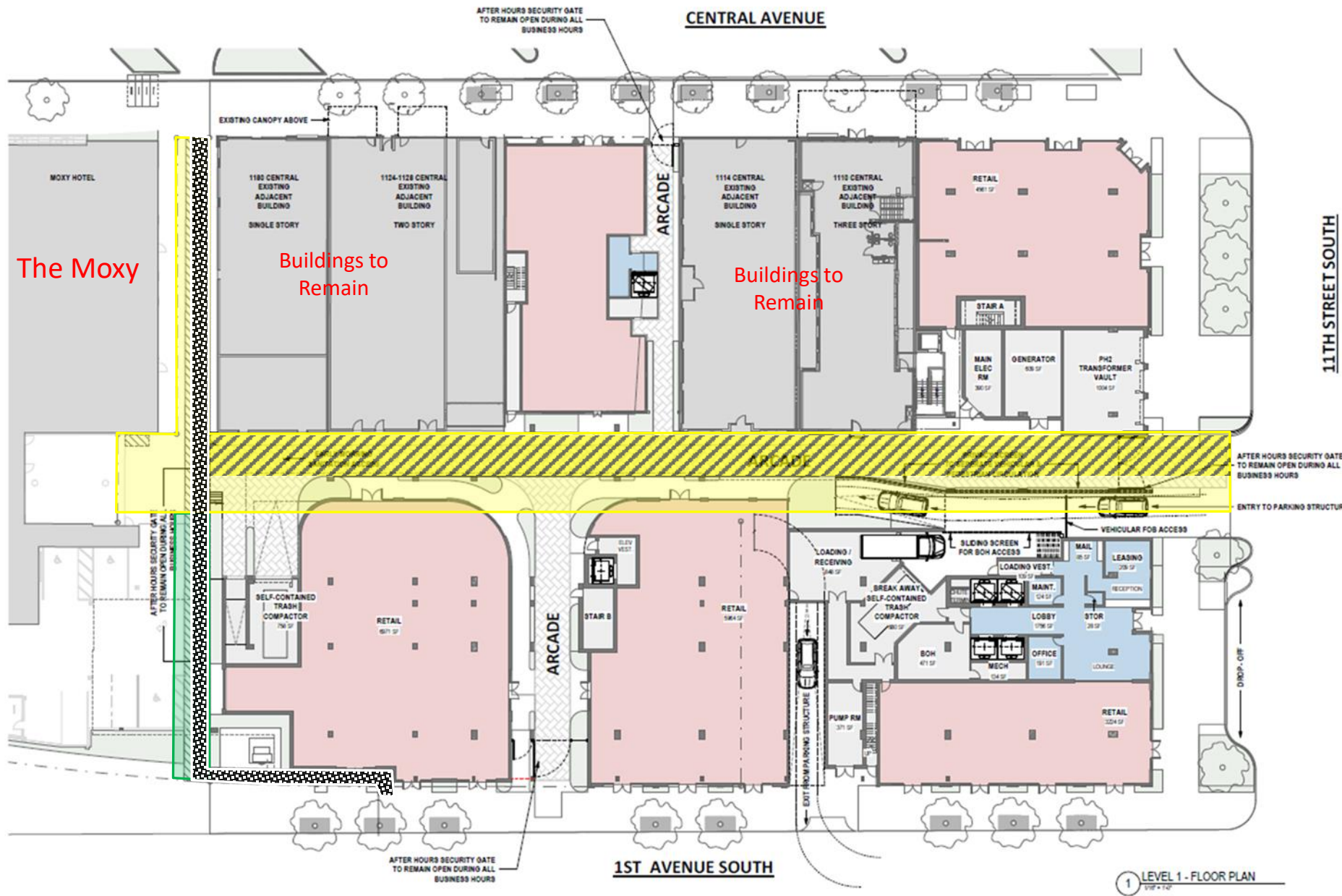




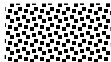



COMMENTS

CITY STAFF AND PRIVATE UTILITIES

- Water Resources objects to the application until new sewer connections are made.
- Engineering has provided special conditions of approval regarding sanitation service method, sanitary sewer service requirements, and other items that will need to be addressed during building/site plan review and prior to release of permits.
- Transportation and Parking Management has requested greater detail on how the east-west arcade will function, and an east-west pedestrian easement over the portion of Commercial Avenue South that corresponds with the planned pedestrian arcade to ensure access for the public.
- After a Preliminary Plan review meeting on February 5th, Fire Rescue has expressed a concern about egress for the existing buildings exiting to Commercial Avenue South related to any future gates that might restrict exit discharge.
- The Applicant is working with Sanitation to address the sanitation-related comments issued by the Departments. A Letter of No Objection from Sanitation is a recommended condition of approval.
- Frontier Communications, TECO and Duke Energy have facilities in the right-of-way which are required to be relocated.



-  ROW to be vacated
-  ROW previously approved to be vacated
-  Proposed pedestrian easement
-  Recommended pedestrian easement

1 LEVEL 1 - FLOOR PLAN
1/16/17

PLAN WITH EASEMENTS



DRC HEARING OUTCOME

- The Applicant requested that the part of Condition #1 regarding a required east-west pedestrian easement over the planned arcade area be removed. The DRC voted 5 to 1 to approve that request.
 - The Applicant would like the option to close off the east-west arcade to the public after business hours.
- The overall vacation request was approved unanimously by the DRC on January 10, 2024 (DRC Case 23-33000015).

PUBLIC

- No objections from the public, and no comments from the Downtown Neighborhood Association or CONA.
- Roger Curlin and Debbie Reeser from the EDGE Business District Assn. spoke in support.



STAFF RECOMMENDATION

APPROVAL of the Right-of-Way Vacation

Subject to the Recommended Conditions of Approval



STAFF RECOMMENDATION

Approval Subject to the Recommended Conditions of Approval:

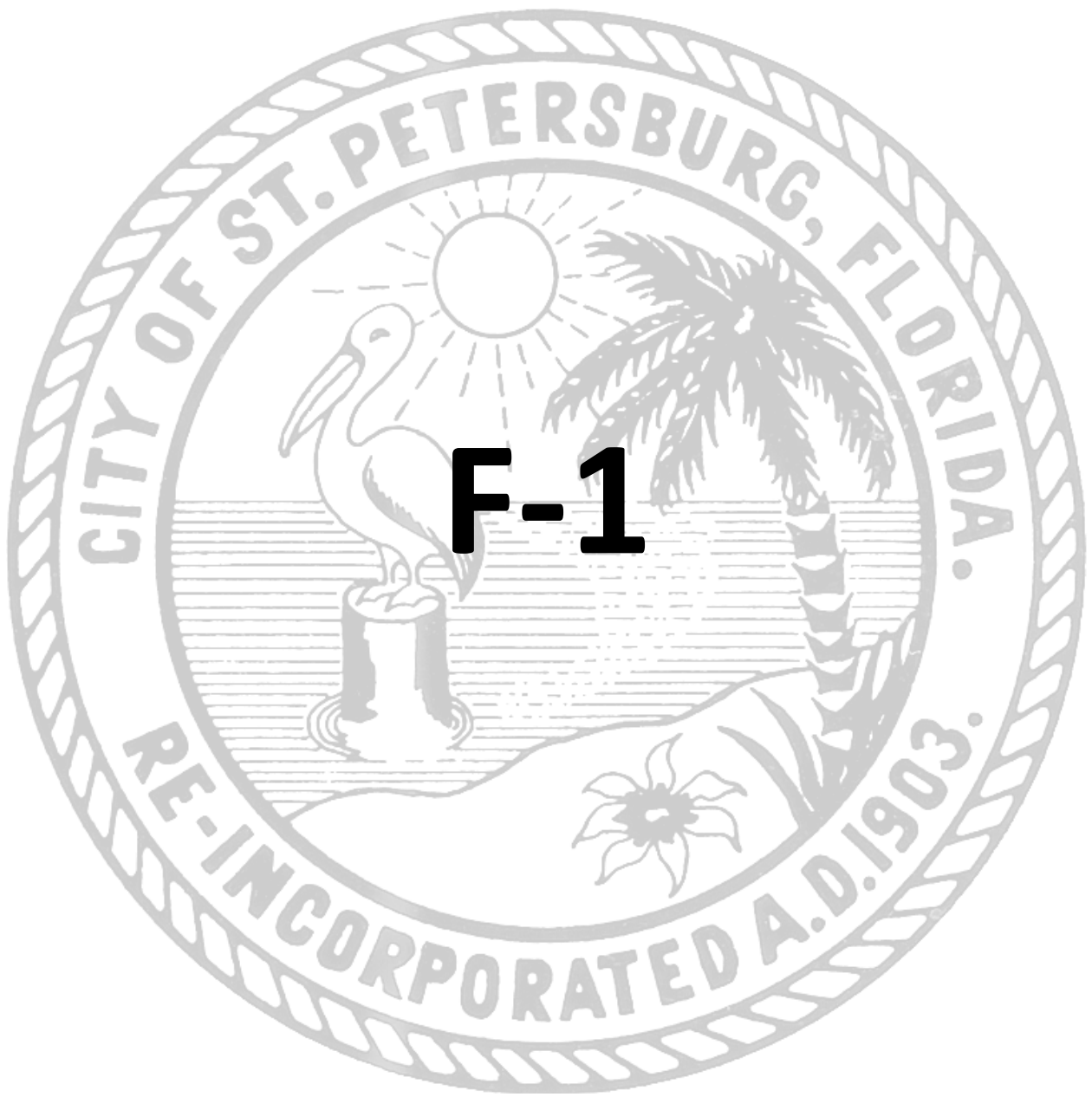
1. Per 16.40.140.2.1.F, all vacated rights-of-way and abutting properties shall be replatted and receive final plat approval.
2. A north-south pedestrian easement through the block shall be provided in the vicinity of the alley to be vacated. An east-west pedestrian easement shall be provided over the portion of Commercial Avenue South that corresponds with the planned pedestrian arcade.
3. The Applicant shall receive DRC approval of the related Site Plan (DRC Case #23-31000014).
4. The adjacent southern north-south alley vacation ordinance shall be recorded (DRC Case 19-33000023; Ordinance 1123-V).
5. The Applicant shall comply with the Water Resources Memo dated December 6, 2023, the Engineering Review Memo dated December 12, 2023, and the Transportation and Parking Management Memo dated December 8, 2023.
6. The Applicant shall obtain a Letter of No Objection from the City's Sanitation Department, Frontier Communications, Duke Energy and TECO.

THANK YOU



Planning & Development Services Department
Development Review Services Division
1 Fourth Street North, St. Petersburg, FL 33701
727-893-7471 / www.stpete.org/LDR

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



Quarterly Report

**Chief of Police
Anthony Holloway**

February 15, 2024



Homicides

October, November, December 2023

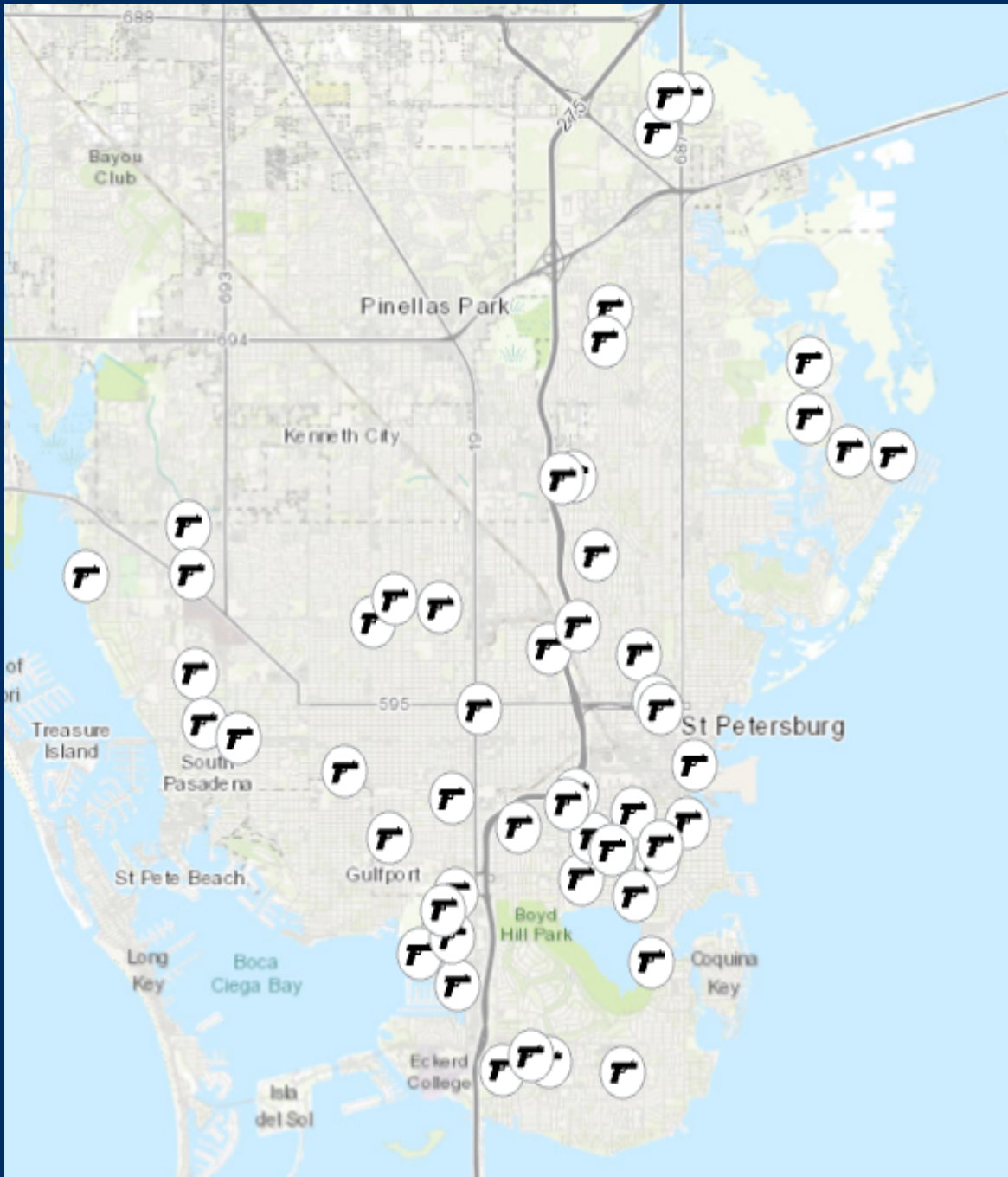
Homicides	2022	2023
Total	4	3
Open	0	0
Closed	4	3

G.R.I.T.

Gun Response Investigation Team

Gun Retrieval	Cases Assigned	Cases Closed	Direct Criminal Charges	Leads Established	NIBIN Entries	NIBIN Hits
10/02/2023 - 10/08/2023	8	0	0	4	20	5
10/09/2023 - 10/15/2023	6	3	2	2	17	3
10/16/2023 - 10/22/2023	3	2	1	0	9	3
10/23/2023 - 10/29/2023	2	2	2	0	8	2
10/30/2023 - 11/05/2023	5	2	1	1	10	3
11/06/2023 - 11/12/2023	3	1	0	0	22	7
11/13/2023 - 11/19/2023	5	1	1	0	12	5
11/20/2023 - 11/26/2023	3	1	1	0	43	22
11/27/2023 - 12/03/2023	24	1	0	34	10	15
12/04/2023 - 12/10/2023	4	4	0	0	11	3
12/11/2023 - 12/17/2023	5	4	1	0	8	0
12/18/2023 - 12/24/2023	4	2	1	0	19	2
12/25/2023 - 12/31/2023	9	1	1	7	17	6
TOTAL	81	24	11	48	206	76

Guns Stolen



Stolen Gun Stats	October, November, December 2023
Total Stolen	64
Taken from vehicle	32
Taken from building	32
Taken from person	0
Recovered	19

Crime Offenses

October, November, December 2023

Offenses 2022	October	November	December	Total
Robbery	16	25	14	55
Burglary/Breaking and Entering	63	52	54	169
Motor Vehicle Theft	71	112	82	265

Offenses 2023	October	November	December	Total
Robbery	10	21	11	42
Burglary/Breaking and Entering	68	79	57	204
Motor Vehicle Theft	59	63	74	196

Crime Arrests

October, November, December 2023

Arrests 2022	October	November	December	Total
Robbery	4	3	6	13
Burglary/Breaking and Entering	18	14	16	48
Theft from Motor Vehicle	23	14	23	60
Motor Vehicle Theft	22	11	18	51

Arrests 2023	October	November	December	Total
Robbery	6	6	1	13
Burglary/Breaking and Entering	22	24	22	70
Theft from Motor Vehicle	17	27	28	72
Motor Vehicle Theft	27	28	34	89

2nd Chance

Juvenile Diversion Program

- > Alternative to Court
- > 8 - Hour Workday
- > NO Arrest Record



The Path You Take is
YOUR CHOICE

2nd Chance Program

October, November, December 2023

2 nd Chance Stats	2022	2023
Juveniles Enrolled	11	12
Completed Successfully	9	8



H.O.M.E.

Habitual Offender Monitoring Enforcement

October, November, December 2023



Juvenile Stats	2022	2023
Intensive Supervision	35	39
RADAR	175	274
BOTH Supervision & Radar	7	15
Electronic Monitors	31	54
Curfew / Compliance Checks	1,499	1,363

P.A.T.H. - Police Assisting The Homeless

October, November, December 2023

Contacts / Referrals / Transports	2022	2023
PATH Contact	413	368
PATH Referrals	260	361
Bus Tickets	10	25
Pinellas Hope	50	109
Turning Point	102	214
Safe Harbor	63	119
Operation PAR	0	0
Bay Pines VA	0	4
St. Vincent's	1	5
Salvation Army	0	0
Total	899	1205
<i>Families Assisted</i>	74	25

H.E.A.T.

Human Exploitation And Trafficking

October, November, December 2023

H.E.A.T. Stats	2023
Investigations	17
Human Trafficking Arrests	0
Total Arrests	3
Tips	12
Victims Served	12

Nuisance Abatement Update

October, November, December 2023

Property	2022	2023
Properties	12	3
Responsive Property Owners	12	1
Non-Responsive Owners	0	0
Pending	0	2

Police Pursuits

October, November, December 2023

Month	2022	2023
October	0	0
November	0	0
December	1	0

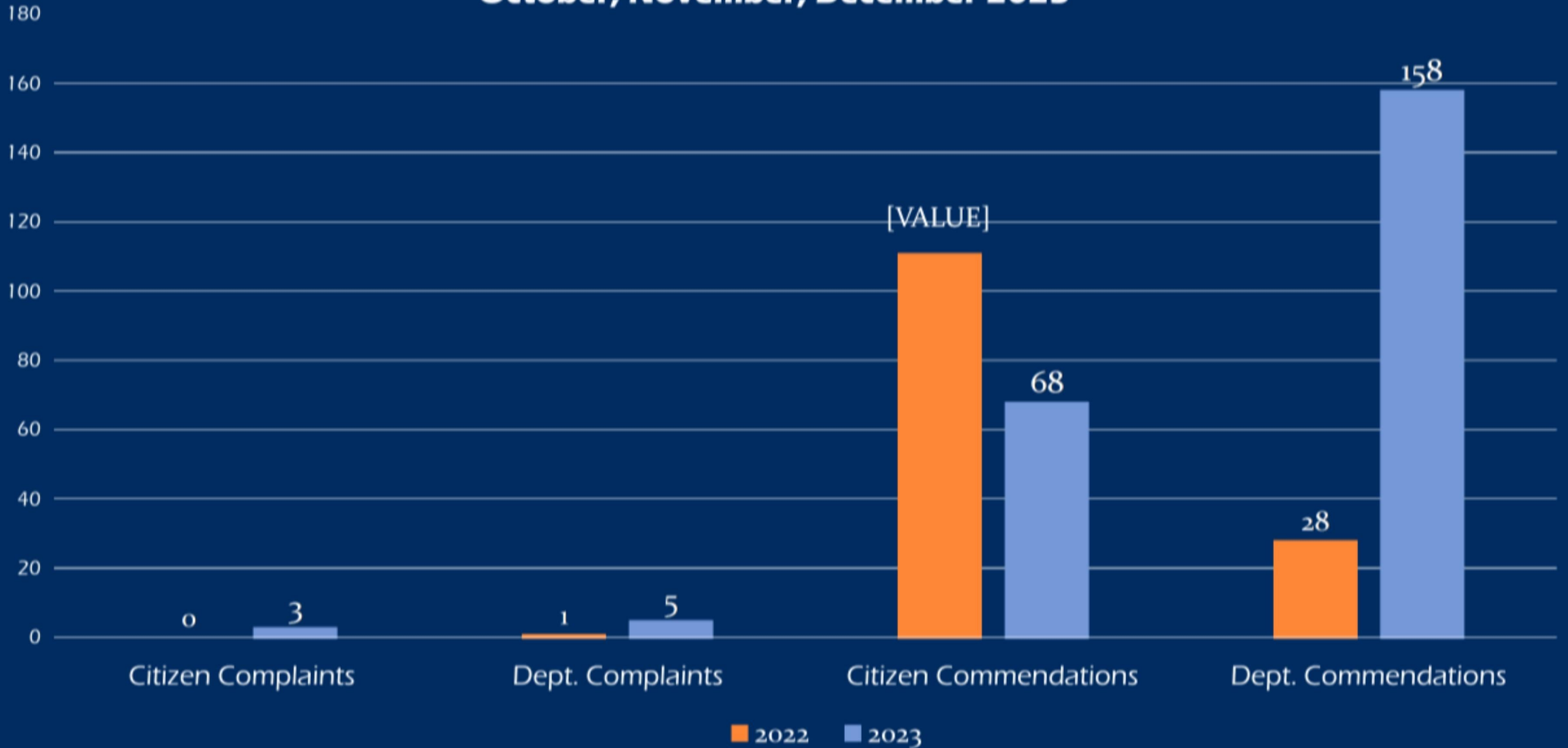
Use of Force Incidents

October, November, December 2023

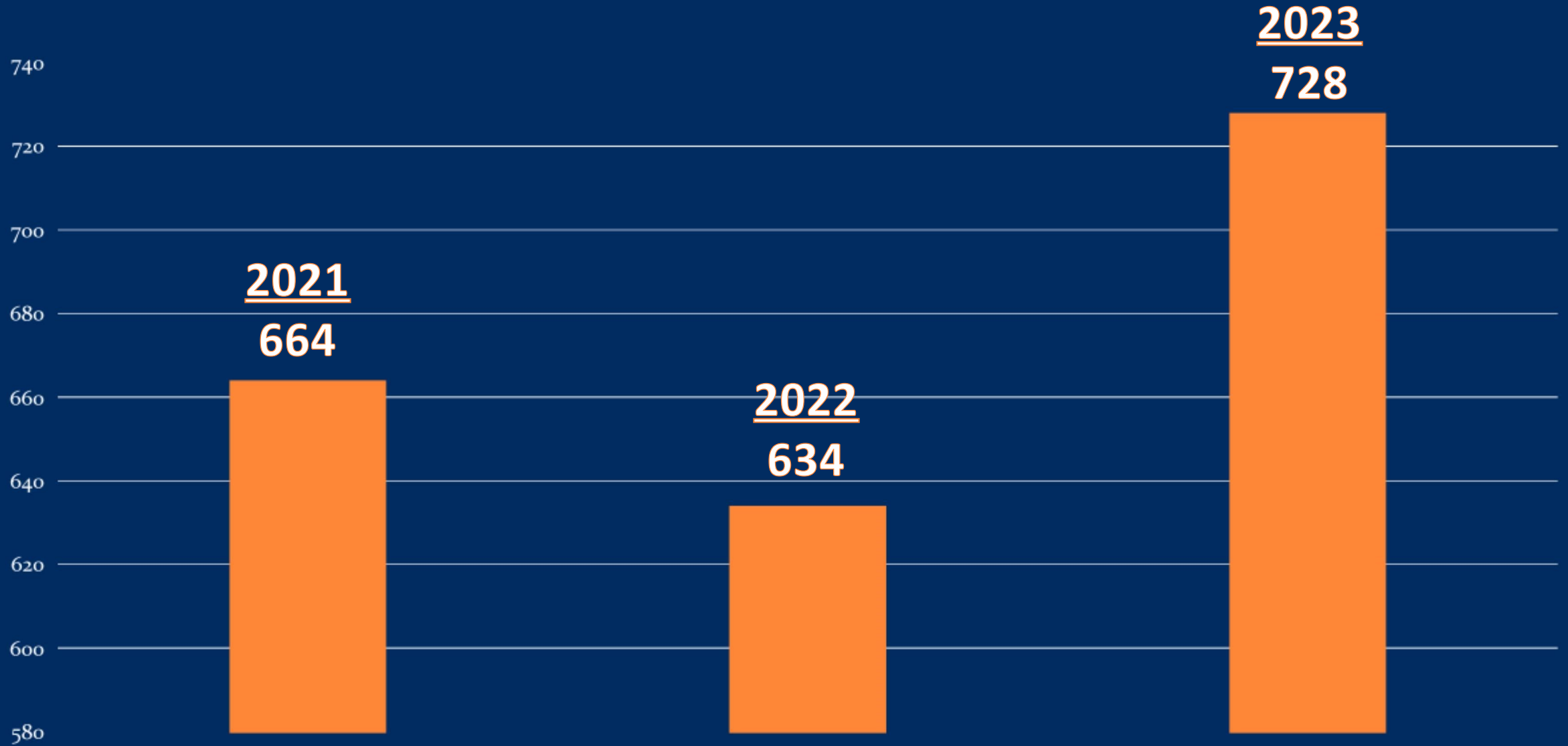
Month	2022	2023
October	91	96
November	68	80
December	103	104

Complaints & Commendations

October, November, December 2023



Tip Comparison October, November, December



Park, Walk, & Talk

October, November, December 2023

**GPS Tracking of
Officers'
Park, Walk & Talk**

Park, Walk, & Talk	2022	2023
October	650	689
November	713	554
December	707	583
Quarter Total	2,070	1,826



Average Response Times for Calls for Service

Priority 1 Calls:
7 minute Goal

Month	Call Processing and Dispatch Time	Officer's Travel Time	Total Response Time to On-Scene Arrival
October	0.5	5.3	5.8
November	0.5	5.7	6.2
December	0.4	5.4	5.8

Priority 2 Calls:
15 minute Goal

Month	Call Processing and Dispatch Time	Officer's Travel Time	Total Response Time to On-Scene Arrival
October	0.7	5.6	6.3
November	0.8	5.5	6.3
December	0.7	5.4	6.1

Priority 3 Calls:
30 minute Goal

Month	Call Processing and Dispatch Time	Officer's Travel Time	Total Response Time to On-Scene Arrival
October	4.1	5.5	9.6
November	3.4	5.7	9.1
December	3.7	5.6	9.3

Traffic Stats

October, November, December 2023

Type	2022	2023
Traffic Citation	4,079	6,856
Traffic Crashes	2,148	1,921
Traffic Stops	4,019	6,503

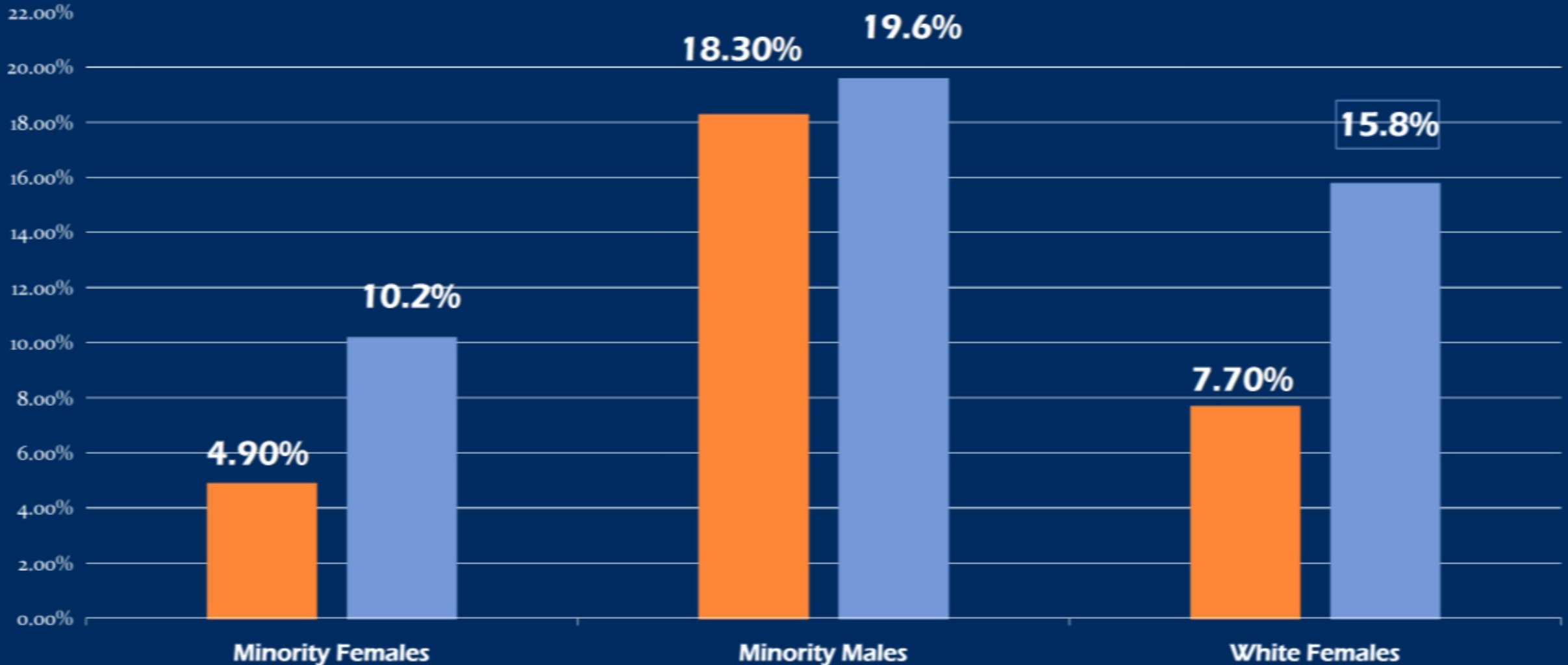


Equal Opportunity & Affirmative Action Goals

Labor Market Availability (LMA) Goals



■ Goal ■ Actual



Off Duty Assignments

Month	Number of Assignments	Amount Received from Billing	+ Difference
January 2023	541	\$ 175,878.75	\$35,593.01
February 2023	516	\$ 170,462.50	\$32,656.36
March 2023	582	\$ 196,696.25	\$35,761.04
April 2023	589	\$ 190,717.50	\$35,368.61
May 2023	574	\$ 197,283.75	\$30,308.29
June 2023	444	\$ 141,658.75	\$23,798.38
July 2023	447	\$ 144,586.25	\$24,387.22
August 2023	439	\$ 142,118.75	\$24,263.78
September 2023	590	\$ 193,413.75	\$32,840.12
October 2023	699	\$232,853.75	\$34,199.37
November 2023	601	\$208,771.25	\$28,111.96
December 2023	943	\$326,570.00	\$25,575.08
1 Year Totals	6965	\$2,321,011.25	\$362,863.22

Police Overtime

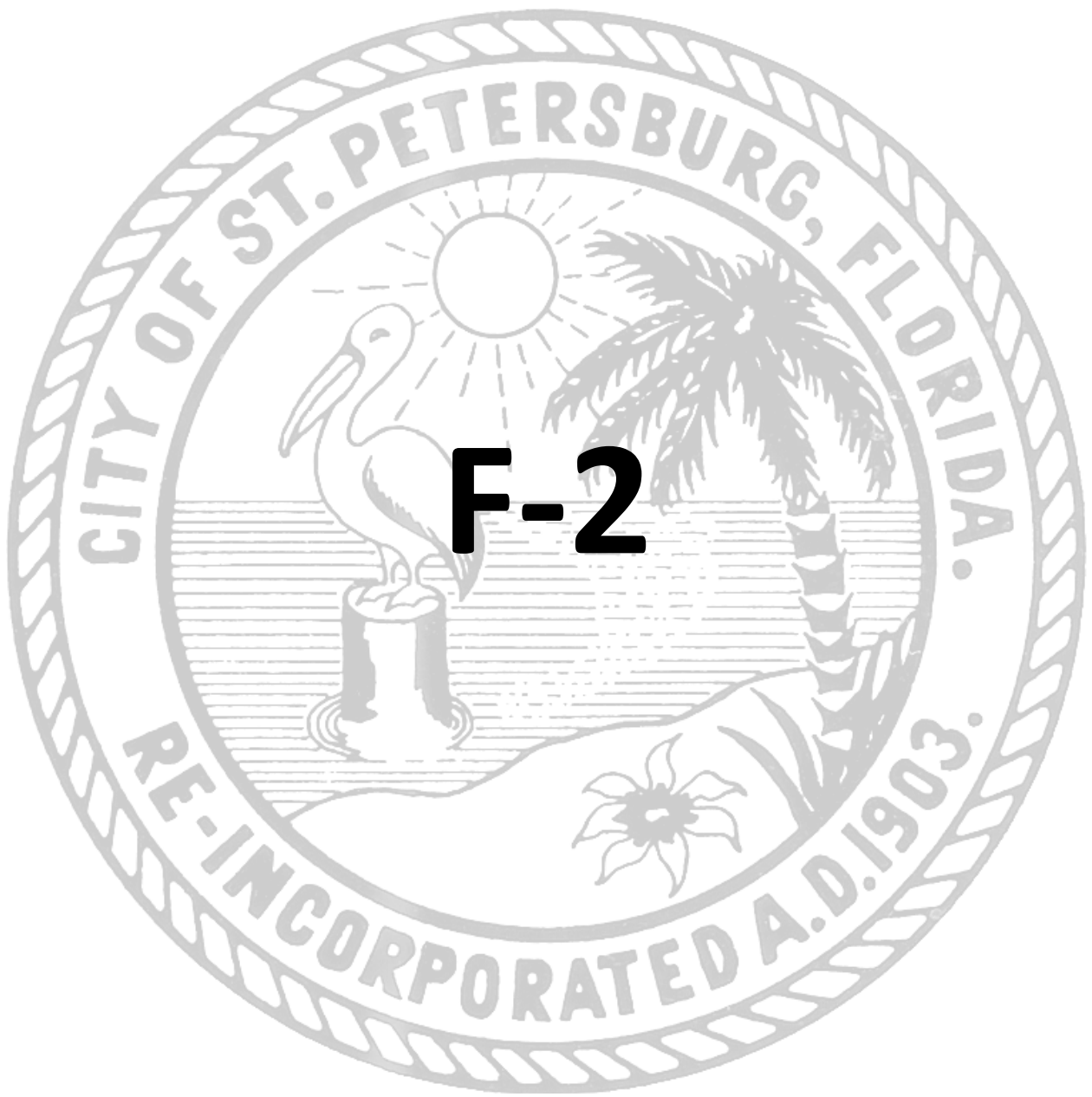
Police Overtime	Fiscal Year 2024 YTD Expenditures	Quarter Budget Amount	Variance	Total Budget Expended FYTD
Overtime	\$719,865	\$529,289	(\$190,576)	34%
OT-Off Duty	\$571,780	\$449,111	(\$122,669)	32%
OT-Special Event	\$254,937	\$244,845	(\$10,092)	26%
OT-Tropicana Field Events	\$54,096	\$203,599	\$149,503	7%
OT-Court Time	\$59,010	\$75,203	\$16,192	20%
OT-School Resource Officer	\$20,671	\$14,438	(\$6,234)	36%



Community Assistance & Life Liaison Program

- **October through December 2023, the CALL team:**
 - **Made 868 contacts with the community including responding to calls from dispatch, employee referrals and follow-ups. Last year in this quarter, CALL made 899 contacts.**
- **The most frequent zip codes for response: 33710, 33705, and 33713**
- **95% of responses are independent of law enforcement.**
- **A new eligible call type was added, "Call for Assistance- CALL" for individuals seeking general support (typically economic and/or housing assistance).**
- **There have been 0 injuries or incidents causing violence.**

The following page(s) contain the backup material for Agenda Item: A resolution pursuant to Section Three of Ordinance No. 702-G, as amended establishing Race Days for the 2024 Firestone Grand Prix of St. Petersburg during which Race Zone and Clean Zone regulations and other regulations are in effect; and providing an effective date.
Please scroll down to view the backup material.



F-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of February 15, 2024

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

FROM: Chris Ballestra, Managing Director, City Development Administration

SUBJECT: To adopt a resolution pursuant to Section Three of Ordinance No. 702-G, as amended, establishing Race Days for the 2024 Firestone Grand Prix of St. Petersburg as March 7, 2024 through March 10, 2024, during which Race Zone and Clean Zone regulations and other regulations are in effect.

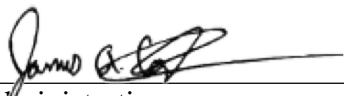
EXPLANATION: Pursuant to the City's Agreement with Green Savoree Racing Promotions, Inc. to produce and conduct an annual automobile race on city streets and public lands, City Council adopted Ordinance No. 702-G in December, 2004, for a racing event under State Statutes, establishing a Race Zone (e.g. areas inside the event) and a Clean Zone (e.g. areas within a one block distance outside of the Race Area). Section Three of Ordinance No. 702-G was amended by Ordinance No. 1013-G in March, 2011 to allow City Council to change Race Days by resolution and Section Three of Ordinance No. 702-G was amended in March 2015 to allow City Council to establish Race Days by resolution. The proposed resolution, pursuant to Section Three of Ordinance 702-G, as amended, establishes the Race Days for the 2024 Firestone Grand Prix of St. Petersburg to be March 7, 2024 through March 10, 2024, and the Race Days shall begin at 12:01 a.m. on March 7, 2024 and end at midnight on March 10, 2024.

RECOMMENDATION: Administration recommends City Council approval of the attached resolution.

COST/FUNDING INFORMATION: N/A

ATTACHMENTS: Resolution

APPROVALS:


Administration


Budget

RESOLUTION NO. 2024- ____

A RESOLUTION PURSUANT TO SECTION THREE OF ORDINANCE NO. 702-G, AS AMEMDED, ESTABLISHING RACE DAYS FOR THE 2024 FIRESTONE GRAND PRIX OF ST. PETERSBURG DURING WHICH RACE ZONE AND CLEAN ZONE REGULATIONS AND OTHER REGULATIONS ARE IN EFFECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council adopted Ordinance No. 702-G in December, 2004 which established a Race Zone and a Clean Zone and regulations to be in effect in each during the Grand Prix of St. Petersburg; and

WHEREAS, Section Three of Ordinance No. 702-G establishes the Race Days during which these Race Zone and Clean Zone regulations and other regulations shall be in effect; and

WHEREAS, Section Three of Ordinance No. 702-G was amended by Ordinance No. 1013-G in March, 2011 to allow City Council to change Race Days by resolution; and

WHEREAS, Section Three of Ordinance No. 702-G was amended in March, 2015 to allow City Council to establish Race Days by resolution; and

WHEREAS, the 2024 Firestone Grand Prix of St. Petersburg is scheduled for March 7, 2024 through March 10, 2024.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that pursuant to Section Three of Ordinance No. 702-G, as amended, the Race Days for the 2024 Firestone Grand Prix of St. Petersburg are hereby established to be March 7, 2024 through March 10, 2024, and the Race Days shall begin at 12:01 a.m. on March 7, 2023 and end at 11:59 PM on March 10, 2024.

BE IT FURTHER RESOLVED that the Race Zone and Clean Zone regulations and other regulations shall be in effect as set forth in Ordinance No. 702-G, as amended.

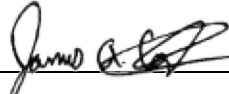
This resolution shall become effective immediately upon its adoption.

LEGAL:



00721788

ADMINISTRATION:



The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Budget, Finance and Taxation Committee a discussion to add the acquisition of the property located at the northwest corner of 4th St. South and 18th Ave. South to the Weeki Wachee project list. (Councilmember Driscoll)
Please scroll down to view the backup material.



G-1

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: February 1, 2024

COUNCIL DATE: February 15, 2024

RE: Project request for Weeki Wachee list

ACTION DESIRED:

Respectfully requesting a referral to the Budget, Finance and Taxation Committee a discussion to add the acquisition of the property located at the northwest corner of 4th St. South and 18th Ave. South to the Weeki Wachee project list.

Attachment:

Map of subject area

Gina Driscoll
Council Member, District 6

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a discussion of potential amendments to Section 3-7 regarding alcoholic beverages; more particularly, discussing the elimination of certain procedural requirements set forth Section 3-7(g), which applies only to the EDGE District Specialty Center in regards to permits for exemption. (Councilmember Driscoll)

Please scroll down to view the backup material.



G-2

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: February 1, 2024

COUNCIL DATE: February 15, 2024

RE: EDGE District permits for exemption regarding alcoholic beverages

ACTION DESIRED:

Respectfully requesting a discussion of potential amendments to Section 3-7 regarding alcoholic beverages; more particularly, discussing the elimination of certain procedural requirements set forth Section 3-7(g), which applies only to the EDGE District Specialty Center in regards to permits for exemption. Currently, the EDGE District is required to submit a request 60 days in advance of a special event for City Council approval via resolution, whereas in other areas of the city the requirement is 30 days in advance, for approval by the POD. If approved, the EDGE District would be subject to the same permit requirements as all other areas of the city as defined in Section 3-7(f).

Gina Driscoll
Council Member, District 6

The following page(s) contain the backup material for Agenda Item: Respectfully requesting a referral to the Housing, Land Use and Transportation Committee for the discussion of potential amendments to Section 16.20.120.6.2 regarding the calculation of floor area ratio bonuses for workforce housing. (Councilmember Driscoll)
Please scroll down to view the backup material.



G-3

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: February 1, 2024

COUNCIL DATE: February 15, 2024

RE: Workforce housing density bonus calculations

ACTION DESIRED:

Respectfully requesting a referral to the Housing, Land Use and Transportation Committee for the discussion of potential amendments to Section 16.20.120.6.2 regarding the calculation of floor area ratio bonuses for workforce housing.

Gina Driscoll
Council Member, District 6

The following page(s) contain the backup material for Agenda Item: Respectfully requesting Administration give a report on the state of homelessness in St. Petersburg and homeless issues impacting the Downtown area and surrounding neighborhoods at the February 29, 2024 City Council meeting.(Councilmember Montanari)
Please scroll down to view the backup material.



G-4

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: February 7, 2024

COUNCIL DATE: February 15, 2024

RE: Report to City Council on the State of Homelessness in St. Petersburg and Homeless Issues Impacting Downtown and surrounding neighborhoods

ACTION DESIRED:

Respectfully requesting Administration give a report on the state of homelessness in St. Petersburg and homeless issues impacting the Downtown area and surrounding neighborhoods at the February 29, 2024 City Council meeting.

Ed Montanari
Council Member, District 3

The following page(s) contain the backup material for Agenda Item: Respectfully requesting City Council approval of the attached resolution supporting peace and security for all in Palestine and Israel. (Councilmember Floyd)
Please scroll down to view the backup material.



G-5

CITY COUNCIL AGENDA NEW BUSINESS ITEM

TO: **Members of City Council**

DATE: February 8, 2024

COUNCIL DATE: February 15, 2024

RE: Resolution supporting peace and security for all in Palestine and Israel

ACTION DESIRED:

Respectfully requesting City Council approval of the attached resolution supporting peace and security for all in Palestine and Israel.

Richie Floyd
Council Member, District 8

Attachments:

1. Resolution
2. "The catastrophe in Gaza after 100 days of Israel-Hamas war, by the numbers"
3. "Voters Agree the U.S. Should Call for a Ceasefire and De-Escalation of Violence in Gaza to Prevent Civilian Deaths"
4. United States House Resolution 786

A RESOLUTION SUPPORTING PEACE AND SECURITY FOR ALL IN PALESTINE AND ISRAEL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of St. Petersburg recognizes the immense suffering and tragic loss of life experienced by everyone impacted by the events in Palestine and Israel beginning on October 7th, 2023, and reaffirms the unwavering commitment to prioritize the safety, security, and well-being of civilians irrespective of their affiliations or geographical locations; and

WHEREAS, the City Council advocates for the safety, dignity, freedom, and equality of all people, regardless of religion, race, or nationality; and

WHEREAS, the City Council condemns the recent rise of Antisemitic, Islamophobic, and Xenophobic attacks in our city and across the nation, including the leaking of personal information of students, professors, and others expressing their political opinion; and

WHEREAS, over one thousand people in Israel and more than twenty-seven thousand Palestinians in Gaza have been killed in a matter of months, of whom over eleven thousand are children according to February 4th reports from the Gaza Health Ministry; and

WHEREAS, the City Council recognizes that the current crisis takes place within a long history and affirms that, for a pathway to lasting peace and justice to be developed, the root causes of the crisis need to be addressed; and

WHEREAS, there is a dire humanitarian crisis in Gaza that is getting worse with each passing day, with the only remaining hospitals running out of fuel and medical supplies, and over 1.9 million Palestinians facing displacement, homelessness, and starvation; and

WHEREAS, international organizations including Amnesty International, the United Nations, the World Health Organization, the United States Agency for International Development (USAID), the International Rescue Committee, and many others have made a call for a ceasefire in order to prevent the further loss of life of civilians and to be in accordance with international humanitarian law; and


WHEREAS, sixty-eight percent of American voters support a ceasefire, according to an October 20th, 2023 Data For Progress poll, and want to see the United States leverage its diplomatic relationships "to prevent further violence and civilian deaths".

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the City Council supports United States Congress House Resolution 786 and joins other cities in calling on our United States Congress to demand the following of all parties: an immediate bilateral ceasefire; release of all hostages, the unrestricted entry of humanitarian assistance into Gaza; the restoration of food, water, electricity, and medical

supplies to Gaza; the respect for international law; the protection and security of all innocent civilians; and a peaceful political solution to the crisis.

This Resolution shall become effective immediately upon its adoption.

LEGAL:
00725146





The catastrophe in Gaza after 100 days of Israel-Hamas war, by the numbers

JANUARY 14, 2024 8:37 AM ET



Becky Sullivan



In the 100 days since the Israel-Hamas war began, the destruction in Gaza has been catastrophic.

Ariel Schalit/AP

The numbers that capture the state of Gaza after 100 days of war are staggering: Nearly 2 million displaced, thousands of homes destroyed and nearly 24,000 dead — 10,000 of them children.

Since the outbreak of war on Oct. 7, when the militant group Hamas broke into southern Israel and killed 1,200 people and kidnapped some 250 more, the toll of Israel's response on Gaza, which is governed by Hamas, has been catastrophic for the territory.



MIDDLE EAST CRISIS — EXPLAINED

After 100 days of war, Israel is determined to fight on in Gaza

"What we have seen since 7 October is a stain on our collective conscience. Unless we act, it will become an indelible mark on our humanity. People will continue to suffer and die from the rockets, the bombs, the missiles and the bullets; and in increasing numbers from starvation, disease and exposure," [the United Nations humanitarian chief Martin Griffiths said Friday](#).

23,938 dead and 60,582 injured

The death toll, updated regularly by the Palestinian Ministry of Health, does not distinguish between civilians and combatants. But about 70% of the dead are women and children, the ministry says. About 10,000 of the dead are children under the age of 18. Nearly 8,000 more are reported to be missing, presumed dead under rubble.

In other words, more than 1% of Gaza's pre-war population of 2.3 million have been killed in just over three months of conflict.



The health ministry also tracks injuries. Hospitals have reported catastrophic injuries caused by airstrikes, including severe, full-body burns and crushed limbs. About 1,000 children have lost one or both legs, [the aid group Save The Children said this week](#).

"An entire generation of children is traumatized and will take years to heal. Thousands have been killed, maimed, and orphaned. Hundreds of thousands are deprived of education. Their future is in jeopardy, with far-reaching and long-lasting consequences," said Philippe Lazzarini, the commissioner-general of UNRWA, the U.N. agency in Gaza, [in a statement Saturday](#).



Nearly two million Palestinians have been displaced. Lacking anywhere else to stay, many have started living in tents near the Egyptian border.

AFP via Getty Images

1.9 million people displaced

About 85% of Gaza's population have been forced out of their homes to flee conflict in the largest displacement of Palestinian people since the wars that surrounded the founding of Israel in 1948, UNRWA says.

Many families have now been displaced more than once. Israel's ground operations initially focused in the northern part of the territory, and ahead of its ground invasion in October, Israel had urged Palestinians in Gaza City to evacuate to the south. But its airstrikes have repeatedly pummeled the south, too.

Over the past month, Israel's ground operations have refocused on cities in central and southern Gaza, including Khan Younis, forcing Palestinians to flee once again. Now, an

estimated 1.3 million people have crowded into Rafah, the city closest to Gaza's southern border with Egypt.



"We don't know where to go or what to do. We're going from spot to spot," said a man who called himself Abu Ibrahim Sharran, as he rode a bicycle loaded with a sleeping mat and clothes on the streets of Khan Younis earlier this month.

His family had already evacuated twice, he said, and he was looking for yet another place to stay. "May God provide relief for everyone, so that people will be able to return to their homes, instead of sitting scattered on the streets."

As many as 160,800 buildings damaged or destroyed

The scale of destruction is beyond a scale ever seen in Gaza, especially in Gaza City, which has drawn comparisons to the worst bombardments of world conflicts in recent history, including [Mariupol in Ukraine](#) and [Aleppo in Syria](#).

Perhaps the best estimate of the scale of destruction comes from satellite imagery. [According to an analysis of satellite imagery](#) by researchers at Oregon State University and the City University of New York, as many as 55.9% of all buildings in the Gaza Strip have been damaged or destroyed by Israel's bombardment, or up to 160,800 buildings.

In northern Gaza, where most of the territory's residents lived before the war, the numbers are even higher: Researchers estimate that up to 80% or more of buildings have been damaged or destroyed.



Men carry the body of a Palestinian killed in an Israeli airstrike in Rafah earlier this month.

Ahmad Hasaballah/Getty Images

21 out of 36 hospitals out of operation

[The World Health Organization reports](#) that less than half of the hospitals in Gaza are operating at any capacity. And at those that are operational, bed capacity is estimated to be at 351%, the WHO reports — in other words, hospitals in Gaza are treating more than three times the number of patients for which they are equipped.

Hospitals and medical staff in Gaza have reported shortages of practically everything needed to treat the massive number of wounded and sick. Medical supplies of all kinds are in short supply, including antibiotics, first aid supplies, IV fluids and blood. Electricity has been a major challenge for hospitals since Gaza's main power plant went offline early in the war; hospitals have been desperate for fuel to operate generators needed to power ventilators, incubators and other health equipment reliant on electricity.



"There are no beds available, so people are literally just on the ground, seeking treatment. There's not really room or space for us to breathe or think," said Dr. Seema Jilani, an American doctor [who spoke to NPR](#) after two weeks working at Gaza's al-Aqsa Hospital as part of a team from the International Rescue Committee. More than 600 healthcare workers have died in attacks and nearly 800 more have been injured, according to the WHO. Dozens of ambulances have been damaged.

Additional reporting by Anas Baba in Rafah.

<https://www.npr.org/2024/01/14/1224673502/gaza-numbers-100-days-israel-hamas>

Voters Agree the U.S. Should Call for a Ceasefire and De-Escalation of Violence in Gaza to Prevent Civilian Deaths

A new Data for Progress [poll](#), fielded as part of our national omnibus survey from October 18 to 19, finds that 66% of voters “strongly agree” or “somewhat agree” with the following statement:

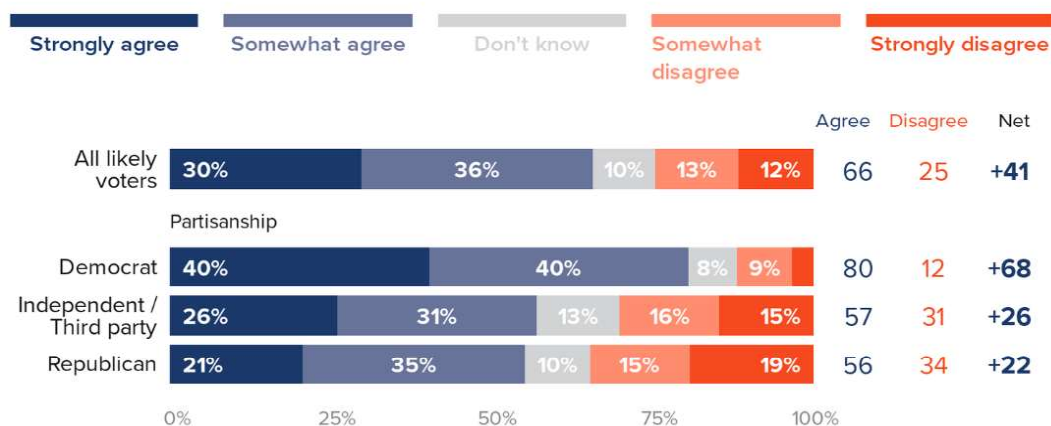
The U.S. should call for a ceasefire and a de-escalation of violence in Gaza. The U.S. should leverage its close diplomatic relationship with Israel to prevent further violence and civilian deaths.

This includes 80% of Democrats, 57% of Independents, and 56% of Republicans.

Voters Across Party Lines Agree That the U.S. Should Call for a Ceasefire and De-Escalation of Violence in Gaza

To what extent do you agree or disagree with the following statement:

"The U.S. should call for a ceasefire and a de-escalation of violence in Gaza. The U.S. should leverage its close diplomatic relationship with Israel to prevent further violence and civilian deaths."



October 18–19, 2023 survey of 1,329 likely voters

DATA FOR PROGRESS

Survey Methodology

From October 18 to 19, 2023, Data for Progress conducted an omnibus survey of 1,329 likely voters nationally using web panel respondents. The sample was weighted to be representative of likely voters by age, gender, education, race, geography, and voting history. The survey was conducted in English. The margin of error is ±3 percentage points.

<https://www.dataforprogress.org/blog/2023/10/19/voters-agree-the-us-should-call-for-a-ceasefire-and-de-escalation-of-violence-in-gaza>

Introduced in House (10/25/2023)

118TH CONGRESS
1ST SESSION

H. RES. 786

Calling for an immediate deescalation and cease-fire in Israel and occupied Palestine.

IN THE HOUSE OF REPRESENTATIVES

OCTOBER 16, 2023

Ms. BUSH (for herself, Ms. TLAIB, Mr. CARSON, Ms. LEE of Pennsylvania, Mrs. RAMIREZ, Mr. BOWMAN, Mrs. WATSON COLEMAN, Mr. GARCÍA of Illinois, Mr. JACKSON of Illinois, Ms. OCASIO-CORTEZ, Ms. OMAR, Ms. PRESSLEY, and Ms. VELÁZQUEZ) submitted the following resolution

OCTOBER 25, 2023

Referred to the Committee on Foreign Affairs

RESOLUTION

Calling for an immediate deescalation and cease-fire in Israel and occupied Palestine.

Whereas all human life is precious, and the targeting of civilians, no matter their faith or ethnicity, is a violation of international humanitarian law;

Whereas, between October 7 and October 16, 2023, armed violence has claimed the lives of over 2,700 Palestinians and over 1,400 Israelis, including Americans, and wounded thousands more;

Whereas hundreds of thousands of lives are at imminent risk if a cease-fire is not achieved and humanitarian aid is not delivered without delay; and

Whereas the Federal Government holds immense diplomatic power to save Israeli and Palestinian lives: Now, therefore, be it

Resolved, That the House of Representatives—

(1) urges the Biden administration to immediately call for and facilitate deescalation and a cease-fire to urgently end the current violence; and

(2) calls upon the Biden administration to promptly send and facilitate the entry of humanitarian assistance into Gaza.

<https://www.congress.gov/bill/118th-congress/house-resolution/786/text>

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Lot Clearing Number(s) LCA 1655
Please scroll down to view the backup material.



J-1

ST. PETERSBURG CITY COUNCIL

MEETING OF: FEBRUARY 15, 2024

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for
Lot Clearing Number (s) LCA 1655

EXPLANATION: The Sanitation Department has cleared the following number of
properties under Chapter 16 of the St. Petersburg City Code. The
interest rate is 8% per annum on the unpaid balance.

LCA:	<u>1655</u>
NUMBER OF STRUCTURES	<u>6</u>
ASSESSABLE AMOUNT:	<u>\$1,266.64</u>

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

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of \$1,266.64 will be fully assessable
to the property owners.

ATTACHMENTS:

MAYOR: _____

COUNCIL ACTION: _____

FOLLOW-UP: _____

AGENDA NO. _____

1/26/24 15:13:58:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
2-15-2024

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
LCA 1655 81019	SUNSHINE CITY LLC PO BOX 66690	24 31 16 00000 230 0200 BEG AT NE COR OF LOT 1 OF GAUTIER'S SUB RUN E 23FT TH S 125FT TH W 23FT TH N 125FT TO POB	2000 BURLINGTON AVE N	184.38
LCA 1655 81020	CASTLEFRANK FLORIDA HOLDINGS L P ATTN SABRINA DOWNING ELFERS FL 346800816	30 31 17 00000 240 0600 N 90FT OF S 330FT OF W 330 FT OF E 660FT OF SE 1/4 OF NW 1/4	501 NEWTON AVE S	184.38
LCA 1655 81021	EDMOND, JABAAR 3548 5TH AVE S	27 31 16 13518 000 0070 CARLTON, H. C. ADD LOT 7	4040 14TH AVE S	264.56
LCA 1655 81022	BRUCE, MARVIN EST 8400 49TH ST N UNIT 107	25 31 16 17658 001 0090 COLUMBIA HEIGHTS BLK 1, LOT 9	1309 10TH AVE S	224.47
LCA 1655 81023	CASCIATO, STEPHEN LOUIS THOMAS, LOUJANNE 5699 60TH WAY N	25 31 16 59670 001 0091 NEBRASKA PLACE SUB BLK A, S 60FT OF LOT 9	1271 13TH AVE S	184.38
LCA 1655 81024	KARAGIANNIS, PANAYOTA 3718 W MCKAY AVE APT 101 TAMPA FL 336094532	36 31 16 65376 000 0080 PALLANZA PARK ADD LOTS 8, 9 & 10	2511 DR. ML KING JR ST S	224.47

TOTAL NUMBER OF ASSESSMENTS: 6

TOTAL ASSESSMENT AMOUNT: 1,266.64

SAS805R

LOT CLEARING NUMBER 1655
COST / FUNDING / ASSESSMENT INFORMATION

CATEGORY ASSESSED

AMOUNT TO BE ASSESSED

LOT CLEARING COST

\$ 876.64

ADMINISTRATIVE FEE

\$ 390.00

TOTAL:

\$ 1,266.64

A RESOLUTION CONFIRMING PRELIMINARY ASSESSMENT ROLLS FOR LOT CLEARING NO. 1655 ("LCA 1655") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY UPON WHICH SUCH COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 16.40.060.4.4; PROVIDING FOR INTEREST RATE(S) ON UNPAID BALANCES; ACKNOWLEDGING THAT NOTICE(S) OF LIEN(S) WILL BE FILED BY THE POD IN THE OFFICE OF THE CITY CLERK AND MAY BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, preliminary assessment rolls for Lot Clearing No.1655 ("LCA 1655") have been submitted by the POD (i.e., person officially designated) to the City Council pursuant to St. Petersburg Code Section 16.40.060.4.4; and

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

WHEREAS, City Council met at the time and place specified in the notice and heard any and all objections that any affected party wished to offer as to why said assessments should not be made final.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council confirms the preliminary assessment rolls for Lot Clearing No.1655 ("LCA 1655") as liens against the respective real property upon which such costs were incurred and that pursuant to Section 16.40.060.4.4 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes.

BE IT FURTHER RESOLVED that the unpaid balance of the principal amount of any liens against the respective real property listed on LCA 1655 shall bear interest at the rate of (i) 8% per annum beginning 30 days after the effective date of this Resolution and (ii) 12% per annum beginning one year after the effective date of this Resolution.

BE IT FURTHER RESOLVED that this Council acknowledges that notice(s) of the lien(s) will be filed by the POD in the office of the City Clerk and may be recorded in the public records of the County.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



00721899

DEPARTMENT:

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Building Securing Number SEC 1287
Please scroll down to view the backup material.



J-2

ST. PETERSBURG CITY COUNCIL

MEETING OF: FEBRUARY 15, 2024

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Securing Number SEC 1287

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

SEC:	<u>1287</u>
NUMBER OF STRUCTURES	<u>11</u>
ASSESSABLE AMOUNT:	<u>\$10,164.41</u>

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

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of \$10,164.41 will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR: _____

COUNCIL ACTION: _____

FOLLOW-UP: _____

AGENDA NO. _____

1/29/24 9:28:28:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
2-15-2024

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1287 08248	AZZAM PROPERTIES CORP 1000 N WEST ST STE 1200	21 31 16 14562 012 0070 CENTRAL PARK REV BLK 12, LOT 7	4647 1ST AVE S	685.34
SEC 1287 08249	FEINMAN, DANIEL TRE FORTY EIGHTH LAND TRUST PO BOX 447	28 31 16 21492 001 0100 DISSTON TERRACE BLK 1, LOTS 10 AND 11	4810 13TH AVE S	793.43
SEC 1287 08250	DEVYMAR SKY ST PETE LLC 360 CENTRAL AVE STE 800	24 31 16 29718 007 0060 FULLER'S SUB BLK 7, LOT 6	1642 BURLINGTON AVE N	626.09
SEC 1287 08251	DEVYMAR SKY ST PETE LLC 360 CENTRAL AVE STE 800	24 31 16 29718 007 0070 FULLER'S SUB BLK 7, LOT 7	1648 BURLINGTON AVE N	595.34
SEC 1287 08252	DEVYMAR SKY ST PETE LLC 360 CENTRAL AVE STE 800	24 31 16 29718 007 0080 FULLER'S SUB BLK 7, LOT 8	1662 BURLINGTON AVE N	2,583.09
SEC 1287 08253	ST PETERSBURG FL 337013984 835 129TH ST NE	24 31 16 29718 008 0160 FULLER'S SUB BLK 8, LOT 16	200 17TH ST N	2,218.34
SEC 1287 08254	BRADENTON FL 342122803 BRAKXTON, JOE C EST 3121 QUEEN ST N	12 31 16 35568 000 0130 HANOUSEK, F.E. & M.M. LOT 13	3121 QUEEN ST N	385.71

SAINT PETERSBURG FL 337133046

SAS805R

1/29/24 9:28:28:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
2-15-2024

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
SEC 1287 08255	BRAXTON, JOSEPH C EST 3121 QUEEN ST N	12 31 16 35568 000 0140 HANOUSEK, F.E. & M.M. LOT 14	3109 QUEEN ST N	349.24
SEC 1287 08256	GOMEZ, LEONIDAS JESUS OYAGA CRA 65 78-23	35 31 16 49842 002 0130 LAMPARILLA SUB BLK B, LOT 13	2221 MURILLA WAY S	297.11
SEC 1287 08257	UNION ST LLC 660 62ND AVE SO LLC PO BOX 15421	27 31 16 75402 000 0750 RIDGEMOOD TERRACE LOT 75	3442 17TH AVE S	799.68
SEC 1287 08258	EDMONDS, WILLIE 3548 5TH AVE S	22 31 16 96174 014 0070 WEST CENTRAL AVENUE BLK 14, LOT 7	3548 5TH AVE S	831.04
	SAINT PETERSBURG FL 33711			

TOTAL NUMBER OF ASSESSMENTS: 11

TOTAL ASSESSMENT AMOUNT: 10,164.41

BUILDING SECURING NUMBER SEC 1287

COST/FUNDING/ASSESSMENT INFORMATION

<u>CATEGORY</u>	<u>AMOUNT TO BE ASSESSED</u>
SECURING COST	\$ 6,557.50
MATERIAL COST	\$ 2,170.05
LEGAL AD	\$ 941.86
ADMIN. FEE	<u>\$ 495.00</u>
TOTAL:	\$ 10,164.41

A RESOLUTION ASSESSING THE COSTS OF SECURING LISTED ON SECURING BUILDING NO. 1287 ("SEC 1287") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY UPON WHICH SUCH COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR INTEREST RATE(S) ON UNPAID BALANCES; ACKNOWLEDGING THAT A NOTICE(S) OF LIEN(S) SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the requirements set forth in Chapter 8 of the St. Petersburg City Code, the City has secured certain properties; and

WHEREAS, the structures so secured are listed on Securing Building No. 1287 ("SEC 1287"); and

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

WHEREAS, the City Council held a public hearing on February 15, 2024, to hear all persons who wished to be heard concerning this matter.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of securing listed on Securing Building No. 1287 ("SEC 1287") as liens against the respective real property upon which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes.

BE IT FURTHER RESOLVED that the unpaid balance of the principal amount of any liens against the respective real property listed on SEC 1287 shall bear interest at the rate of (i) 8% per annum beginning 30 days after the effective date of this Resolution and (ii) 12% per annum beginning one year after the effective date of this Resolution.

BE IT FURTHER RESOLVED that this Council acknowledges that a notice(s) of lien(s) shall be recorded in the public records of the County.

This Resolution shall become effective immediately upon its adoption.

LEGAL:



00721902

DEPARTMENT:

The following page(s) contain the backup material for Agenda Item: Confirming Preliminary Assessment for Building Demolition Number DMO 501
Please scroll down to view the backup material.



J-3

ST. PETERSBURG CITY COUNCIL

MEETING OF: FEBRUARY 15, 2024

TO: COUNCIL CHAIR AND MEMBERS OF CITY COUNCIL

SUBJECT: Confirming Preliminary Assessment for Building Demolition Number **DMO 501**

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

DMO:	<u>501</u>
NUMBER OF STRUCTURES:	<u>1</u>
ASSESSABLE AMOUNT:	<u>\$17,339.56</u>

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

COST/FUNDING/ASSESSMENT INFORMATION:

The total assessable amount of **\$17,339.56** will be fully assessable to the property owners.

ATTACHMENTS:

MAYOR: _____

COUNCIL ACTION: _____

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

1/26/24 15:14:26:

**** City of St. Petersburg ****
Special Assessments Division
FINAL ASSESSMENT ROLL
2-15-2024

Page 1

ASSESSMENT NUMBER	OWNER NAME / MAILING ADDRESS	PARCEL ID / LEGAL DESCRIPTION	PROPERTY ADDRESS	ORIGINAL ASSESSMENT
DMO 0501 03383	SILLS, ANNIE L EST 864 17TH AVE S	30 31 17 43038 000 0250 INGRAM PLACE LOT 25	864 17TH AVE S	17,339.56

SAINT PETERSBURG FL 337015716

TOTAL NUMBER OF ASSESSMENTS: 1

TOTAL ASSESSMENT AMOUNT: 17,339.56

BUILDING DEMOLITION NUMBER DMO 501
COST/FUNDING/ASSESSMENT INFORMATION

<u>CATEGORY</u>	<u>AMOUNT TO BE ASSESSED</u>
Demolition Cost	\$ 15,450.25
Asbestos Cost	\$ 1,296.00
Legal Ad	\$ 368.31
Engineer's Charge	\$ 0.00
Administrative Fee	\$ <u>225.00</u>
TOTAL:	\$ 17,339.56

A RESOLUTION ASSESSING THE COSTS OF DEMOLITION LISTED ON BUILDING DEMOLITION NO. 501 ("DMO NO. 501") AS LIENS AGAINST THE RESPECTIVE REAL PROPERTY UPON WHICH SUCH COSTS WERE INCURRED; PROVIDING THAT SAID LIENS HAVE A PRIORITY AS ESTABLISHED BY CITY CODE SECTION 8-270; PROVIDING FOR INTEREST RATE(S) ON UNPAID BALANCES; ACKNOWLEDGING THAT A NOTICE(S) OF LIEN(S) SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the requirements set forth in Chapter 8 of the St. Petersburg City Code, the City has demolished certain properties; and

WHEREAS, the structures so demolished are listed on Building Demolition No. 501 ("DMO No. 501"); and

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

WHEREAS, the City Council held a public hearing on February 15, 2024, to hear all persons who wished to be heard concerning this matter.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that this Council assesses the costs of demolition listed on Building Demolition No. 501 ("DMO No. 501") as liens against the respective real property upon which the costs were incurred and that pursuant to Section 8-270 of the St. Petersburg City Code said liens shall be superior in dignity to all other liens except taxes.

BE IT FURTHER RESOLVED that the unpaid balance of the principal amount of any liens against the respective real property listed on DMO No. 501 shall bear interest at the rate of (i) 8% per annum beginning 30 days after the effective date of this Resolution and (ii) 12% per annum beginning one year after the effective date of this Resolution.

BE IT FURTHER RESOLVED that this Council acknowledges that a notice(s) of lien(s) shall be recorded in the public records of the County.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

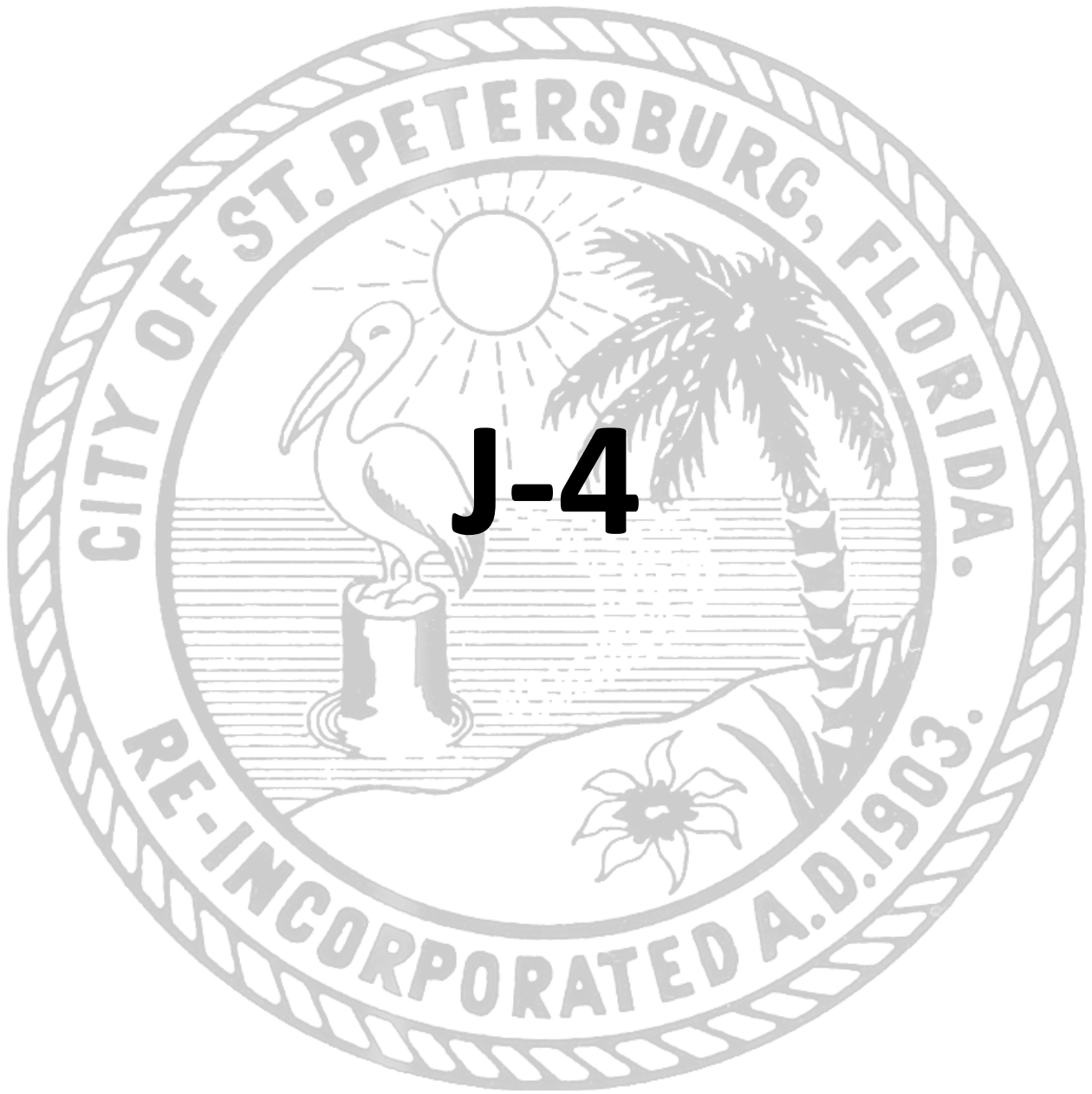


00721898

DEPARTMENT:

The following page(s) contain the backup material for Agenda Item: Ordinance 572-H, an Ordinance amending Section 2-78 of the St. Petersburg City Code related to authorization for certain travel expenses; providing for definitions; establishing revised methods for calculating the payment and reimbursement of certain travel expenses for executive branch personnel and legislative branch personnel that may be included in written per diem and travel expense policies; and providing an effective date.

Please scroll down to view the backup material.



J-4



MEMORANDUM

January 18, 2024

TO: The Honorable Chair, and members of City Council
FROM: Tom Greene, Assistant City Administrator
Erika Langhans, Acting Chief Financial Officer

RE: *Consideration for placing on to the City Council agenda an ordinance amending Section 2-78 of the St. Petersburg City Code related to authorization for certain travel expenses; providing for definitions; establishing revised methods for calculating the payment and reimbursement of certain travel expenses for executive branch personnel and legislative branch personnel that may be included in written per diem and travel expense policies; and providing an effective date.*

Background:

The standard travel reimbursement rates, procedures, and limitations contained in Florida Statute 166.021 govern the travel of all municipal personnel, unless municipalities implement their own written per diem travel and expense policies for those personnel. As the standard rates within the statute may not fully reimburse employee-related travel expenses, the City, through Section 2-78 implemented its written per diem travel and expense policies. Upon review of Section 2-78, the City Administration is recommending certain changes to the current code to ensure employees are more adequately and efficiently reimbursed for incurring travel-related expenses.

The revisions are also to comply with Internal Revenue Service requirements to allow exclusion of the reimbursements from taxable fringe benefits by implementing and following the requirements of an accountable plan, which allow certain per diem reimbursements using rates set, maintained and available by the General Services Administration (GSA). Further, certain federal grants restrict travel related eligible costs to the GSA rates and using the GSA per diem rates ensures compliance with external grants.

State statute (i.e., Florida Statute 116.021) allows for the City to implement the City's own travel policy that differs from what is contained in Florida Statute 166.021. The proposed ordinance does this by providing that both the Executive (Mayor and all City Staff) and Legislative Branches (City Council) will be governed by their respective travel policies. With the revised Section 2-78, the policy itself will not be captured in the ordinance, but by Administrative Policy for the Executive Branch and by Resolution for the Legislative Branch. All other persons authorized to



City of St. Petersburg
Finance Department
P.O. Box 2842
St. Petersburg, FL 33731-2842
O: 727-893-7304



MEMORANDUM

incur travel expenses (e.g., contractors, certain candidates for employment, or others traveling in the performance of official duties for the benefit of the City) will be governed by the standard travel reimbursement rates, procedures, and limitations contained in Florida Statute 166.021. To administer the travel reimbursements more efficiently and effectively, staff propose utilizing the same policies and procedures as much as possible for the Executive and Legislative Branches.

Recommendation: The Administration recommends approval of the Ordinance.

Attachments:

- 1.) Proposed Ordinance



City of St. Petersburg
Finance Department
P.O. Box 2842
St. Petersburg, FL 33731-2842
O: 727-893-7304

ORDINANCE NO. 572-H

AN ORDINANCE AMENDING SECTION 2-78 OF THE ST. PETERSBURG CITY CODE RELATED TO AUTHORIZATION FOR CERTAIN TRAVEL EXPENSES; PROVIDING FOR DEFINITIONS; ESTABLISHING REVISED METHODS FOR CALCULATING THE PAYMENT AND REIMBURSEMENT OF CERTAIN TRAVEL EXPENSES FOR EXECUTIVE BRANCH PERSONNEL AND LEGISLATIVE BRANCH PERSONNEL THAT MAY BE INCLUDED IN WRITTEN PER DIEM AND TRAVEL EXPENSE POLICIES; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG ORDAINS THE FOLLOWING:

Section One. Section 2-78 of the St. Petersburg City Code is hereby amended to read as follows:

Sec. 2-78. Authorization for certain travel expenses.

(a) As used in this section, the following terms have the meanings ascribed to them below:

Authorized person means a person other than executive branch personnel or legislative branch personnel who is authorized to incur travel expenses (i) in the performance of official duties for the benefit of the City, (ii) when called upon by the City to contribute time and services as a consultant or advisor, or (iii) as a candidate for an executive or professional position in the City.

Executive branch personnel means the Mayor and all City employees.

Legislative branch personnel means members of City Council and successor City Councilmembers. A successor City Councilmember is an individual who has either been elected or appointed to be a City Councilmember but has not yet been sworn into office.

~~City officials, employees and authorized persons while traveling or attending school for the benefit of the City shall normally be governed by the travel allowances contained in F.S. § 112.061.~~

(b) The standard travel reimbursement rates, procedures, and limitations contained in F.S. § 112.061 govern the travel of all authorized persons.

(c) The standard travel reimbursement rates, procedures, and limitations contained in F.S. § 112.061 govern the travel of all executive branch personnel and legislative branch personnel, unless written per diem travel and expense policies are implemented pursuant to subsection (d) of this section for executive branch personnel or legislative branch personnel traveling or attending school or training for the benefit of the City. If such policies are

implemented for executive branch personnel or legislative branch personnel, the City is deemed exempted from all provisions of F.S. § 112.061 only as to such executive branch personnel or legislative branch personnel for which those policies have been implemented.

- (~~db~~) In accordance with F.S. § 166.021, the Mayor for the executive branch of the City government and the Chair of City Council or City Council for the legislative branch of the City government may, for the personnel in their respective branches of government, promulgate and implement written per diem and travel expense policies that provide for payment of travel expenses that differ from F.S. § 112.061, to prevent out of pocket losses to the personnel involved, by the payment of actual expenses incurred. The term "legislative branch personnel," as used herein, means members of City Council and successor City Councilmembers. A successor City Councilmember is an individual who has either been elected or appointed to be a City Councilmember but has not yet been sworn into office. Copies of any new or amended policy for legislative branch personnel shall be provided to City Councilmembers prior to the effective date of the new or amended policy. Policies implemented hereunder for legislative branch personnel shall remain in effect until changed by the then-current Council Chair or by resolution of City Council. When such legislative branch personnel policies are established or changed by City Council, during the term of a chair, that chair shall no longer have the ability to alter those policy provisions established or changed by resolution.
- (~~ee~~) When travel policies are established in accordance with subsection (~~db~~) of this section, the requirements of F.S. § 166.021 shall be observed.
- (~~fd~~) The Mayor and the Chair of City Council or City Council may promulgate such procedures as are necessary to govern reimbursement and payment of travel expenses pursuant to the policies implemented in accordance with subsections ~~(a)~~ and (~~db~~) of this section and the requirements of subsection (~~ee~~) of this section.
- (~~ge~~) Any policy promulgated under the authority of subsection (~~db~~) of this section, may establish an accountable plan that meets the requirements established by the Internal Revenue Service for per diem amount for breakfast, lunch and dinner fringe benefits, which may include. Such policy shall describe under what circumstances the per diem rates for certain expenses. amounts may be used. The total per diem amount for breakfast, lunch and dinner contained in any policy shall not exceed \$50.00 as the same may be adjusted as provided herein. This \$50.00 authorized maximum limit shall be adjusted annually by the percentage change in the consumer price index from the base year of 2005. An increase in the authorized maximum limit, would allow for, but not require, an increase in the per diem amount provided for in the travel policy.
- (~~hf~~) Any policy promulgated pursuant to the criteria of this section shall be considered a travel policy authorized by the City Council pursuant to the authority granted by F.S. § 166.021.

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.

Section Four. 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 Five. In the event that this ordinance is not vetoed by the Mayor in accordance with the City Charter, this ordinance shall become effective 30 days after adoption. 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 30 days after a successful vote to override the veto.

Approved as to form and content:



City Attorney (designee)
00711478

**CERTIFICATE OF COMPLIANCE WITH
SECTION 166.041(4), FLORIDA STATUTES**

This certificate of compliance with Section 166.041(4), Florida Statutes, concerns the proposed ordinance of the City of St. Petersburg, Florida, that can be described as follows:

Updated language for the City Code Section 2-78 Authorization for certain travel expenses. Language clarifies the definition of authorized persons and establishes revised methods for calculating the payment and reimbursement of certain travel expenses for executive branch personnel and legislative branch personnel that may be included in written per diem and travel expense policies. The section deletes old calculations and requires adherence to Florida Statutes unless written per diem travel and expense policies are implemented.

Based on a review of that proposed ordinance:

- The City has determined that the statutory exemption(s) identified below apply to the proposed ordinance, and no Business Impact Estimate has been prepared.
- The City has determined that the statutory exemption(s) identified below apply to the proposed ordinance. The City is, nevertheless, providing the Business Impact Estimate below as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.
- The City has prepared a Business Impact Estimate Pursuant to Section 166.041(4), Florida Statutes.

EXEMPTIONS

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law for the proposed ordinance:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

BUSINESS IMPACT ESTIMATE

The City provides the following Business Impact Estimate, which may be revised following its initial posting:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

To clarify authorized persons and consolidate the City's policies and procedures in place into one policy. The updated City Code language will enable this consolidated change.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

Not applicable, no impact on businesses in the City expected.

- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**

Not applicable, no new charge or fee with the proposed Ordinance.

- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

Not applicable.

- 3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

None

- 4. Additional information the governing body deems useful (if any):**

Not applicable.

The following page(s) contain the backup material for Agenda Item: A private initiated application for a 1.35-acre parcel, located at the southeast corner of 32nd Avenue North and Hartford Street North, requesting amendments to the Future Land Use and Official Zoning maps. Please scroll down to view the backup material.



J-5



ST. PETERSBURG CITY COUNCIL

Meeting of February 15, 2024

- TO:** The Honorable Deborah Figgs-Sanders, Chair and Members of City Council
- SUBJECT:** **City File FLUM-73:** Private initiated application for a 1.35-acre parcel, located at the southeast corner of 32nd Avenue North and Hartford Street North, requesting amendments to the Future Land Use and Official Zoning maps.
- (a) **ORDINANCE 757-L**, amending the Future Land Use Map of the Comprehensive Plan for the City of St. Petersburg, Florida; by changing the Future Land Use Map designation for a 1.35-Acre parcel generally located at the southeast corner of 32nd Avenue North and Hartford Street North, from Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.
- (b) **ORDINANCE 789-Z**, amending the Official Zoning Map of the City of St. Petersburg, Florida, by changing the zoning of a 1.35-acre parcel generally located at southeast intersection of 32nd Avenue North and Hartford Street North, from Neighborhood Suburban Multifamily -1 (NSM-1) to Corridor Commercial Suburban -1 (CCS-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.

RECOMMENDATION:

Administration: City staff recommends **APPROVAL**.

Public Input: One public comment in support.

Community Planning and Preservation Commission (CPPC): On January 9, 2024, the CPPC held a public hearing regarding this matter and voted 7 to 0 making a finding of consistency with the Comprehensive Plan and recommending to City Council **APPROVAL** of the Future Land Use Map amendment and concurrent rezoning.

Previous City Council Action: On February 1, 2024, City Council conducted the first reading and voted unanimously to set the second reading and adoption public hearing for February 15, 2024.

Recommended City Council Action:

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

Attachments: Ordinance 757-L, Ordinance 789-Z, CPPC Staff Report, and CPPC Draft Minutes.

ORDINANCE NO. 757-L

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR A 1.35-ACRE PARCEL GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 32ND AVENUE NORTH AND HARTFORD STREET NORTH, FROM RESIDENTIAL MEDIUM (RM) TO PLANNED REDEVELOPMENT - MIXED USE (PR-MU); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

The following property currently designated as Residential Medium (RM) as shown on "Attachment A":

SIGSBEE SUB LOTS 3, 4 & 5 LESS ST

Together with:

PT OF SE 1/4 OF NE 1/4 OF SEC 10-31-16 DESC AS BEG NW COR SIGSBEE SUB EXECUTIVE ADD TH S00D09' 45"W 200.15FT TH S89D56' 03"W 213.33FT TH N00D07' 51"E 201.16FT TH N89D56' 45"E 213FT(S) TO POB

Parcel ID Numbers:

10-31-16-00000-140-0100
10-31-16-81900-000-0030

Land Use Category

From: Residential Medium (RM)

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

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

SECTION 3. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon approval of the required Land Use Plan change by the Pinellas County Board of County Commissioners (acting in their capacity as the Countywide Planning Authority) and upon issuance of a final order determining this amendment to be in compliance by the Department of Economic Opportunity (DEO) or until the Administration Commission issues a final order determining this amendment to be in compliance, pursuant to Section 163.3187, F.S. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective as set forth above.

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-73
(Land Use)

/s/ Elizabeth Abernethy

1/16/24

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DATE

Michael J. Dema

1/18/24

ASSISTANT CITY ATTORNEY

DATE

ATTACHMENT A



FUTURE LAND USE

CITY FILE FLUM-73	From: RM (Residential Medium)	To: PR-MU (Planned Redevelopment - Mixed Use)	
SCALE: 1" = 250'	SUBJECT AREA		
(Empty space for additional information)			

ORDINANCE NO. 789-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF A 1.35-ACRE PARCEL GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 32ND AVENUE NORTH AND HARTFORD STREET NORTH FROM NEIGHBORHOOD SUBURBAN MULTIFAMILY – 1 (NSM-1) TO CORRIDOR COMMERCIAL SUBURBAN – 1 (CCS-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

The following parcel currently designated Neighborhood Suburban Multifamily – 1 (NSM-1) and as shown on “Attachment A”:

SIGSBEE SUB LOTS 3, 4 & 5 LESS ST

Together with:

PT OF SE 1/4 OF NE 1/4 OF SEC 10-31-16 DESC AS BEG NW COR SIGSBEE SUB EXECUTIVE ADD TH S00D09' 45"W 200.15FT TH S89D56' 03"W 213.33FT TH N00D07' 51"E 201.16FT TH N89D56' 45"E 213FT(S) TO POB

Parcel ID Numbers:

10-31-16-00000-140-0100
10-31-16-81900-000-0030

Zoning District

From: Neighborhood Suburban Multifamily – 1 (NSM-1)

To: Corridor Commercial Suburban – 1 (CCS-1)

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

SECTION 3. This ordinance shall become effective upon the date the ordinance adopting the required amendment to the City of St. Petersburg Comprehensive Plan’s Future Land Use Map becomes effective (Ordinance 757-L).

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-73 (Zoning)

/s/ Elizabeth Abernethy

1/16/24

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

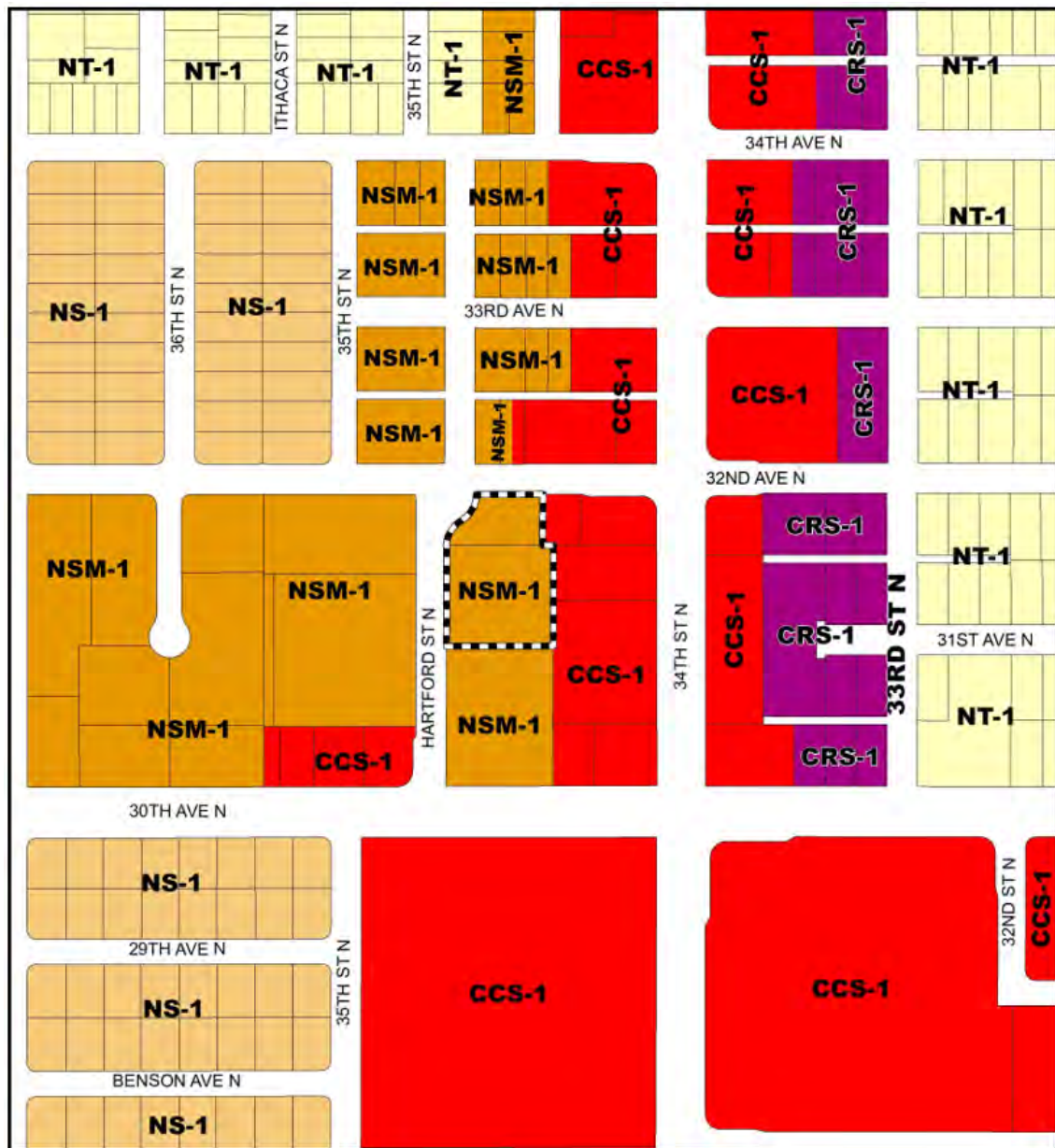
DATE

Michael J Dema
ASSISTANT CITY ATTORNEY

1/18/24

DATE

ATTACHMENT A





Staff Report to the St. Petersburg Community Planning & Preservation Commission

Prepared by the Planning & Development Services Department,
Urban Planning and Historic Preservation Division

For Public Hearing and Executive Action on Tuesday, January 9, 2024
at 2:00 p.m. in City Council Chambers, City Hall
175 5th St North, St. Petersburg, FL 33701

According to Planning and Development Services records, there are no Community Planning & Preservation Commission members that have a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

City File: FLUM-73

Hartford Street North & 32nd Avenue North – St. Petersburg Housing Authority

This is a private-initiated application requesting the Community Planning and Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency (“LPA”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following Future Land Use Map amendment from Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Neighborhood Suburban Multifamily – 1 (NSM-1) to Corridor Commercial Suburban -1 (CCS-1) for a 1.35-acre site consisting of two parcels under common ownership located at Hartford Street North.

APPLICANT INFORMATION

OWNER: **St. Petersburg Housing Authority**
2001 Gandy Blvd. N
St. Petersburg, FL 33702

APPLICANT/AGENT: **Blue Sky Communities, LLC, and Trenam Law, R. Donald Mastry**
200 Central Avenue, Suite 1600
St. Petersburg, Florida 33701
dmastry@trenam.com

CITY STAFF: **Britton Wilson, AICP**
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One 4th Street North
St. Petersburg, Florida 33731
Britton.wilson@stpete.org
(727) 551-3542

REQUEST

The applicant is requesting an amendment to the Future Land Use Map from Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Neighborhood Suburban Multifamily – 1 (NSM-1) to Corridor Commercial Suburban -1 (CCS-1) for a 1.35-acre site consisting of two parcels located at the southeast intersection of 32nd Avenue North and Hartford Street North. The site is approximately 350 feet from the intersection of the two Future Major Streets of 34th Street North and 30th Avenue North. The property is currently vacant with scattered pine and oak trees and has been owned by the St. Petersburg Housing Authority since 2016. Consistent with the stated mission of the St. Petersburg Housing Authority, the purpose of the proposed amendments is to allow for multifamily housing that is safe, sanitary, accessible, decent, and affordable to eligible citizens of the City of St. Petersburg, while enhancing and promoting resident self-sufficiency.

SITE DESCRIPTION

Street Address/Location:	SE Corner of Hartford Street North and 32 nd Avenue North
Parcel ID Nos.:	10-31-16-00000-140-0100 and 10-31-16-81900-000-0030
Acreage:	1.35
Future Land Use:	From Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU)
Zoning:	From Neighborhood Suburban Multifamily – 1 (NSM-1) to Corridor Commercial Suburban -1 (CCS-1)
Countywide Plan Map:	From Residential Medium (RM) to Multimodal Corridor (MMC)
Existing Use:	Vacant
Surrounding Uses:	North: Single-family residential and vacant parcels owned by applicant South: Christ Evangelical Lutheran Church West: Multi-family residential (Tiffany Gardens and Tiffany Arms Condominiums) East: Restaurant and motel (Smokin' 19)
Neighborhood Association:	Not within a neighborhood or business association.

BACKGROUND

The subject 1.35-acre site consists of two undeveloped parcels without assigned addresses. The site is located at the southeast intersection of 32nd Avenue North and Hartford Street North and approximately 350 feet from the intersection of the two Future Major Streets of 34th Street North and 30th Avenue North. The site consists of one unplatted parcel and portions of three platted lots consisting of open lawn with scattered pine and oak trees. North of the site across from 32nd Avenue North are two parcels zoned for multifamily with single-family homes and to the east of the homes is a vacant .53-acre commercial zoned parcel owned by the applicant, planned for affordable housing development. To the northwest is a .53-acre parcel consisting of a 17-unit two-story walk-up multifamily apartment building built in 1972 that was purchased by the St. Petersburg Housing Authority in 2008. Across Hartford Street to the west are the Tiffany Arms condominiums and Tiffany Gardens condominiums that both consist of two-story walk-up buildings. The Tiffany Arms condos consists of 33 dwelling units on a 1.1-acre parcel. The Tiffany Gardens condos consists of 58 units on a 2-acre parcel. To the immediate south is a 0.67-acre parcel zoned for multifamily developed as the Christ Evangelical Lutheran Church fronting 30th Avenue North, with surface parking on the rear north side abutting the subject site. Directly to the east is commercial property facing 34th Street North consisting of medical office, restaurant,

motel and a bar/lounge entertainment venue. Further to the south is a commercial strip center with a Save-A-Lot grocery store.

From 1977 to 2007, the site and surrounding area to the north and west were zoned Residential Medium -12/15 (RM-12/15), which was intended for multi-family residential medium population densities. In September 2007 following the implementation of the City's Vision 2020 Plan and the Citywide rezoning and update of the Land Development Regulations, the subject site and the neighboring residential lots to the north, west and south were rezoned to Neighborhood Suburban Multifamily – 1 (NSM-1), an equivalent category.

CONSISTENCY AND COMPATIBILITY

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

The applicant's intent to redevelop the 1.35-acre site for multifamily is consistent with the current Residential Medium (RM) Future Land Use designation and Neighborhood Suburban Multifamily – 1 (NSM-1) zoning district. The RM land use designation *allows medium density residential uses not to exceed 15 dwelling units per net acre; however, when located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Streets Map (Map 20), Missing Middle Housing at a maximum density of 30 dwelling units per net acre.* The NSM-1 zoning district at this location allows for multifamily housing at a density of 15 dwelling units per acre, and a workforce housing density bonus of six dwelling units per acre. The site does not qualify for the missing middle housing density bonus as it does not front a major roadway or have alley access.

The proposed Planned Redevelopment – Mixed Use (PR-MU) Future Land Use designation *allows for mixed use retail, office, service and medium density residential uses not to exceed a floor area ratio of 1.25 and a net residential density of 24 dwelling units per acre; however, when located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Streets Map (Map 20), Missing Middle Housing at a maximum density of 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plan.* The proposed Corridor Commercial Suburban -1 (CCS-1) zoning district allows for mixed uses to include commercial and multifamily housing at a density of 15 dwelling units per acre, a workforce housing density bonus of eight dwelling units per acre, and a TDR density bonus option of nine dwelling units per acre.

The requested amendments to the PR-MU land use designation and CCS-1 zoning district would result in the same allowed base residential dwelling units, but allow for commercial intensity of 0.55, two additional bonus workforce housing units, and nine environmental TDR housing units. The CCS-1 zoning district will also allow for the utilization of Sec. 166.04151, F.S. that implemented HB 1339 and SB102, which allows for affordable housing outside of the limits of the designated land use category and zoning district. The City has adopted an ordinance to establish the review and approval process in Chapter 17.5, Housing under this state statutory provision.

The requested amendments to the PR-MU land use designation and CCS-1 zoning district are appropriate at this location as it is consistent with several Comprehensive Plan goals, objectives, and policies, which are included in the following section of the report. For example, a main goal of the housing element is *to facilitate the provision of decent, safe, sanitary, healthy and affordable housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and extremely low, very low, low, and moderate-income households.* The stated mission of the St. Petersburg Housing Authority (SPHA) directly furthers this objective as it strives to provide housing that is safe, sanitary, accessible, decent, and affordable to eligible citizens of the city of St. Petersburg, while enhancing and promoting resident self-sufficiency. SPHA operates three housing programs: Public Housing, Affordable Housing, and Housing Choice Vouchers. Together, these programs provide quality, sustainable

housing opportunities for approximately 4,000 qualifying low-income families, seniors, veterans, and the disabled in the greater St. Petersburg region. Also, Policy LU3.6 calls for *land use decisions to weigh heavily on the established character of the neighborhood*. The proposed CCS-1 zoning district is consistent with the existing zoning pattern of 34th Street North (SR 19) as the existing CCS-1 zoning depth extends out more than 600 feet both east and west of the roadway in nearby locations and is appropriately applied when located in close proximity to the intersection of two Future Major Streets. As stated above, the established character of the immediate surrounding area is predominantly multifamily housing built out at densities much higher than the current zoning allows. Furthermore, the site's close proximity to supportive commercial uses will ensure that future residents will have safe and convenient access to needed goods and services.

The proposal also furthers the City's Housing Opportunities for All plan, which aims to address housing affordability in St. Petersburg through local housing policies intended to assist developers, homeowners, and renters by producing new affordable rate units, preserving the existing stock of affordable housing, and protecting tenants. This 10-year program began in 2020 with a goal of providing services to 7,800 individual households by the year 2030, to date the program has completed 1,780 applications for assistance and currently reports an additional 2,000 applications in progress. It also furthers the Advantage Pinellas Housing Action Plan created by the Advantage Pinellas Housing Compact that the City is a member of. The goal of the compact is to create more attainable housing choices for households at all income levels. The Housing Action Plan aims to meet its established goals to increase affordable housing linked to transportation, jobs, schools, workforce development, and other services over the next 10 years through a range of actions.

RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP

The Urban Planning & Historic Preservation Division staff reviewed this application in the context of the following criteria excerpted from the City Code *Section 16.70.040.1.1 Amendments to the Comprehensive Plan and Land Development Regulations*, the review and decision shall be guided by the following factors:

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

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

LU 2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

The subject amendment is supporting development of a site that is served by public facilities with excess capacity available. There is excess roadway capacity, as well as water and sewer capacity to accommodate the proposed increase in potential density and intensity.

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

The subject 1.35-acre site is located approximately 200-feet from 34th Street North, also known as State Road 19, which is a primary corridor and designated a major roadway on the Future Major Streets Map (Comprehensive Plan Map 20) and is approximately 350 feet from the intersection of the two Future Major Streets of 34th Street North and 30th Avenue North. Across Hartford Street to the west are the Tiffany Arms condominiums and Tiffany Gardens condominiums that both consist of two-story walk-up buildings. The Tiffany Arms condos consists of 33 dwelling units on a 1.1-acre

parcel, which is a built-out density of 30 dwelling units per acre. The Tiffany Gardens condos consists of 58 units on a 2-acre parcel which is a built-out density of 29 dwelling units per acre. To the northwest is a .53-acre parcel consisting of a 17-unit two-story walk-up multifamily apartment, which is a built-out density of 32 dwelling units per acre. From 34th Street North headed west to 37th Street North, there will be a step down in development intensity as the land use changes from commercial mixed use to multifamily, then single family residential with each use buffered and separated by a roadway.

LU3.6 Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.

The proposed CCS-1 zoning district is consistent with the existing zoning pattern of 34th Street North (SR 19) as the existing CCS-1 zoning depth extends out more than 600 feet both east and west of the roadway in nearby locations and is appropriately applied when located in close proximity to the intersection of two Future Major Streets. As stated above, the established character of the immediate surrounding area is predominantly multifamily housing built out at densities much higher than the current zoning allows. Furthermore, the site's close proximity to supportive commercial uses will ensure that future residents will have safe and convenient access to needed goods and services.

LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.

The proposed land use boundary would be logically drawn in relation to existing and expected future conditions.

LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic, and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.

The potential mixed-use and multifamily development will provide for a compatible land use transition from 34th Street North westward. The subject site is buffered by Hartford Street N to the west, 32nd Avenue to the north and the Lutheran Church to the south and is consistent with the existing zoning to the east.

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

The amendment area is in close proximity to two major roadways as designated by the Future Major Streets Map (Comprehensive Plan Map 20) supported by two existing high frequency transit stops.

LU3.15 The Land Use Plan shall provide housing opportunities for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

The proposed amendment to the CCS-1 zoning district will allow for an increased workforce housing density bonus and utilization of either HB 1339 or SB 102 that provide for increases in residential densities that mandate the inclusion of affordable housing. Furthermore, it is the stated mission of the St. Petersburg Housing Authority to offer housing that is safe, sanitary, accessible, decent, and affordable to eligible

citizens of the city of St. Petersburg, while enhancing and promoting resident self-sufficiency.

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

The subject property is an appropriate location to permit mixed-use development considering the established surrounding multifamily uses to the west and the site's close proximity to supportive commercial uses that will ensure that future residents will have safe and convenient access to needed goods and services.

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

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

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

The amendment area is in close proximity to two major roadways as designated by the Future Major Streets Map (Comprehensive Plan Map 20) supported by two existing high frequency transit stops. Additionally, the StPete2050 Plan recognizes that higher density projects along major corridors increase the number of riders and future success of any expanded transit options.

- LU20.2 The Future Land Use Element of the St. Petersburg Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan, including the categories, rules, policies, and procedures thereof.*

The proposed amendments to the City's Future Land Use Map and Official Zoning Map will require amendments to the Future Land Use map of Countywide Rules from Residential Medium (RM) to Multimodal Corridor (MMC), which is appropriate at this location as 34th Street North (SR 19) is classified as a primary corridor on the Countywide Land Use Strategy map.

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

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

GOAL - HOUSING (H):

To facilitate the provision of decent, safe, sanitary, healthy and affordable housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and extremely low, very low, low, and moderate-income households.

The mission of the St. Petersburg Housing Authority (SPHA) to provide housing that is safe, sanitary, accessible, decent, and affordable to eligible citizens of the city of St. Petersburg, while enhancing and promoting resident self-sufficiency, directly furthers this goal. The SPHA offers a variety of programs that provide affordable rental housing to low-income families, seniors, veterans, and the disabled in the greater St. Petersburg region.

ISSUE: Housing Quantity

The City has identified housing needs for the residents of St. Petersburg for the planning period covered in this plan. However, due to affordability issues and a scarcity of residentially zoned vacant land, the City must diligently work with the private sector and provide sufficient incentives to encourage the delivery of the varied housing residents need.

The proposed amendments will provide an expanded opportunity for the St. Petersburg Housing Authority to further their mission to build residential housing that is safe, sanitary, accessible, decent, and affordable to eligible citizens of the city of St. Petersburg, while enhancing and promoting resident self-sufficiency. In addition, the city has adopted a “Housing Opportunities for All” plan and the Advantage Pinellas Housing Action Plan. This amendment supports the goals and policies of these plans.

OBJ H3A: The City shall ensure that affordable housing for extremely low, very low, low, and moderate income households, including households with special needs, is available to 35% of the new households forecasted by 2010. These units may be provided by natural filtration, rehabilitation programs, subsidies, new construction or other assistance programs by the private and public sectors.

The mission of the St. Petersburg Housing Authority (SPHA) to provide housing that is safe, sanitary, accessible, decent, and affordable to eligible citizens of the city of St. Petersburg, while enhancing and promoting resident self-sufficiency, directly furthers this objective. SPHA operates three housing programs: Public Housing, Affordable Housing, and Housing Choice Vouchers. Together, these programs provide quality, sustainable housing opportunities for approximately 4,000 qualifying low-income households.

OBJ H3B: The City shall provide affordable housing incentives (such as revised Land Development Regulations and expedited permitting processing) to developers of affordable housing for the extremely low, very low and low income groups (see Policy H1.7).

The proposed amendment to commercial zoning will provide the St. Petersburg Housing Authority the opportunity to utilize either HB 1339 or Senate Bill 102 as adopted in City code chapter 17.5 that allow for additional residential density affordable housing when located on commercial, mixed-use or industrial zoned lands.

H3.12 The City will provide density bonuses to developers of affordable housing through the implementation of the Workforce Housing Density/Intensity Bonus Ordinance.

The 1.35-acre site’s existing Neighborhood Suburban Multifamily -1 (NSM-1) zoning district has a workforce housing density bonus of six units per acre. The proposed zoning district of Corridor Commercial Suburban – 1 (CCS-1) allows for a workforce housing density bonus of eight units. Therefore, the change in zoning would allow for three additional units.

H3.20 *The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low, and moderate-income households, within mixed income developments that include housing priced at market rate.*

Workforce housing density bonuses are available for both the existing and proposed zoning districts. However, the proposed Corridor Commercial Suburban – 1 (CCS-1) zoning district provides the opportunity to utilize either HB 1339 or Senate Bill 102 that allow for additional residential density for affordable housing when located on commercial, mixed-use or industrial zoned lands.

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

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

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

The subject property owner has initiated the subject land use and zoning map amendments in order to expand upon their existing entitlements and to develop according to state law and local ordinances.

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

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

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

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

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

The proposed amendment would not adversely affect any environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan as the subject site is open maintained lawn with scattered oak and pine trees.

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

The existing RM land use category and NSM -1 zoning district allow for 15 dwelling units per acre, or 20 dwelling units on the subject property. Assuming 1.5 people per multifamily dwelling unit, the existing land use and zoning could support an approximate population of 30 people. The proposed PR-MU land use category and CCS-1 zoning district allow for 24 units per acre, or 32 dwelling units on the subject property. Assuming 1.5 people per multifamily dwelling unit, the proposed land use and zoning could support an approximate population of 48 people, which represents a potential increase in population of 18 people.

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

The following LOS impact analysis concludes that the proposed FLUM amendment and concurrent rezoning will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management. Upon application for site plan review, or development permits, a concurrency review will be completed to determine whether the proposed development may proceed. The property owner must comply with all laws and ordinances in effect at the time development permits are requested.

POTABLE WATER

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1st of each year the anticipated water demand for the following year. TBW is contractually obligated to meet the City's and other member government's water supply needs. The City's adopted LOS standard is 125 gallons per capita per day (gpcd), while the actual current usage equates to approximately 74 gpcd. The City's overall potable water demand is approximately 28 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With only 41% of capacity systemwide currently being used, there is excess water capacity to serve the amendment area.

SANITARY SEWER

The subject property is served by the Northwest Water Reclamation Facility (WRF), which presently has an estimated excess average daily capacity of 9.92 mgd. The estimate is based on permit capacity of 20 mgd and a calendar year 2022 daily average flow of 10.08 mgd. With approximately 50% available capacity, there is excess average daily capacity to serve the amendment area.

Following several major rain events in 2015-2016, the City increased its' peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak flow capacity. As outlined in the St. Pete Water Plan, the City is implementing system reliability improvements at the WRFs, aggressively improving the gravity collection system to decrease Inflow and Infiltration (I&I) which reduces peak flows at the WRFs, and addressing sea level rise system vulnerabilities at lift stations.

The City remains committed to continued I&I reduction. Also, the City is fully committed to implementing selected recommendations from the St. Pete Water Plan, which incorporates growth projections and outlines the required system and network improvements needed to provide a resilient wastewater collection and treatment system.

SOLID WASTE/SANITATION

Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year. The County currently receives and disposes of municipal solid waste generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted, or buried at the Bridgeway Acres sanitary landfill. The City and County's commitment to recycling and waste reduction programs have assisted in keeping down the actual demand for solid waste disposal, which continues to extend the life span of Bridgeway Acres Sanitary Landfill. The landfill is expected to remain in use for approximately 80 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to serve the amendment area.

RECREATION

The City's adopted LOS for recreation and open space is 9 acres/1,000 population, the actual LOS City-wide is estimated to be 19.9 acres/1,000 population. With a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would still have 19.9 acres/1,000 permanent and seasonal residents. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT/DRAINAGE

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

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

The City is updating the Stormwater Management Master Plan with an expected completion before the end of calendar year 2023. While this update is consistent with the SWFWMD guidelines, it is enhanced as it takes into consideration sea level rise to identify projects to maintain LOS and enhance water quality. The City’s Stormwater Design Standards are being updated to incorporate Low Impact Design (LID) to reduce stormwater runoff and increase water quality. Likewise, the City recently updated its’ impervious service mapping throughout the City and will be working towards a credit-based stormwater rate system for commercial and residential properties who implement LID and rain harvesting elements. Examples of such credits may be underground stormwater vaults, pervious pavements, greywater systems, and vegetative swales.

TRAFFIC

The City eliminated LOS standards for major roads and transit when it adopted the Pinellas County Mobility Plan in 2016. The Mobility Plan provides a countywide framework for a coordinated multimodal approach to managing the traffic impacts of development projects as a replacement for local transportation concurrency systems, which the State of Florida no longer requires. The City continues to monitor the LOS for motor vehicles on major roadways and the availability of transit service for transportation planning purposes and to assess the impact of land development projects and proposed rezonings and Future Land Use Map amendments on the surface transportation system.

Existing Roadway Conditions

Hartford Street North and 32nd Avenue North border the subject property. The City of St. Petersburg maintains Hartford Street North and 32nd Avenue North, which are two-lane, undivided roads. Thirty-fourth Street North and 30th Avenue North are on the City’s Future Major Streets Map (Map 20) in the Comprehensive Plan and are located near the subject property. The Florida Department of

Transportation (FDOT) maintains 34th Street, a six-lane, divided road classified as a principal arterial. The City maintains 30th Avenue North, a two-lane undivided road classified as a collector.

The City utilizes the Forward Pinellas “2023 Annual Level of Service Report” to monitor roadway LOS for major streets, per Policy T3.2 of the City’s Comprehensive Plan. According to FDOT, roadway LOS is a quantitative stratification of a performance measure or measures that represent quality of service, measured on an “A” to “F” scale, with LOS “A” representing the best operating conditions from the traveler’s perspective and LOS “F” the worst. Before the elimination of state-mandated transportation concurrency regulations, the City’s LOS standard was “D” for major roads. The FDOT’s current target for state highways in urbanized areas, such as 34th Street, is “D.” LOS “D” can be viewed as a target for roads not on the state highway system, but it is no longer a standard, as noted. According to the FP 2023 LOS Report, 34th Street from 38th Avenue North to 22nd Avenue North carried 38,215 vehicles on a typical day and has a LOS of “C” and a volume-to-capacity ratio of 0.66. Forward Pinellas did not provide a LOS determination for 30th Avenue North. The City conducted a traffic count on 30th Avenue North east of 34th Street in March 2017. The daily traffic volume was 7,028. Based on this volume, 30th Avenue North operates at a LOS “D” and has a volume-to-capacity ratio of 0.50 near the subject property. A significant amount of excess roadway capacity exists on both 34th Street and 30th Avenue North.

The Transportation and Parking Management Department conducted two counts on local roads near the subject property. The daily traffic on Hartford Street between 30th and 32nd Avenue North was 790 vehicles in March 2019. The daily traffic on 32nd Avenue Northwest of Kingston Street was 454 vehicles in April 2018.

Trip Generation

Changes to properties on the Countywide Plan map that apply to the Multimodal Corridor and are less than ten acres are not subject to a traffic analysis, per Section 6.2.5 of the Countywide Rules. City staff has provided a traffic impact analysis in the remainder of this section to address questions that may arise about the potential traffic impact of the proposed rezoning and land use change. The subject property is vacant land. The proposed rezoning and density bonuses would allow the applicant to build up to 82 workforce housing units. Staff utilized trip generation data in the Institute of Transportation Engineer’s (ITE’) “Trip Generation Manual” (11th Edition) to estimate the trip generation for 82 units of low-rise, multifamily housing (Land Use Code 220) in a general urban/suburban location. The 82 residential units are projected to generate 48 a.m. peak hour trips, 56 p.m. peak hour trips, and 601 trips on an average weekday. If ITE’s data for affordable housing (Land Use Code 223) is utilized to reflect the fact that the units would be provided for low and moderate-income persons, 82 units are projected to generate 41 a.m. peak hour trips, 38 p.m. peak hour trips, and 445 trips on an average weekday. As defined by ITE, “Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age.”

The major roads and local roads near the subject property can carry the relatively small number of vehicular trips projected to be generated by the proposed rezoning and land use change for a maximum build-out scenario. The subject property is easily accessible from 34th Street and 30th Avenue North. Thirty-fourth Street North has a full median opening at 32nd Avenue North, but residents leaving the site and seeking to travel north can use southbound left-turn lanes on 34th Street at two locations to travel north. The subject property is located within the boundary of the Disston Heights Neighborhood Association, which has a neighborhood traffic plan. Near the subject property, there are speed humps on 35th Street between 32nd Avenue North and 34th Avenue North.

Sidewalks

There is a sidewalk on the western side of Hartford Street from 30th Avenue North to 33rd Avenue North. There is a sidewalk on the eastern side of Hartford Street from south of the subject property to 30th Avenue North. There are sidewalks on both sides of 34th Street and 30th Avenue North.

Bicycle Network

There are bicycle lanes on 30th Avenue North from 4th Street to 66th Street. Share lane markings connect these bicycle lanes to 1st Street and Tyrone Boulevard. Several major north-south bicycle facilities intersect 30th Avenue North.

Complete Streets

In the Complete Streets Implementation Plan, 34th Street is designated as a transit modal priority road. A neighborhood greenway is planned for 40th Street. A neighborhood greenway is a street designated for bicycle priority and traffic calming.

TRANSIT

The Citywide level of service for mass transit will not be affected. The Pinellas Suncoast Transit Authority's (PSTA's) Route 34 serves 34th Street and has a 30-minute headway. Route 34 was PSTA's third most popular route in FY23, carrying 725,020 passengers. A bus stop for southbound travel is located south of 32nd Avenue North. A bus stop for northbound travel is located north of 30th Avenue North. PSTA offers several programs that provide discounted or late-night bus service to qualifying individuals, including the Late Night, Direct Connect, and Access Programs.

Forward Pinellas has developed a multimodal accessibility index (MAX index). MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. The subject property is in a grid cell with a MAX score of 23.25. The countywide average MAX score is 7.5.

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

The 1.35-acre land area is both appropriate and adequate for the applicants stated intention to develop multifamily residential housing at a density greater than what is currently allowed.

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

The City has a limited availability of consolidated lots such as the subject property that can help the community address the growing need for housing. Its close proximity to two future major streets served by transit supports the subject property as being suitable for the proposed land use and zoning amendments.

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

As stated above in Policy LU3.4, the subject 1.35-acre site is located approximately 200-feet from 34th Street North, also known as State Road 19, which is a primary corridor and designated a major roadway on the Future Major Streets Map (Comprehensive Plan Map 20) and is approximately 350 feet from the intersection of the two Future Major Streets of 34th Street North and 30th Avenue North. Across Hartford Street to the west are the Tiffany Arms condominiums and Tiffany Gardens condominiums that both consist of two-story walk-up buildings. The Tiffany Arms condos consists of 33 dwelling units on a 1.1-acre parcel, which is a built-out density of 30 dwelling units per acre. The Tiffany Gardens condos consists of 58 units on a 2-acre parcel which is a built-out density of 29 dwelling units per acre. To the northwest is a .53-acre parcel consisting of a 17-unit two-story walk-up multifamily apartment, which is a built-out density of 32 dwelling units per acre. From 34th Street North headed west to 37th Street North, there will be a step down in development

intensity as the land use changes from commercial mixed use to multifamily, then single family residential with each use buffered and separated by a roadway.

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

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

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

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

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

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

11. Other pertinent facts.

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

CONSISTENCY WITH THE COUNTYWIDE PLAN:

Proposed amendments to local future land use plans and land development regulations are required to be consistent with the Countywide Plan Map and the criteria and standards set forth in the Countywide Rules. The subject property's Countywide Plan Map designation of Residential Medium (RM) is inconsistent with the proposed City land use designation of PR-MU, therefore an amendment to the Countywide Map to Multimodal Corridor (MMC) is required.

PUBLIC NOTICE and COMMENTS

Public Notice

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

- December 22, 2023: Public notification signs were posted on the subject property. In addition to noticing the public hearing, and two (2) online links were included for accessing the information described above.
- December 22, 2023: Public notification letters were sent by direct mail to neighboring property owners within 300-linear feet of the subject property. An additional letter of notification were sent to CONA. In addition to the standard information, this notification included both the CPPC and City Council public hearing dates and times, web links to review the then-pending staff reports, and a link to the current planning projects webpage for more information.

Public Comments

To date, no public comments have been submitted.

PUBLIC HEARING PROCESS

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

SUMMARY

The Staff analysis is to determine whether the proposed Amendments are consistent with the policies of the Comprehensive Plan. Based on the analysis contained in this report. City staff agrees with the application narrative and finds that the proposed Future Land Use and Official Zoning Map amendments at the subject location are consistent with the Comprehensive Plan in the review of the Land Use, Utilities, Housing, and Transportation Elements.

RECOMMENDATION

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

REPORT PREPARED BY:

<i>Britton Wilson</i>	1/3/24
Britton Wilson, AICP, Planner II	DATE
Urban Planning and Historic Preservation Division	
Planning & Development Services Department	

REPORT APPROVED BY:

<i>Derek A. Kilborn</i>	1/3/2024
Derek Kilborn, Manager	DATE
Urban Planning and Historic Preservation Division	
Planning & Development Services Department	

ATTACHMENTS

1. Subject Area Maps
2. Application



ATTACHMENT NO. 1

Map Series



AERIAL

CITY FILE

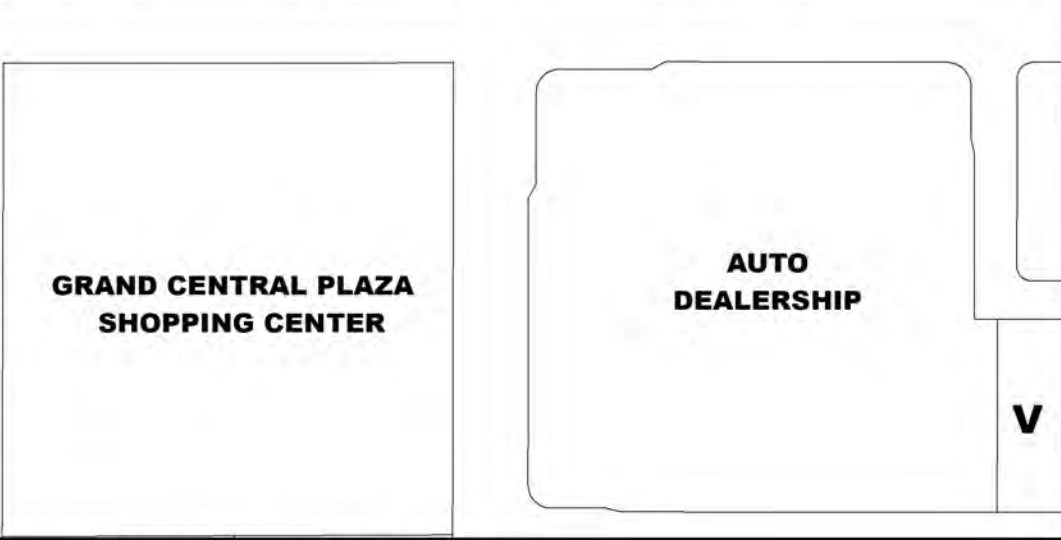
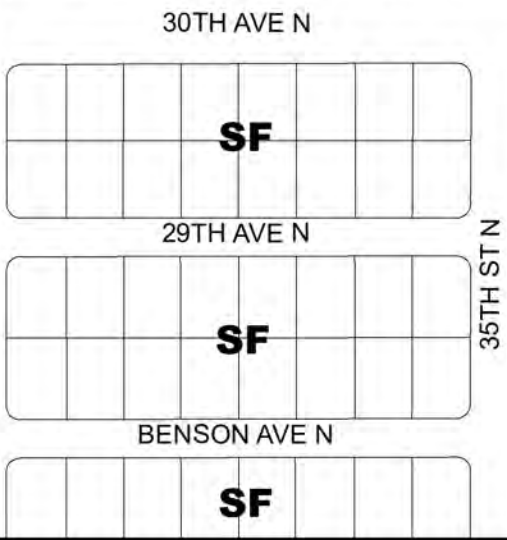
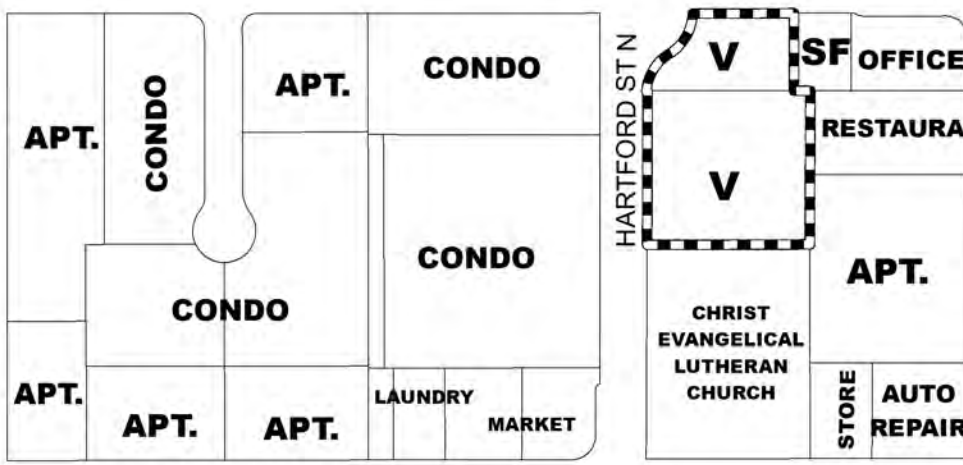
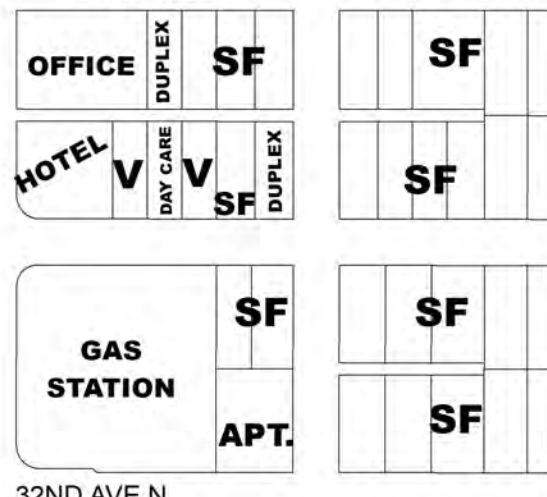
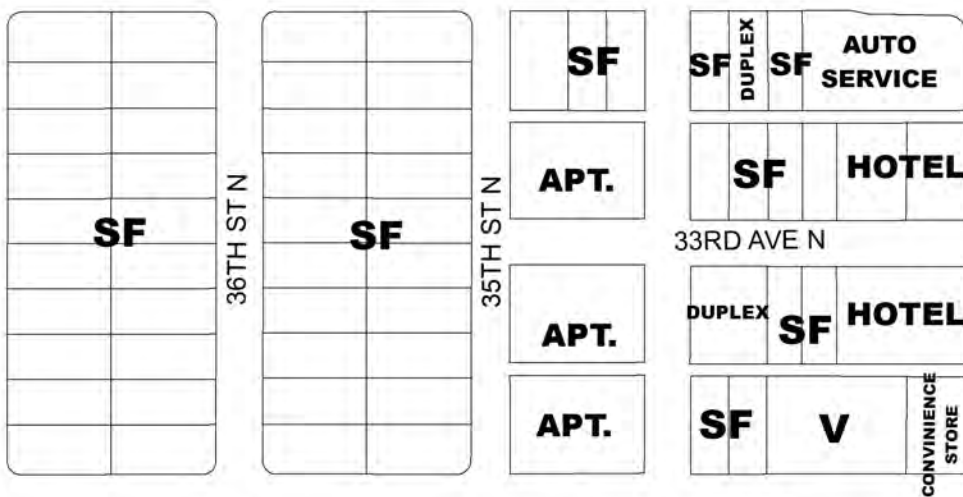
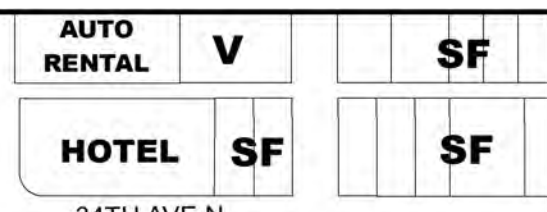
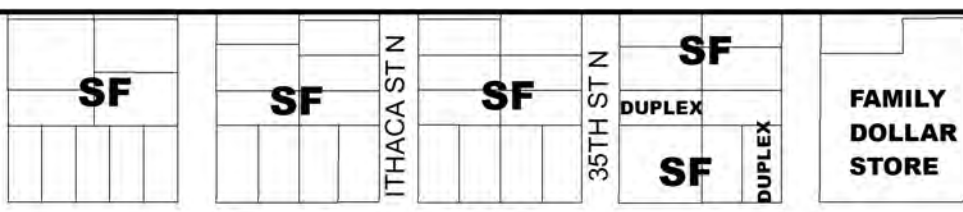
FLUM-73

SCALE: 1" = 250'



SUBJECT AREA





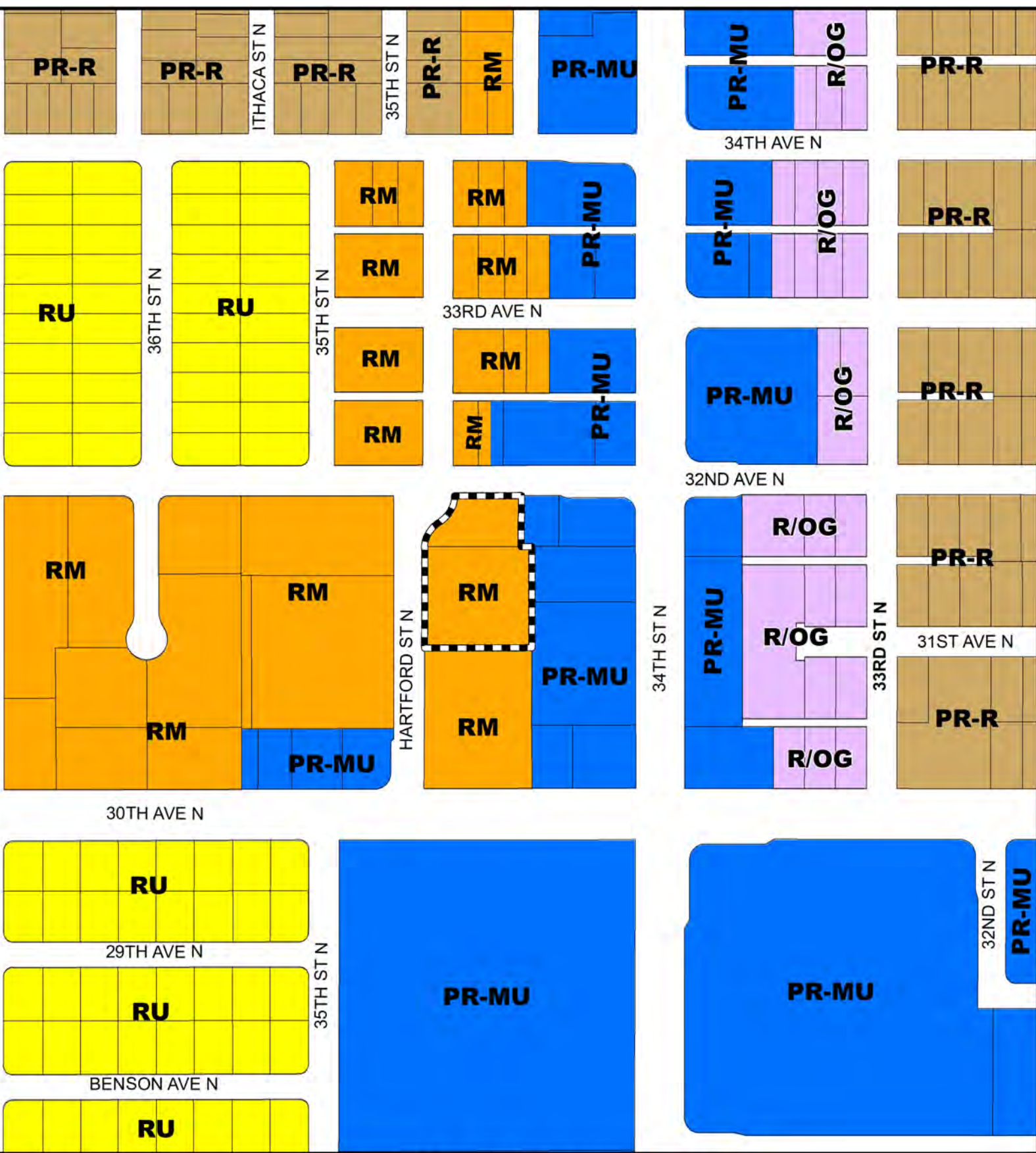
EXISTING USES

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SUBJECT AREA





FUTURE LAND USE

CITY FILE

FLUM-73

SCALE: 1" = 250'

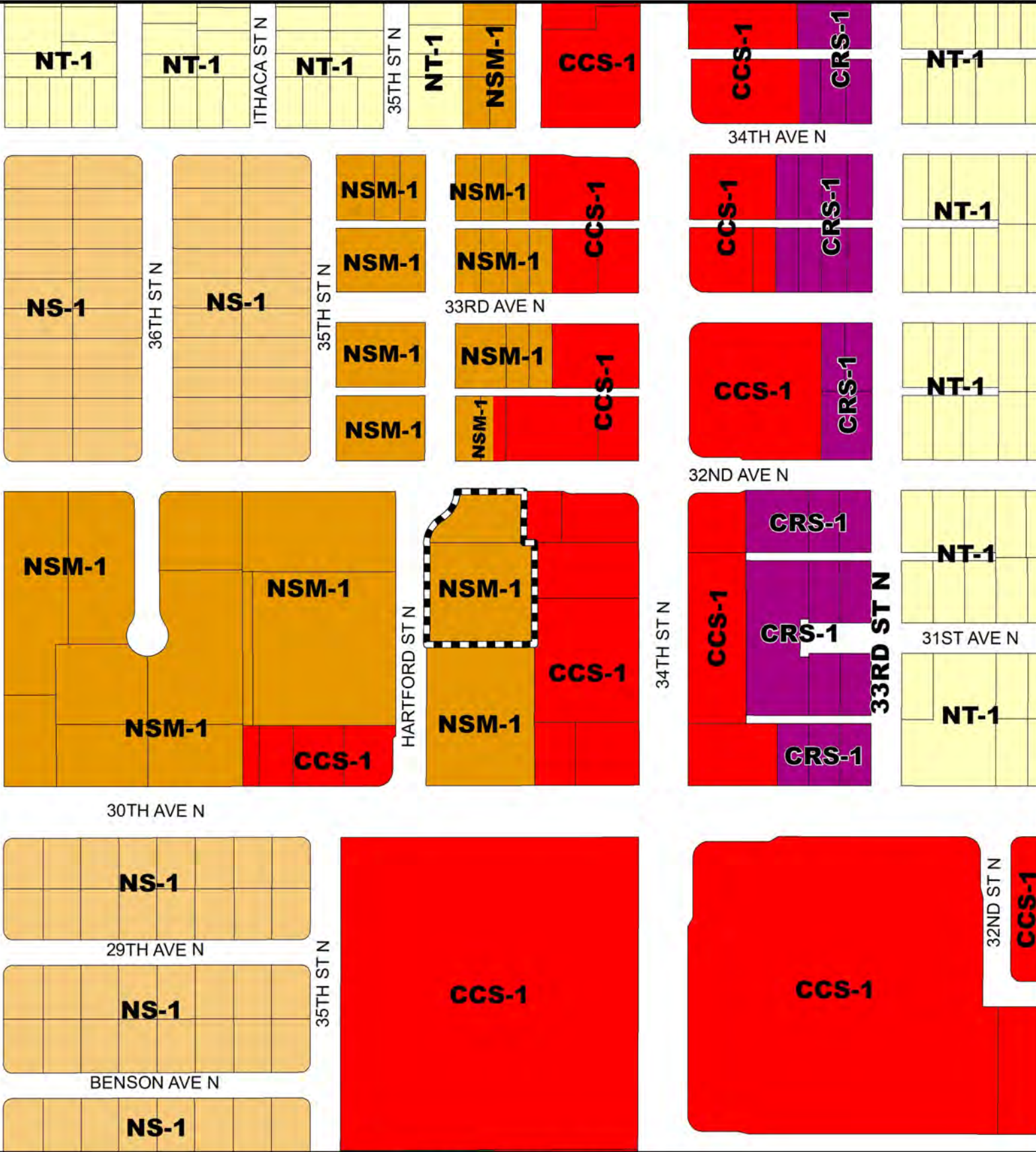
From: RM
(Residential Medium)

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



SUBJECT AREA





EXISTING ZONING

CITY FILE

FLUM-73

SCALE: 1" = 250'

From: NSM-1

(Neighborhood Suburban Multifamily - 1)

To: CCS-1

(Corridor Commercial Suburban - 1)



SUBJECT AREA





COUNTYWIDE PLAN MAP

CITY FILE

FLUM-73

SCALE: 1" = 250'

From: RM
(Residential Medium)

To: MMC
(Multimodal Corridor)



SUBJECT AREA





ATTACHMENT NO. 2

Application



FUTURE LAND USE PLAN CHANGE REZONING

Application No. FLUM-73
(To Be Assigned)

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

GENERAL INFORMATION	
APPLICATION	
Date of Submittal:	
Street Address:	
Parcel ID or Tract Number:	
Zoning Classification:	<i>Present:</i> _____ <i>Proposed:</i> _____
Future Land Use Plan Category:	<i>Present:</i> _____ <i>Proposed:</i> _____
NAME of APPLICANT (Property Owner):	
Street Address:	
City, State, Zip:	
Telephone No:	
Email Address:	
NAME of any others PERSONS (Having ownership interest in property):	
Specify Interest Held:	
Is such Interest Contingent or Absolute:	
Street Address:	
City, State, Zip:	
Telephone No:	
Email Address:	
NAME of AGENT OR REPRESENTATIVE:	
Street Address:	
City, State, Zip:	
Telephone No:	
Email Address:	

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

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

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

Signature: see file Date: _____
Must be signed by title holder(s), or by an authorized agent with letter attached.



FUTURE LAND USE PLAN CHANGE REZONING

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address:

Parcel ID or Tract Number:

Square Feet:

Acreage:

Proposed Legal Description:

Is there any existing contract for sale on the subject property:

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

Is contract conditional or absolute:

Are there any options to purchase on the subject property:

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

REQUEST:

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

EXHIBIT "A"
Legal Description

Commencing at the Northeast corner of Lot 3, SIGSBEE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 35, Page 93, of the Public Records of Pinellas County, Florida, for a Point of Beginning; thence S 00°07'51" W, along the East line of said lot, 102.00 feet to the Southeast corner thereof; thence N 89°56'45" E, along the South line of Lot 2, said plat, 21.44 feet to the Northwest corner of SIGSBEE SUBDIVISION EXECUTIVE ADDITION, according to map or plat thereof as recorded in Plat Book 62, Page 51, of the Public Records of Pinellas County, Florida; thence S 00°09'45" W, along the West line thereof, 200.15 feet; thence S 89°56'03" W, 213.33 feet to an intersection with the East right of way line of Hartford Street North (a 60 foot right of way); thence along said right of way line by the following three (3) courses: 1) North 00°07'51" East, 201.16 feet to a point of curve; 2) along the arc of a curve to the right, radius of 58.44 feet, arc 61.20 feet, chord N 30°07'51" E, 58.44 feet to a point of reverse curve; 3) along the arc of a curve to the left, radius 58.44 feet, arc 61.20 feet, chord N 30°07'51" E, 58.44 feet; to an intersection with the South right of way line of 32nd Avenue North (a 60 foot right of way); thence N 89°56'45" E along said right of way line, 133.56 feet to the Point of Beginning.

**NARRATIVE IN SUPPORT OF APPLICATION FOR LAND USE AND ZONING
CHANGE**

The Housing Authority of the City of St. Petersburg (the “Owner”) is the owner of the property located at the southeast corner of 32nd Ave. N. and Hartford St. N. known as Pinellas County Property Appraiser Parcel Nos. 10-31-16-00000-140-0100 and 10-31-16-81900-000-0030 (the “Property”). The Owner has selected Blue Sky Communities, LLC (the “Developer”), to develop a workforce housing project on the Property.

Owner and Developer are requesting an amendment of the Future Land Use Map designation of the Property from RM (Residential Medium) to PR-MU (Planned Redevelopment – Mixed Use), and an amendment of the Zoning Map designation of the Property from NSM-1 (Neighborhood Suburban Multi-Family-1) to CCS-1 (Corridor Commercial Suburban-1).

**Discussion of Standards of Review for Amendments to the Future Land Use Map and
Zoning Map**

Sec. 16.70.040.1.1.E of the Land Development Code (“Code”)

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

The amendments and proposed use are consistent with the Comprehensive Plan, including, without limitation, those provisions listed on Schedule A.

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

The amendments will not have this affect as the Property does not contain environmentally sensitive lands or documented habitat for listed species.

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

Both the NSM-1 and CCS-1 districts permit the same base density and missing middle housing density bonus; however, the CCS-1 district provides a higher workforce housing density bonus (8 units per acre vs. 6 units per acre) and also provides for a TDR density bonus of 8 units per acre. The CCS-1 district will also allow for utilization of Sec. 166.04151, F.S. (aka HB 1339 and/or SB 102), which grants additional density for workforce housing outside the limits of the City’s Comprehensive Plan and Code.

While the amendments will allow for this increase in density, they will not adversely affect residential dwelling units or public schools. The surrounding area already contains and is zoned for multifamily uses, and the development of more multifamily on the Property is consistent and compatible with these conditions. The public schools will not be adversely affected by an increase in density given that they have available capacity.

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

The amendments will not have an adverse impact on the adopted LOS as there is available capacity for all public services and facilities subject to LOS.

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

The Property contains 1.35 +/- acres, which is appropriate and adequate for residential uses.

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

There are no available contiguous properties and there is not sufficient property within the City to meet demand. The widespread housing shortage has left the City with a deficit of housing stock, including a severe lack of workforce housing. The amendments will allow for the Property to be developed with workforce housing to help solve this need.

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

The amendments propose the same land use and zoning designations that are immediately to the east of the Property. The surrounding area consists of a mix of residential and commercial uses, including:

- Properties along 34th St. N. are developed with commercial uses.
- The adjacent multifamily uses to the west and northwest of the Property range in density from 28.8 units per acre to 34.8 units per acre.
- The parcel to the south is developed with a church.

The proposed designations and proposed multifamily development on the Property are consistent with this surrounding land use pattern.

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

The Property is vacant and appears to have never been developed, so there are no existing conditions to compare to. The surrounding area has been developed with commercial and multifamily uses. Generally, the area to the west and north of the Property is also designated NSM-1 and RM and is predominately multifamily.

To the east and south are predominately commercial uses, which are designated CCS-1 and PR-MU. These designations line both sides of 34th St. N. and recognize the high intensity development of this corridor.

The request to change the Property to CCS-1 and PR-MU is consistent with the location of other CCS-1 and PR-MU designations along 34th St. N., which range in depth from one parcel to over 1,000 ft from 34th St. N. Here, the change would result in CCS-1 and PR-MU designations extending approximately 415 ft from 34th St. N. The western boundary will be Hartford St. N., which is a logical boundary to separate the proposed CCS-1 and PR-MU from the NSM-1 and RM designations further to the west.

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

While the amendments involve a change from residential to mixed use designations, the Property will be developed with multifamily residential uses which are needed in the City.

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

The Property is not within the 100-year floodplain, hurricane evacuation level zone A or the Coastal High Hazard Area.

11. *Other pertinent facts.*

None.

Discussion of Standards of Review for Planning and Zoning Decisions, Generally

Sec. 16.70.040.1.E of the Code

- E. *Standards for review. In reviewing the application for a planning and zoning decision in addition to the standards of review applicable to the decision, the POD, commission or the City Council shall consider whether the proposed amendment is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the plan.*

The application is consistent with and furthers the purpose of the Land Development Regulations and other City ordinances and actions designed to implement the Comprehensive Plan, specifically the promotion of redevelopment and the provision of workforce housing.

SCHEDULE A
Comprehensive Plan Provisions

LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

OBJECTIVE LU4:

The following future land use needs are identified by this Future Land Use Element:

1. Residential – the City shall provide opportunities for additional residential development where appropriate.

GOAL - HOUSING (H):

To facilitate the provision of decent, safe, sanitary, healthy and affordable housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city, while preserving and enhancing the community’s physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and extremely low, very low, low, and moderate-income households.

ISSUE: Housing Quantity

The City has identified housing needs for the residents of St. Petersburg for the planning period covered in this plan. However, due to affordability issues and a scarcity of residentially zoned vacant land, the City must diligently work with the private sector and provide sufficient incentives to encourage the delivery of the varied housing residents need.

OBJECTIVE H3A:

The City shall ensure that affordable housing for extremely low, very low, low, and moderate income households, including households with special needs, is available to 35% of the new households forecasted by 2010. These units may be provided by natural filtration, rehabilitation programs, subsidies, new construction or other assistance programs by the private and public sectors.

OBJECTIVE H3B:

The City shall provide affordable housing incentives (such as revised Land Development Regulations and expedited permitting processing) to developers of affordable housing for the extremely low, very low and low income groups (see Policy H1.7).

H3.2 Distribute publicly assisted housing equitably throughout the City to provide for a wide variety of neighborhood settings for extremely low, very low, low, and

moderate income persons and to avoid undue concentrations in single neighborhoods.

- H3.8 All residential districts designated by the land use plan and zoning map shall permit development of affordable housing for extremely low, very low, low, and moderate income households, preferably in developments containing units affordable to a range of income groups.
- H3.12 The City will provide density bonuses to developers of affordable housing through the implementation of the Workforce Housing Density/Intensity Bonus Ordinance.
- H3.20 The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low, and moderate-income households, within mixed income developments that include housing priced at market rate.



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

**Council Chambers, City Hall
175 – 5th Street North
St. Petersburg, Florida 33701**

**January 9, 2024
Tuesday
2:00 P.M.**

MEETING MINUTES

Present: Lisa Wannemacher, Chair
Robert “Bob” Jeffrey, Vice-Chair
Ashley Marbet
Shannon Nelson
Abel Carrasco
Joseph Magnello, Alternate
Will Michaels, Alternate

Commissioners Absent: Manita Moultrie
Cassie Gardner

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Amy Foster, Housing and Neighborhood Services Administrator
Mark Vanlue, Special Projects Manager, Housing Department
Thomas Whalen, Transportation Coordinator
Britton Wilson, Planner II
Kelly Perkins, Historic Preservationist II
Cindy Kochanek, Historic Preservationist II
Michael Dema, Assistant City Attorney
Heather Judd, Assistant City Attorney
Iris Winn, Clerk, Planning and Development Services Department

The public hearing was called to order at 2:00 p.m., a quorum was present.

- I. OPENING REMARKS OF CHAIR**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE AND SWEARING IN OF WITNESSES**
- IV. MINUTES (Approval of December 11, 2023 Minutes)**

The minutes from the December 11, 2023, meeting were approved unanimously

V. PUBLIC COMMENTS**VI. QUASI-JUDICIAL HEARING****1. City File: FLUM-73****City Staff: Britton Wilson | 727-551-3542**

Request (7:04): Private initiated application to amend the Future Land Use Map from Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Neighborhood Suburban Multifamily–1 (NSM-1) to Corridor Commercial Suburban-1 (CCS-1) for a 1.35-acre site.

City Staff Presentation (7:40):

Britton Wilson gave a presentation based on the Staff Report.

(12:07) Madam Chair Wannemacher: Do the Commissioners have any questions for Ms. Wilson?

(12:08) Commissioner Michaels: This is a totally housing development? There's no retail included in it, is that correct? Okay. And I think, again...

(12:19) Commissioner Wannemacher: You know, I...I'm sorry, please could you step up to the podium. I just want to make sure that we get that response on record. Thank you, Mr. Mastry.

(12:32) Don Mastry (Agent): Yes, that's correct. It is entirely a 100% affordable housing project.

(12:39) Madam Chair Wannemacher: And please state your address, please.

(12:40) Don Mastry: My name is Don Mastry. My address is 200 Central Avenue, I have been sworn in and I will answer any questions you have. And then, I'll get my ten-minute presentation that's less than that.

(12:56) Madam Chair Wannemacher: Commissioner Michaels, did you have any additional questions?

(13:00) Commissioner Michaels: I did have some other comments or questions here, so again...40% of the development would be affordable housing?

(13:05) Don Mastry: 100%

(13:07) Commissioner Michaels: 100%?

(13:08) Don Mastry: 100%

(13:09) Commissioner Michaels: I did not catch that.

(13:10) Don Mastry: And they all will be below 80% AMI and the majority will be at 60% AMI.

(13:20) Commissioner Michaels: That's fantastic.

(13:21) Don Mastry: This is the best deal you've seen.

(13:23) Commissioner Michaels: I believe it is. Yes. That is absolutely fantastic. Certainly moves us further towards our goal here.

(13:32) Don Mastry: Great.

(13:33) Commissioner Michaels: 7800 new units by 2030. I noticed there's some trees on the property, mature trees. Is any provision being made to save those?

(13:42) Don Mastry: That will be complied with on tree removal and replacement.

(13:47) Commissioner Michaels: And then you're using nine TDR housing units? I believe that's stated in the Staff report. Is there a...

(13:57) Don Mastry: I don't recall that being stated in the Staff report.

(14:02) Derek Kilborn: I think to help your understanding of that question...the zoning category allows for a TDR bonus of nine units per acre, but I don't know that that is requested in this instance. It may have been just included as a reference.

(14:17) Commissioner Michaels: I see.

(14:19) Derek Kilborn: Regarding total density.

(14:20) Commissioner Michaels: Okay. Alright, those are my comments. I'd want to hear what others have to say, but it has my support.

(14:36) Madam Chair Wannemacher: Any other questions for Ms. Wilson?

(14:39) Commissioner Magnello: Can we jump back to that delta slide, showing the zoning differences? Again, I think the overall agenda here is great, I'm just curious about the details. There we go. So, 15 dwelling units per acre, so the change is not changing the dwelling density.

(15:06) Britton Wilson: It is changing...

(15:07) Commissioner Magnello: What's the advantage here? To changing the zone besides the impervious surface?

(15:12) Britton Wilson: To take advantage of Senate Bill 102.

(15:16) Commissioner Magnello: Okay.

(15:17) **Britton Wilson:** Which is only allowed on commercially zoned property. It's not permitted on residential zoned property, which NSM-1 is (inaudible).

(15:23) **Commissioner Magnello:** I was just curious, because I didn't see any density change...so I was figuring we would want to increase that, but it's to get advantage of the...okay.

(15:29) **Britton Wilson:** The impervious surface increases a little bit.

(15:31) **Commissioner Magnello:** Yeah, I'm more looking at the units per acre, etc., because they didn't change, so...just curious. Appreciate it.

(15:37) **Madam Chair Wannemacher:** And now if the applicant has a presentation?

(15:46) Agent Presentation:

Don Mastry (Agent), 200 Central Avenue, spoke in support of the proposal.

(23:37) **Madam Chair Wannemacher:** Do the Commissioners have any questions for the applicant?

(23:44) **Commissioner Michaels:** I just got one more question on the drainage. This may be for Staff as well. You're meeting the current drainage standards?

(23:53) **Don Mastry:** Yes, and in site plan review, we will have to meet...go through that at that time again.

(24:01) **Commissioner Michaels:** What about the pending new standards for drainage. Will the development meet those as well?

(24:09) **Don Mastry:** I think they will meet whatever standards are in effect when they file the application, which they have not filed yet.

(24:19) **Commissioner Michaels:** You have any word on when the new standards will go into effect?

(24:25) **Britton Wilson:** No, Commissioner Michaels.

(24:31) **Madam Chair Wannemacher:** Okay, thank you very much. Is there anybody in the audience that wishes to speak on this topic? I do not have any cards. Okay, is there any cross-examination by either the City Staff or the Applicant...and rebuttal? And closing arguments? Thank you. Alright, with that we'll move into Executive Session. Does anybody want to open up the discussion or I will take a motion. Commissioner Jeffrey.

Public Comment:

None.

Cross Examination:

City Staff and Applicant/Agent waived.

Rebuttal/Closing Remarks:

City Staff and Applicant/Agent waived.

Executive Session (25:07):

Commissioner Jeffrey: I have a couple questions for Staff. I think the Union Central plan that was about a couple of years ago went up to 22nd Avenue North - if I'm correct. When I drove through there to look at the site, I noticed how ragged, shall we say, the edge was. I just wondered if there's been any discussion of looking at that area. What I noticed in driving through the area, how nice the transition goes from commercial to multi-family to then, into single-family, which is the pattern I think we're trying to create on major corridors like that. I just wondered if we had been looking at a plan or starting a plan to address all of 34th Street, not just specific issues.

(25:55) Derek Kilborn: There is not, to my knowledge, a plan that's being discussed for that area extending from Union Central North to the 38th Avenue North boundary 48th Avenue, but we do have an application that is going to be coming forward in the next couple of months that is looking at increasing density and floor area ratios in these major corridors, especially along 34th Street. That isn't a standalone plan for the targeted area you're talking about, but it does address the corridors.

(26:35) Commissioner Jeffrey: The zoning categories that would allow for H Bill 1339 and Senate Bill 102 to utilize, or...?

(26:44) Derek Kilborn: Yeah, the application...well the application that would be coming forward at the City level is to simply increase the allowed density and floor area ratio within the existing zoning categories. That would continue to qualify CCS-1 properties for use by Senate Bill 102. What we don't know is the Legislative Session starts...started yesterday, I believe and so, are there additional changes coming down that we just don't know at this time, possibly. But it would not affect what is trying to be achieved here through this rezoning.

(27:25) Commissioner Jeffrey: Okay, good. I'd like to applaud the efforts of going 60% or below of the median income. I think Commissioner Michaels suggested that I think it was 7800 units that were requested but I think the studies I've seen lately are more like 10,000 units were missing in that category and often, projects that we see are 120% or less...not in the 60 or 80 category, so I applaud the efforts of that.

(27:59) Commissioner Michaels: 7800 is the goal in the 10-year plan. The need is bigger.

(28:12) Madam Chair Wannemacher: Any other comments? I too want to applaud the efforts of St. Pete College and Blue Sky, thank you very much. Are we ready for a motion?

(28:33) Commissioner Jeffrey: I'd like to make a motion that the Community Planning and Preservation Commission in its capacity as a local planning agency make a finding of consistency with the Comprehensive Plan and recommend to City Council approval of the following Future Land Use Map Amendment from Residential Medium to Plan Redevelopment Mixed Use and

concurrent amendments to the official zoning map from Neighborhood Suburban Multi-Family to Corridor Commercial Suburban-1 for the 1.3 acre site at Hartford Street North as outlined in the Staff report.

(29:08) Madam Chair Wannemacher: Is there a second?

(29:09) Commissioner Michaels: Second.

Motion: *Commissioner Jeffrey moved approval of a Private initiated application to amend the Future Land Use Map from Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU) and a concurrent amendment to the Official Zoning Map from Neighborhood Suburban Multifamily-1 (NSM-1) to Corridor Commercial Suburban-1 (CCS-1) for a 1.35-acre site, subject to Staff conditions of approval.*

Commissioner Michaels, Second.

YES – 7 – Wannemacher, Jeffrey, Marbet, Nelson, Carrasco, Michaels, Magnello.

NO – 0 – None.

Motion passed unanimously.

The following page(s) contain the backup material for Agenda Item: A private initiated application for a 5.24-acre parcel, located at 7045 Burlington Avenue North, requesting amendments to the Future Land Use and Official Zoning maps.
Please scroll down to view the backup material.



J-6



ST. PETERSBURG CITY COUNCIL

Meeting of February 15, 2024

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

SUBJECT: **City File FLUM-74:** City initiated application for a 5.24-acre parcel, located at 7045 Burlington Avenue North, requesting amendments to the Future Land Use and Official Zoning maps.

- (a) ORDINANCE 758-L, amending the Future Land Use Map of the Comprehensive Plan for the City of St. Petersburg, Florida by changing the Future Land Use Map designation for a 5.24-Acre parcel located at 7045 Burlington Avenue North, from Institutional (I) to Residential Medium (RM); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.
- (b) ORDINANCE 790-Z, amending the Official Zoning Map of the City of St. Petersburg, Florida by changing the zoning of a 5.24-acre parcel located at 7045 Burlington Avenue North, from Neighborhood Traditional – 2 (NT-2) to Neighborhood Suburban Multifamily -1 (NSM-1); providing for repeal of conflicting ordinances and provisions thereof; and providing an effective date.

RECOMMENDATION:

Administration: City staff recommends APPROVAL.

Public Input: No public comments have been submitted at this time.

Community Planning and Preservation Commission (CPPC): On January 9, 2024, the CPPC held a public hearing regarding this matter and voted 6 to 1 making a finding of consistency with the Comprehensive Plan and recommending to City Council **APPROVAL** of the Future Land Use Map amendment and concurrent rezoning.

Previous City Council Action: On February 1, 2024, City Council conducted the first reading and voted unanimously to set the second reading and adoption public hearing for February 15, 2024.

Recommended City Council Action:

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

Attachments: Ordinance 758-L, Ordinance 790-Z, CPPC Staff Report, and draft CPPC Minutes.

ORDINANCE NO. 758-L

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR THE CITY OF ST. PETERSBURG, FLORIDA BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR A 5.24-ACRE PARCEL LOCATED AT 7045 BURLINGTON AVENUE NORTH, FROM INSTITUTIONAL (I) TO RESIDENTIAL MEDIUM (RM); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

The following property currently designated as Institutional (I) as shown on "Attachment A":

PASADENA VISTA REPLAT TRACT A & VAC W 15FT OF 70TH ST N ADJ ON E &
VAC N 12FT OF BURLINGTON AVE N ADJ ON S

Parcel ID Number:

19-31-16-67770-000-0010

Land Use Category

From: Institutional (I)

To: Residential Medium (RM)

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

SECTION 3. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon approval of the required Land Use Plan change by the Pinellas County Board of County Commissioners (acting in their capacity as the Countywide Planning Authority)

and upon issuance of a final order determining this amendment to be in compliance by the Department of Economic Opportunity (DEO) or until the Administration Commission issues a final order determining this amendment to be in compliance, pursuant to Section 163.3187, F.S. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective as set forth above.

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-74
(Land Use)

/s/ Elizabeth Abernethy

01/16/24

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DATE

Michael J. Dema

1/18/24

ASSISTANT CITY ATTORNEY

DATE

ATTACHMENT A



FUTURE LAND USE

CITY FILE	From: I (Institutional)	To: RM (Residential Medium)	
FLUM-74	 SUBJECT AREA		
SCALE: 1" = 250'			

ORDINANCE NO. 790-Z

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ST. PETERSBURG, FLORIDA, BY CHANGING THE ZONING OF A 5.24-ACRE PARCEL LOCATED AT 7045 BURLINGTON AVENUE NORTH, FROM NEIGHBORHOOD TRADITIONAL – 2 (NT-2) TO NEIGHBORHOOD SUBURBAN MULTIFAMILY – 1 (NSM-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND PROVISIONS THEREOF; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

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

Property

The following parcel currently designated Neighborhood Traditional – 2 (NT-2) and as shown on “Attachment A”:

PASADENA VISTA REPLAT TRACT A & VAC W 15FT OF 70TH ST N ADJ ON E & VAC N 12FT OF BURLINGTON AVE N ADJ ON S

Parcel ID Number:

19-31-16-67770-000-0010

Zoning District

From: Neighborhood Traditional – 2 (NT-2)

To: Neighborhood Suburban Multifamily – 1 (NSM-1)

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

SECTION 3. This ordinance shall become effective upon the date the ordinance adopting the required amendment to the City of St. Petersburg Comprehensive Plan’s Future Land Use Map becomes effective (Ordinance 758-L).

APPROVED AS TO FORM AND SUBSTANCE:

FLUM-74 (Zoning)

/s/ Elizabeth Abernethy 01/16/24
PLANNING & DEVELOPMENT SERVICES DEPARTMENT DATE

Michael J. Dema 1/18/24
ASSISTANT CITY ATTORNEY DATE

ATTACHMENT A





Staff Report to the St. Petersburg Community Planning & Preservation Commission

Prepared by the Planning & Development Services Department,
Urban Planning and Historic Preservation Division

For Public Hearing and Executive Action on Tuesday, January 9, 2024
at 2:00 p.m. in City Council Chambers, City Hall
175 5th St North, St. Petersburg, FL 33701

According to Planning and Development Services records, there are no Community Planning & Preservation Commission members that have a direct or indirect ownership interest in real property located within 1,000 linear feet of real property contained within the application (measured by a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon announcement of the item.

City File: FLUM-74

7045 Burlington Avenue North

This is a city-initiated application requesting the Community Planning and Preservation Commission (“CPPC”), in its capacity as the Local Planning Agency (“LPA”), make a finding of consistency with the Comprehensive Plan and recommend to City Council **APPROVAL** of the following Future Land Use Map amendment from Institutional (I) to Residential Medium (RM) and a concurrent amendment to the Official Zoning Map from Neighborhood Traditional – 2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1) for a 5.24-acre site located at 7045 Burlington Avenue North.

APPLICANT INFORMATION

OWNER: **St. Petersburg Junior College Board of Trustees**
PO Box 13489
St. Petersburg, FL 33733

APPLICANT/AGENT: **City of St. Petersburg**
Housing and Community Development
One 4th Street North
St. Petersburg, Florida 33701
Mavanlue@stpete.org

CITY STAFF: **Britton Wilson**
Urban Planning and Historic Preservation Division
Planning and Development Services Department
One 4th Street North
St. Petersburg, Florida 33731
Britton.Wilson@stpete.org
(727) 551-3542

REQUEST

The City of St. Petersburg is requesting an amendment to the Future Land Use Map from Institutional (I) to Residential Medium (RM) and a concurrent amendment to the Official Zoning Map from Neighborhood Traditional – 2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1) for a 5.24-acre site located at 7045 Burlington Avenue North. The property has been owned and operated by SPC since 1989 and has functioned as an accessory wellness center to the college campus located two blocks to the north at 6605 5th Avenue North. The City is under contract to purchase the site for the purpose of constructing 105 workforce housing units, where 30% of the units are to be made available to SPC staff and students.

SITE DESCRIPTION

Street Address/Location:	7045 Burlington Avenue North
Parcel ID Nos.:	19-31-16-67770-000-0010
Acreage:	5.24
Future Land Use:	From Institutional (I) to Residential Medium (RM)
Zoning:	From Neighborhood Traditional – 2 (NT-2) to Neighborhood Suburban Multifamily – 1 (NSM-1)
Countywide Plan Map:	Public/Semi-Public (P/SP) to Residential Medium (RM)
Existing Use:	St. Pete College Wellness Center with Athletic Field/Court and Parking Lot (currently closed)
Surrounding Uses:	North: Multifamily residential and single-family residential South: Multifamily residential (Westwood Terrace Townhomes) and Industrial (West Boat RV & Boat Storage) West: Pinellas Trail, Single-family Residential East: Single-family Residential
Neighborhood Association:	Not within a neighborhood or business association.

BACKGROUND

The subject 5.24-acre site consists of a single parcel located at 7045 Burlington Ave North, just east of the Pinellas Trail. The property has been owned and operated by St. Petersburg College (SPC) since 1989 and has functioned as an accessory wellness center to the St. Petersburg/Gibbs college campus located two blocks to the north at 6605 5th Avenue North. The wellness center, commonly known as the Gibbs Wellness Center, consists of a 20,732 square foot two-story structure built in 1969 and an outdoor track and athletic field. The site is bounded to the north by 4th Avenue North, to the west by 71st Street North and the Pinellas Trail, to the east by 70th Street North, and to the south by Burlington Avenue North. North of the site across from 4th Avenue North, the block face is predominantly zoned for multifamily with two parcels zoned for single-family residential. The multifamily parcels consist of four single-story buildings totalling 21 dwelling units on 0.75-acres. To the west across from 71st Street North and the Pinellas Trail is a single-family neighborhood within the Historic Park Street Neighborhood Association. To the south, across Burlington Avenue North, the western facing block is a stretch of industrial zoned parcels, consisting of warehousing, outdoor RV storage, light manufacturing, and vacant lots. Also, to the south, the eastern facing block is the Westwood Terrace Townhomes consisting of five buildings with nineteen dwelling units on a 1.56-acre parcel. To the east across from 70th Street North is an established single-family neighborhood not within a neighborhood association.

From 1977 to 2007, the site was zoned Residential Single-Family – 100 (RS-100), which was intended for single-family residential areas with large lots and low population densities. Current multifamily uses north and

south of the site were zoned for Residential Multifamily – 12/15 (RM-12/15), which was intended for residential medium density uses. Current single family uses to the north, east, and west of the site were zoned Residential Single-Family – 75 (RS-75), which generally consists of smaller lots and higher density than RS-100. In September 2007, following the implementation of the City’s Vision 2020 Plan and the Citywide rezoning and update of the Land Development Regulations, the subject site was rezoned to Neighborhood Traditional – 2 (NT-2), an equivalent category.

On December 6, 2022, the City of St. Petersburg submitted a Letter of Intent (LOI) to St. Petersburg College (SPC), offering to purchase the property for the sum of \$4,200,000, for the purpose of constructing approximately 105 housing units, subject to rezoning the property, and offering to make available up to 30% of the housing units to SPC students and staff on a right of first refusal basis. On November 2, 2023, City Council approved a resolution authorizing the Mayor, or his designee to execute an agreement with SPC for the purchase of the property.

CONSISTENCY AND COMPATIBILITY

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

The City’s intent to redevelop the 5.24-acre site for multifamily is inconsistent with the current Institutional Future Land Use designation and Neighborhood Traditional – 2 (NT-2) zoning district. The Institutional land use designation is limited to federal, state and local public buildings, cemeteries, hospitals, churches and educational uses. Residential uses are allowed up to 12.5 dwelling units per acre when accessory to the institutional use. The existing NT-2 zoning district only allows for single family residential homes with accessory dwelling units and multi-family is considered to be a “Grandfathered” use. Therefore, the proposed future land use amendment and subsequent rezoning is necessary to allow for multifamily housing on site.

The proposed Residential Medium (RM) Future Land Use designation *allows medium density residential uses not to exceed 15 dwelling units per net acre; however, when located outside of the Coastal High Hazard Area, and only when abutting a major street as depicted on the Future Major Streets Map (Map 20), Missing Middle Housing at a maximum density of 30 dwelling units per net acre is permitted in accordance with the Land Development Regulations (LDRs) and special area plan.* The site does not qualify for the missing middle housing density bonus as it does not front a Future Major Street or have alley access and therefore is not eligible to be rezoned to NTM-1.

A land use change to RM would allow for the proposed rezoning to Neighborhood Suburban Multifamily – 1 (NSM-1). The purpose of the NSM-1 district is to allow for medium-intensity garden apartments reflecting both small- and large-scale apartment complexes. Both NT-2 and NSM-1 allow up to the same maximum density of 15 dwelling units per acre, however the building form of the units for NT-2 is single-family with an accessory dwelling unit or ADU and the form of the units for NSM-1 is multifamily to include apartments, townhouses and duplexes with building heights typically ranging between one and three stories.

The requested amendments to the RM land use designation and NSM-1 zoning district are appropriate at this location as it is consistent with several Comprehensive Plan goals, objectives, and policies, which are included in the following section of the report. For example, a main goal of the housing element is *to facilitate the provision of decent, safe, sanitary, healthy and affordable housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city, while preserving and enhancing the community’s physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and extremely low, very low, low, and moderate-income households.* The City’s intent to purchase and redevelop the site with multifamily housing as a part of Mayor Welch’s Housing Opportunities for All Plan directly furthers this goal as it is part of a comprehensive 10-year plan to address housing affordability through logical housing policies to help middle- and working-class residents. Also, Policy LU3.6 calls for *land use decisions to weigh heavily on the established character of the neighborhood.* The proposed

NSM-1 zoning district is consistent with the existing zoning pattern of the general surrounding area and neighborhood as there is adjacent NSM-1 zoning to both the north and southern boundaries of the site. The site is also buffered on all sides by roadways in addition to the Pinellas Trail to the west. As stated above, the established character of the immediate surrounding area contains a mix of multifamily housing, single-family housing, and industrial uses. Furthermore, the site's proximity to St. Petersburg College and supportive commercial uses along Central Avenue will ensure that future residents will have safe and convenient access to both employment and needed goods and services.

The proposal also furthers the Advantage Pinellas Housing Action Plan created by the Advantage Pinellas Housing Compact that the City is a member of. The goal of the compact is to create more attainable housing choices for households at all income levels. The Housing Action Plan aims to meet its established goals to increase affordable housing linked to transportation, jobs, schools, workforce development, and other services over the next 10 years through a range of actions.

RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP

The Urban Planning & Historic Preservation Division staff reviewed this application in the context of the following criteria excerpted from the City Code *Section 16.70.040.1.1 Amendments to the Comprehensive Plan and Land Development Regulations*, the review and decision shall be guided by the following factors:

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

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

LU 2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

The subject amendment is supporting redevelopment of a site that is served by public facilities with excess capacity available. There is excess roadway capacity, as well as water and sewer capacity to accommodate the proposed increase in potential density and intensity.

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

The subject 5.24-acre site is located approximately two blocks or 700-feet from 5th Avenue North, and approximately three blocks or 1,100 feet from Central Avenue, both of which are Future Major Streets. The site is generally buffered from all surrounding land uses by public roadways, which border the site in each direction. North of the site across from 4th Avenue North are three parcels zoned for multifamily to the west of the block face and two single-family parcels to the east of the block face. The four existing single-story multifamily buildings contain 22 dwelling units. To the west across from 71st Street North and the Pinellas Trail is a single-family neighborhood within the Historic Park Street Neighborhood Association. To the south, across Burlington Avenue North, the western facing block is a stretch of industrial zoned parcels, consisting of warehousing, outdoor RV storage, light manufacturing, and vacant lots. Also, to the south, the eastern facing block is the Westwood Terrace Townhomes consisting of five buildings with nineteen dwelling units on a 1.56-acre parcel. To the east across from 70th Street North is an established single-family neighborhood not within a

neighborhood association. The transition of land use intensities with roadway buffering provides for an orderly land use arrangement.

LU3.6 Land use planning decisions shall weigh heavily on the established character of predominately developed areas where changes of use or intensity of development are contemplated.

The proposed NSM-1 zoning district is consistent with the existing zoning pattern of the general surrounding area and neighborhood as the existing NSM-1 and more intensive Industrial Traditional (IT) zoning depth extends roughly one-thousand feet southeast to Central Avenue. As stated above, the established character of the immediate surrounding area contains a mix of multifamily housing, single-family housing, and industrial uses. The site is also buffered on all sides by roadways in addition to the Pinellas Trail to the west. As stated above, the established character of the immediate surrounding area contains a mix of multifamily housing, single-family housing, and industrial uses. Furthermore, the site's proximity to St. Petersburg College and supportive commercial uses along Central Avenue will ensure that future residents will have safe and convenient access to employment and needed goods and services.

LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.

The proposed land use boundary would be logically drawn in relation to existing and expected future conditions.

LU3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic, and other intrusions that detract from the long-term desirability of an area through appropriate land development regulations.

The potential multifamily housing development will provide for a compatible land use transition from Central Avenue north to 4th Avenue North where the multifamily development will buffer the single family residential from the industrial uses. The subject site is buffered by 71st Street and the Pinellas Trail to the west, 70th Street North to the east, and is consistent with the existing zoning to north and south.

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

Though the site does not directly front along on a Future Major Street, the amendment area is in close proximity to the two major roadways of 5th Avenues North and Central Avenue as designated by the Future Major Streets Map (Comprehensive Plan Map 20). The site is also in close proximity to (roughly 1,600 feet) the Central Avenue Activity Center, to the southeast.

LU3.15 The Land Use Plan shall provide housing opportunities for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

The proposed amendment to the NSM-1 zoning district will allow for an increased allowable base density, as well as a workforce housing density bonus to provide housing opportunities to citizens of a variety of ages, sex, race, and income. The proposed

amendments will also work to increase housing options for students and faculty at St. Petersburg College, as 30% of units will be available on a right of first refusal basis.

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

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

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

The amendment area is near two major roadways as designated by the Future Major Streets Map, 5th Avenue North and Central Avenue. (Comprehensive Plan Map 20). Additionally, the Pinellas Trail is located just west of the site, and extends North to South to connect both roadways. The site is also roughly half a mile from 66th Street SunRunner Rapid Transit station. St. Petersburg College staff and students are within walking and biking distance from campus.

LU20.2 The Future Land Use Element of the St. Petersburg Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan, including the categories, rules, policies, and procedures thereof.

The proposed amendments to the City's Future Land Use Map and Official Zoning Map will require amendments to the Future Land Use map of Countywide Rules from Public/Semi-Public (P/SP) to Residential Medium (RM), which is appropriate at this location given the pattern of surrounding land use and development.

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

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

GOAL - HOUSING (H):

To facilitate the provision of decent, safe, sanitary, healthy and affordable housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the city, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and extremely low, very low, low, and moderate-income households.

The City's intent to purchase and redevelop the site with multifamily housing as a part of Mayor Welch's Housing Opportunities for All Plan directly furthers this goal as it is part of a comprehensive 10-year plan to address housing affordability through logical housing policies to help middle- and working-class residents.

ISSUE: Housing Quantity

The City has identified housing needs for the residents of St. Petersburg for the planning period covered in this plan. However, due to affordability issues and a scarcity of residentially zoned vacant land, the City must diligently work with the private sector and provide sufficient incentives to encourage the delivery of the varied housing residents need.

The proposed amendments will provide an expanded opportunity for the City of St. Petersburg to implement the City's Housing Opportunities for All plan and the Advantage Pinellas Housing Action Plan by providing needed workforce housing units. This amendment supports the goals and policies of these plans.

OBJ H3A: The City shall ensure that affordable housing for extremely low, very low, low, and moderate income households, including households with special needs, is available to 35% of the new households forecasted by 2010. These units may be provided by natural filtration, rehabilitation programs, subsidies, new construction or other assistance programs by the private and public sectors.

The City's Housing Opportunities for All plan associated with the amendment request, proposes to construct approximately 105 workforce housing units, which will greatly assist the City of St. Petersburg in achieving efforts to provide needed affordable housing.

OBJ H3B: The City shall provide affordable housing incentives (such as revised Land Development Regulations and expedited permitting processing) to developers of affordable housing for the extremely low, very low and low income groups (see Policy H1.7).

The proposed amendment to NSM-1 zoning district will allow the future development of multifamily housing at 15 units per acre with workforce housing density bonus of six units per acre.

H3.12 The City will provide density bonuses to developers of affordable housing through the implementation of the Workforce Housing Density/Intensity Bonus Ordinance.

The 5.24-acre site's existing NT-2 zoning district does not provide for a workforce housing density bonus. The proposed zoning district of NSM-1 provides for a workforce housing density bonus of six units per acre. Therefore, the change in zoning would allow for 31 additional units.

H3.20 The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low, and moderate-income households, within mixed income developments that include housing priced at market rate.

The current zoning district of NT-2 does not to allow for multifamily residential use or workforce housing density bonus. The workforce housing density bonus is only available for the proposed NSM-1 zoning district.

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

The property is currently under purchase by the city of St. Petersburg and has initiated the subject land use and zoning map amendments to further city-wide goals and objectives, as well as support students and faculty of St. Petersburg College.

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

The City of St. Petersburg has initiated the subject land use and zoning map amendments as a condition of the purchase agreement between the City and St. Petersburg College.

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

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

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

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

T15.4 The City shall review and support appropriate strategies developed by the Pinellas County MPO to expand the Pinellas Trail and provide new community trails that connect St. Petersburg to other communities in Pinellas County. The City shall support strategies that increase the accessibility of these facilities to a greater number of people and increase the connectivity of these facilities to parks, shopping centers, major employers and schools.

The Pinellas Trail runs north-to-south on the eastern perimeter of the site across from 71st North. The site features two crosswalk connections for pedestrian access to the trail. The trail extends northward to connect with commercial shopping areas and St. Petersburg College located on 5th Avenue North. The trail extends southward to Central Avenue, providing a connection to further commercial uses and generally intersecting the roadway a block from the Central Avenue Activity Center. City staff will work with the developer to facilitate safe and convenient access between the development and Pinellas Trail. Therefore, new multifamily housing at the subject site will increase accessibility to the trail to a greater number of people while increasing connectivity between housing, parks, commercial areas, employers and schools.

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

The proposed amendment would not adversely affect any environmentally sensitive land or properties which are documented as habitat for listed species as defined by the conservation element of the Comprehensive Plan as the majority of the subject site is open maintained lawn with perimeter trees.

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

The existing Institutional land use category allows for up to 12.5 accessory residential units per acre, or 66 dwelling units on the subject property. Assuming 1.5 people per dwelling unit, the existing land use could support an approximate population of 99 people. The proposed RM land use category allows 15 multifamily units per acre or 77 units on the subject property. Assuming 1.5 people per

multifamily dwelling unit, the proposed land use could support an approximate population of 116 people, which represents a potential increase in population of 17 people.

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

The following LOS impact analysis concludes that the proposed FLUM amendment and concurrent rezoning will not have a significant impact on the City's adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management. Upon application for site plan review, or development permits, a concurrency review will be completed to determine whether the proposed development may proceed. The property owner must comply with all laws and ordinances in effect at the time development permits are requested.

POTABLE WATER

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1st of each year the anticipated water demand for the following year. TBW is contractually obligated to meet the City's and other member government's water supply needs. The City's adopted LOS standard is 125 gallons per capita per day (gpcd), while the actual current usage equates to approximately 74 gpcd. The City's overall potable water demand is approximately 28 million gallons per day (mgd), while the systemwide capacity is 68 mgd. With only 41% of capacity systemwide currently being used, there is excess water capacity to serve the amendment area.

SANITARY SEWER

The subject property is served by the Northwest Water Reclamation Facility (WRF), which presently has an estimated excess average daily capacity of 9.92 mgd. The estimate is based on permit capacity of 20 mgd and a calendar year 2022 daily average flow of 10.08 mgd. With approximately 50% available capacity, there is excess average daily capacity to serve the amendment area.

Following several major rain events in 2015-2016, the City increased its' peak wet weather wastewater treatment capacity from 112 mgd to approximately 157 mgd – a 40% increase in peak flow capacity. As outlined in the St. Pete Water Plan, the City is implementing system reliability improvements at the WRFs, aggressively improving the gravity collection system to decrease Inflow and Infiltration (I&I) which reduces peak flows at the WRFs, and addressing sea level rise system vulnerabilities at lift stations.

The City remains committed to continued I&I reduction. Also, the City is fully committed to implementing selected recommendations from the St. Pete Water Plan, which incorporates growth projections and outlines the required system and network improvements needed to provide a resilient wastewater collection and treatment system.

SOLID WASTE/SANITATION

Solid waste collection is the responsibility of the City, while solid waste disposal is the responsibility of Pinellas County. The City and the County have the same designated LOS of 1.3 tons per person per year. The County currently receives and disposes of municipal solid waste generated throughout Pinellas County. All solid waste disposed of at Pinellas County Solid Waste is recycled, combusted, or buried at the Bridgeway Acres sanitary landfill. The City and County's commitment to recycling and waste reduction programs have assisted in keeping down the actual demand for solid waste disposal, which continues to extend the life span of Bridgeway Acres Sanitary Landfill. The landfill is expected to remain in use for approximately 80 years, based on current design (grading) and disposal rates. Thus, there is excess solid waste capacity to serve the amendment area.

RECREATION

The City's adopted LOS for recreation and open space is 9 acres/1,000 population, the actual LOS City-wide is estimated to be 19.9 acres/1,000 population. With a LOS rate of 9 acres/1,000 permanent and seasonal residents, the City would still have 19.9 acres/1,000 permanent and seasonal residents. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT/DRAINAGE

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

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

The City is updating the Stormwater Management Master. While this update is consistent with the SWFWMD guidelines, it is enhanced as it takes into consideration sea level rise to identify projects to maintain LOS and enhance water quality. The City’s Stormwater Design Standards are being updated to incorporate Low Impact Design (LID) to reduce stormwater runoff and increase water quality. Likewise, the City recently updated its’ impervious service mapping throughout the City and will be working towards a credit-based stormwater rate system for commercial and residential properties who implement LID and rain harvesting elements. Examples of such credits may be underground stormwater vaults, pervious pavements, greywater systems, and vegetative swales.

TRAFFIC

The City eliminated LOS standards for major roads and transit when it adopted the Pinellas County Mobility Plan in 2016. The Mobility Plan provides a countywide framework for a coordinated multimodal approach to managing the traffic impacts of development projects as a replacement for local transportation concurrency systems, which the State of Florida no longer requires. The City continues to monitor the LOS for motor vehicles on major roadways and availability of transit service, and assesses the impact of land development projects, proposed rezonings, and Future Land Use Map amendments on the transportation system.

Existing Roadway Network

Seventy-first Street North, 70th Street North, Burlington Avenue North, and 4th Avenue North border the subject property. The City of St. Petersburg maintains these two-lane, undivided roads, which are classified as local roads. The roads surrounding the subject property are within a grid network and provide access to several major roads near the subject property. Fifth Avenue North, Central

Avenue, 66th Street North, Pasadena Avenue, and Park Street are identified on the City's Future Major Streets Map (Map 20) in the Comprehensive Plan.

The City utilizes the Forward Pinellas "2023 Annual Level of Service Report" to monitor roadway LOS for major streets, per Policy T3.2 of the City's Comprehensive Plan. According to the Florida Department of Transportation (FDOT), roadway LOS is a quantitative performance measure that represents quality of service, measured on an "A" to "F" scale, with LOS "A" representing the best operating conditions from the traveler's perspective and LOS "F" the worst. Before the elimination of state-mandated transportation concurrency regulations, the City's LOS standard was "D" for major roads. According to the 2023 Annual LOS Report, traffic operating conditions on the major roads near the subject property during the peak hour of traffic are as follows based on traffic counts conducted in 2022:

- 5th Avenue North, Central Avenue, 66th Street, and Pasadena Avenue operate at a LOS "C"
- Park Street operates at a LOS "D"
- 5th Avenue North, Central Avenue, Pasadena Avenue, and Park Street operate a volume-to-capacity (V/C) ratio of 0.52 or lower
- 66th Street operates at V/C ratio of 0.68

In summary, all five major roads near the subject property function at the City's former LOS standard of "D" or better and have a significant amount of spare capacity.

City staff conducted traffic counts on the four local roads adjacent to the subject property in December 2023. The daily traffic volumes at these locations were as follows:

- 4th Avenue North, 70th Street to 71st Street, 31 vehicles per day (vpd)
- Burlington Avenue North, 70th Street to 71st Street, 119 vpd
- 70th Street, Burlington Avenue North to 4th Avenue North, 168 vpd
- 71st Street, Burlington Avenue North to 4th Avenue North, 551 vpd

Based on the FDOT's generalized LOS tables for urbanized areas, the four local roads function at a LOS "C"; LOS "A" and "B" values are not provided in the table, so LOS "C" is the best possible LOS. The maximum daily capacity for a two-lane, undivided local road with a posted speed limit of 35 mph or less is 14,040, so all four roads carry significantly fewer vehicles than their maximum capacity.

Trip Generation

Changes to properties on the Countywide Plan map that apply to the Multimodal Corridor and are less than ten acres are not subject to a traffic analysis, per Section 6.2.5 of the Countywide Rules. City staff has provided a traffic impact analysis in the remainder of this section to address questions that may arise about the potential traffic impact of the proposed rezoning and land use change.

A former wellness center operated by St. Petersburg College is located on the subject property, along with a basketball court and sports field. According to St. Petersburg College staff, the wellness center ceased operating at the onset of the COVID-19 pandemic in March of 2020, but coaches continued to utilize the space for training athletes until February 4, 2022. The vehicular trips generated by the former wellness center are not reflected in the recent traffic counts conducted by City staff, but this site has produced vehicular trips in the past.

The applicant is proposing to build 105 townhomes. Staff utilized trip generation data in the Institute of Transportation Engineer's (ITE) "Trip Generation Manual" (11th Edition) to estimate the trip generation for 105 affordable housing units (Land Use Code 223) in a general urban/suburban location. As defined by ITE, "Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member." The 105 residential units are projected to generate 53 a.m. peak hour trips, 48 p.m. peak hour trips, and 531 trips on an average weekday.

The major roads and local roads near the subject property can carry the relatively small number of projected vehicular trips from the 105 townhomes. The subject property is in the Pasadena Vistas Neighborhood, which has a neighborhood traffic plan. There are speed humps on 69th, 70th and 71st Streets north of 4th Avenue North and a speed hump on Pinellas Way North south of Burlington Avenue North.

Sidewalks

There is a sidewalk on the western side of 70th Street North from Burlington Avenue North to 5th Avenue North. There is also a sidewalk on the north side of 4th Avenue North. If the rezoning is approved and the site is developed, a sidewalk would be required on the northern side of Burlington Avenue North.

Bicycle Network

The Pinellas Trail runs parallel to, and is directly west of, 71st Street North. The Pinellas Trail offers an alternative to vehicular travel for both utilitarian and recreational trips. The surrounding bicycle network includes bicycle lanes along 5th Avenue North and Central Avenue. If the land use change and rezoning is approved, City staff will work with the developer to facilitate safe and convenient access between the development and Pinellas Trail.

TRANSIT

The Citywide level of service for mass transit will not be affected. The Pinellas Suncoast Transit Authority (PSTA) provides transit service on several major roads in the vicinity of the subject property. Route 5 serves 5th Avenue North and Park Street. It has 30-minute headways during peak hours of the day and provides service to Grand Central Station and the Tyrone Square Mall transfer station. Route 79 serves Pasadena Avenue and 66th Street. It has approximately 30-minute headways during its daily service hours and connects downtown St. Petersburg, Grand Central Station, Tyrone Square Mall, and the Largo Transit Center. The SunRunner service on 1st Avenues North and South and Pasadena Avenue connects downtown St. Petersburg to western St. Petersburg and St. Pete Beach with frequent service (15-minute headways until 8 p.m.) and long, daily operating hours. The SunRunner has a westbound stop on 66th Street at 1st Avenue North and an eastbound stop on 1st Avenue South at Pinellas Way South. PSTA offers several programs that provide discounted or late-night bus service to qualifying individuals, including the Late Night, Direct Connect, and Access Programs. The City recently signed a 35-month agreement with PSTA to fully buy down the cost for 10-day passes and monthly passes for City residents who qualify for PSTA's Transportation Disadvantaged Program, with an option to extend the agreement for another two years.

Forward Pinellas has developed a multimodal accessibility index (MAX index). MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. Most of the subject property has a MAX score of 16.75, and the MAX scores for the remaining land range from 12.75 to 26.75. The countywide average MAX score is 7.5.

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

The 5.24-acre land area is both appropriate and adequate for the applicants stated intention to develop multifamily residential housing at a density greater than what is currently allowed.

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

The City has a limited availability of consolidated lots such as the subject property that can help the community address the growing need for housing. Its close proximity to the Pinellas Trail, two future

major streets, the Central Avenue Activity Center, and St. Petersburg College establishes the subject property as suitable for the proposed land use and zoning amendments.

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

As stated above in Policy LU3.4, the subject 5.24-acre site is located two blocks from 5th Avenue North, and approximately three blocks from Central Avenue, both of which are Future Major Streets. The site is buffered from all surrounding land uses by public roadways, which border the site on all sides. North of the site across from 4th Avenue North are three parcels zoned for multifamily with four single-story buildings contain 22 dwelling units on 0.75-acres, which is a built-out density of 29 dwelling units per acre. To the southeast of the site, across Burlington Avenue North, is a parcel zoned for multifamily with existing multifamily development of Westwood Terrace Townhomes. The townhomes consist of five two-story buildings, with 19 dwelling units on a 1.56-acre parcel, which is a built-out density of 12 dwelling units per acre. To the southwest, also across Burlington Avenue North, is a 2.5-acre strip of industrial zoned property. To the east, across 70th Street North is an established single-family neighborhood. The Pinellas Trail runs along the eastern boundary of the site, across from 71st Street North. The site is also in close proximity to commercial uses along the Central Avenue corridor. Further east and west of the site are established single-family neighborhoods.

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

The existing district boundary of NT-1 zoning district applied to the parcel is logically drawn and will continue to be so with the proposed district.

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

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

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

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

11. Other pertinent facts.

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

CONSISTENCY WITH THE COUNTYWIDE PLAN:

Proposed amendments to local future land use plans and land development regulations are required to be consistent with the Countywide Plan Map and the criteria and standards set forth in the Countywide Rules. The subject property's Countywide Plan Map designation of Public/Semi-Public (P/SP) is inconsistent with the proposed City land use designation of NSM-1, therefore an amendment to the Countywide Map to Residential Medium (RM) is required.

PUBLIC NOTICE and COMMENTS

Public Notice

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

- December 7, 2023: Public notification signs were posted on the subject property. In addition to noticing the public hearing, and two (2) online links were included for accessing the information described above.
- December 7, 2023: Public notification letters were sent by direct mail to neighboring property owners within 300-linear feet of the subject property. In addition to the standard information, this notification included both the CPPC and City Council public hearing dates and times, web links to review the then-pending staff reports, and a link to the current planning projects webpage for more information.

Public Comments

To date, staff has received two phone calls in opposition to the proposed amendments due to the proposed density and resulting additional traffic into the surrounding neighborhood.

PUBLIC HEARING PROCESS

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

SUMMARY

The Staff analysis is to determine whether the proposed Amendments are consistent with the policies of the Comprehensive Plan. Based on the analysis contained in this report, City staff agrees with the application narrative and finds that the proposed Future Land Use and Official Zoning Map amendments at the subject location are consistent with the Comprehensive Plan in the review of the Land Use, Utilities, Housing, and Transportation Elements.

RECOMMENDATION

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

REPORT PREPARED BY:

Britton Wilson

1/3/24

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

DATE

REPORT APPROVED BY:

Derek A. Kilborn

1/3/2024

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

DATE

ATTACHMENTS

1. Subject Area Maps
2. November 2, 2023, City Council Agenda Item F-2



ATTACHMENT NO. 1

Map Series



AERIAL

CITY FILE

FLUM-74

SCALE: 1" = 250'



SUBJECT AREA





EXISTING USES

CITY FILE
FLUM-74
 SCALE: 1" = 250'



SUBJECT AREA






FUTURE LAND USE

CITY FILE
FLUM-74
 SCALE: 1" = 250'

From: I
 (Institutional)

To: RM
 (Residential Medium)


SUBJECT AREA






EXISTING ZONING

CITY FILE
FLUM-74
 SCALE: 1" = 250'

From: **NT-2**
 (Neighborhood Traditional Single Family - 2)

To: **NSM-1**
 (Neighborhood Suburban Multifamily - 1)

 SUBJECT AREA





COUNTYWIDE PLAN MAP

CITY FILE

FLUM-74

SCALE: 1" = 250'

From: P/SP
(Public/Semi-Public)

To: RM
(Residential Medium)



SUBJECT AREA



ST. PETERSBURG CITY COUNCIL

Meeting of November 2, 2023

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

SUBJECT: A resolution authorizing the Mayor, or his designee to execute (I) an agreement with the Board of Trustees of St. Petersburg College for the purchase of a property located at 7045 Burlington Avenue North for the contract price of \$4,200,000; (II) execute an agreement with the Board of Trustees of St. Petersburg College to give specific rights to the purchase of certain affordable housing units to be built on such property; (III) execute all other documents necessary to effectuate this transaction; (IV) pay for survey(s), inspections, environmental audit(s), title policy, and other acquisition/closing related costs, including the payment of state documentary stamps on the deed, all not to exceed \$100,000; approving a transfer in the amount of \$4,300,000 from the unappropriated balance of the Parking Revenue Fund (1021), to the Housing Capital Improvement Fund (3000); approving a supplemental appropriation in the amount of \$4,300,000 from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, to the St. Pete College Acquisition Project (20095); and providing an effective date.

BACKGROUND: In 2022, St. Petersburg College ("SPC") made available for sale an improved property located at approximately 7045 Burlington Avenue North, commonly known as the Gibbs Wellness Center ("Property"), with the Property being further described as follows:

Site Size:	±5.23 acres
Improvements:	±20,732 square feet
Zoning:	NT-2 Neighborhood Traditional Single Family
Legal:	Tract A, PASADENA VISTA BLKS. 3 & 4 REPLAT, according to the map or plat thereof as recorded in Plat Book 61, Page 94, of the Public Records of Pinellas County, Florida, together with vacated portions of 70th Street North and Burlington Avenue North right of ways and being more particularly described in Ordinance No. 657-V, recorded in Official Records Book 7805, Page 615, of the Public Records of Pinellas County, Florida.

On December 6, 2022, the City of St. Petersburg ("City") submitted a Letter of Intent ("LOI") to SPC, offering to purchase the Property for the sum of \$4,200,000, for the purpose of constructing approximately 105 affordable housing units ("Housing Units"), subject to rezoning the Property, and offering to make available Housing Units to SPC students and staff on a right of first refusal basis.

In response to the LOI, SPC elected to negotiate the sale of the Property with the City, with City Administration ("Administration") and staff attending a SPC board meeting in February 2022 to answer questions and provide clarification of the City's intentions. Subsequently, the City drafted an Agreement for Sale and Purchase ("Purchase Contract"), resulting in the parties agreeing to the following terms and conditions, subject to City Council approval:

- Purchase Price: \$4,200,000
- Due Diligence: The City shall have ninety (90) days from the effective date of the Agreement to perform surveys, inspections and environmental audits.
- Evidence of Title: SPC at SPC's expense, shall deliver to City a title insurance commitment within forty-five (45) days from the effective date of the Agreement.
- Re-Zoning: The City shall have one hundred eighty (180) days from the effective date to substantially complete the re-zoning of the Property to allow for the City's intended use and development of the Property.
- Closing Date: The transaction shall be closed within sixty (60) days after the conclusion of the Due Diligence, Evidence of Title and Special Exception have been satisfied.
- Costs to City: The City shall be responsible for the costs associated with obtaining surveys, appraisals, inspections, environmental audits, owner's title policy, closing fees and recording fees.

In conjunction with the Purchase Contract, SPC and the City shall enter into an agreement to provide up to 30% of the Housing Units to SPC staff and students on a right of first refusal basis ("Agreement"). As part of the Agreement, the City shall notify SPC ninety (90) days prior to the initial advertising of the Housing Units and SPC shall notify their staff and students of the available Housing Units.

The acquisition and subsequent development of the Property to accommodate approximately 105 Housing Units requires a re-zoning from the current NT-2 Neighborhood Traditional Single Family zoning to NSM-1 Neighborhood Suburban Multi Family zoning, which is consistent with the zoning designation for property to north and south of the Property.

The Property is located approximately 750 feet from the SPC Gibbs campus, 1,100 feet from commercial mixed-use and is just east of the Pinellas Trail for supporting multi-modal options.

Upon the acquisition of the Property, the City will issue a Request for Proposal ("RFP") to solicit proposals from developers for the development of affordable housing, to include approximately 105 Housing Units to be made available for sale to qualified homebuyers, which includes the 30% to be made available to SPC staff and students.

SPC obtained two (2) appraisals for the Property in April 2023, resulting in a market value of \$4,600,000 as determined by Entreen and Associates, Inc, and a market value of \$5,040,000 as determined by McCormick Seaman and Terrana.

RECOMMENDATION: Administration recommends that City Council adopt the attached resolution, authorizing the Mayor, or his designee to execute (I) an agreement with the Board of Trustees of St. Petersburg College for the purchase of a property located at 7045 Burlington Avenue North for the contract price of \$4,200,000; (II) an agreement with the Board of Trustees of St. Petersburg College to give Specific rights to the purchase of certain affordable housing units to be built on such property; and (III) to pay for survey(s), inspections, environmental audit(s), title policy, and other

acquisition/closing related costs, not to exceed \$100,000; to execute all documents necessary to effectuate this transaction; approving a transfer in the amount of \$4,300,000 from the unappropriated balance of the Parking Revenue Fund (1021), to the Housing Capital Improvement Fund (3000); approving a supplemental appropriation in the amount of \$4,300,000 from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, to the St. Pete College Acquisition Project (20095); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: Funds will be available after approval of a transfer in the amount of \$4,300,000 from the unappropriated balance of the Parking Revenue Fund (1021), to the Housing Capital Improvement Fund (3000); and a supplemental appropriation in the amount of \$4,300,000 from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, to the St. Pete College Acquisition Project.

ADMINISTRATION McFoster

BUDGET/FINANCE Lance Stanford

ATTACHMENTS: Illustration and Resolution

ILLUSTRATION



Resolution No. 2023 - __

A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO (I) EXECUTE AN AGREEMENT WITH THE BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE FOR THE PURCHASE OF PROPERTY LOCATED AT 7045 BURLINGTON AVE. N, ST. PETERSBURG, FOR THE CONTRACT PRICE OF \$4,200,000, (II) EXECUTE AN AGREEMENT WITH THE BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE TO GIVE SPECIFIC RIGHTS TO ST. PETERSBURG COLLEGE REGARDING THE PURCHASE OF CERTAIN UNITS BUILT ON SUCH PROPERTY, (III) EXECUTE ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION, AND (IV) PAY FOR SURVEY(S), INSPECTIONS, ENVIRONMENTAL AUDIT(S), AND OTHER ACQUISITION/CLOSING RELATED COSTS, INCLUDING THE PAYMENT OF STATE DOCUMENTARY STAMPS ON THE DEED, ALL NOT TO EXCEED \$100,000; APPROVING A TRANSFER IN THE AMOUNT OF \$4,300,000 FROM THE UNAPPROPRIATED BALANCE OF THE PARKING REVENUE FUND (1021), TO THE HOUSING CAPITAL IMPROVEMENT FUND (3000); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$4,300,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE HOUSING CAPITAL IMPROVEMENT FUND (3000), RESULTING FROM THE ABOVE TRANSFER, TO THE ST. PETE COLLEGE ACQUISITION PROJECT (20095); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Administration made an offer to St. Petersburg College (“SPC”) for the acquisition of approximately 5.23 acres located at 7045 Burlington Avenue North, St. Petersburg, Florida (“Property”); and

WHEREAS, City Administration desires to build for-sale, affordable housing on the Property; and

WHEREAS, in accordance with City policy, Real Estate obtained two (2) market value appraisals for the Property which resulted in estimated market values of \$5,040,000 and \$4,600,000 for the Property; and

WHEREAS, the Parties have agreed to a purchase price of \$4,200,000 and the City has agreed to give employees and students of SPC the first opportunity to purchase up to thirty (30) percent of the to-be-constructed units; and

WHEREAS, City Administration has negotiated a purchase agreement and an ancillary agreement to effectuate this arrangement; and

WHEREAS, pursuant to the purchase agreement, the City has not more than 180 days to partially effectuate a rezoning of the property to allow the construction of the desired amount of affordable housing units; and

WHEREAS, funding for this purchase will be available after the approval of the transfer in the amount \$4,300,000 from the unappropriated balance of the Parking Revenue Fund (1021), to the Housing Capital Improvement Fund (3000) and a supplemental appropriation in the amount of \$4,300,000 from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, to the St. Pete College Acquisition Project (20095).

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Mayor, or his designee, is authorized to (i) execute an agreement with the Board of Trustees of St. Petersburg College for the purchase of property located at 7045 Burlington Ave. N, St. Petersburg, for the contract price of \$4,200,000, (ii) execute an agreement with the Board of Trustees of St. Petersburg College to give specific rights to St. Petersburg College regarding the purchase of certain units built on such property, (iii) execute all other documents necessary to effectuate this transaction, and (iv) to pay for survey(s), inspections, environmental audit(s), and other acquisition/closing related costs, including State documentary stamps on the deed, all not to exceed \$100,000.

BE IT FURTHER RESOLVED, that there is hereby approved the following transfer from the unappropriated balance of the Parking Revenue Fund (1021) to the Housing Capital Improvement Fund (3000), for FY24:

<u>Parking Revenue Fund (1021)</u>	
Housing Capital Improvement Fund (3000)	\$4,300,000

BE IT FURTHER RESOLVED, that there is hereby approved from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, the following supplemental appropriation for FY24:

<u>Housing Capital Improvement Fund (3000)</u>	
St. Pete College Acquisition Project (20095)	\$4,300,000

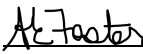
This Resolution shall become effective immediately upon its adoption.

Legal:



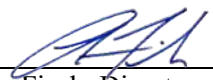
City Attorney (Designee) 00705684

Administration:




Amy Foster, Administrator

Real Estate and Property Management:



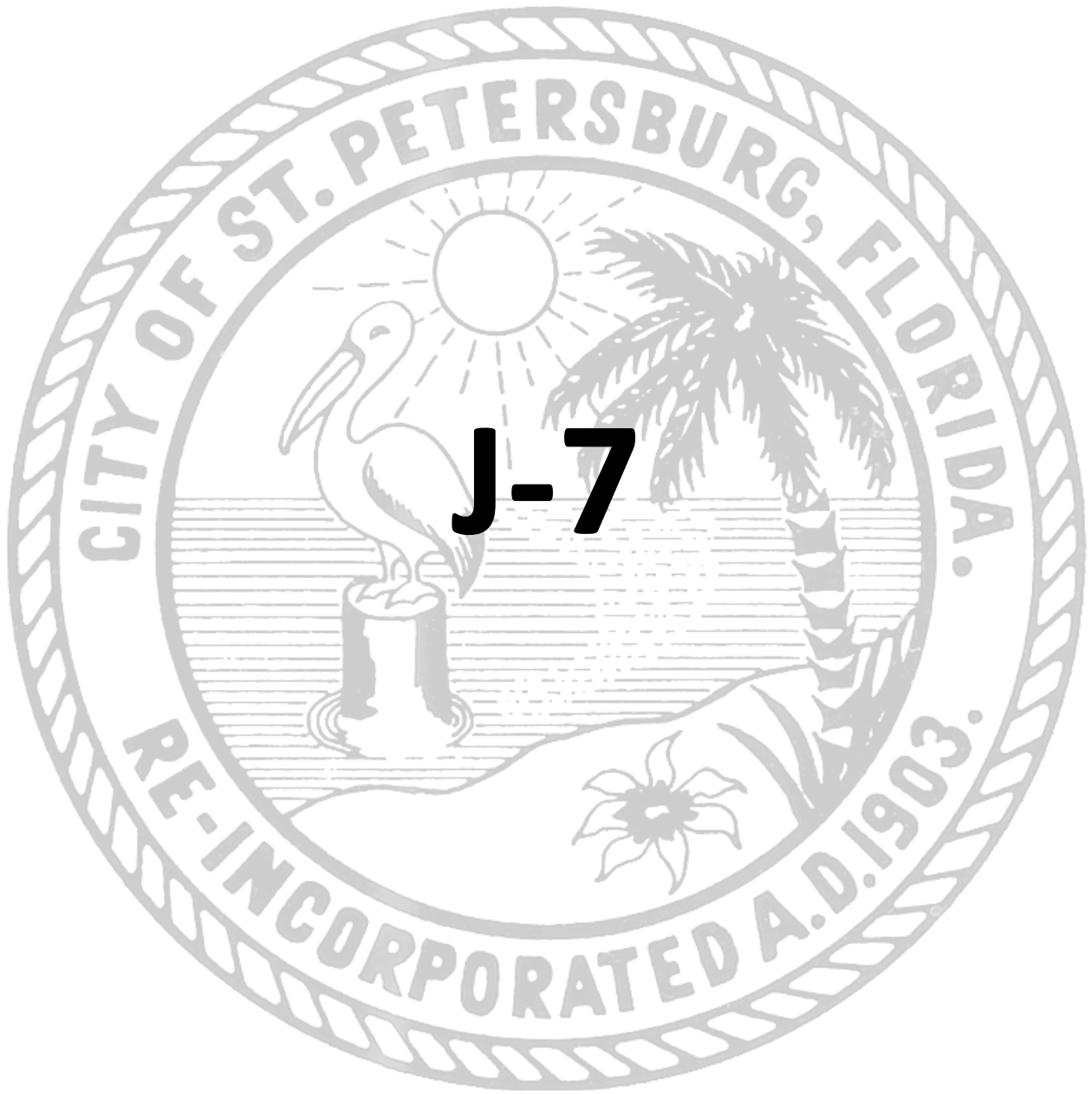
Aaron Fisch, Director

Budget and Management:



Elizabeth Makofske, Director

The following page(s) contain the backup material for Agenda Item: Ordinance 134-HL of City of St. Petersburg, Florida, designating the Will Cressy & Blanche Dayne Cressy House, located at 625 20th Avenue Northeast, as a Local Historic Landmark and adding the property to the St. Petersburg Register of Historic Places pursuant to Section 16.30.070, City Code; and providing an effective date (Quasi-judicial)
Please scroll down to view the backup material.



J-7



ST. PETERSBURG CITY COUNCIL
Meeting of February 15, 2024

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

SUBJECT: Owner-Initiated Local Historic Landmark Designation of the Will Cressy & Blanche Dayne Cressy House, located at 625 20th Avenue Northeast, as a Local Historic Landmark of the St. Petersburg Register of Historic Places (City File 23-90300002). [QUASI-JUDICIAL]

REQUEST: The request is to designate the Will Cressy & Blanche Dayne Cressy House as a local historic landmark in the St. Petersburg Register of Historic Places.

BACKGROUND: An analysis of the request is provided in the attached CPPC Staff Report.

RECOMMENDATION:

Administration: Administration recommends approval.

Community Planning and Preservation Commission: On January 9, 2024, the Community Planning and Preservation Commission held a public hearing and voted 7-0 to recommend approval of the request to designate the Will Cressy & Blanche Dayne Cressy House.

Recommended City Council Action:

- 1) CONDUCT the second reading and quasi-judicial public hearing of the proposed ordinance; AND
- 2) APPROVE the proposed Ordinance 134-HL

Attachments: Ordinance, Staff Report to the CPPC with the Designation Application included, draft CPPC minutes.

ORDINANCE NO. 134-HL

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA, DESIGNATING THE WILL CRESSY & BLANCHE DAYNE CRESSY HOUSE, LOCATED AT 625 20TH AVENUE NORTHEAST, AS A LOCAL HISTORIC LANDMARK AND ADDING THE PROPERTY TO THE ST. PETERSBURG REGISTER OF HISTORIC PLACES PURSUANT TO SECTION 16.30.070, CITY CODE; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

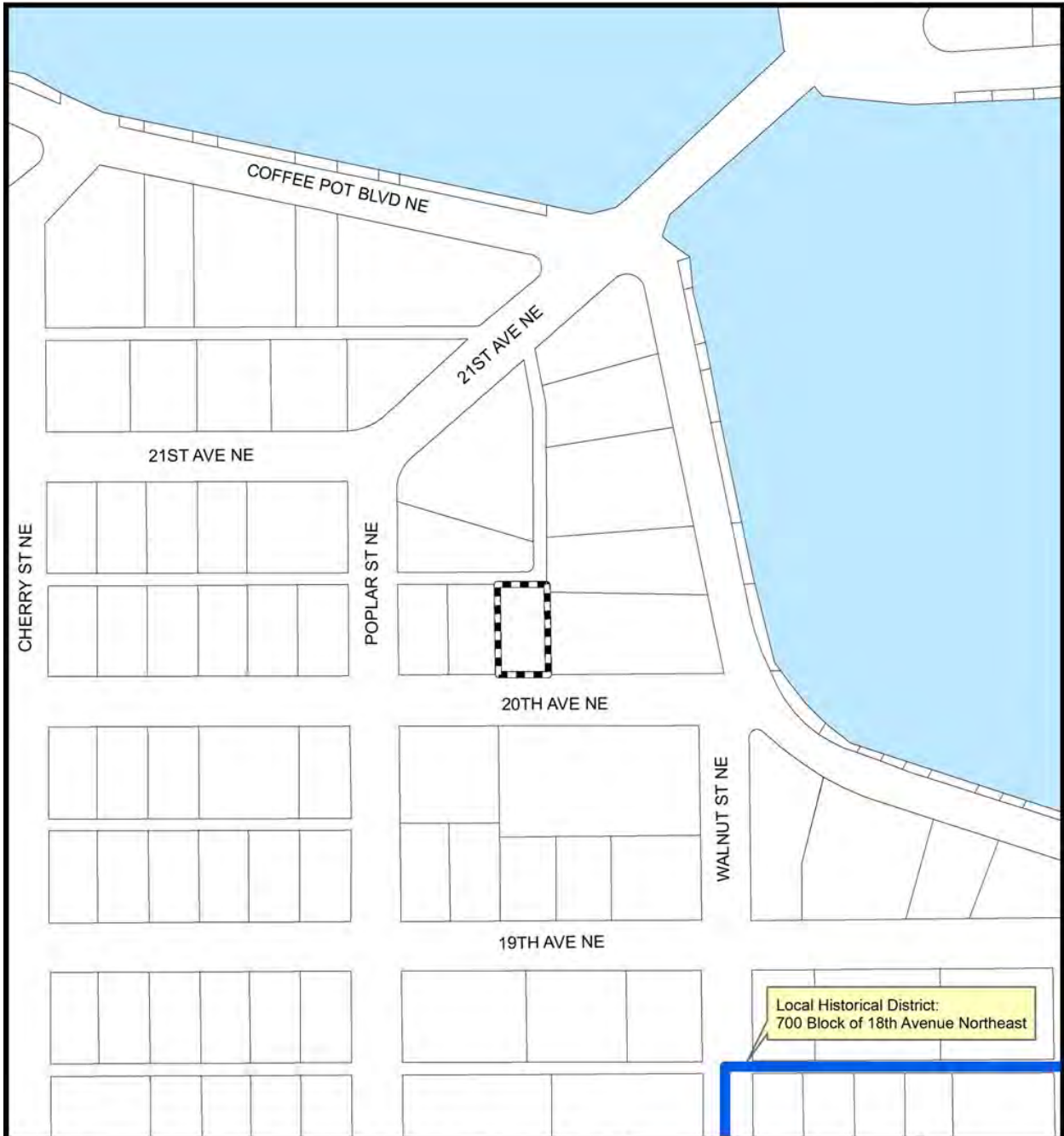
SECTION 1. The City Council finds that the Will Cressy & Blanche Dayne Cressy House meets at least one of the nine criteria listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the Will Cressy & Blanche Dayne Cressy House meets the following criteria:



- (a) Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.
- (c) It is identified with a person who significantly contributed to the development of the city, state or nation.
- (d) It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the city, state, or nation.
- (e) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- (f) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

SECTION 2. The City Council finds that the Will Cressy & Blanche Dayne Cressy House meets at least one of the seven factors of integrity listed in Section 16.30.070.2.5.D, City Code, for designating historic properties. More specifically, the property meets the following factors of integrity:

- (a) Location. The place where the historic property was constructed or the place where the historic event occurred;
- (b) Design. The combination of elements that create the form, plan, space, structure, and style of a property;
- (c) Setting. The physical environment of a historic property;
- (d) Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
- (e) Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory; and
- (f) Feeling. The property's expression of the aesthetic or historic sense of a particular period of time.

SECTION 3. The Will Cressy & Blanche Dayne Cressy House, located upon the following described property, is hereby designated as a local landmark, and shall be added to the St. Petersburg Register of Historic Places, a list of designated landmarks, landmark sites, and historic and thematic districts which is maintained in the office of the City Clerk:



Community Planning and Preservation Commission		 N
625 20th Avenue NE		
AREA TO BE APPROVED, SHOWN IN 	CASE NUMBER 23-9030002	SCALE: 1" = 170'



CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION
REQUEST FOR LISTING IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, January 9, 2024 beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at https://www.stpete.org/connect_with_us/stpete_tv.php.

According to Planning & Development Services Department records, no Commission member 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.



Case Number:	23-9030002
Landmark Name:	Will Cressy & Blanche Dayne Cressy House
Street Address:	625 20 th Avenue NE
Parcel ID Number:	17-31-17-83224-042-0150
Legal Description:	SNELL, C. PERRY NORTH SHORE ADD REV. REPLAT BLK 42, LOT 15
Owners:	Michael & Sandra Taradash
Applicants:	Sandra Taradash
Request:	Owner-initiated designation of the Will Cressy & Blanche Dayne Cressy House as a Local Historic Landmark of the St. Petersburg Register of Historic Places

Summary: Will Cressy & Blanche Dayne Cressy House

Date of Construction:	c. 1922
Period of Significance:	1922-1973
Architectural Style:	Craftsman
Architect and Builder:	Edgar Ferdon, architect. Hennessey and Taylor, builders.
Criteria for Landmark Eligibility:	A, C, D, E and F
Areas of Significance:	Architecture, Association
Retention of Historic Integrity:	Location, Design, Setting, Materials, Workmanship, and Feeling

OVERVIEW AND BACKGROUND

The property at 625 20th Avenue NE ("the subject property") was constructed in 1922 by Hennessey and Taylor.¹ The structure and garage were constructed in the Craftsman style which was popular at that time. The house was designed by Edgar Ferdon and built for Will Cressy and Blanche Dayne Cressy.² The 101-year-old house and garage were built in C. Perry Snell's North Shore Addition and are contributing to the North Shore National Register District. The house is a high-style example of an airplane bungalow form; this form of a bungalow typically consists of a sprawling first story with a relatively small second story usually centered on the first floor and consisting of just a room or two. Typically, the second story is lined with windows to help with ventilation. The house at 625 20th Ave NE pre-dates another airplane bungalow that has already been designated, the Sargent House, at 806 18th Avenue NE. Designated as a local landmark in 2016 (16-90300001), the Sargent House not only has a similar form and features, but it was also likely designed by the same architect as the Cressy House.

The designation application was accompanied by a narrative regarding the original owners, the architect, and the uniqueness of the structure. Staff has determined that the subject property is eligible for listing in the St. Petersburg Register of Historic Places. The applicant proposes listing under criteria A, C, E, F, H, and I. Staff agrees with the majority of the proposed listing criteria other than H and I, as the proposed designation is for an individual landmark not a district and is unlikely to yield any new information on the prehistory or history of the city. Staff added criteria D for its association with architect Edgar Ferdon. The areas of significance are architecture and association.

ARCHITECTURAL DESCRIPTION

The main structure is a one-and-half story bungalow with multiple gables. The lower level of the structure, like many bungalows, is not a solid rectilinear mass but had projections on both the right and left sides near the rear. Wood shingles in three different exposures were utilized for siding. The siding slopes out at the foundation. Asphalt shingles cover the roof over exposed beams, open rafters, tongue and groove soffit, deep eaves, and slated vents in the gable ends. The front and side gables over the front porch include exposed structural elements. A front porch with piers that stop just short of the beam consist of unpainted clinker brick, or wet clay brick that was over exposed to heat during the firing process, with yellow brick accents and caps.³ The front porch wraps around both sides of the house with a roof covering all but a few

¹ "Will Build \$8,000 Home; Permits Issued for First Ten Days Total \$74,350," *St. Petersburg Times*, February 11, 1922, 15.

² "Will Build \$8,000 Home," 15.

³ Old House Journal, "Guide to Clinker Bricks," *Old House Journal*, (Updated June 21, 2021), <https://www.oldhouseonline.com/gardens-and-exteriors/guide-to-clinker-bricks>.

feet of the length on the left side. Exposed beams connecting the piers and columns on the front porch serve as a low railing. The front porch steps and deck are painted concrete. Two chimneys, including a main exterior chimney on the left and secondary exterior chimney near the right rear consist of unpainted clinker brick with yellow brick caps. Windows on the main structure are 3-over-1, with some 2-over-1, smaller single light, and a larger fixed plate glass window. On the first story a trim band runs the entire length of the house above the windows and doors with another thinner projecting band below the windows, which serves as a sill. The top band is repeated on the second story, but the continuous bottom sill is not.

The front elevation consists of two sets of door/window openings; the left side main front door is flanked by 3-over-1 sash windows and a paired single light French door set is also flanked by 3-over-1 sash windows. The wood main door is wider than a typical entry door with three lights over two panels and dentil shelf below the three lights. The main front door is slightly off-center from the porch piers. The right elevation from front to back consists of a single light inswing door flanked by 3-over-1 sash windows, a large plate glass window flanked by 3-over-1 sash windows, paired 3-over-1 sash windows and an additional paired 3-over-1 sash window set on the rear bump-out. The rear elevation has paired 3-over-1 sash windows on both the left and right sides, a single light door and a 2-over-1 casement window with frosted glass are off-center between the two pairs of windows. The left elevation from front to back consists of a single 3-over-1 sash window in front of the chimney, another three individual 3-over-1 sash windows between the chimney and the rear bump-out, and two additional 3-over-1 sash windows on the rear bump-out.

On the second story, the front elevation consists of a triple window set with a wide 3-over-1 center window flanked by narrow 2-over-1 windows. The right elevation from front to back consists of paired 3-over-1 windows, three more single 3-over-1 windows two of which flank the chimney. The rear elevation consists of a gang of four 3-over-1 windows. The left elevation from front to back consists of paired 3-over-1 windows, two small single light windows and a triple gang of 3-over-1 windows. Many of the windows on this level appear to be casement. The single light windows are in-swing side hinged windows.

The one-story garage at the left side rear of the property is also original to the site. Wood shingles in three different exposures were utilized for siding. Asphalt shingles cover the roof over exposed beams, open rafters, tongue and groove soffit and deep eaves. A trim band runs the entire length of the garage above the windows and doors. The gable ends feature wood lattice in a vertical/horizontal pattern. A shed roof over a support of posts and a beam creates an overhang on the front of the garage. The front elevation of the garage has two 6-over-1 double hung windows on the left side and a single 6-panel door on the right. The right elevation consists of two 6-over-1 double hung windows. The rear elevation of the garage consists entirely of siding with no fenestration. The left elevation consists of two 6-over-1 double hung windows.

A flat roof carport is sited on the right-side rear of the property. Interior round metal columns support wood framing on the carport. Three sides of the carport are enclosed, the rear/alley side remains open. The enclosed sides have a cementitious siding in three different exposures. A pergola is located at the rear of the site between the carport and garage. A short band of concrete, approximately a foot out from the foundation, follows the building footprint on the sides and rear of the house. The site also consists of a wide concrete front walkway, a curved brick walkway on the right side that does not continue in front of the porch, a painted concrete block wall is located on the right-side rear corner of the site. Brick steps and small stoop lead to the rear door, a low brick wall is located on the left side, a brick paver patio and stone paths are also located in the rear and left side yard. See the Character Defining Features section and the application for additional details on the building's ornamentation.

Alterations

City property records of permits issued for 625 20th Ave NE provide documentation for the following alterations made to the property. In 1939 the front porch was screened in. In 1945 a permit was issued to

enlarge the 2nd floor with a 12' x 12' addition and to enlarge the bathroom by 4'. By 1953, the house had air conditioning and a carport was added to the site. A 1960 permit documents the garage roof extension by 16'-8" x 25'-4". A 1971 permit references the existence of a one-story passageway on site, likely a breezeway required to be removed in 1992 for a variance to setbacks. In 1977, a pool is mentioned on 2 permits. Both the pool and breezeway no longer exist on site. Various reroofing and fence installations have taken place over the years.

The carport and garage with its roof extension are still in existence. The carport has been sided in a fiber cement shingle type siding that mimics that found on the house and garage. The garage was converted to living space at some point, siding was used to infill the garage/carriage door that would have been on the rear wall for alley access. The concrete on the porch deck is likely a later alteration, it is possible that the original tile or other decking material still exists under the concrete top layer. It is unclear as to whether the 3-over-1 window pattern utilized for most of the windows on the main house were original since most of the windows on the house have been replaced. The 6-over-1 windows on the garage appear to be original.

HISTORIC CONTEXT

Florida, including the area that would later become Pinellas County and St. Petersburg was originally settled by indigenous people. Spanish explorers landed on Florida's lower gulf coast in the early 1500s.⁴ In 1848 the Pinellas Peninsula, including St. Petersburg was surveyed.⁵ The peninsula of Pinellas saw non-indigenous settlement by the mid-1800s, some settlers would leave during the Civil War, but a few remained even in the lower Pinellas Peninsula.⁶

St. Petersburg was established with the arrival of the railroad in 1888 but the town of St. Petersburg was not officially incorporated until February 1892.⁷ Initial growth was slow at this time and can mostly be contributed to the railroad's presence in the area.⁸ In 1900 with a population of 1,575, tourism and all that comes along with it including the sale of real estate was recognized as a main industry for the town.⁹ In 1903, St. Petersburg officially became a City.¹⁰ A year later, C. Perry Snell became a permanent resident and along with Hamlett in 1910 made large land purchases in the North Shore area.¹¹ Development work in North Shore started in earnest in 1911 with a trolley line connection and sea walls and continued with roads, sewers, water mains, and more over the next few years.¹² Development in the North Shore area, along with the rest of St. Petersburg would stall for a bit around 1913-1914 but would rapidly increase in the 1920s with an influx of winter visitors and tourists as the Florida 1920s land boom hit.¹³ The Cressy's would buy the land and build the house at 625 20th Ave NE during the height of the boom. Although further deeds research is needed to complete a full picture of ownership and property conveyance, staff has been able to determine that lots 14 & 15 and water lot 10, block B in C. Perry Snell's North Shore Addition were conveyed together to new owners until at least 1969. Lot 14, the lot to the left of 625 20th Ave NE, was

⁴ Raymond Arsenault, *St. Petersburg and the Florida Dream: 1888 – 1950* (Norfolk, VA: The Donning Company, 1988), 18.

⁵ Arsenault, *St. Petersburg and the Florida Dream*, 32.

⁶ Arsenault, *St. Petersburg and the Florida Dream*, 39.

⁷ Arsenault, *St. Petersburg and the Florida Dream*, 57 & 63-64.

⁸ Karl H. Grismer, *The Story of St. Petersburg: The History of Lower Pinellas Peninsula and The Sunshine City* (St. Petersburg, FL: P.K. Smith & Company, 1948), 79-80.

⁹ Grismer, *The Story of St. Petersburg*, 103-104.

¹⁰ Grismer, *The Story of St. Petersburg*, 107-108.

¹¹ Karl H. Grismer, *History of St. Petersburg: Historical and Biographical* (St. Petersburg, FL: Tourist News Publishing Company, 1924), 260.

¹² Grismer, *History of St. Petersburg*, 128.

¹³ Grismer, *The Story of St. Petersburg*, 129-130.

conveyed alone to a new owner in 1992 and appears have remained vacant until the current structure was built on that lot in the early-to-mid-1990s.

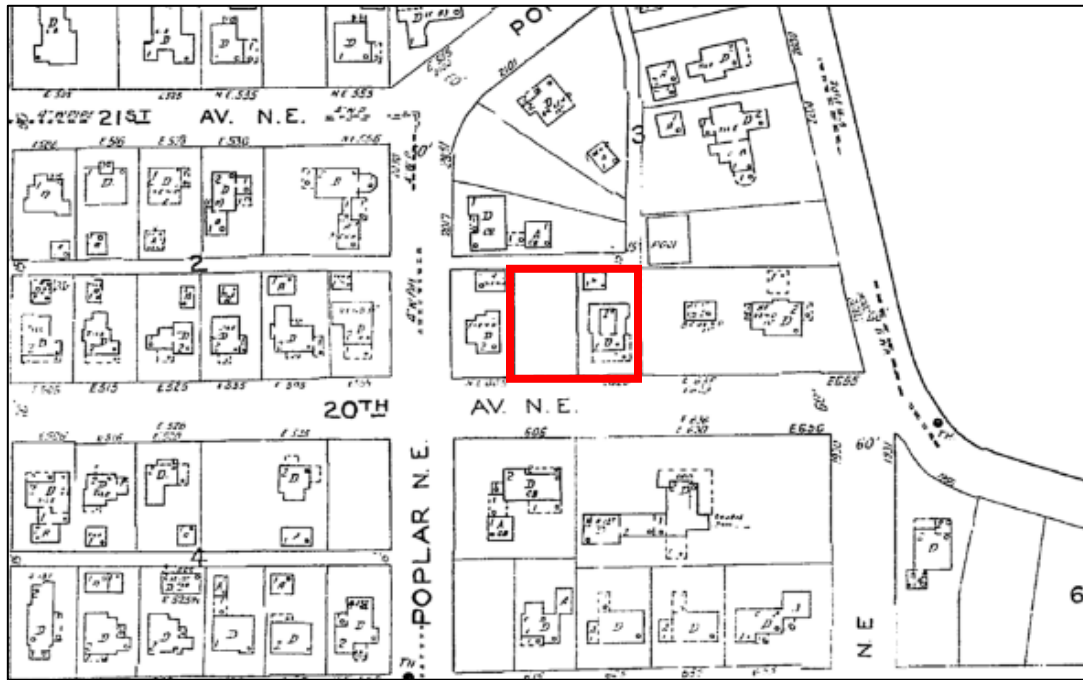


Figure 1: 1923 Sanborn Map of St. Petersburg republished 1952, Volume 1, Sheet 71 (partial), with subject property and adjacent lot 14 outlined in red.

Will Cressy & Blanche Dayne Cressy

Will Cressy & Blanche Dayne Cressy were well-known vaudeville actors in the late 19th and early 20th century. Vaudeville was a live variety show that was popular in the United States around the turn of the century. Many early film stars got their start in Vaudeville. Will Cressy (1863-1930) was born in Bradford, New Hampshire and started on the stage by 1889.¹⁴ Will Cressy is said to have “made” the Keith vaudeville circuit.¹⁵ Will Cressy married Blanche Dayne (1871-1944) who continued to use her maiden name for the stage and worked alongside Cressy. They traveled all over the country and abroad even entertaining troops during World War I where Will Cressy was exposed to a gas which led to health problems.¹⁶ They purchased two lots in St. Petersburg on which to build a home at the end of 1920.¹⁷ The Cressy’s maintained a winter home here in St. Petersburg and summer home in Lake Sunapee, New Hampshire until selling their New Hampshire home in 1929.¹⁸ During his time in St. Petersburg, Will Cressy would continue to entertain whether it be speeches, appearing in plays or writing and promoting St. Petersburg.¹⁹ Blanche was elected president of the Florida West Coast branch of the Women’s Overseas Service League composed of women

¹⁴ "Will M. Cressy Dies; Had Been Ill for Months, Widely Known Actor Gassed in France During the World War," *St. Petersburg Times*, May 8, 1930, 1-2.

¹⁵ "Will M. Cressy Dies," 1-2.

¹⁶ "Will M. Cressy Dies," 1-2.

¹⁷ "Actor Buys Home Here," *St. Petersburg Times*, December 30, 1920, 13.

¹⁸ "Cressy Coming South, Sells Northern Home," *St. Petersburg Times*, October 11, 1929, 3.

¹⁹ "There Is No Other City Like St. Petersburg, Cressy Writes," *St. Petersburg Times*, November 5, 1922, 28.

that served overseas during World War I and was active in various other organizations. Will Cressy passed away in St. Petersburg in 1930.²⁰

Further research is needed to determine the exact date as to when the property was sold by Blanche, but it is clear from newspaper articles and property records that she remained in the area for at least 6 years after Will's death. Various news articles state that Blanche was living in Los Angeles by 1937-1938 and City property records list a permit pulled by W. F. McCaughey, a subsequent owner, on June 22, 1939. Blanche Dayne Cressy passed away in 1944 in Hackensack, New Jersey.²¹



Figure 2: Will and Blanche Cressy during World War I.
Image from *The Commercial Appeal*, January 8, 1933,
page 44.

Edgar Ferdon

Architect Edgar Ferdon was a prolific local architect. Born in New York he designed residential and commercial buildings in the area during his near 30-year residence in St. Petersburg.²² Described as a pioneering architect of the City, Ferdon's designs range from single-family residences to larger commercial structures like the Hollander Hotel and the First National Bank Building, later Florida National Bank, at 480 Central Ave, demolished in 1976.²³ He worked out of various offices downtown and passed away in May 1932.²⁴

Hennessey and Taylor

One half of builders Hennessey and Taylor likely consisted of A.P. Hennessey. Further research is needed to verify who the Taylor referenced in the other half of the partnership is. Jack Taylor was working in the area at that time and built the Rolyat Hotel (now Stetson University College of Law in Pasadena) and ran Pasadena Estates, Inc. however there were other builders and architects of that surname working in the area at that time.²⁵ The partnership of Hennessey and Taylor built houses in Jungle Terrace and throughout the city in the early and mid-1920s. The partnership does not appear in newspapers after the mid-1920s. Newspapers continue to mention A.P. Hennessey as builder on his own for years after, he would later be joined by his sons to form A.P. Hennessey & Sons. The

²⁰ "Will M. Cressy Dies," 1-2.

²¹ "Blanche Cressy, 73, Was A Star In 'Homestead'," *The Record*, June 28, 1944, 2.

²² "Death Claims Edgar Ferdon, Well-Known City Architect Dies Suddenly After Long Residence," *St. Petersburg Times*, May 3, 1932, 2.

²³ "Death Claims Edgar Ferdon," 2.

²⁴ "Death Claims Edgar Ferdon," 2.

²⁵ Grismer, *The Story of St. Petersburg*, 148.

company is still in existence today under a similar name.

STAFF FINDINGS

In St. Petersburg, eligibility for designation as a local historic landmark is determined based on evaluations of age, context, and integrity as found in Section 16.30.070.2.5(D) of the City Code. Under the age test, a property must have been constructed over 50 years prior to designation. Historic documentation demonstrates that the subject property was initially constructed approximately 101 years ago, surpassing the required 50-year threshold. Further, staff suggests that the subject property satisfies five Criteria for Significance and six Criteria of Integrity. Staff, therefore, recommends **approval** of the application to designate the subject property to the St. Petersburg Register of Historic Places.

There are three major structures on site; the primary bungalow, a garage that has been converted to living space on the left side rear and a carport on the right-side rear of the property. The primary structure and garage on the left side rear were both original structures constructed in 1922. Minimal, sympathetic changes have occurred to the primary structure over the years, mainly an addition to the second story, thus it is considered contributing. While the garage has had more significant alterations over time the essential form remains along with many original materials. The changes made to the garage date back to around 1960, thus time has rendered these changes historic, and the former garage is contributing.

A typical standalone carport from the 1950s would likely have been a simple metal roof over plain metal columns. The 1953 carport on site has been sided in a fiber cement shingle type siding with a gate added and while the carport installed in 1953 might have been enclosed on three sides at that time it would not have been clad in a modern material nor would it have had a gate. The changes to the carport, likely made in the last 10-20 years, render the 1953 structure as non-contributing even though it was constructed during the period of significance.

Historic Significance and Satisfaction of Eligibility Criteria

The first portion of the evaluation to determine eligibility for the St. Petersburg Register of Historic Places examines a resource’s historic significance with relation to nine criteria. One or more of these criteria must be met in order for a property to qualify for designation as an individual landmark or district to be placed in the St. Petersburg Register. The nine criteria are based on the National Park Service’s criteria for listing in the National Register of Historic Places and are designed to assess resources’ importance in a given historic context with objectivity and comprehensiveness.

In the case of the subject property, the applicant proposes listing under criteria A, C, E, F, H, and I. Staff agrees with the majority of the proposed listing criteria other than H and I, as the proposed designation is for an individual landmark not a district and is unlikely to yield any new information on the prehistory or history of the City. Staff added criteria D for its association with architect Edgar Ferdon. Criterion C is also applicable for both the architect Edgar Ferdon as well as the subject property’s association with the Cressy’s. The applicant included the area of significance to be architecture and staff identified association as another area of significance for both the architect and original owners. Staff identified the following St. Petersburg Register criteria of significance:

<i>Is at least one of the following criteria for eligibility met?</i>		
Yes	A	Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.
No	B	Its location is the site of a significant local, state, or national event.
Yes	C	It is identified with a person who significantly contributed to the development of the city, state or nation.

Yes	D	It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the city, state, or nation.
Yes	E	Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
Yes	F	It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
No	G	Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
No	H	Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
No	I	It has contributed, or is likely to contribute, information important to the prehistory or history of the city, state, or nation.

Architecture

The subject property is a high style airplane bungalow, a subset of the craftsman bungalow. Airplane bungalows were not the most common type of the bungalow form; traditionally bungalows were either a single story or additional space above the first story took the shape of dormers. High style examples of an airplane bungalow are even less common. There are a few theories as to how the name airplane bungalow came about. Virginia & Lee McAlester theorize that the name was due to the “panoramic view” afforded by the second story.²⁶ Others suggest that the name stemmed from the low-slung nature of the house with the side gabled lower “wings” and a small second story “cockpit” that projects centrally above the “wings” like in early plane designs, but which came first, the house or plane?²⁷ The firm of Greene & Greene was designing bungalows out in California not long after the first flight by the Wright brothers and trade catalogs were depicting bungalows around 1900.²⁸

Association-Architect

As discussed in the application above, architect Edgar Ferdon was a pioneering local architect and builder. His residential designs pepper the city and beyond. Some of Ferdon’s commercial structures still grace the St. Petersburg skyline downtown.

Association-Original Owners

As discussed earlier in the report the Cressy’s were famous vaudeville actors in the late 19th and early 20th century. They travelled the country extensively and even entertained troops overseas during World War I. They would land in St. Petersburg after a long search for a home.²⁹ A retirement of sorts did not appear to suit either of the Cressy’s as Blanche would remain active in women’s organizations and Will would entertain the masses through speeches, writing, and continued performances in plays. Much of Will’s writing and speeches would praise or boast of his adoptive hometown of St. Petersburg.

²⁶ Virginia Savage and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1985), 458.

²⁷ Joffre Essley, “Airplane Bungalow,” *House Design Coffee*, <https://www.house-design-coffee.com/airplane-bungalow.html>.

²⁸ The Editors of Encyclopedia Britannica, “Greene and Greene, American architectural and design firm,” *Britannica*, (Updated August 29, 2013), <https://www.britannica.com/topic/Greene-and-Greene>.

²⁹ Will Cressy, “At the End of the Road,” *St. Petersburg Times*, March 5, 1950, 49.

Historic Integrity

Under the second part of the two-part assessment of eligibility for designation as a historic landmark, staff finds that the subject property retains integrity in six of seven given criteria, surpassing the requirement of one or more.

<i>Is at least one of the following factors of integrity met?</i>						
Location	Design	Setting	Materials	Workmanship	Feeling*	Association*
Yes	Yes	Yes	Yes	Yes	Yes	No
*Must be present in addition to at least one other factor.						

The structure has undergone a few alterations in its lifetime as mentioned earlier in the alterations section. Some have been reversed as in the screened porch, breezeway, and pool and some still remain but did not contribute to the loss of most character defining features. The house appears much the same as it did when it was built. The garage, while modified to living space, most of the changes were sympathetic and the structure still retains many original features.

The property is in the same location as when it was constructed, the design is that of a craftsman bungalow and more specifically a subset of that style, the airplane bungalow. While the immediate setting of the house has changed in that the parcel to the left is no longer vacant and more infill and changes have occurred over time in the neighborhood the overall setting of the North Shore neighborhood and district remains. The configuration of materials and workmanship of the structure are specific to the period of time in which it was built, especially with the abundant clinker brick, as it was more heavily utilized in the arts and crafts movement, of which the bungalow was a part.³⁰ Wood shingle siding, deep eaves and exposed rafters and beams are common to the craftsman style bungalow. The house and garage evoke a feeling of the 1920s.



Figure 3: Image of the subject property from the alley.

Primary Character-Defining Historic Features

Future exterior alterations to the property will be subject to Certificate of Appropriateness review. The following list does not define all significant features of the subject property but is intended to identify the most distinct elements of this designation:

³⁰ Old House Journal, "Guide to Clinker Bricks."

- 1 ½ story, bungalow with small second story and original 1 story garage,
- Wood shingles in three different exposures for siding,
- Siding slope at the foundation,
- Large 3-over-1 sash windows on main and original 6-over-1 on garage,
- Exposed structural elements on the porch gable ends,
- Exposed beams supporting deep eaves,
- Slated vents in the gable ends on main house,
- Front porch with piers of clinker brick & yellow brick accents and caps.



Figure 4: Contributing garage, converted to accessory dwelling; roof extended 1960



Figure 5: 1953 carport



Figure 6: Close up of sloped siding at foundation and concrete band that follows the foundation.



Figure 7: Porch pier/column detail

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

The proposed local landmark designation was submitted by Sandra Taradash, a current owner of the property, thus this designation is owner-initiated.

The benefits of designation include increased heritage tourism through the maintenance of the historic character and significance of the city, some relief from the requirements of the Florida Building Code and FEMA regulations, and tax incentives, such as the local ad valorem tax exemption and for specific types of properties a federal tax credit for qualified rehabilitation projects. The designation of historic landmarks

protects and enhances the St. Petersburg's historic character, fulfills the City's goals as a Certified Local Government in Historic Preservation, and reinforces a strong sense of place.

CONSISTENCY WITH ST. PETERSBURG'S COMPREHENSIVE PLAN, EXISTING LAND USE PLAN, AND FUTURE LAND USE PLAN

The proposed local historic landmark designation is consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The local landmark designation will not affect the Future Land Use Map (FLUM) or zoning designations, nor will it significantly constrain any existing or future plans for the development of the City. The proposed landmark designation is consistent with the following objectives:

Objective LU10: The historic resources locally designated by the St. Petersburg City Council and Community Planning and Preservation Commission (CPPC) shall be incorporated onto the Land Use Map or map series at the time of original adoption, or through the amendment process, and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

Policy LU10.1: Decisions regarding the designation of historic resources shall be based on the criteria and policies outlined in the Historic Preservation Ordinance and the Historic Preservation Element of the Comprehensive Plan.

Policy HP2.3: The City shall provide technical assistance to applications for designation of historic structures and districts.

Policy HP2.6: Decisions regarding the designation of historic resources shall be based on National Register eligibility criteria, the Historic and Archaeological Preservation Overlay section of the Land Development Regulations and Comprehensive Plan policies.

RECOMMENDATION

Based on a determination of general consistency with Section 16.30.070.2.5(D) and the submitted designation application, staff recommends **APPROVAL** of the request to designate the Will Cressy & Blanche Dayne Cressy House located at 625 20th Avenue NE, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing.

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Image Credit

The Commercial Appeal, January 8, 1933. Newspapers.com

Report Prepared By:



12/21/2023

Cindy Kochanek, Historic Preservationist II

Date

Urban Planning and Historic Preservation Division
Planning and Development Services Department

Report Approved By:



12/22/2023

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

Date

Appendix A
Application for Local Historic Landmark Designation



Local Landmark Designation Application

Type of property nominated (for staff use only)

- building structure site object
- historic district multiple resource

1. NAME AND LOCATION OF PROPERTY

historic name Cressy home

other names/site number SNELL, C. PERRY NORTH SHORE ADD REV. REPLAT BLK 42, LOT 15 and the Parcel Identification Number is 17-31-17-83224-042-0150.

address 625 20th Ave NE

historic address E 625 20th ave

2. PROPERTY OWNER(S) NAME AND ADDRESS

name Michael and Sandra Taradash

street and number 625 20th ave

city or town st petersburg state fl zip code 33704

phone number (h) 3107956899 (w) 3104138291 e-mail chrystal@marshall.usc.edu

3. NOMINATION PREPARED BY

name/title Sandra Chrystal Taradash

organization _____

street and number 625 20th ave NE

city or town st petersburg state fl zip code 33704

phone number (h) 3104138291 (w) _____ e-mail chrystal@marshall.usc.edu

date prepared 5/15/2023 signature Sandra C. Taradash

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)

5. GEOGRAPHICAL DATA

acreage of property less than an acre

property identification number _____

Cressy residence
Name of Property

6. FUNCTION OR USE

Historic Functions

private residence

Current Functions

private residence

7. DESCRIPTION

Architectural Classification

(See Appendix A for list)

airplane craftsman bungalow

Materials

Wood, stone, brick,concrete

Narrative Description

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

8. NUMBER OF RESOURCES WITHIN PROPERTY

<u>Contributing</u>	<u>Noncontributing</u>	<u>Resource Type</u>	Contributing resources previously listed on the National Register or Local Register
_____	_____	Buildings	2
_____	_____	Sites	_____
_____	_____	Structures	_____
_____	_____	Objects	Number of multiple property listings
_____	_____	Total	_____

Cressy residence

Name of Property

9. STATEMENT OF SIGNIFICANCE

Criteria for Significance

(mark one or more boxes for the appropriate criteria)

- Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- Its location is the site of a significant local, state, or national event.
- It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- Its character is a geographically definable area possessing a significant concentration, or continuity or sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
- Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Areas of Significance

(see Attachment B for detailed list of categories)

architecture

airplane bungalow craftsman

Period of Significance

1920-35

Significant Dates (date constructed & altered)

Significant Person(s)

Blanche Cressy

Will Cressy

Cultural Affiliation/Historic Period

1920-1935

Builder

Architect

edgar ferdon

Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known. Please use parenthetical notations, footnotes or endnotes for citations of work used.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Please list bibliographical references.

St. Petersburg Local Landmark Designation Application

Name of property _____

Continuation Section

Page _____

Cressy Narrative

SNELL, C. PERRY NORTH SHORE ADD REV. REPLAT BLK 42, LOT 15
Parcel Identification Number is 17-31-17-83224-042-0150.

The 625 20th Avenue NE home built by Will and Blanche Cressy and designed by Edgar Ferdon should be considered for Landmark Designation on the basis of the home's architectural design, architect 's and owners' renown, and location in the St. Petersburg Old Northeast Neighborhood.

Will and Blanche Cressy--Owners

Will Martin Cressy was born in Bradford, New Hampshire on Oct 29, 1863. He died May 3, 1930 in St.Petersburg, Fl.

He made his first appearance on stage at Norwalk, Connecticut, September 19, 1889, in the Frost & Fanshawe Repertoire Company. He later performed with numerous companies, including 6 years in "The Old Homestead" In vaudeville (with his wife).

Additionally, he wrote 170 one-act plays, l essays, and several humorous articles including "The History of Florida" and the book "*Continuous Vaudeville*."

Will Martin Cressy has been listed as a notable actor and playwright by Marquis *Who's Who*.

According to the Cowhampshire blog, Cressy entertained 2000 orphans and raised thousands of dollars for the Red Cross, YMCA, and War Savings Stamp before he served for eight months as an entertainer with American Expeditionary Forces in France.

During this WWI service, he was exposed to poisonous gas which impacted his health and prompted him to move to Florida. Full military honors were paid to him by the St. Petersburg Post of the Veterans of Foreign Wars.

Will Cressy married Blanche May Dayne, January 19, 1890. They performed vaudeville acts together, traveled around the world, and drove across the United States six times. They summered at Lake Sunapee, New Hampshire, and lived in their St. Petersburg bungalow during the winters.

Blanche Dayne Cressy was born Dec. 25, 1871 into a stage family. She appeared in one Broadway show, *A Village Lawyer* (1908) and one silent film *Fifty Dollars a Kiss* (1915). She appeared with A. F. Fanshawe in several sketches. She and Cressy married and performed vaudeville in the 1890s-1920s. They co-authored *Summer Days With Will Cressy and Blanche Dayne*, a photo book of their travels. They entertained troops in France and were among the first entertainers to enter Verdun after the Armistice. In 1921 she was made an Honorary Rotarian by the Rotary Club of Providence, Rhode Island (WOMEN WERE NOT ADMITTED TO ROTARY MEMBERSHIP AT THE TIME)
She died in June 27, 1944 at her sister's home in Hackensack, New Jersey.

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Edgar Ferdon—architect

Born abt 1869 in New Jersey. Died May 2, 1932 St Petersburg, Florida. He moved to St. Petersburg in 1892 and worked on the Crislip Arcade on Central Ave, the First Congregational Church on 4th St north, the Florida Bank & Trust building, and the first home in the Mediterranean style in Bahama Shores in 1926. A St. Petersburg Times writer called him St. Petersburg's first professional architecture. He also designed the Sargent home on 18th AVE NE.

Additionally, his work in Sarasota has been noted: "Ferdon did more than put a veneer of cast-stone blocks on the Wilson House. . . Around 1905, he had a hand in the "Gillespie Block" bank building, which was the first non-wood structure at Five Points, and the Gillespie Sanitarium, which later became "The Halton," where Bertha Palmer spent her first nights here, and then Owen Burns' residence." (Bubil, Harold. "The (faux) stone age". *Herald-Tribune*).

<https://northeastjournal.org/bahama-shores/>

<https://www.heraldtribune.com/story/business/columns/2010/11/21/focusing-on-architecture/28980251007/>

<https://www.heraldtribune.com/story/news/2010/11/28/the-faux-stone-age/28974201007/>

<https://www.tampabay.com/archive/2008/07/23/retro-arcade-changes-hands/>

Architectural Uniqueness

The airplane bungalow is described by Wikipedia:

The **Airplane Bungalow** is a residential style of the United States dating from the early 20th century, with roots in the [Arts and Crafts Movement](#), and elements also common to the [American Craftsman](#) style, and [Prairie Style](#).^[1] It was more popular in the western half of the U.S., and southwestern and western Canada.

General similarities to the [California bungalow](#) include low-pitched, gabled roofs with oversized eaves and exposed rafters that create a canopy effect, and bands of windows. In most accounts the special characteristic of "airplane" bungalows is a single room on the second floor, surrounded by windows, said to resemble the cockpit of an airplane, and designed as a sleeping room in summer weather with all-around access to breezes."

(https://en.wikipedia.org/wiki/Airplane_Bungalow)

Joffre Essley defines the airplane bungalow:

A bungalow is a house layout borrowed from India, with one or one-and-a-half stories. One variation of this style had a small second story popping up in the middle of the house. At the time airplanes often had a cockpit sitting on top of the fuselage. Since this second story resembled a cockpit they started calling these "Airplane" Bungalows.

Usually these "cockpits" were only large enough to contain one or two rooms. Often the walls were lined with banks of windows, adding to the resemblance.

While the "Airplane" etymology makes sense, some suggest that the name and the plan predate flying. With open windows the second story would create a pleasant draft in the summer months. A plane of air would flow through the house and out the upper story windows. In this theory the name was later confused with the use of elevated cockpits on airplanes.

"Airplaned" Bungalows were popular in the 1920's, and most of them were built in the Craftsman style. Others more closely resemble the Prairie Style homes. (<https://www.house-design-coffee.com/airplane-bungalow.html>).

Terminology Distinctions

CRAFTSMAN BUNGALOW



Long Beach, CA.

PERIOD OF POPULARITY: Roughly 1900 – 1929 (prior to the Great Depression), and mostly prior to 1920.

IDENTIFYING FEATURES: Low-pitched, gabled roof; wide overhanging eaves, exposed rafters (rafter tails) under eaves; decorative brackets (knee braces or corbels); front or corner porch under the roofline; tapered (battered) or square columns supporting roof or porch; 4-over-1, or 6-over-1 sash windows, often with Frank Lloyd Wright design motifs; hand-crafted stone or woodwork, often mixed materials throughout structure. Bungalows can either be front-gabled, side-gabled, or cross-gabled.

BACKGROUND AND INSPIRATION: The terms “craftsman” and “bungalow” are often used interchangeably, though there is a fundamental distinction. “Craftsman” refers generally to the Arts and Crafts movement and is considered an architectural or interior style, whereas “bungalow” is a particular form of house or building. Thus, a bungalow can exhibit a craftsman style, and many of them indeed did so. According to Lancaster (1985), the term “bungalow” comes to us from the country of India, derived from the Bengali noun *bangla*, referring to a low house with galleries (porches) all around it, also identical with the Hindi adjective, *bangla*, translated as “belonging to Bengal”.

The first bungalows in the United States, as we might recognize them, appeared after the Philadelphia Centennial celebrations of 1876. More Americans became interested in applying new principles to architecture, striving to move away from European precedents. As Lancaster (1985, 43) explained, “The bungalow was the result of the overthrow of Eclecticism,” in an attempt to apply more simplicity and honesty in style and materials to American homes. Generally, the Arts and Crafts movement was a reaction to the extravagant, machined, and mass-produced Victorian styles that in turn represented the Industrial Revolution.

By the 1890s the bungalow form in America had diffused to the West Coast, particularly via San Francisco and southern California. It is the so-called California Bungalow that became the rage in pattern books across the nation and was reproduced into the various forms of middle- and working-class housing (and some elaborate, high-style examples). The popularizing of the west-coast bungalow has been generally credited to the Greene and Greene brothers and their architectural firm in Pasadena, CA. In 1902-1903, Charles and Henry Greene were influenced by

the vernacular style of board and shingle buildings in California as well as authentic Japanese sources. One clear source for the brothers was the Japanese Hoods exhibit at the Chicago World's Fair (Columbian Exposition) in 1893. The brothers depended most on wooden construction. Their principal achievements in wood construction consisted of four luxurious houses designed between 1907-1909: 1) Blacker House, Pasadena; 2) *Gamble House*, Pasadena; 3) Thorsen House, Berkeley; 4) Pratt House, Ojai.

These four homes were labeled by architectural academics as "Bungalows". The bungalow form became the common builder's house between 1910-1920, influenced by Greene and Greene. Numerous "bungalow books" promoted the new style and form. The type, with many variants, included these features: low, gabled, one or one-and-a-half storied house; front pitch of roof extended to shelter a large porch (incised porch). By the 1990s the craftsman style and its associated bungalow form was enjoying a revival across the United States which has yet to ebb. More Americans are either restoring older bungalows or purchasing newer "neo-craftsman" bungalows constructed now by the larger "production" builders or as specially designed custom homes.

Reference: Lancaster, C. 1985. *The American Bungalow, 1880-1930*. New York: Abbeville Press.

(<https://architecturestyles.org/craftsman/#:~:text=%E2%80%9CCraftsman%E2%80%9D%20refers%20generally%20to%20the,of%20them%20indeed%20did%20so.>)

<https://architecturestyles.org/craftsman/#:~:text=%E2%80%9CCraftsman%E2%80%9D%20refers%20generally%20to%20the,of%20them%20indeed%20did%20so.>

<https://flickrriver.com/search/airplane+bungalow+florida/>

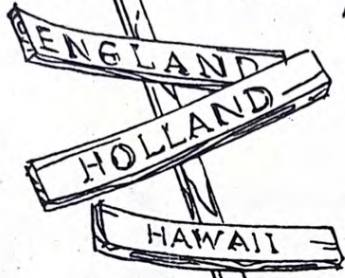
Historic Location

The 625 20th Ave NE property is the second home from the corner of Coffee Pot Bayou. It is part of the historic Northeast area.



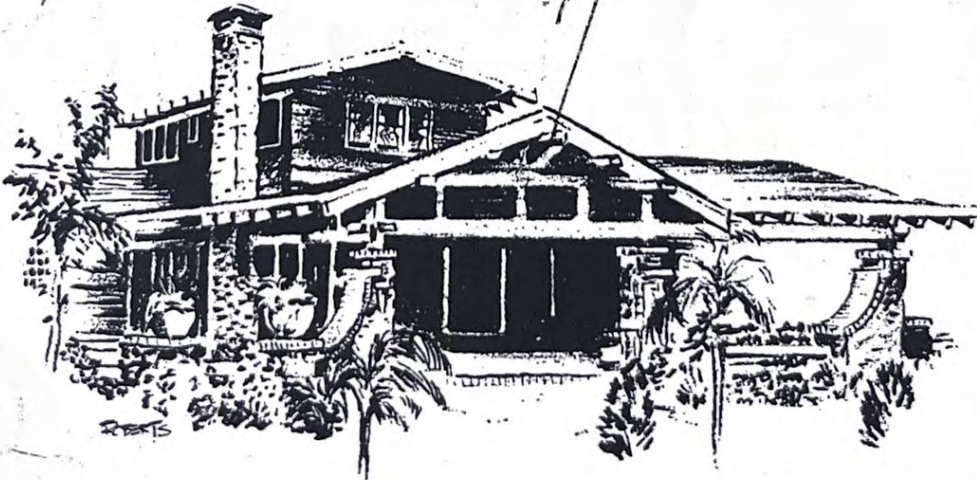
806 18 Ave N.E

At the End of The Road



BY WILL CRESSY

Copy



THE CRESSY HOME

Will Cressy

Will M. Cressy (1864-1930)

- Actor
- Writer

Will M. Cressy was born on 29 October 1864 in Bradford, New Hampshire, USA. He was an actor and writer, known for [Stateroom Secrets \(1919\)](#) and [Fifty Dollars a Kiss \(1915\)](#). He was previously married to [Blanche Dayne](#). He died on 7 May 1930 in St. Petersburg, Florida, USA.

Born October 29, 1864

Died May 7, 1930 (65)

<https://www.imdb.com/name/nm1251051/>

Sargent House Application & Staff Review Provided by Applicant



CITY OF ST. PETERSBURG, FLORIDA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION LOCAL DESIGNATION REQUEST

For **Public Hearing** and **Recommendation to City Council** on **April 12, 2016** beginning at 3:00 P.M., Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida

According to Planning and Economic Development Department records, no commissioner resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

CASE NO.:	HPC 16-90300001
STREET ADDRESS:	806 18 th Avenue Northeast
LANDMARK:	Sargent House
OWNER:	Sharon A. Winters and Kendall M. Reid
APPLICANT:	Sharon A. Winters and Kendall M. Reid
REQUEST:	Local Landmark Designation of the Sargent House



Sargent House, 806 18th Avenue NE, North Shore National Register Historic District

OVERVIEW

The current owners of the 1923 Sargent House (subject property), located at 806 18th Avenue Northeast submitted a local designation application during January 2016. The application provides information regarding the building's history of ownership and architectural significance as an example of a rare, exquisitely built, higher style Craftsman design and construction. The building's architectural merit has been documented as early as the 1920s when at least one newspaper reporter described it as being a beautiful home. More recently, historic and architectural surveys dating to at least the 1970s have documented the quality of the architecture as eligible for individual listing on the National Register of Historic Places. In 1981 and 1994, the subject property appeared graphically in the "*St. Petersburg's Architectural and Historic Resources*" citywide historic survey, and the "*St. Petersburg's Design Guidelines for Historic Properties*," respectively, as exemplifying the bungalow house form, as shown in a page from the 1981 document, above.



The subject property, originally built by LeRoy D. Sargent for himself and his wife Marjorie, includes two buildings today: a contributing historic main house originally constructed on one lot; and a non-contributing shed recently constructed at the rear of the property. The adjacent lot to the east containing a historic, matching garage design originally constructed with the main house in 1924 was demolished in 2016, and is no longer owned by the applicants. The subject property is part of the Snell and Hamlett's North Shore subdivision platted in 1914 by C. Perry Snell and J. C. Hamlett.

STAFF FINDINGS

Staff finds that the Sargent House, located at 806 18th Avenue NE, is eligible to be designated as a local landmark for its historic significance. Historic significance is generally evaluated based on semi-formulaic evaluations of age, context, and integrity under a local, two-part test as found in Section 16.30.070.2.5(D) of the City Code. Under the first test, the local landmark designation application and associated documentation demonstrate that the Sargent House is approximately 94 years of age, and is significant for its architecture as related to the history of St. Petersburg.

Also under the first test, one of more of nine criteria must be met in order for a property to qualify for designation as a local landmark. The overall significance of the subject property is bolstered by its architectural strength, which is high when compared to rarity between styles. Therefore, pursuant to two of the nine available criteria for locally designating a property, the Sargent House is significant in that

- (e) its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance; and
- (f) it has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;

The second test involves the property's integrity, of which at least one or more of seven factors of integrity (i.e., location, design, setting, materials, workmanship, feeling, and association) must be met. In most cases, integrity of feeling and association by themselves rarely merit a property being eligible for designation, since they often defer to personalized experiences, emotions, and perceptions. In this case, the Sargent House does meet all seven of these factors, albeit with some having been diminished over time, as follows:

- Its **location** has not changed and is fully intact.
- The **design** and **setting** are both fairly present but somewhat diminished, since the house was constructed on two lots initially, with a garage also built at the same time in a matching style to complement it; however, the garage is no longer extant, and the lot upon which it sat is no longer part of the subject property, having been purchased by the property owner to the east. The now demolished garage renders a less complete historic design of spatial relationships, and alters the immediate setting. The historic residential character of the neighborhood is fairly consistent, in spite of an increase in developed parcels after the period of significance. The recent addition of the rear shed also alters this historic spatial relationship. Precedents for this part of the subject property uses as parking date back to at least 1967. Obviously, today's lack of direct connection between the main house and the former garage alters the context of the overall property, but not the architectural merit of the main house. Design is also affected with the enclosure of the porch along the east elevation. While a sensitive enclosure could have begun during the time it become screened in, that design was replaced with a full enclosure of glazed windows and doors in 1991, therefore not achieving any remarkable historic significance in their own right. Another aspect of diminished design, and also of setting, falls to the added semi-circular sidewalk at the frontal elevation. This additional landscape feature appears to alter the historic connection between the house and the public sidewalk.
- A predominant percentage of the building's **materials** are still extant in the forms of framing, flooring, windows, and interior wall systems.
- The **workmanship** of the higher style Craftsman construction is highly evident when compared to similar houses as a key factor for its architectural significance. This type of workmanship that exposed its hand craftsmanship as part of the intended design is common to the majority of the extant resources found throughout the U.S., yet evident on a smaller minority locally.
- Notwithstanding certain diminished characteristics, the strength of the still extant architectural character of the Sargent House would likely still be recognizable by the original owners and early neighborhood residents. This represents a solid **feeling** that emanates from the building that it is from the historic boom period of the 1920s when the architectural style was fairly common.
- The **association** of the Sargent House with the 1920s real estate boom that affected the surrounding neighborhood and St. Petersburg is preserved in that many other houses from that time here are still extant. Historic records suggest that this was an earlier building that was constructed in relative isolation and preceded others until they were developed through 1925 or so. Regardless, this collective of 1920s buildings reveals an identifiable association through study rather than one that is readily apparent to most observers.

Context and Background

Constructed in 1923, the design origin and builder of the Sargent House are presently unknown, though it is very similar to at least one other residence nearby on 20th Avenue Northeast. It is

known that the Sherman Rowles Realty Company had coordinated the construction of this stylistic twin, so the same designer/builder is highly likely. Newspaper accounts of the permitting and construction of the Sargent House appeared in the St. Petersburg Evening Independent on September 22, 1922 indicating the residence as the most expensive of the month valued at \$10,000. The article referenced the proposed building as an “airplane type bungalow” of eight rooms with porch columns to be made of [ruble] brick, which is also referred to as clinker brick. For some reason, the article incorrectly suggests the house would be one-story versus its actual two-story design. The airplane bungalow refers to the second-story addition rising from the center of the first-floor layout. Its smaller dimension appeared as a box within a box from the air, and from the ground similar to that of a cockpit that straddled early airplane designs. The elevated space reveals peculiar site and environmental implications in that it affords panoramic views and enhanced air flows through the design of operable window runs. The low pitched roof lines also appear as an array of airplane wings that tend to grow out from one another. The advent of the human ability to fly was a likely influence of this airplane design. Airplane bungalow plans received widespread attention in 1920 when they were featured in early articles and magazines, including *American Builder Magazine* and *Harris Homes Catalog*.

The 1923 Sanborn Map clearly indicates the second story projection and a full frontal porch wrapping around nearly half of the east elevation. This open porch reference remained on the Sanborn maps until at least 1967, and it is known from a person living in the house from 1958-1961 that the east-elevation porch was screened but not fully enclosed with glass during that time.

The local designation application and supporting historic records indicate that the Sargent House is significant as an example of a high style Craftsman architectural tangent (airplane bungalow type). The earliest prototypes of the Craftsman style evolved out of the Eclectic movement following the Victorian period. The desire for a return to hand-built craftsmanship, coupled with oriental influences of form and space allowed Craftsman architecture to begin appearing in the United States at the immediate turn of the 20th century, lasting as a common form of residential architecture throughout the country until the late 1920s. Its roots began in Southern California by the Greene brothers, both architects, who created several extremely high style versions. However, the architectural and wide-spread appeal of the simpler Craftsman house became nationally popularized through home pattern books and magazines, and proliferated across the country in a wide range of presentations. In some cases, such as with the Sargent House, higher styles were completed by more affluent owners who could afford architects and specialty builders. The Craftsman style is often erroneously referred to as a “bungalow” style, though the term bungalow is more correctly a type of house rather than a recognized style. In fact, the significance of the building is highlighted as the representative example of the bungalow form on page eleven of the City’s *St. Petersburg’s Architectural and Historic Resources* survey findings summary published in 1981. It was also given a descriptive paragraph as the preeminent example of the Craftsman style in the 1994 historic survey titled *St. Petersburg Great Neighborhood Partnership Survey Phase II*.

The higher style airplane bungalow is not well represented in St. Petersburg, though other earlier airplane bungalows are found, such as along the 2700 block of 2nd Avenue North and at the 2900-block of Central Avenue; the ogee roof lines of these two buildings are similar to each other. Regarding the Sargent House, at least one nearly identical model is found only two blocks away at 625 20th Avenue Northeast, representing the only known comparative construct to the subject property within the North Shore Historic District boundary (photo below right). In a brief comparative study of this building and the subject property, the basic design is shared

similarly, though apparently reversed in their respective layouts. Key identifiers common to both buildings include the dimensional footprint, second-story placement, wrap-around porch, cross-gabled roofs featuring dominating frontal gable presentations and extended eave structures, nearly identical porch masonry forms, chimney extent/location, and three-over-one window packages. The property on 20th Avenue Northeast may reveal a more historic appearance in that its frontal and side wrap porches are fully open, which lends a strong suggestive reference for the subject property. Historic records and photographs reveal that the 20th Avenue Northeast porch was screened in in 1939 in its entirety, which has been removed.

Both residences were constructed during the early 1920s, most likely by the same builder/developer. It is known from the historic record that William Cressy, a famed vaudevillian actor of the time, purchased the land in 1920 from Sherman Rowles Realty from whom he also contracted to construct the residence sometime between 1921 and 1923; the name of the actual builder is not yet known, though plans for the residence appeared to be underway by January 1921. In fact, Cressy remarked



in a newspaper article that he needed “a spacious upper den” to store his personal collection of treasures, referring to the second story space that both houses now reveal.¹ Historic records reveal that the Sherman Rowles Realty company made a supplier requisition in 1921 trade journals for the building of a \$15,000 residence, though this was not likely for Cressy’s house.² Rowles, also an actor, knew Cressy personally, and had been in both the slate quarry business and a stock company in New York. He may have known LeRoy Sargent from the latter association. Anecdotal references suggest that both Sargent and Cressy also shared associations with St. Petersburg businessmen and developers H. Walter Fuller and C. Perry Snell.

The original owner of the subject property, LeRoy Sargent and his wife Marjorie, were not notably important to the history of St. Petersburg, though he apparently created some wealth as an investment banker and securities dealer in the Midwest and New York City, the latter where he became President of the Metropolitan Finance Corporation. The LeRoy Sargent & Company was reported to have 50 branch offices around the country.³ In an apparent shakeup of the company, Sargent eliminated some of the principals, made a subsidiary out of his LeRoy Sargent & Company, and combined financing and administration services for automobile, washing machine, and vacuum cleaner manufacturing companies. He was noted for perfecting a system known as the “one-call” transaction of securities, whereby potential investors, for the sake of achieving higher profits, would not be given adequate time to investigate the securities

¹ Author unknown. (1921, January 18). New York Doctor Buys Handsome Dwelling Here. *The Evening Independent*. Retrieved from <https://goo.gl/0F6QTC>

² Southern Association of Science and Industry (U.S.), and Industrial Development Research Council. (1921). *Industrial Development and Manufacturers Record*, V. 79. Publications Division, Conway Research, Inc.: NY.

³ Author unknown. (1918, March 23). L. Sargent & Co. Sue M’Harg for Million. *The New York Times*. Retrieved from <http://query.nytimes.com/mem/archive-free/pdf?res=9C02E4DF1E3FE433A25750C2A9659C946996D6CF>

offered to them for sale.⁴ The dubious nature of this type of transaction, as well as, that of Sargent's character had been questioned over the course of time, and he was involved in multiple civil lawsuits.

Sargent also involved himself in various real estate ventures in Florida and North Carolina. In Florida, he was Vice President of the Mount Vernon Corporation responsible for the subdivision of the same name platted in 1924, where he was to have been in the process of constructing a large Spanish home he was to name "High Point." In North Carolina, he was the largest stockholder and a Director of the Laurel Park Estates, Inc., an extravagant development scheme actually begun by others during the first decade of the twentieth century in Hendersonville, North Carolina. During the 1920s, Sargent and H. Walter Fuller, the latter being a noted businessman in St. Petersburg and the first Mayor of Laurel Park Estates, decided to replat the existing development into a much grander theme. In fact, the first town meeting was held at Fuller's North Carolina home. The development was to be themed like a pleasure resort and included a golf course, and the

*corporation authorized to own and operate property for residential, business, and amusement purposes, to construct and operate golf courses, polo fields, clubhouses, hotels, parks, and a transportation system between Hendersonville's Main Street and the development...*⁵

The impending economic collapse likely caused Sargent to resign his position and sell his shares, and it is likely that this downturn forced him out of the real estate development business altogether. He also bought a local newspaper in 1924 in North Carolina, but ended up selling it within a year. The historic record also suggests that he was an avid yachtsman, having won at least one sailing regatta outside of New York City, and having been President of the Gulf Coast Yacht Corporation during 1925-1926, presumably in Florida. The historic record suggests that Sargent owned a Matthews cruiser named the "Marjorie-Ann" that he brought to St. Petersburg during the summer of 1925.

Historic newspaper records suggest that in 1920, Sargent and his family were renting a similar type of home in Roser Park at 913 7th Street South (now Prospect Court). Interestingly enough, this house is also as similar to the airplane bungalow styling as occurs outside of the Craftsman style, but in this case appearing more in line with Prairie styling, and is perhaps the finest example of that style known to still be extant south of Central Avenue. The newspaper article referred to it as the "Graystone bungalow."

The Sargents' early visits to St. Petersburg were prompted by Leroy Sargent's parents and relatives who had already been in the area. It appears that his father and perhaps uncle were notable church leaders. During those early visits, the Sargents' building of their own house came to fruition and it appears it was built as a winter residence for him and his wife, though they no longer retained ownership by the end of 1925. However, by November 1924 he was in the process of constructing a much larger estate reported to have a value of \$50,000 located on 14th Avenue North near 48th Street North. Though he was reported to have let the contract for

⁴ Doubleday, Page & Co. (1920). *The World's Work: A history of our time*. Vol. 40, p. 542-543. Retrieved from <https://goo.gl/BUXYYp>

⁵ Argintar, S. (2009). *Singletary-Reese-Robinson House: National Register of Historic Places Nomination*. Sect. 8, pg. 8. Retrieved from <http://www.hpo.ncdcr.gov/nr/HN0240.pdf>

the large, Spanish-influenced residence, there is no record that Sargent and his wife ever completed or lived in it. Lacking a full title search to suggest otherwise, and appearing only as conjecture here for future research, it appears that sometime during 1925, Albert Birdsall, a local newspaper publisher owned a fairly large Spanish style residence near where Sargent was planning to build, which he may have purchased from Sargent, or had built based on drawn plans provided by Sargent. Mid-century real estate listings suggest a similar setting for the property which was described in Sargent's pre-construction newspaper account.

Notable Characteristic Features

The period of significance for the subject property is 1923-1930. Because it would be reasonably recognizable from its original construction, and has changed only in minor ways physically, the Sargent House retains a high degree of integrity of location, design, setting, materials, workmanship, and to a lesser extent, a fair degree of setting and feeling.

Other than its obvious higher style Craftsman form sub-type as an airplane bungalow, one of the most characteristic features of the house is the application of clinker brick and random white granite rubble used on the exterior porch surrounds and columns, and chimney. The randomness of this type of masonry was purposely juxtaposed with smoothed cement caps that create very fine distinctions between textures. The full length columns serving as roof supports are mixed with abbreviated piers that serve as porch sentinels and are simply capped without extending upward to the roof—a common feature of the Craftsman style. The cement caps extend outward from columns in broad downward curving sweeps and are mimicked along the frontal, east, and west elevations. The caps reveal a concrete limestone interior superficially treated with a smooth cementitious and fine aggregate outer layer. The rear masonry porch extension uses the same clinker brick/white granite mix, but is simplified as simple knee-piers without continuing full upward completion where no porch cover exists, instead ingress and egress relying on the extended eave for protection. The tall, linear chimney above the west elevation roofline features the same clinker brick/granite mix, extending a full two stories topped with a decorative concrete cap system.

The appearance of the stone and clinker brick in the porch design is a rarer material construction in the area. It is known that nearby developer Cade Allen was an experienced mason who built some of the most unusual stone homes in St. Petersburg during this period, yet there is no known connection of him with the Sargent House based on a detailed chronology written by Allen's descendants. Allen surfaced hollow clay tile with roughly tooled North Carolina white granite, which can be found on other Cade Allen-built homes in St. Petersburg, as well as, in the clinker brick masonry system at the subject property. According to his sons, Allen did most of the masonry work on most of his own houses.⁶

The strong sweeping presence of the wide, low-pitched frontal gables integrated as part of the overall low-pitched roof like "wings of an airplane" are distinctively present, favoring the curved cement cap sweeps. Together with the rough-cut, exposed roof beams of Southern heart pine wood⁷, rafter extensions and articulated truss forms, they create expressive characteristic features whereby the masculinity and strength of the lower components anchor the building in spite of the vertical uplift of the roof form that gives it a major distinction. The north/south roof beams are then designed with notched under-ends and capped with metal sheeting for moisture

⁶ Allen, B. L. (2007). *Cade B. Allen: A life remembered*. Self-published compilation by the Allen Family. St. Petersburg, FL.

⁷ Based upon analysis by a local carpenter.

protection. The frontal and east porch gable/eave areas likewise retain a distinctive composition of heavy, rough-sawn lattice that dominates these exposures, serving as an exposed gable-end truss system.

The original window patterns generally include wood double-hung sashes with a predominant three-over-one light design present. Some four-over-one window sashes appear as larger central glazing between smaller window flanks, while the smaller two-over-one windows are found according to the internal spatial construct. Most, if not all of the approximately 40 original windows appear to be extant, with the array of non-historic sets being added where there were no windows previously, such as on the porch enclosure, and at the middle hallway window on the second floor (east elevation) where the 2001 door used to be. These newer windows from after 1990 are typically metal composite vertical sliders revealing a false muntin configuration of four-over-four designs. It is important to note that the former garage does appear to retain historic window sets and any salvage opportunity would be beneficial to the subject property.

Doors and door openings are fairly retained though later openings are evident. The frontal wood entry door is very wide and unusually rustic with its exposed wood grain, but conforms to the type of door common to the higher Craftsman and Prairie styles, though the originality of this door is not clear. It contains four glazed panels set in a T-pattern and only subtly inserted with minimal additional profiles revealed from the outer perspective. Because sidelights were not added, the generous width of the door may have substituted. The rear entry door and porch enclosure doors do not appear to be original.

The exterior siding is composed of thin wood shingles (most likely cypress or red cedar) with an alternating application of courses; the underlying course having a slight one to two-inch reveal, the intermediate course exposed for approximately half of its dimension, both occurring below a fully exposed shingle course. Again, it is important to note that the former garage appears to retain historic wood shingle bands and any salvage opportunity would be beneficial to the subject property.

The sloping foundation for the house to which the masonry features connect is also common to the style. The eight-inch Cuban tile on the porches is likely original and similar versions can be found throughout the North Shore neighborhoods in a variety of color patterns. The ready supply of similar tile patterns may have been from one of a few local suppliers including the Steward-Mellon Company or the Crescent Tile Company. The latter manufactured its own tile in St. Petersburg.

The rear of the house continues the historic shingle application and fenestration, as well as, the extended eaves and tiered gables. In addition, the masonry design of the front porch is carried to the rear as a subtle extension from the rear entry. The floor of this porch is different from its frontal and side counterparts in that it appears to contain a mosaic pattern of broken tiles instead of the eight-inch squares. The rear is otherwise unremarkable though mostly historically retained.

The public sidewalk of hex block runs along the frontal elevation of the subject property; however, a broad, curved concrete sidewalk forms a semi-circle that extends the entire length of the single lot frontage, connecting to the frontal porch entry at its upper tangent. This sidewalk creates an unfortunate break in the historic pedestrian circulation and appears to have been installed since at least the 1970s. There is no sidewalk along the west elevation.

Alterations

The house is mostly true to its original footprint and design except for the east porch enclosure and elevation (see Appendix E). Because the inner windows have been retained, this alteration would appear to be somewhat reversible. For the purposes of this report, a later, non-historic alteration is considered reversible if its future removal would not, by itself, cause a irreparable damage or loss of historic fabric to any full component of character defining features, or more than perhaps a minimum of 10-percent of the overall building or structure. This formula is generalized, and integrity beyond the 10-percent threshold could depend on various factors of quality, quantity, location, context, rarity, etc.

Based on early photographic documentation and an unofficial oral history by a former occupant who resided in the house as a child from 1958-1961, the east porch was screened-in rather than glazed up to at least 1961. A double screened door with spring hinges appears in an early photograph from this time, as well as, distinct vertical framing to support the screen panels. However, the glazed-in porch today is much different in that it has fully enclosed windows of both wood and metal that are not historically significant to the house. The windows that abut up to the porch masonry sweeps consist of fixed divided wood panels with five lights each that conform to the irregular shape of the connection; the fixed panels purposely substitute for operable windows here for obvious reasons of the odd dimensional shape. The muntins are crude representations of the more historic muntins. The middle in-line window sets are operable and have simple metal six-over-six vertical sliders. Also, muntins at an east window are also different from the major collective of historic profiles.

In reviewing the available permit activity for the subject property, a 1931 repair of the building and the garage by its newest owners (and second longest tenured) that amounted to well over \$1,000 is a likely year for screening of the east porch area, though this is not confirmed. Plumbing and electric improvements were both added as part of this 1931 renovation and the new tenants would have wanted to enjoy these investments during a lengthy occupance of the house. The seemingly high cost of the 1931 renovation, especially when the inflation factor is considered, so soon after the house was originally constructed does not lend to repairs of things broken or needing repair necessarily, but more in line with new owner accommodation and preferences. In 1955, City records indicate roof repairs at a cost of \$500, but the lower cost does not appeal to the inclusion of a limited porch enclosure during this time. This is supported by the indication that the entire roof was replaced only a few years later in 1963 under yet another owner for \$900.

The fully glazed enclosure was completed in 1991, which is supported by both the former occupant and documented permit activity for that year. Also, it does appear from the 1981 drawing of the building (referenced earlier in this report), that the east porch area was still screened at that time. The flooring in the newer enclosure consists of a non-historic white, 12"-square ceramic tile that is carried to a wide, non-compatible, three-riser outside step system. It appears that the historic Cuban tile was overlaid and may or may not be salvageable. The wall and ceiling cladding is vertical, plain-faced, six-inch wide tongue and groove panel boards.

Whether the porch screening was completed in 1931 or as late as 1955, it is inconsequential with regard to compatibility since it is no longer extant, and it is the later glazed alteration that affects the historic fabric at present. Its compatibility with the design of the house and the apparent preservation of the original wall framing and window design renders it as a fairly reversible alteration. It is likely that the original shingle siding was reused at the altered outer extent, and that the interior panels simply cover up the original framing that used to make up the

exterior wall. While mostly appearing as a reasonably compatible alteration from the exterior (except for the windows), its latent date of 1991 does not allow it to become historic in its own right, especially since its aesthetics and combination of non-historically accurate materials and design are sympathetic, but not appropriately merged at present with the intent of the porch and the architectural character of the original design. While the exterior siding appears to be adequately and smartly reapplied, the higher style of the house is more sensitive to alterations that affect windows *en masse*, as well as, flooring and coverings, especially when comparing to other available historic precedents. It is understood that during the mid- to late-twentieth century, the evolving Florida lifestyle espoused a need for protected sunrooms or Florida rooms that could be better adapted to high style architecture. In this case, neither strict adherence nor compatible differentiation are applied as the building currently presents itself.

The roof cladding has been changed at least four times, and it has been reported that a standing seam metal roof was installed at one point, though an asphaltic composition is used at present, with an application differentiation occurring over a single square (10x10) section. A carport was added in 1983 but has been demolished, and was replaced with a 140 square-foot shed in 2015.

According to City records and available historic aerial photographs, a 20-riser exterior stair and landing to the second story were added to the building in 2002. This included alterations to the historic east roof eave and the addition of an exterior second-story door. In 2005, the stair structure was removed, the door opening replaced with a window, and the roof recovered, which are not very discernible to the normal observer. However, there is visible evidence of this alteration from both the inside and outside where non-matching workmanship is present to date. These dramatic alterations resulted from the change of use of the private single-family residence in 2001 to a form of community residential and rental property. In 2007, foundation piers were repaired.

The long tenure of the above absentee ownership ended in 2015, when the current owners and applicants for this designation purchased the property. The applicants have made several necessary repairs to the property required from deferred maintenance and neglect. This includes the exposed wood eave ends that have been repaired with like materials, repointing of the brick masonry, and repairing historic windows and architectural trim and detailing. A 1967 concrete block wall was removed from the rear yard of the house. The applicants have also made extensive additional repairs to the foundation elements, and continue to make needed restorations and repairs.

The former double lot is now a single lot, with the east parcel and former garage being purchased by the adjacent property owner to the east; the associated garage was demolished by this new owner in early 2016.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

The proposed local landmark designation was submitted by the subject property owners.

The benefits of designation include increased heritage tourism through the maintenance of the historic character and significance of the City, some relief from the requirements of the Florida Building Code and FEMA regulations, and tax incentives, such as the local ad valorem tax exemption and federal tax credit for qualified rehabilitation projects.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed local landmark designation is consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The proposed local landmark designation, will not affect the FLUM or zoning designations, nor will it significantly constrain any existing or future plans for the development of the City.

The proposed local landmark designation is consistent with the following:

OBJECTIVE LU10: The historic resources locally designated by the St. Petersburg City Council and the commission designated in the LDRs, shall be incorporated into the Comprehensive Plan map series at the time of original adoption or through the amendment process and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

Policy LU10.1 Decisions regarding the designation of historic resources shall be based on the criteria and policies outlined in the Historic Preservation Ordinance and the Historic Preservation Element of the Comprehensive Plan.

Policy HP2.3 The City shall provide technical assistance to applications for designation of historic structures and districts.

Policy HP2.6 Decisions regarding the designation of historic resources shall be based on National Register eligibility criteria and policies outlined in the Historic Preservation Ordinance and the Comprehensive Plan. The City will use the following selection criteria for City initiated landmark designations as a guideline for staff recommendations to the Community Planning and Preservation Commission and City Council:

- National Register or DOE status
- Prominence/importance related to the City
- Prominence/importance related to the neighborhood
- Degree of threat to the landmark
- Condition of the landmark
- Degree of owner support

RELATIONSHIP BETWEEN THE PROPOSED DESIGNATION AND EXISTING AND FUTURE PLANS FOR THE DEVELOPMENT OF THE CITY

The subject property has a Future Land Use Plan designation of RU (Residential Urban) and is zoned NT-3 (Neighborhood Traditional Single Family) on the City's Official Zoning Map. Density is limited to seven (7) residential dwelling units per acre, and one principal unit per lot, subject to certain conditions requiring minimum lot width and area. The typical lot here is narrow residential urban with sidewalk and alley connections common; however, lot sizes do tend to be the largest of the category of NT districts. Neighborhoods in the NT districts were generally platted before or during the 1920s prior to mainstream automobile ownership and the majority of residences being constructed prior to 1950, which renders a compactness that is atypical of more recent suburban development patterns. Thusly, age and service-related improvements to roads, sidewalks, and public infrastructure are expected and ongoing as part of normal wear

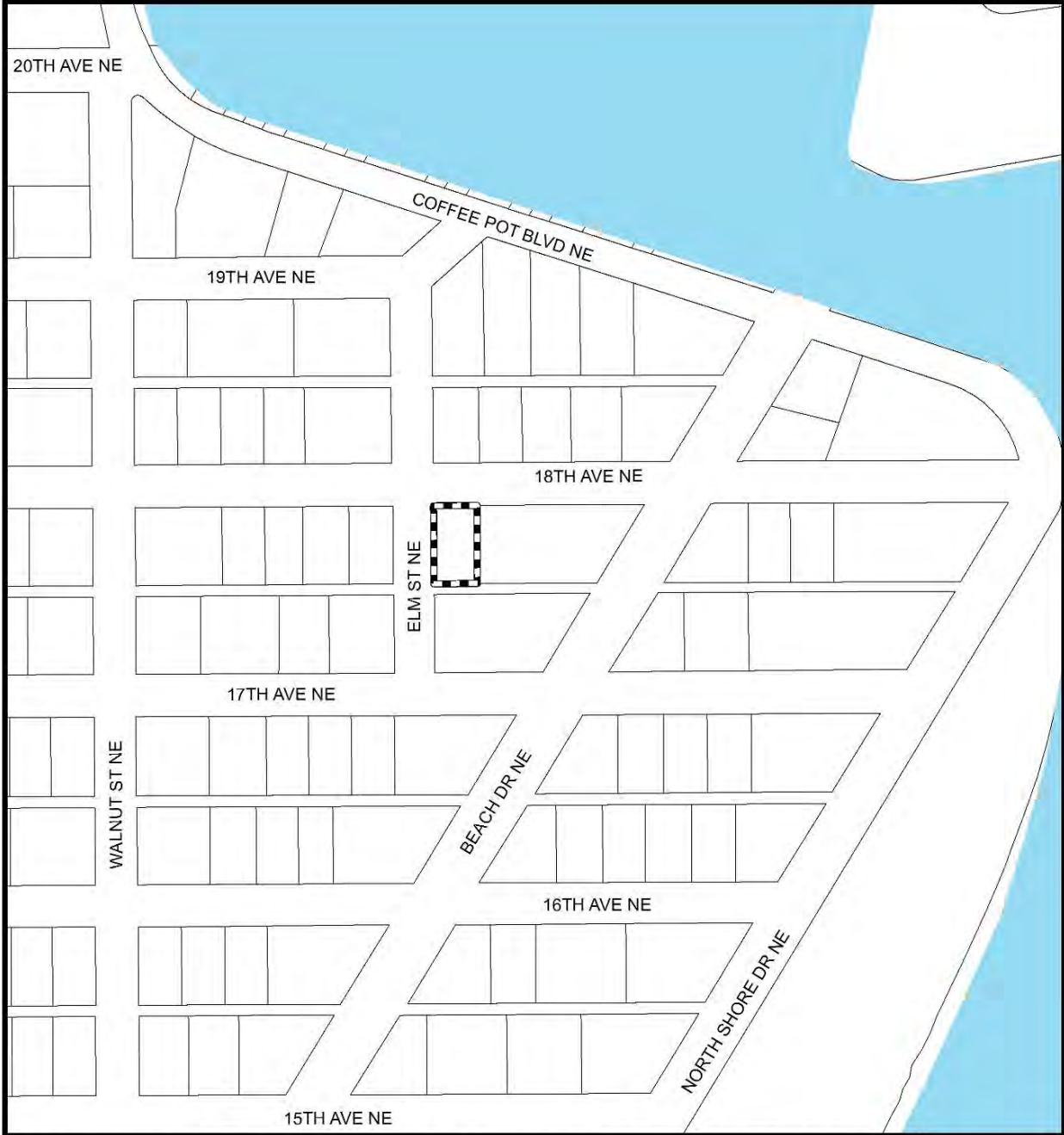
and demands on public systems. There are no known plans at the time of this report to change the allowable use(s) of the subject property, or properties contiguous to it. However, ongoing new development and redevelopment of properties within the neighborhood and the nearby downtown area are planned or in-process, with new proposals anticipated as part of a currently robust real estate economy.



RECOMMENDATION

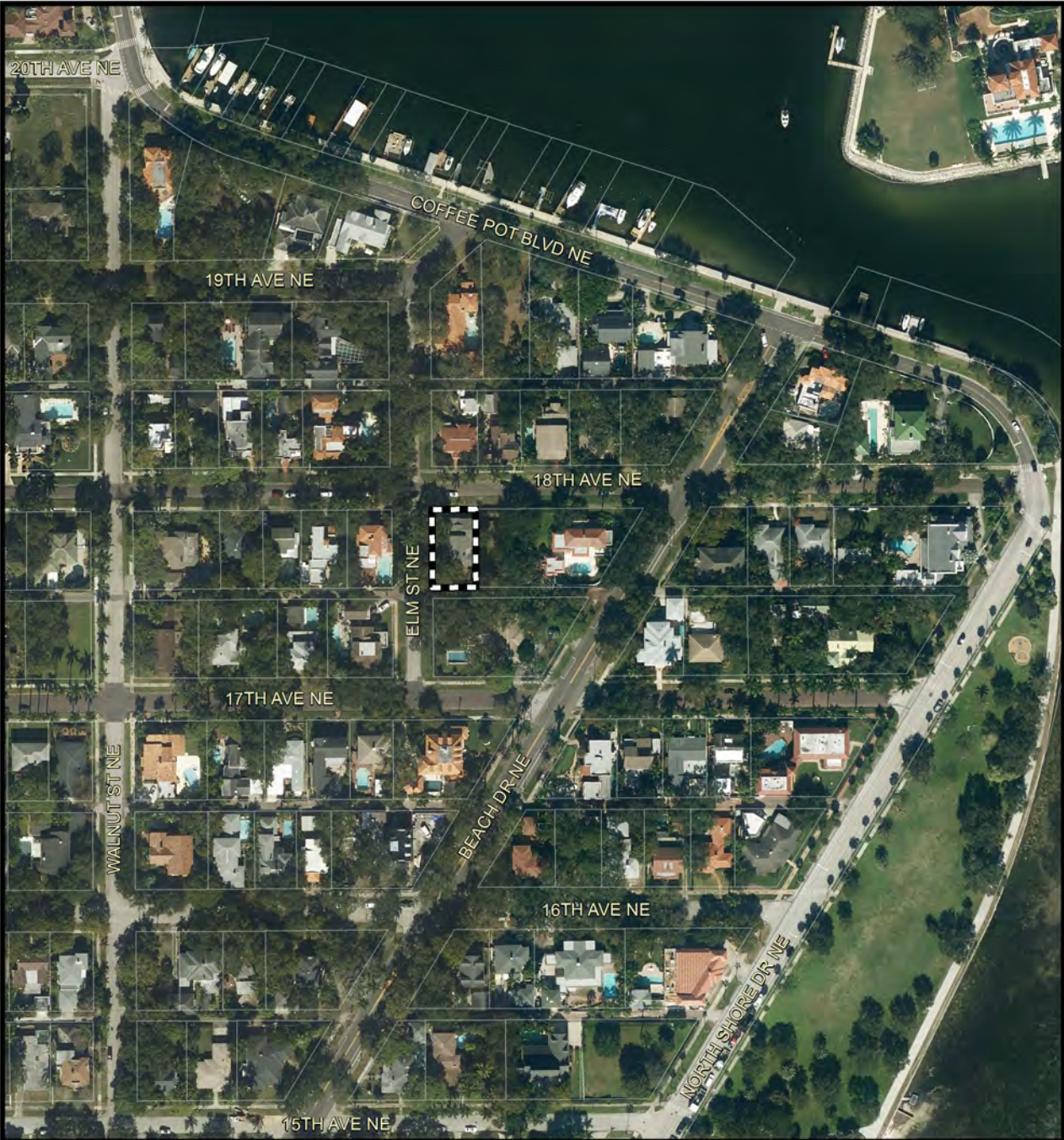
Staff recommends **APPROVAL** of the request to designate the Sargent House, located at 806 18th Avenue Northeast, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing.



ATTACHMENTS: DESIGNATION APPLICATION

APPENDIX A
Aerial and Street Maps



Community Planning and Preservation Commission		 N SCALE: 1" = 200'
806 18th Avenue NE		
AREA TO BE APPROVED, SHOWN IN 	CASE NUMBER 16-90300001	



Community Planning and Preservation Commission		 N SCALE: 1" = 200'
806 18th Avenue NE		
AREA TO BE APPROVED, SHOWN IN 	CASE NUMBER 16-90300001	

APPENDIX B
Designation Application

Case # 16-9030001



City of St. Petersburg
Division of Urban Design
and Historic Preservation

**Local Landmark
Designation Application**

Type of property nominated (for staff use only):
 building structure site object
 historic district multiple resource

1. NAME AND LOCATION OF PROPERTY

historic name Sargent Residence
other names/site number _____
address 808 18th Avenue Northeast, St. Petersburg
historic address 808 18th Avenue Northeast, East 808 18th Avenue North

2. PROPERTY OWNER(S) NAME AND ADDRESS

name Kendall M. Reid and Sharon A. Winters
street and number 808 18th Ave. NE
city or town St. Petersburg state FL zip code 33704
phone number (h) 727-954-8024 (w) _____ e-mail swinters@tampabay.com

3. NOMINATION PREPARED BY

name/title Sharon Winters
organization _____
street and number 808 18th Ave. NE
city or town St. Petersburg state FL zip code 33704
phone number (h) 727-954-8024 (w) _____ e-mail swinters@tampabay.com
date prepared 1/26/2016 signature Sharon Winters

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)



5. GEOGRAPHIC DATA

acreage of property less than 1 acre
property identification number parcel ID # 17/31/17/83220/089/0040

Sargent Residence
 Name of Property

6. FUNCTION OR USE

<u>Historic Functions</u>	<u>Current Functions</u>
<u>residential/single-family</u>	<u>residential/single-family</u>
<u>group home</u>	

7. DESCRIPTION

<u>Architectural Classification</u> <small>(See Appendix A for list)</small>	<u>Materials</u>
<u>CRAPSMAN Airplane Bungalow</u>	<u>wood, brick, stone, concrete, Cuban tile</u>

Narrative Description

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

8. NUMBER OF RESOURCES WITHIN PROPERTY

<u>Contributing</u>	<u>Noncontributing</u>	<u>Resource Type</u>	<u>Contributing resources previously listed on the National Register or Local Register</u>
<u>1</u>	<u>1</u>	<u>Buildings</u>	<u>currently listed as NRD contributing structure</u>
		<u>Sites</u>	
		<u>Structures</u>	
		<u>Objects</u>	<u>Number of multiple property listings</u>
<u>1</u>	<u>1</u>	<u>Total</u>	<u>original house and 2016 garage</u>

Sergeant Residence
Name of Property

9. STATEMENT OF SIGNIFICANCE

Criteria for Significance

(Mark one or more boxes for the appropriate criteria.)

- Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- Its location is the site of a significant local, state, or national event.
- It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
- Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Areas of Significance

(See Attachment B for detailed list of categories.)

Architecture

Period of Significance

1920-1930

Significant Dates (date constructed & altered)

construction 1920; east porch enclosed c1935-1941

Significant Person(s)

(see attached)

Cultural Affiliation/Historic Period

Florida boom, early 1920s

Builder

unknown

Architect

unknown

Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

APPENDIX C
Additional Photographs



Photo 1: Oblique view of façade facing southeast.



Photo 2: Frontal view showing gables and exposed eaves and truss system.



Photo 3: Frontal porch masonry with Cuban tile.



Photo 4: Frontal entry door.



Photo 5: East porch enclosure at front elevation, with masonry workmanship.



Photo 6: Rear porch area.

APPENDIX D
Public Comment

No public comment has been received as of March 25, 2016.

APPENDIX E Supporting Information

Timeline for 806 18th Ave NE (Sargent House)

-1920 Sargent renting at similar airplane bungalow at 913 7th St S (Roser Park)

Sargent first owner----1924-1926

-1923 \$10k Constr house/garage on double lot

-1924 Sargent lets contract for 14th Ave estate (Mount Vernon sub-Albert Birdsall res?)

Duncan owns 1927-1930

Mcfall owns 1931-1957

-1931 \$800 Gen repairs to house/garage

-1931 \$? Plumbing for 2nd floor bath

-1931 \$200 Gen repairs to house

-1931 \$? 6 outlets/ice machine

-1948 \$? Electr/plumbing for range/water heater

-1955 \$500 Roof repairs

English owns----1958-1961

up to 1961 east porch screened in

Gorby owns----1963-1967

-1963 \$900 Remove roof and reroof house

-1965 \$? Plumbing disconnect well water from city water

Carlson owns----1967-1969

-1967 \$50 Constr 2-block high wall in rear yard

Holehouse owns----1969-1975

King owns-----1975-1976

-1975 \$600 Reroof

Doddridge owns----1977-1998

-1977 \$530 Install chain-link fence/2 gates (240')

-1981 *Drawing appears to omit short column near ext chimney (likely an omission by artist)*

-1982 \$? Variance allowed rear yard encroachment for carport

-1983 \$3000 Constr carport

-1984 \$685 Roof over garage

-1988 \$? Mech (A/C), Electr (88-10188029, 88-10188032)

-1989 \$4960 Roof (89-9199064)

-1991 \$6000 Framing approved (91-07221021)—*maybe enclose east porch?*

-1991 \$? Mech (A/C)(91-07251079); Electr (91-07301082)

-1996 \$950 Roof (96-00041377)

Gruskin owns---1999-2015

-1999 \$2490 Electr (99-11000247)

-2001 \$7000 Electr for dryer and gfi (01-07000817)

-2001 \$5000 Fire sprinklers for group home (01-07000842)

-2001 \$? Mech (A/C)

-2001 \$6800 Addn/alteration/deck-req'd design review-slab, framing, sheathing, fire, deck/rail, stairs/landing to 2nd floor east side; cut back roof, ext door (01-10000913)

-2001-2004+ Community res home or group home

-2004 \$2000 Addn/alteration/windows replacement—remove stairs, replace door with window, reconstruct roof/eave (04-10000124); Variance 04-10-03 (not found)

-2007 \$15k Alteration-sub damage-foundation repairs (07-8001095)

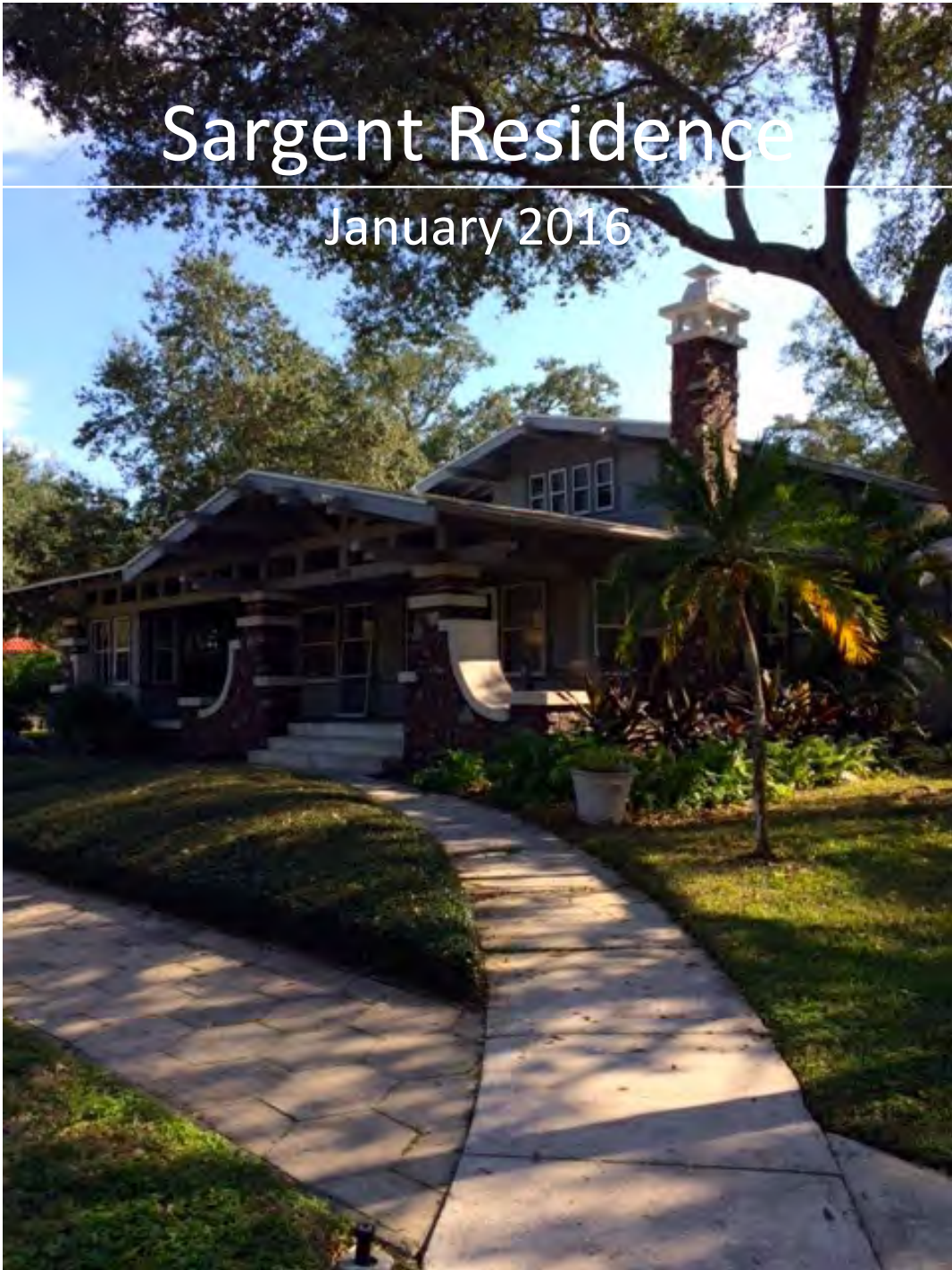
-2015 Garage lot separated from main house to adjacent property owner

Reid & Winters owns----2015-present

-2016 Historically sensitive repairs, addition of rear shed, historic garage demolished (by others)

Sargent Residence

January 2016



visual documentation

806 18th Ave. NE
St. Petersburg, FL
33704

photos by Sharon Winters

NOMINATION

to the St. Petersburg
Register of Historic
Places

submitted by

Sharon Winters and
Kendall Reid, owners
727.954.6024

January 28, 2016

Exterior



A. North facade
Clinker brick pier

B. North facade
Clinker brick pier and marbled
Cuban tile

C. West facade
Clinker brick chimney

D. North facade

Exterior



A



B



C



D

A. East facade
north end: Florida room

B. East facade
south end

C. West facade

D. South facade

Interiors, First Floor

A. Living room, looking
Coffered ceiling, vertical grain
heart pine floors

B. Living room, looking west
Clinker brick fireplace and
adjoining window seats

C. Doors from FL room to
dining room
beveled glass panes

D. FL room (enclosed porch)

E. Living room, looking south
built-in bookcases



SEPTEMBER PERMITS HIT \$213,300 MARK

L. R. Sargeant Takes Out Permit For Construction of \$10,000 Home In North Shore

Valuation in building permits issued by Inspector McDevitt Friday totalled \$18,650, bring the total valuation since Sept. 1 to \$213,300.

The largest permit was issued Friday to LeRoy Sargeant for the construction of a \$10,000 airplane type bungalow in the North Shore section at East 806 Eighteenth avenue north.

A feature of the new bungalow will be the rubble brick on the porch columns. It will be of one story and will contain eight rooms.

Kitchen
Original cabinets to right and left

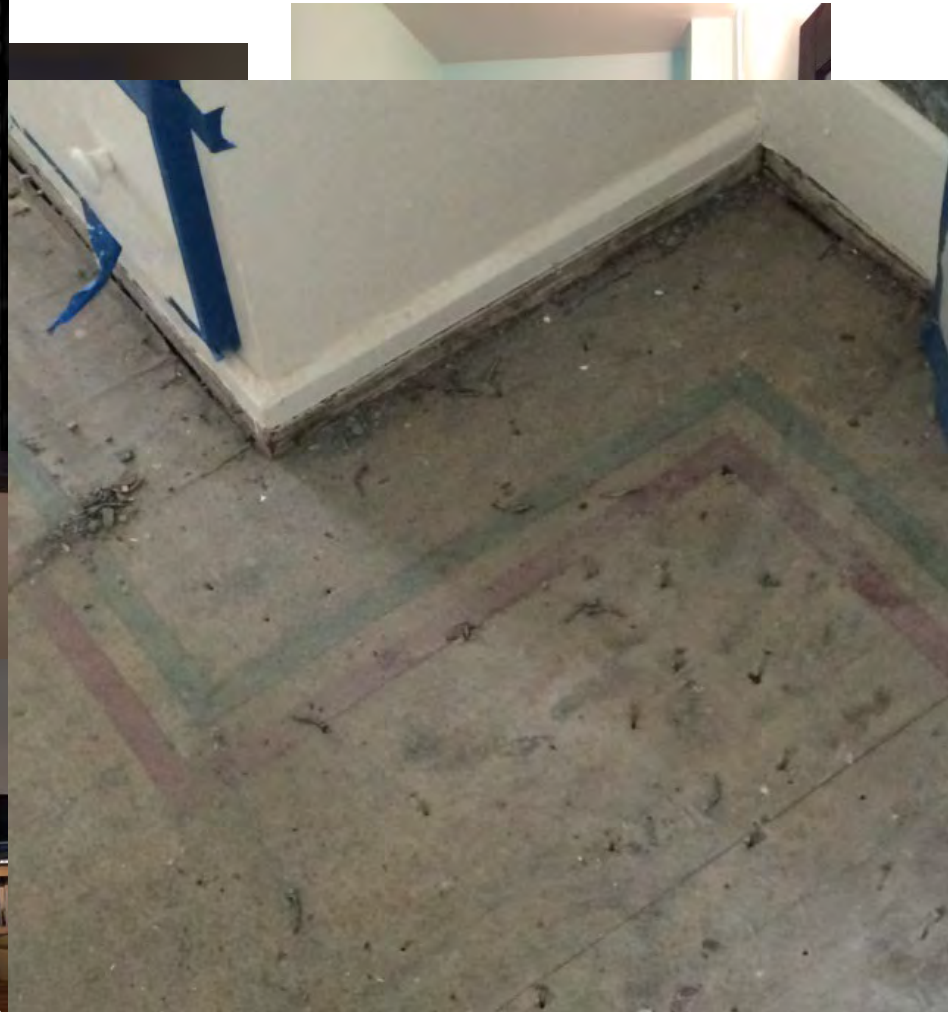
B. Utility room
Original woodwork and doors

2nd floor studio

E. 2nd floor bedroom

original 3 over 1 windows

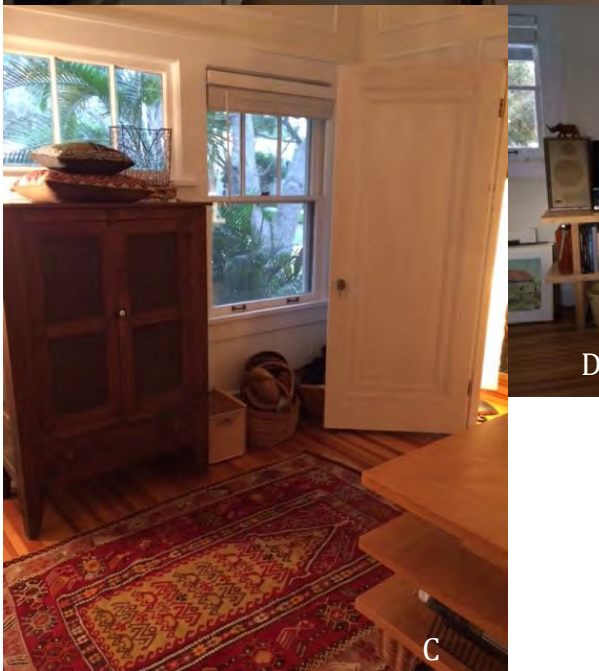
four original 3 over 1 windows;
four 2 over 1 windows



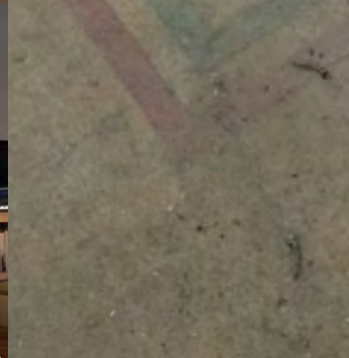
Original linoleum kitchen floor with border, laid over pine subfloor



A



C



D

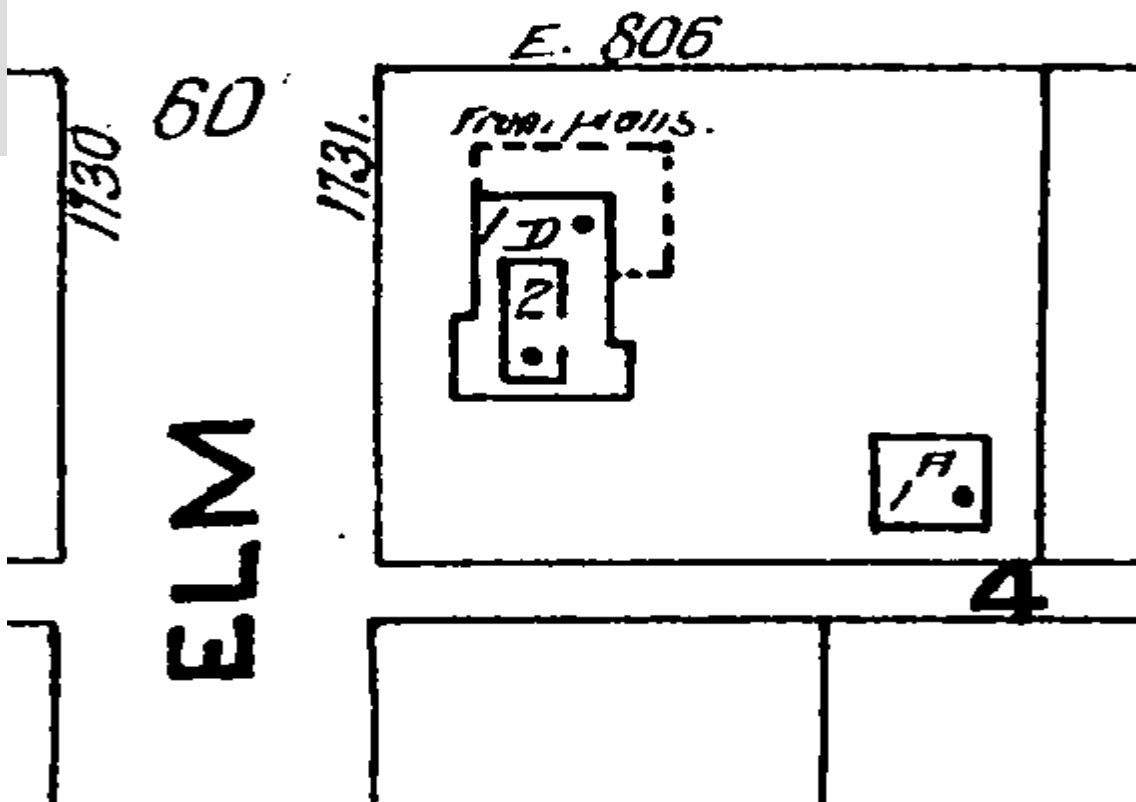
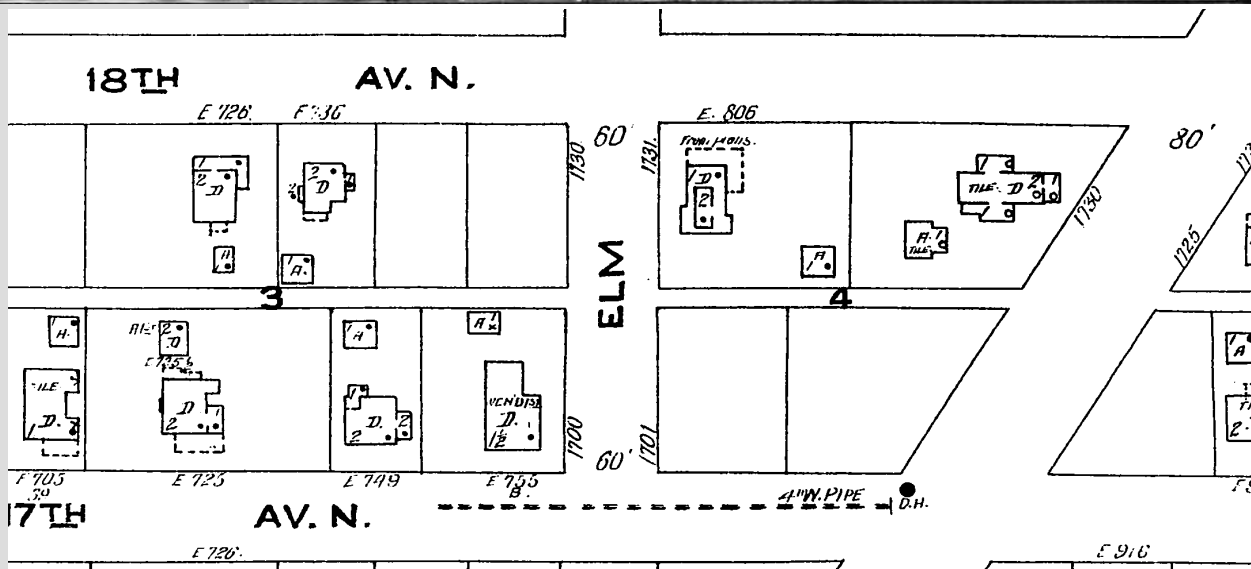


E

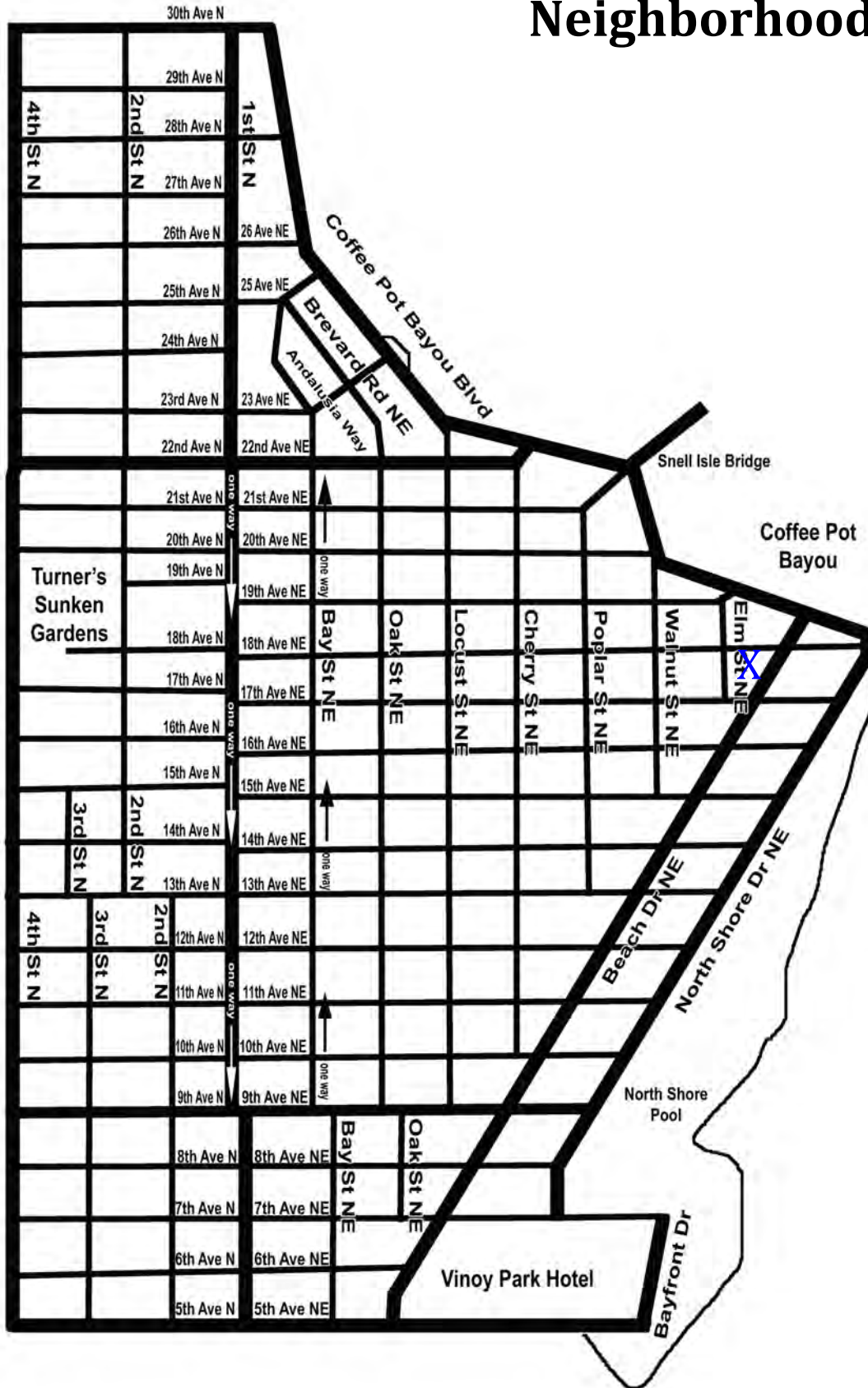


Panoramic photo:
1924, Coffee Pot Bayou at 20th Ave NE, looking south

1923 Sanborn map:
surrounding streets and close-up "from plans"



Historic Old Northeast Neighborhood





Local Landmark Designation Application

Type of property nominated (for staff use only)

- building structure site object
 historic district multiple resource

1. NAME AND LOCATION OF PROPERTY

historic name _____

other names/site number _____

address _____

historic address _____

2. PROPERTY OWNER(S) NAME AND ADDRESS

name _____

street and number _____

city or town _____ state _____ zip code _____

phone number (h) _____ (w) _____ e-mail _____

3. NOMINATION PREPARED BY

name/title _____

organization _____

street and number _____

city or town _____ state _____ zip code _____

phone number (h) _____ (w) _____ e-mail _____

date prepared _____ signature _____

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)

5. GEOGRAPHIC DATA

acreage of property _____

property identification number _____

Name of Property

6. FUNCTION OR USE

Historic Functions

Current Functions

7. DESCRIPTION

Architectural Classification

(See Appendix A for list)

Materials

Narrative Description

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

8. NUMBER OF RESOURCES WITHIN PROPERTY

<u>Contributing</u>	<u>Noncontributing</u>	<u>Resource Type</u>	Contributing resources previously listed on the National Register or Local Register
_____	_____	Buildings	_____
_____	_____	Sites	_____
_____	_____	Structures	_____
_____	_____	Objects	Number of multiple property listings
_____	_____	Total	_____

Name of Property

9. STATEMENT OF SIGNIFICANCE

Criteria for Significance

(mark one or more boxes for the appropriate criteria)

- Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- Its location is the site of a significant local, state, or national event.
- It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- Its character is a geographically definable area possessing a significant concentration, or continuity or sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
- Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Areas of Significance

(see Attachment B for detailed list of categories)

Period of Significance

Significant Dates (date constructed & altered)

Significant Person(s)

Cultural Affiliation/Historic Period

Builder

Architect

Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criterial and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

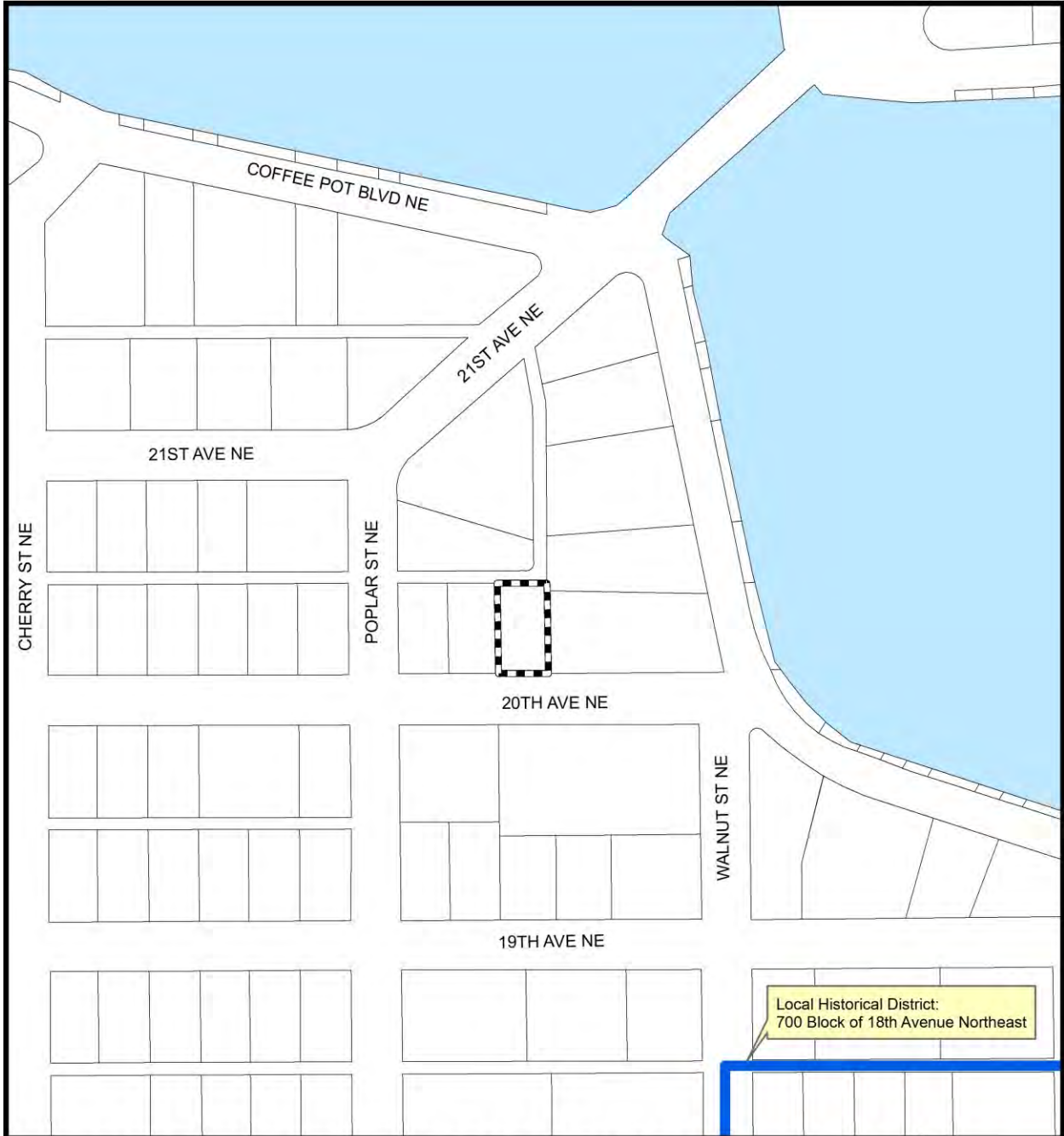
St. Petersburg Local Landmark Designation Application



Name of property _____

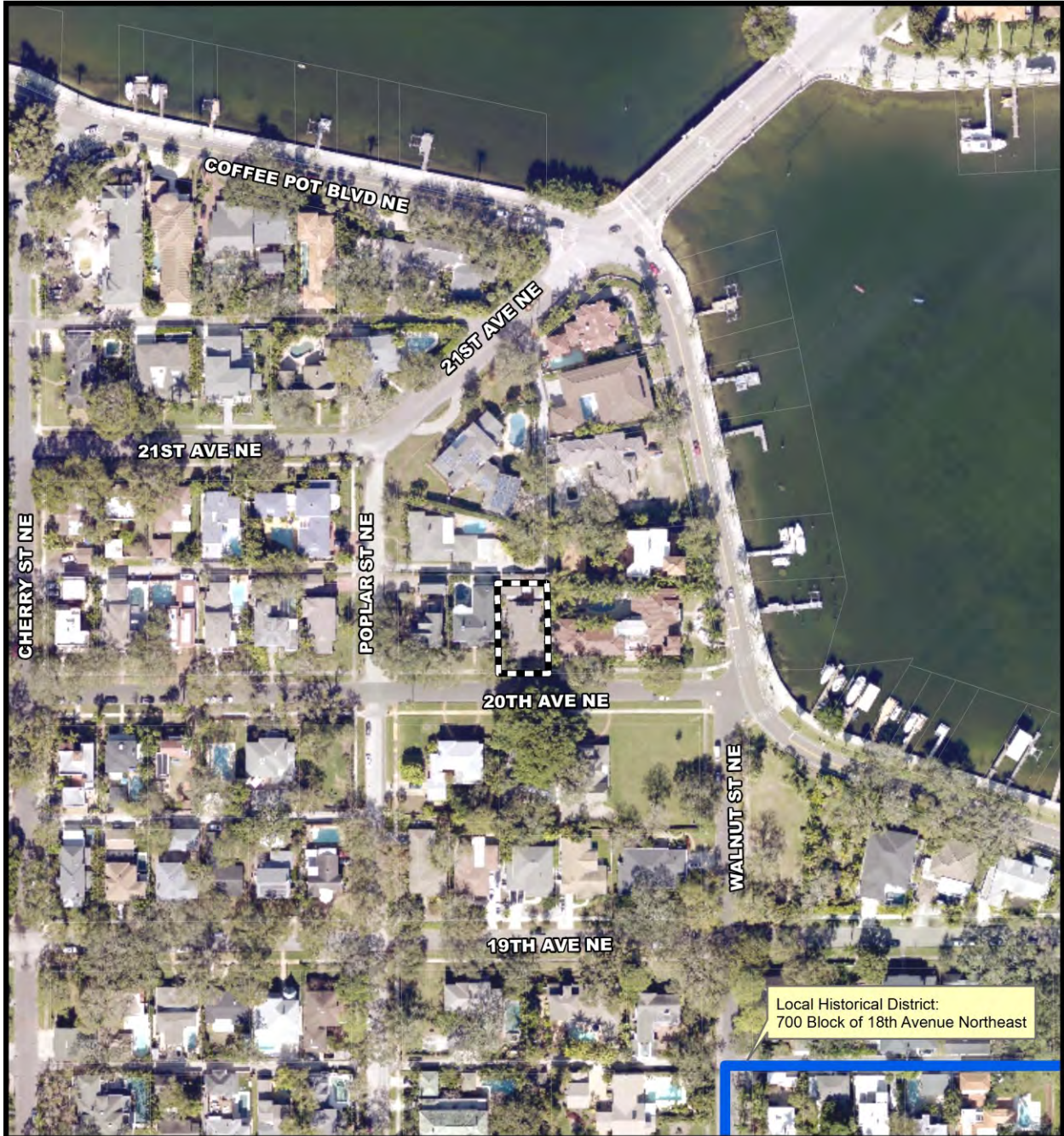
Continuation Section

Page _____

Appendix B
Maps of Subject Property



Community Planning and Preservation Commission		 N
625 20th Avenue NE		
AREA TO BE APPROVED, SHOWN IN 	CASE NUMBER 23-90300002	SCALE: 1" = 170'



Community Planning and Preservation Commission

625 20th Avenue NE

AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

23-90300002



SCALE:
1" = 170'

Appendix C
Public Comment

Cynthia J. Kochanek

From: Nick Bell <president@honna.org>
Sent: Thursday, December 21, 2023 10:54 AM
To: Cynthia J. Kochanek
Subject: Cressy residence

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

Ms. Kochanek,

The Historic Old Northeast Neighborhood Association is delighted to support the historic designation of the Cressy Residence located at 625 20th Avenue NE.

Michael and Sandra Taradash are to be commended for their appreciation of this historic and architecturally significant property.

We urge you to approve their designation application.

Regards,

Nick Bell

President, HONNA

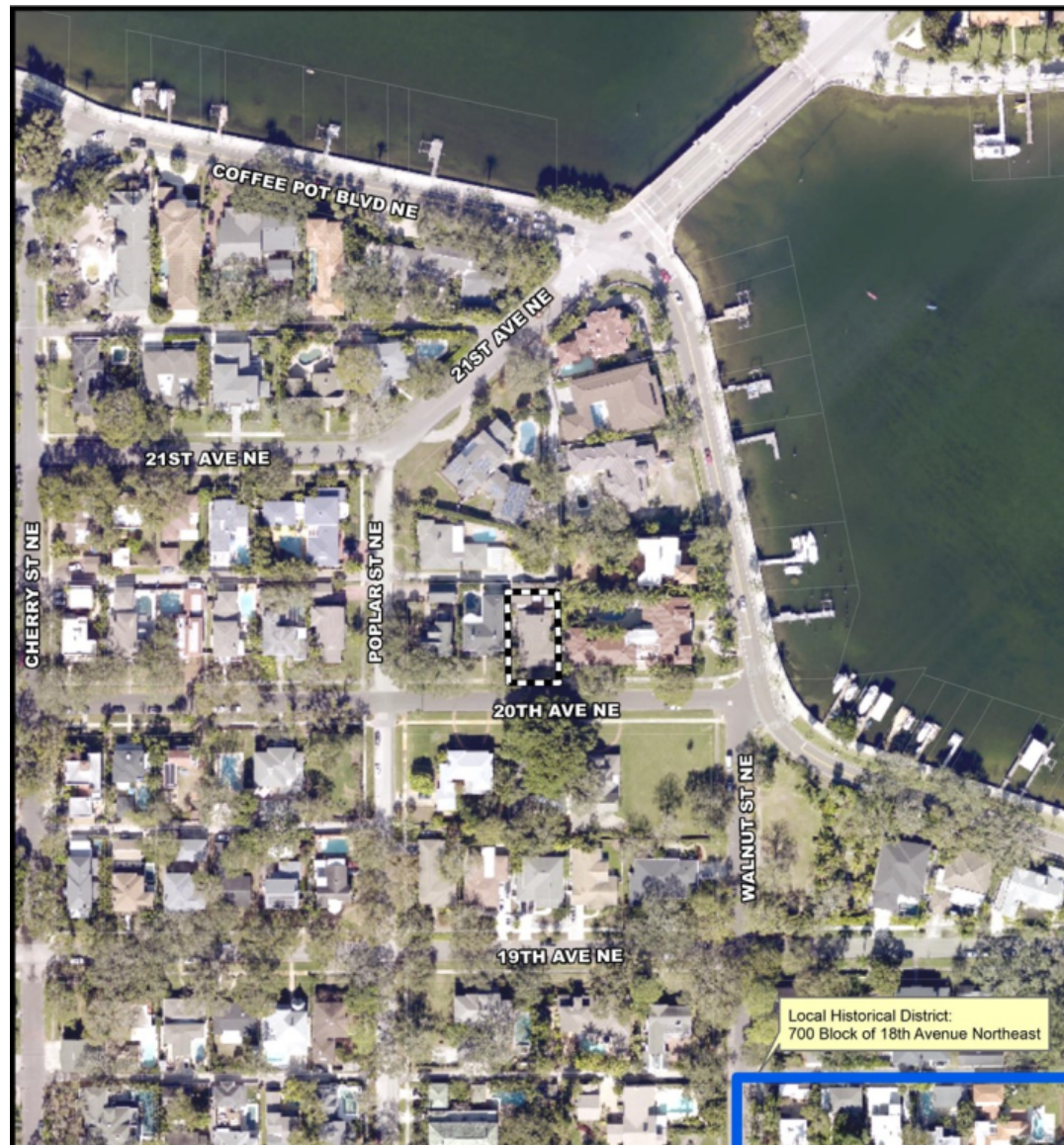
February 15, 2024

23-90300002

**WILL CRESSY & BLANCHE DAYNE
CRESSY HOUSE
Local Historic Landmark Designation**

City Council

WE ARE ST. PETE



Community Planning and Preservation Commission

625 20th Avenue NE

AREA TO BE APPROVED,

SHOWN IN

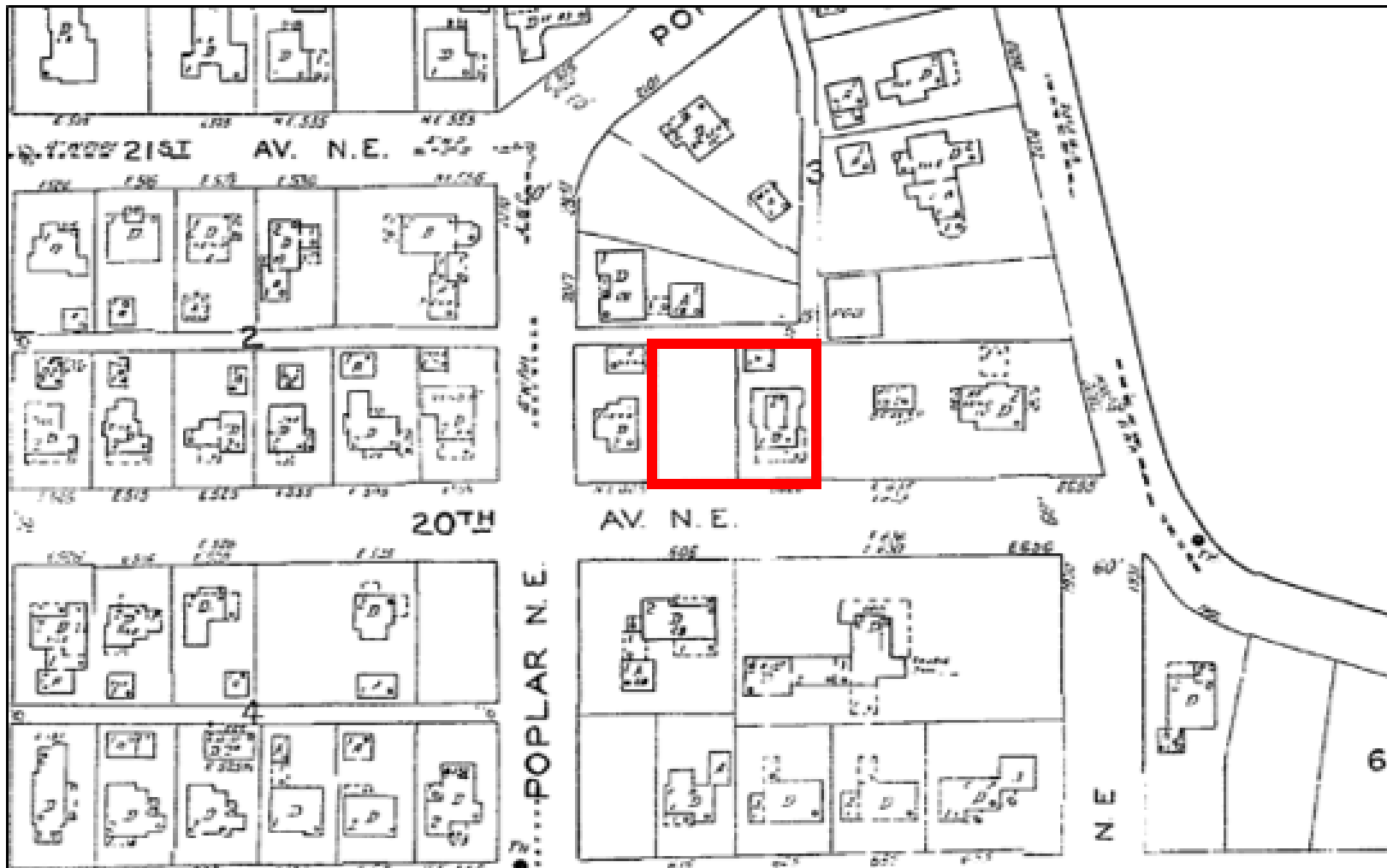


CASE NUMBER

23-90300002



SCALE:
1" = 170'



CRESSY HOUSE



Image Courtesy of Tampa-Hillsborough County Public Library – Burgert Brothers Collection

CRESSY HOUSE



CRESSY HOUSE



CRESSY HOUSE – GARAGE



CRESSY HOUSE – SITE



CRITERIA FOR ELIGIBILITY

Is at least one of the following criteria for eligibility met?

- A. Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.
- C. It is identified with a person who significantly contributed to the development of the city, state or nation.
- D. It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the city, state, or nation.
- E. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- F. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.



CRITERIA FOR ELIGIBILITY

Areas of Significance

- Architecture
- Association
 - Architect
 - Original Owners



Image Credit: *St. Petersburg Times*, March 5, 1950, Newspapers.com



HISTORIC INTEGRITY

<i>Is at least one of the following factors of integrity met?</i>						
Location	Design	Setting	Materials	Workmanship	Feeling*	Association*
Yes	Yes	Yes	Yes	Yes	Yes	No
*Must be present in addition to at least one other factor.						



- 1 ½ story, bungalow with small second story and original 1 story garage
- Wood shingles in three different exposures for siding
- Siding slope at the foundation
- Large 3-over-1 sash windows on main and original 6-over-1 on garage
- Exposed structural elements on the porch gable ends
- Exposed beams supporting deep eaves
- Slated vents in the gable ends on main house
- Front porch with piers of clinker brick & yellow brick accents and caps.

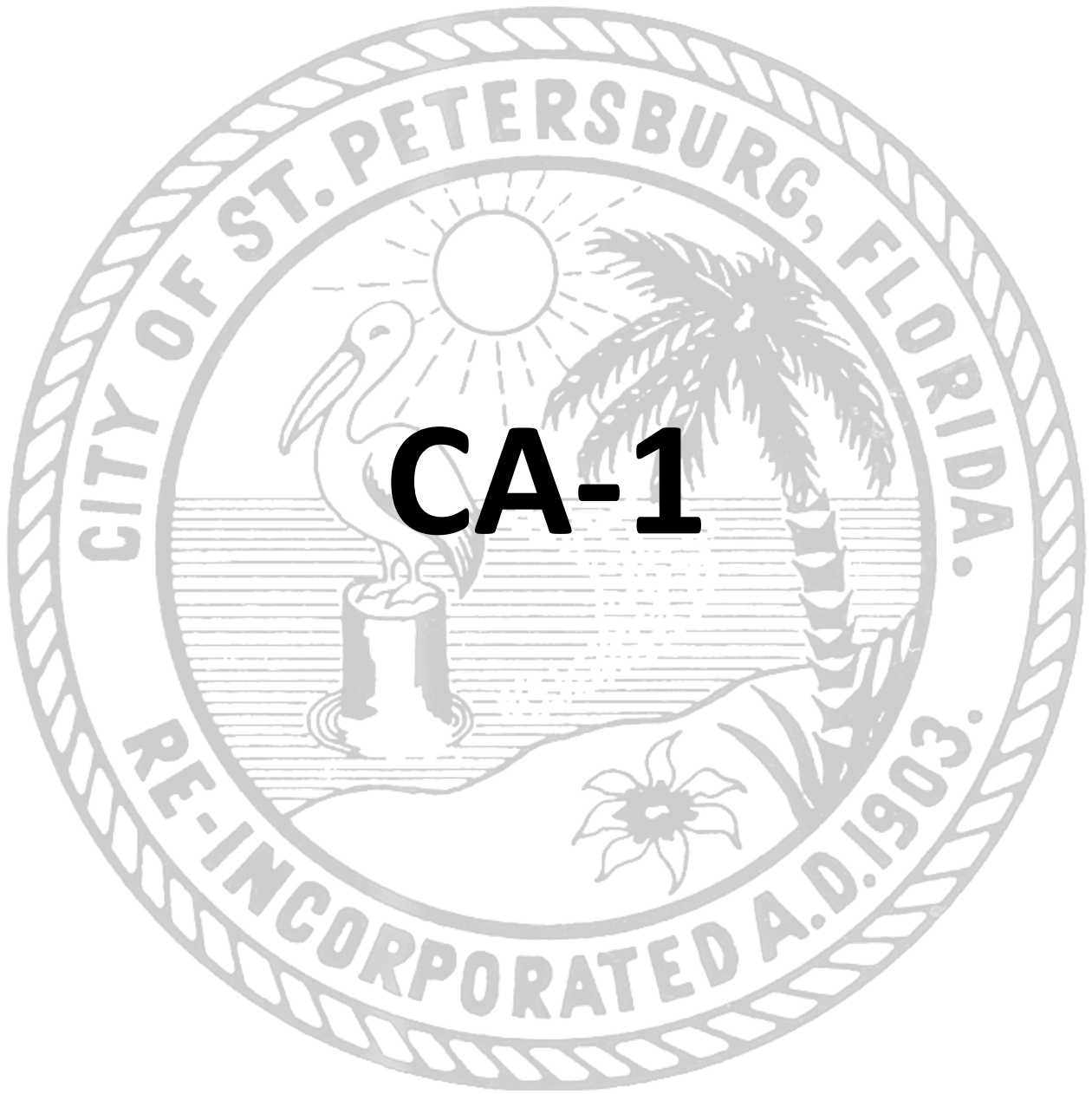
CHARACTER DEFINING FEATURES

THANK YOU



Urban Planning and Historic Preservation
PO Box 2842, St. Petersburg 33731
727.893.7111
www.stpete.org/history

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation for heating, ventilation, & air conditioning (HVAC) maintenance and repair services with Air Mechanical & Service Corp in the amount of \$500,000.
Please scroll down to view the backup material.



CA-1

**ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of February 15, 2024**

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

Subject: Approving an increase in allocation for heating, ventilation, & air conditioning (HVAC) maintenance and repair services with Air Mechanical & Service Corp in the amount of \$500,000.

Explanation: The vendor provides all labor, materials (including replacement parts), supervision, tools, equipment, and vehicles, including travel expenses and diagnostic services necessary to keep the HVAC systems in proper and continuous operation through preventative maintenance and repair services at 68 locations throughout the City.

The Procurement and Supply Management Department, in cooperation with the Parks and Recreation Department, the Water Resources Department, and Fire Rescue Department, recommends an allocation increase:

Air Mechanical & Service Corp. (Tampa, FL)\$500,000

On December 15, 2022, City Council approved a 3-year blanket purchase agreement for HVAC maintenance and repair services effective February 1, 2023, to January 31, 2026. The total spend for this contract to date is \$1,385,180.97. An Allocation increase is needed to ensure continuation of services through the end of the contract.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Various Departments, Various Divisions, Emergency Medical Services Fund (1009), Fire Rescue Department (150), Various Divisions, and in the Water Resources Operating Fund (4001), Water Resources Department (420), Various Divisions.

Attachments: Resolution

RESOLUTION NO. _____

A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF \$500,000 TO THE ALLOCATION FOR THE AGREEMENT WITH AIR MECHANICAL & SERVICE CORP FOR HEATING, VENTILATION, & AIR CONDITIONING (HVAC) MAINTENANCE AND REPAIR SERVICES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City entered into an agreement with Air Mechanical & Service Corp for heating, ventilation, & air conditioning (HVAC) maintenance and repair services effective February 1, 2023 (“Agreement”); and

WHEREAS, an increase in the amount of \$500,000 to the allocation for the Agreement is needed to ensure continuation of services through the end of the contract term of January 31, 2026; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Parks and Recreation, Water Resources, and Fire Rescue Departments, recommends approval of this resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an increase in the amount of \$500,000 to the allocation for the agreement with Air Mechanical & Service Corp for heating, ventilation, & air conditioning (HVAC) maintenance and repair services 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:



00723500

DEPARTMENT:

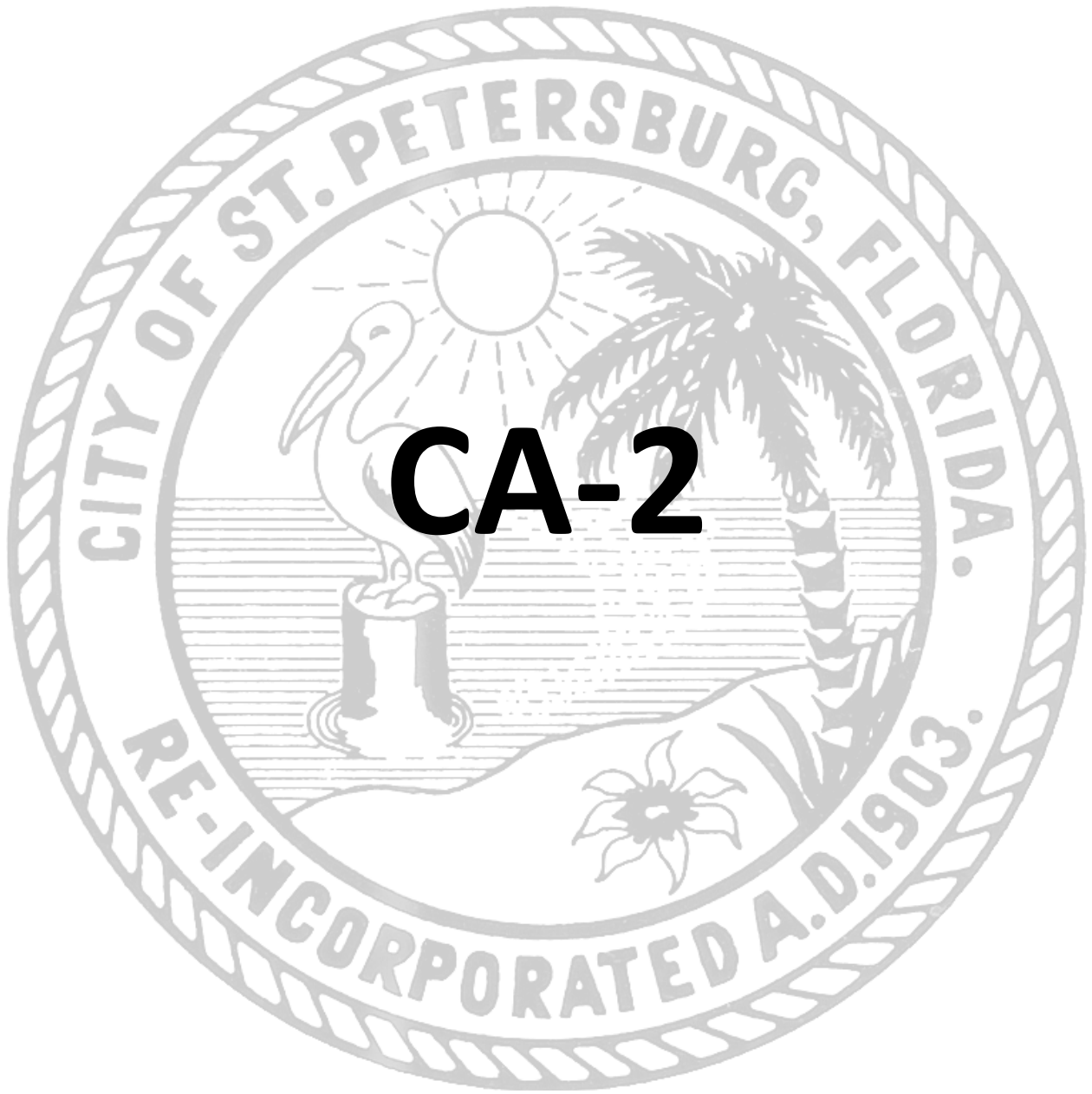
 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					254501
Name:	Papadopoulos, Briell Marintina	Request Date:	29-JAN-2024	Status:	APPROVED

Authorization Request	
Subject:	910-36 HVAC, Maint. and Repair Services, Feb 15
Message:	Submitted for your approval, please find attached Consent Write-up for 910-36 HVAC, Maint. and Repair Services, scheduled to go before City Council Feb 15, 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:	910-36 HVAC Maintenance and Repair Services, February 15, 2024 - Consent Write-up Final .docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	29-JAN-2024	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	29-JAN-2024	User Defined
2	Schultz, Kimberly Anne	Schultz, Kimberly Anne	APPROVE	30-JAN-2024	User Defined

The following page(s) contain the backup material for Agenda Item: Approving a renewal from PC Solutions & Integration, Inc. for network infrastructure maintenance and support for the Department of Technology Services at a total cost of \$166,134.27. [MOVED TO CONSENT AGENDA "B" AS CB-6 DUE TO TOTAL COST AMOUNT]

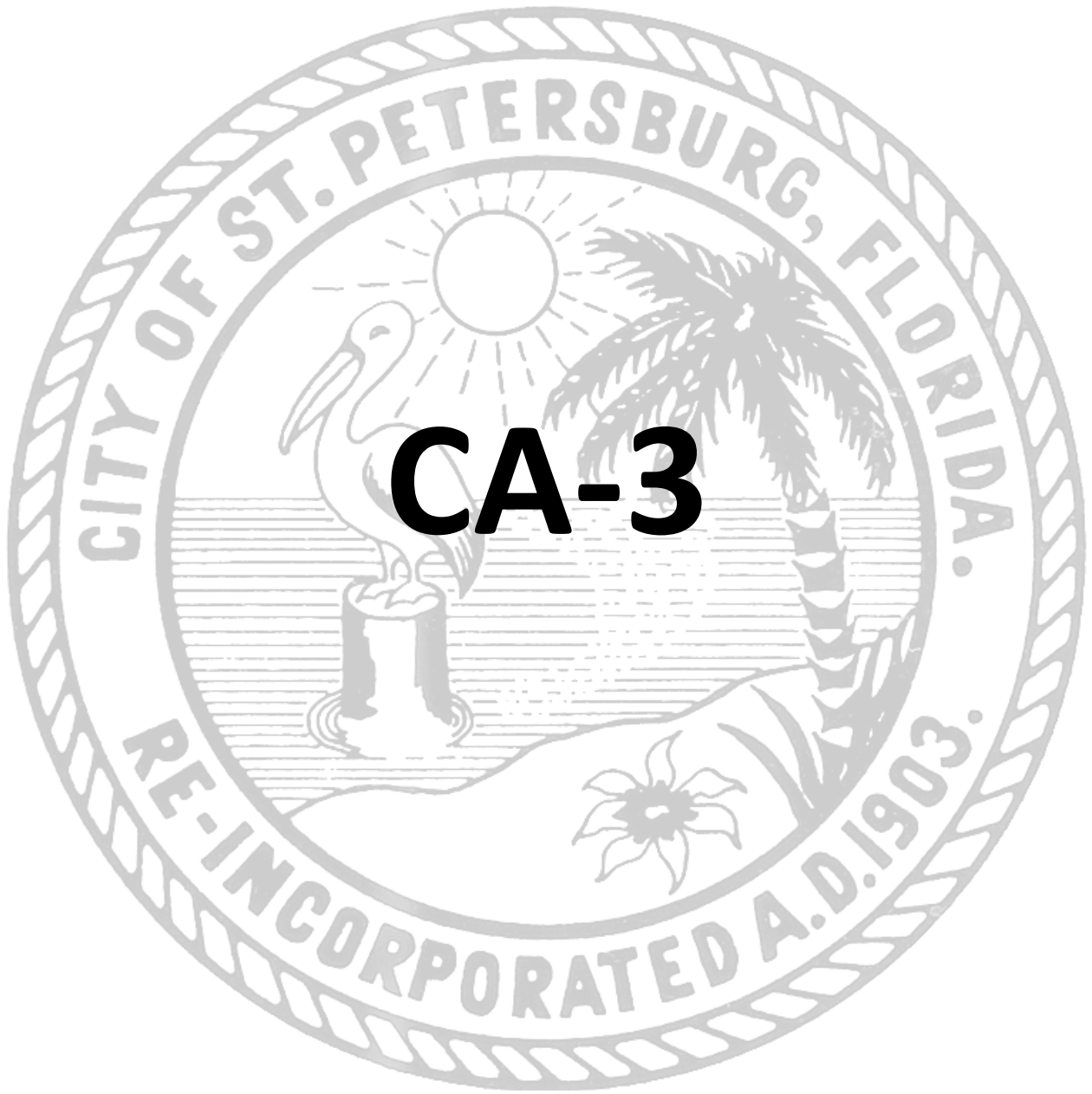
Please scroll down to view the backup material.



CA-2

The following page(s) contain the backup material for Agenda Item: Accepting a Statement of Qualifications from 4P Consulting Inc., Advanced Engineering & Design, Inc., Benro Enterprises Inc. DBA Rocha Controls, CEC Controls Company, Inc., McKim & Creed, Process Control & Instrumentation, LLC, Revere Control Systems, Inc., Star Controls, Inc., The Integration Group of Americas, Inc., and Woodard & Curran for the Instrumentation and Control (I&C) and Supervisory Control and Data Acquisition (SCADA) project, for the Water Resources Department, for consulting services

Please scroll down to view the backup material.



CA-3

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of February 15, 2024

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

Subject: Accepting a Statement of Qualifications from 4P Consulting Inc., Advanced Engineering & Design, Inc., Benro Enterprises Inc. DBA Rocha Controls, CEC Controls Company, Inc., McKim & Creed, Process Control & Instrumentation, LLC, Revere Control Systems, Inc., Star Controls, Inc., The Integration Group of Americas, Inc., and Woodard & Curran for the Instrumentation and Control (I&C) and Supervisory Control and Data Acquisition (SCADA) project, for the Water Resources Department, for consulting services

Explanation: The Procurement & Supply Management Department issued RFQ No. 24- 009 Instrumentation & Controls - SCADA Equipment, Maintenance & Repairs on October 17, 2023. On November 2, 2023, the City received eleven Statements of Qualifications (SOQs) from the following firms:

1. 4P Consulting Inc.
2. Advanced Engineering & Design, Inc.
3. Benro Enterprises Inc. DBA Rocha Controls
4. CEC Controls Company, Inc.
5. Freese and Nichols, Inc.
6. McKim & Creed
7. Process Control & Instrumentation, LLC
8. Revere Control Systems, Inc.
9. Star Controls, Inc.
10. The Integration Group of Americas, Inc.
11. Woodard & Curran

Evaluations of the proposals were conducted by the following staff:

Paul Mac, SCADA Manager
Patrick Lynn, Senior Plant Maintenance Coordinator
Joseph Barbieri, SCADA Analyst

The Statements of Qualifications were evaluated based on the following criteria:

Qualifications (staff, licenses, certifications)
Scoring Method = Pass/Fail / Weight = 50 % of total score

Experience (technician's and firm's)
Scoring Method = Pass/Fail / Weight = 50 % of total score

On November 14, 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. 4P Consulting Inc.
2. Advanced Engineering & Design, Inc.
3. Benro Enterprises Inc. DBA Rocha Controls
4. CEC Controls Company, Inc.
5. McKim & Creed

6. Process Control & Instrumentation, LLC
7. Revere Control Systems, Inc.
8. Star Controls, Inc.
9. The Integration Group of Americas, Inc.
10. Woodard & Curran

On December 7, 2023, the evaluation committee considered the responses to the requested clarifications. After deliberations the evaluation committee recommends for award the following firms, 4P Consulting Inc., Advanced Engineering & Design, Inc., Benro Enterprises Inc. DBA Rocha Controls, CEC Controls Company, Inc., McKim & Creed, Process Control & Instrumentation, LLC, Revere Control Systems, Inc., Star Controls, Inc., The Integration Group of Americas, Inc., and Woodard & Curran

The Contractors shall provide applications programming services, hardware, software, support services, repairs, and training for the continued expansion and maintenance of the Water Resources Department's Instrumentation and Control (I&C) and Supervisory Control and Data Acquisition (SCADA) systems for the City.

The initial term of the agreements are five years from date of contract execution, and may, by mutual agreement of the parties, be renewed for a period not to exceed the initial contract term and if, needed, ninety (90) days beyond the expiration date of the current contract period. Contract purchase agreements will be issued and will only be binding for actual services rendered.

Cost/Funding/Assessment Information: Funds have been previously appropriated in Water Resources Capital Project Fund (4003), ASM SCADA Upgrades FY24 project (20126), WRF NE Process Control Instruments FY24 project (20008), NW SCADA Upgrade FY18 project (16387), WRF SW SCADA Update FY21 (18052), LST SCADA Enhancements FY24 (19991), and the Water Resources Operating Fund (4001), Water Resources Department, COSME WTP Division (4202077).

Attachments: Technical Evaluation (3 pages)
Resolution

Technical Evaluation
RFQ- 24 – 009: - Instrumentation & Controls - SCADA Equipment, Maintenance & Repairs

Shortlisted Firms

1. 4P Consulting, Inc.
2. Advanced Engineering & Design, Inc.
3. Benro Enterprises Inc. dba Rocha Controls
4. CEC Controls Company, Inc.
5. Freese and Nichols, Inc.
6. McKim & Creed
7. Process Control & Instrumentation, LLC
8. Revere Control Systems, Inc.
9. Star Controls, Inc.
10. The Integration Group of Americas, Inc.
11. Woodard & Curran

Evaluation Criteria

The SOQs were evaluated and scored based on the following criteria:

Qualifications (staff, licenses, certifications)

Scoring Method = Pass/Fail / Weight = 50 % of total score

Experience (technician's and firm's)

Scoring Method = Pass/Fail / Weight = 50 % of total score

Offerors' Profiles

4P Consulting, Inc. is headquartered in Kennesaw, GA and was incorporated in 2012. They have been in business for 12 years.

Advanced Engineering & Design, Inc. is headquartered in Pinellas Park, FL and was incorporated in 1998. They have been in business for 26 years.

Benro Enterprises Inc. dba Rocha Controls is headquartered in Tampa, FL and was incorporated in 1997. They have been in business for 27 years.

CEC Controls Company, Inc. is headquartered in Bradenton, FL and was incorporated in 1966. They have been in business for 58 years.

McKim & Creed is headquartered in Raleigh, NC and was incorporated in 1978. They have been in business for 46 years.

Process Control & Instrumentation, LLC is headquartered in Detroit, MI and was incorporated in 2000. They have been in business for 24 years.

Revere Control Systems, Inc. is headquartered in Hoover, AL and was incorporated in 1980. They have been in business for 44 years.

Star Controls, Inc. is headquartered in Coral Springs, FL and was incorporated in 2005. They have been in business for 19 years.

The Integration Group of Americas, Inc. is headquartered in Spring, TX and was incorporated in 2016. They have been in business for 8 years.

Woodard & Curran is headquartered in Portland, ME and was incorporated in 1979. They have been in business for 45 years.

Tabulation of Scores

On December 7, 2023, the evaluation committee scored the shortlisted firms and the aggregate scores for the eleven firms based on a possible total of one hundred (100) points were as follows:

Firm Name	Qualifications Score	Experience Score	Total Points
4P Consulting Inc.	50	50	100
Advanced Engineering & Design, Inc.	50	50	100
Benro Enterprises Inc DBA Rocha Controls	50	50	100
CEC Controls Company, Inc.	50	50	100
Freese and Nichols, Inc.	0	0	0
McKim & Creed	50	50	100
Process Control & Instrumentation, LLC	50	50	100
Revere Control Systems, Inc.	50	50	100
Star Controls Inc.	50	50	100

The Integration Group of Americas, Inc.	50	50	100
Woodard & Curran	50	50	100

4P Consulting Inc., Advanced Engineering & Design, Inc., Benro Enterprises Inc. DBA Rocha Controls, CEC Controls Company, Inc., McKim & Creed, Process Control & Instrumentation, LLC, Revere Control Systems, Inc., Star Controls, Inc., The Integration Group of Americas, Inc., and Woodard & Curran have all met the requirements for RFQ No. 24- 009 and were determined to be the most qualified firms, taking into consideration the evaluation criteria set forth in the RFQ.

RESOLUTION NO. 2024-__

A RESOLUTION ACKNOWLEDGING THE SELECTION OF (1) 4P CONSULTING INC., (2) ADVANCED ENGINEERING & DESIGN, INC., (3) BENRO ENTERPRISES INC. DBA ROCHA CONTROLS, (4) CEC CONTROLS COMPANY, INC., (5) MCKIM & CREED, INC., (6) PROCESS CONTROL & INSTRUMENTATION, LLC, (7) REVERE CONTROL SYSTEMS, INC., (8) STAR CONTROLS, INC., (9) THE INTEGRATION GROUP OF AMERICAS, INC., AND (10) WOODARD & CURRAN, INC. AS THE MOST QUALIFIED FIRMS TO PROVIDE APPLICATIONS PROGRAMMING SERVICES, HARDWARE, SOFTWARE, SUPPORT SERVICES, REPAIRS, AND TRAINING FOR THE CONTINUED EXPANSION AND MAINTENANCE OF THE WATER RESOURCES DEPARTMENT'S INSTRUMENTATION AND CONTROL (I&C) AND SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) SYSTEMS; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE CITY'S PROFESSIONAL SERVICES AGREEMENT WITH EACH OF THESE FIRMS IF THEY ARE SELECTED FOR A PROJECT, SUBJECT TO ADDITIONAL CITY COUNCIL APPROVAL FOR ANY AGREEMENT EXCEEDING \$100,000; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 17, 2023, the Procurement & Supply Management Department issued a request for qualifications ("RFQ") to engage the most qualified firm(s) to provide applications programming services, hardware, software, support services, repairs, and training for the continued expansion and maintenance of the Water Resources Department's Instrumentation and Control (I&C) and Supervisory Control and Data Acquisition (SCADA) systems; and

WHEREAS, on November 2, 2023, the Procurement & Supply Management Department received eleven (11) statements of qualifications in response to the RFQ; and

WHEREAS, on November 14, 2023, the selection committee (Paul Mac, Patrick Lynn, and Joseph Barbieri) met to discuss the statements of qualifications and shortlisted to ten (10) firms; and

WHEREAS, the ten (10) shortlisted firms were 1) 4P Consulting Inc., 2) Advanced Engineering & Design, Inc., 3) Benro Enterprises Inc. DBA Rocha Controls, 4) CEC Controls

Company, Inc., 5) McKim & Creed, Inc. 6) Process Control & Instrumentation, LLC, 7) Revere Control Systems, Inc., 8) Star Controls, Inc., 9) The Integration Group of Americas, Inc., and 10) Woodard & Curran, Inc.; and

WHEREAS, based on statements of qualifications submitted, responses to requested clarifications received, and deliberations conducted, the selection committee determined the ten (10) shortlisted firms to be the most qualified firms to provide applications programming services, hardware, software, support services, repairs, and training for the continued expansion and maintenance of the I&C and SCADA systems; and

WHEREAS, each firm will be required to execute a professional services agreement with the City if selected for a specific project; and

WHEREAS, any professional services agreement exceeding \$100,000 will be subject to City Council approval; and

WHEREAS, the firms have agreed to the terms and conditions set forth in the City's professional services agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the selection of (1) 4P Consulting Inc., (2) Advanced Engineering & Design, Inc., (3) Benro Enterprises Inc. DBA Rocha Controls, (4) CEC Controls Company, Inc., (5) McKim & Creed, Inc., (6) Process Control & Instrumentation, LLC, (7) Revere Control Systems, Inc., (8) Star Controls, Inc., (9) The Integration Group of Americas, Inc., and (10) Woodard & Curran, Inc. as the most qualified firms to provide applications programming services, hardware, software, support services, repairs, and training for the continued expansion and maintenance of the Water Resources Department's Instrumentation and Control (I&C) and Supervisory Control and Data Acquisition (SCADA) systems is hereby acknowledged.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the City's professional services agreement with each firm selected for a project, provided that any such agreement exceeding \$100,000 requires City Council approval.


This resolution shall become effective immediately upon its adoption.

LEGAL:


00723389

DEPARTMENT:

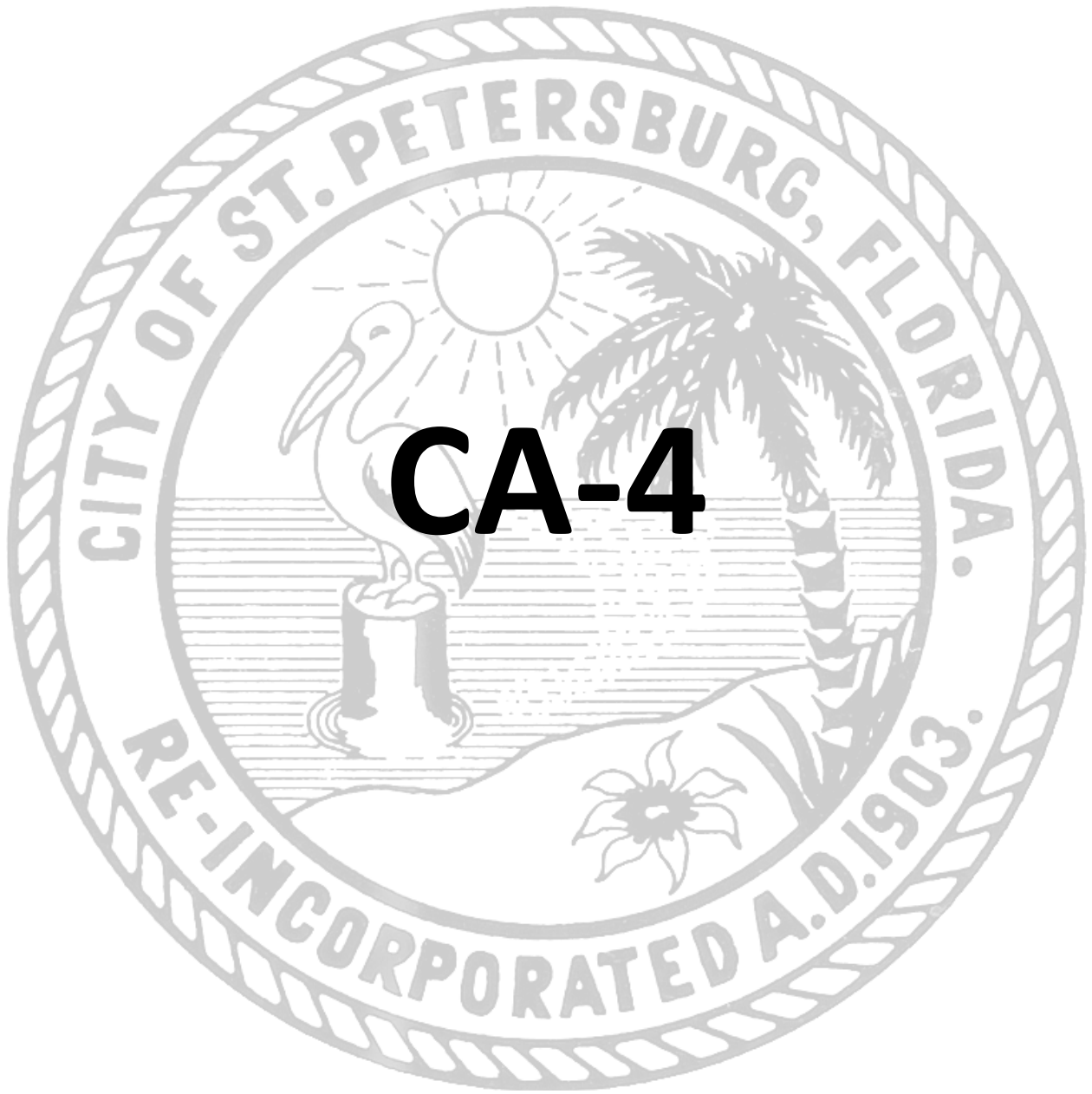


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					254918
Name:	Papadopoulos, Briell Marintina	Request Date:	31-JAN-2024	Status:	APPROVED

Authorization Request	
Subject:	920-45 Instrumentation & Controls - SCADA
Message:	Submitted for your approval, please find attached Consent Write-up for 920-45 Instrumentation & Controls - SCADA , scheduled to go before City Council Feb 15, 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:	920-45 IC SCADA Equip. Mnt. Reps. 2-15-24 Consent Write-up.v2.docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	31-JAN-2024	
1	Wahl, Margaret Brown	Wahl, Margaret Brown	APPROVE	31-JAN-2024	User Defined
2	Tankersley, Claude Duval	Tankersley, Claude Duval	APPROVE	02-FEB-2024	User Defined

The following page(s) contain the backup material for Agenda Item: A resolution authorizing the Mayor or his designee to execute an amendment to the cooperative funding agreement between the City and the Southwest Florida Water Management District (“District”), dated October 31, 2017, to provide funding for the Boyd Hill Nature Preserve Project (“Project”) to (i) increase the District’s funding contribution in the amount of \$98,400 (for a total contribution of \$648,400), (ii) increase the City’s funding contribution in the amount of \$98,400 (for a total contribution of \$448,400), (iii) modify the project schedule and (iv) extend the contract period through December 31, 2027; rescinding an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of \$98,400 from the Preserve Improvements FY23 project (19177); approving a supplemental appropriation in the amount of \$98,400 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the rescission, to the Boyd Hill Nature Preserve Project (17438); and providing an effective date
Please scroll down to view the backup material.



CA-4

St. Petersburg City Council Agenda Item

Consent Agenda

Meeting of February 15, 2024

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

SUBJECT: A resolution authorizing the Mayor or his designee to execute an amendment to the cooperative funding agreement between the City and the Southwest Florida Water Management District (“District”), dated October 31, 2017, to provide funding for the Boyd Hill Nature Preserve Project (“Project”) to (I) increase the District’s funding contribution in the amount of \$98,400 (for a total contribution of \$648,400), (II) increase the City’s funding contribution in the amount of \$98,400 (for a total contribution of \$448,400), (III) modify the Project schedule and (IV) extend the contract period through December 31, 2027; rescinding an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of \$98,400 from the Preserve Improvements FY23 Project (19177); approving a supplemental appropriation in the amount of \$98,400 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the rescission, to the Boyd Hill Nature Preserve Project (17438); and providing an effective date.

EXPLANATION: The City and the District entered into a cooperative funding agreement effective October 31, 2017 (the “Existing Agreement”) for the District to provide funding in the amount of \$550,000 toward the design, permitting, and construction of freshwater wetlands and coastal uplands within the Boyd Hill Nature Preserve in St. Petersburg, Florida (“Project”). The District will implement the Project and no funding will be received by the City from the District. Pursuant to the Existing Agreement, the City was obligated to contribute \$350,000 toward the cost of the Project.

City Council took action September 19, 2019 in resolution number 2019-461 appropriating \$350,000 of City contributed funding from the City and Infrastructure Capital Improvement Fund (3027), of which, the full amount has been encumbered.

The anticipated cost and time to complete the Project have increased; therefore, the City and the District desire to amend the Existing Agreement (i) to increase the District’s funding contribution in the amount of \$98,400, (ii) increase the City’s funding contribution in the amount of \$98,400 (for a total amount of \$448,400), (iii) modify the project schedule to allow for additional time to complete the Project, and (iv) extend the contract period through December 31, 2027.

RECOMMENDATION: Administration recommends City Council approval of the resolution authorizing the Mayor or his designee to execute an amendment to the cooperative funding

agreement between the City and the Southwest Florida Water Management District (“District”), dated October 31, 2017, to provide funding for the Boyd Hill Nature Preserve Project (“Project”) to (I) increase the District’s funding contribution in the amount of \$98,400 (for a total contribution of \$648,400), (II) increase the City’s funding contribution in the amount of \$98,400 (for a total contribution of \$448,400), (III) modify the Project schedule and (IV) extend the contract period through December 31, 2027; rescinding an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of \$98,400 from the Preserve Improvements FY23 Project (19177); approving a supplemental appropriation in the amount of \$98,400 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the rescission, to the Boyd Hill Nature Preserve Project (17438); and providing an effective date.

COST/FUNDING ASSESSMENT INFORMATION: Funds have been previously appropriated (\$350,000) in the Recreation and Culture Capital Improvement Fund (3029), Boyd Hill Nature Preserve Project (17438). Additional funds will be available after the approval a rescission of an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of \$98,400 from the Preserve Improvements FY23 Project (19177), and a supplemental appropriation in the amount of \$98,400 from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the rescission, to the Boyd Hill Nature Preserve Project (17438).

Attachments:

APPROVALS:

Administration: _____  _____

Budget: Lance Stanford

RESOLUTION NO. 2024- _____

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE AN AMENDMENT TO THE COOPERATIVE FUNDING AGREEMENT BETWEEN THE CITY AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (“DISTRICT”), DATED OCTOBER 31, 2017, TO PROVIDE FUNDING FOR THE BOYD HILL NATURE PRESERVE PROJECT (“PROJECT”) TO (I) INCREASE THE DISTRICT’S FUNDING CONTRIBUTION IN THE AMOUNT OF \$98,400 (FOR A TOTAL CONTRIBUTION OF \$648,400), (II) INCREASE THE CITY’S FUNDING CONTRIBUTION IN THE AMOUNT OF \$98,400 (FOR A TOTAL CONTRIBUTION OF \$448,400), (III) MODIFY THE PROJECT SCHEDULE AND (IV) EXTEND THE CONTRACT PERIOD THROUGH DECEMBER 31, 2027; RESCINDING AN UNENCUMBERED APPROPRIATION IN THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029) IN THE AMOUNT OF \$98,400 FROM THE PRESERVE IMPROVEMENTS FY23 PROJECT (19177); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$98,400 FROM THE UNAPPROPRIATED BALANCE OF THE RECREATION AND CULTURE CAPITAL IMPROVEMENT FUND (3029), RESULTING FROM THE RESCISSION, TO THE BOYD HILL NATURE PRESERVE PROJECT (17438); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City and the District entered into a cooperative funding agreement effective October 31, 2017 (the “Existing Agreement”) for the District to provide funding in the amount of \$550,000 toward the design, permitting, and construction of freshwater wetlands and coastal uplands within the Boyd Hill Nature Preserve in St. Petersburg, Florida (“Project”); and

WHEREAS, pursuant to the Existing Agreement, the City was obligated to contribute \$350,000 toward the cost of the Project; and

WHEREAS, the anticipated cost and time to complete the Project have increased; therefore, the City and the District desire to amend the Existing Agreement to (i) increase the District’s funding contribution in the amount of \$98,400 (for a total amount of \$648,400), (ii) increase the City’s funding contribution in the amount of \$98,400 (for a total amount of \$448,400), (iii) modify the project schedule to allow for additional time to complete the Project, and (iv) extend the contract period through December 31, 2027.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, that the Mayor or his designee is hereby authorized to execute an amendment to the cooperative funding agreement between the City and the Southwest Florida Water Management District (“District”), dated October 31, 2017, to provide funding for the Boyd Hill Nature Preserve Project (“Project”) to (i) increase the District’s funding contribution in the amount of \$98,400 (for a total contribution of \$648,400), (ii) increase the City’s funding contribution in the amount of \$98,400 (for a total contribution of \$448,400), (iii) modify the Project schedule and (iv) extend the contract period through December 31, 2027.

BE IT FURTHER RESOLVED that an unencumbered appropriation in the Recreation and Culture Capital Improvement Fund (3029) in the amount of \$98,400 from the Preserve Improvements FY23 Project (19177) is hereby rescinded.

BE IT FURTHER RESOLVED that there is hereby approved from the unappropriated balance of the Recreation and Culture Capital Improvement Fund (3029), resulting from the above rescission, the following supplemental appropriation for FY24:

<u>Recreation and Culture Capital Improvement Fund (3029)</u>	
Boyd Hill Nature Preserve Project (17438)	\$98,400

This resolution shall become effective immediately upon its adoption.

LEGAL:



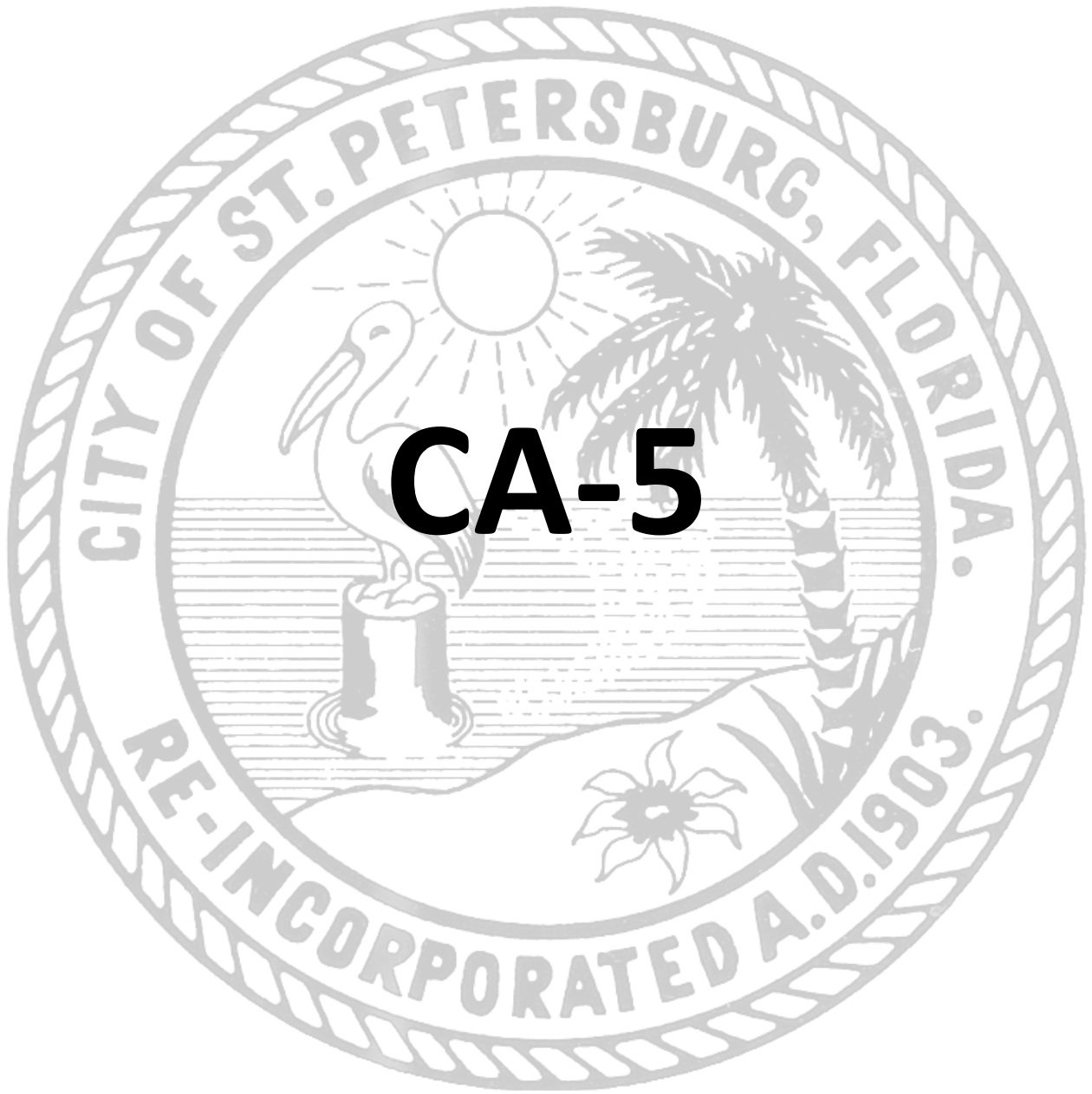
00720318

DEPARTMENT:

BUDGET:



The following page(s) contain the backup material for Agenda Item: A resolution approving an increase in the amount of \$700,000 to the allocation for the blanket purchase agreement between the City and SHI International Corp. for the purchase and licensing of Microsoft products and services; authorizing the Mayor or his designee to execute all documents necessary to effectuate this transaction; and providing an effective date.
Please scroll down to view the backup material.



CA-5

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of February 15, 2024

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

Subject: Approving an increase in allocation for Microsoft licenses from SHI International Corp. for the Department of Technology Services, in the amount of \$700,000.

Explanation: The vendor provides Enterprise software licenses for Microsoft Office 365 users, including Archiving and Enterprise Mobility and Security Services. These software licenses provide access to the Microsoft Exchange email system in the cloud, Microsoft Office products, including Word, Excel, PowerPoint, SharePoint, Enterprise Mobility and Security protection, Advanced Threat Analytics and unlimited storage for archival of emails and eDiscovery. The vendor also provides Virtual Desktop Access (VDA) licenses for the City's virtual desktop users, the on-premises license for SharePoint, which hosts the City's Intranet, and Software Assurance for the SQL Server Enterprise environment used by the Police Department's Intergraph CAD/RMS system. The City utilizes the Intergraph software to provide services for Police Dispatch and Records Management Systems.

The Procurement and Supply Management Department, in cooperation with the Department of Technology Services requests an allocation increase:

SHI International Corp (Somerset, NJ)..... \$700,000

The contract was executed on January 28, 2021, and the total spend to date is \$ 2,226,332.41. On January 27, 2021, City Council approved a three-year agreement for software licenses through January 31, 2024. On November 21, 2023, administration extended the agreement through October 30, 2024. This extension aligns with the expiration date between SHI International and the State of Florida. An allocation increase is needed to cover expenses for the City's Microsoft licenses. In conjunction with each purchase made through SHI under this Agreement, the City will also enter into (or amend, as needed) an enrollment agreement directly between the City and Microsoft. These enrollment agreements establish the terms of the City's right to use the applicable software, and any enrollment agreement with Microsoft that is in effect upon termination of the agreement with SHI will continue in effect through the termination date of that enrollment agreement. As a result, expiration of the City's right to purchase additional software licenses through the agreement with SHI on October 30, 2024 will not cut off software licenses purchased by the City *prior to that date*

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Technology Services Fund (5011), Department of Technology Services, Network Support Division (850-2565).

Attachments: Resolution

RESOLUTION NO. 2024-_____

A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF \$700,000 TO THE ALLOCATION FOR THE BLANKET PURCHASE AGREEMENT BETWEEN THE CITY AND SHI INTERNATIONAL CORP. FOR THE PURCHASE AND LICENSING OF MICROSOFT PRODUCTS AND SERVICES; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 27, 2021, City Council approved (i) a three-year blanket purchase agreement with SHI International Corp., a reseller of various Microsoft products and services, for the purchase of various Microsoft products and services (hereinafter, "SHI"), (ii) a purchase order for the City to make an initial purchase under that blanket purchase agreement with SHI, and (iii) an agreement between the City and Microsoft Corporation establishing the terms under which Microsoft Corporation would provide the applicable Microsoft products and services to the City; and

WHEREAS, on November 21, 2023, Administration extended the term of the blanket purchase agreement with SHI through October 30, 2024; and

WHEREAS, an increase in the amount of \$700,000 to the allocation for the blanket purchase agreement with SHI is needed to cover expenses for the City's Microsoft licenses; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Department of Technology Services, recommends approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an increase in the amount of \$700,000 to the allocation for the blanket purchase agreement between the City and SHI International Corp. for the purchase and licensing of Microsoft products and services is hereby approved.

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

This Resolution will become effective immediately upon adoption.


LEGAL:



00724380

DEPARTMENT:

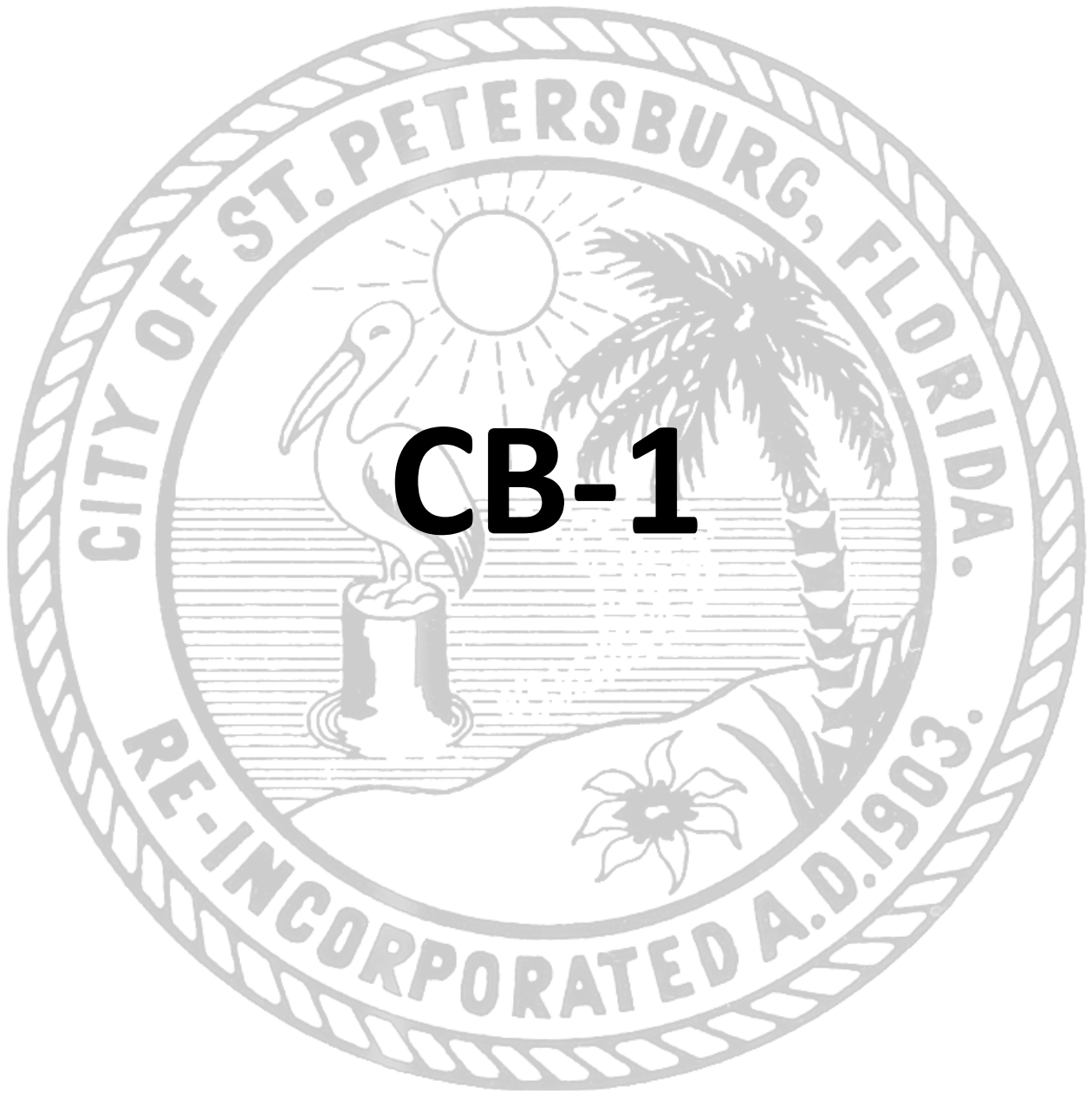


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					256169
Name:	Papadopoulos, Briell Marintina	Request Date:	07-FEB-2024	Status:	APPROVED

Authorization Request	
Subject:	920-45 Computer Licenses-Microsoft, Feb 15
Message:	Submitted for your approval, please find attached Consent Write-up for 920-45 Computer Licenses-Microsoft, scheduled to go before City Council Feb 15, 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:	920-45 Computer Licenses-Microsoft, Shi, February 15 2024 Consent Write-Up(SFPedit)v.2.docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	07-FEB-2024	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	07-FEB-2024	User Defined
2	Greene, Thomas Andrew	Greene, Thomas Andrew	APPROVE	08-FEB-2024	User Defined

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation and the renewal of a blanket purchase agreement with Active Network, LLC (Active), a sole source supplier, for a cloud-based recreation management solution that provides registration and membership management, secure payment processing, and streamlined administration for the Parks and Recreation and Enterprise Facilities departments in the amount of \$108,000. Please scroll down to view the backup material.



CB-1

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of February 15, 2024

To: The Honorable Deborah Figgs-Sanders, and Members of City Council

Subject: Approving an increase in allocation and the renewal of a blanket purchase agreement with Active Network, LLC (Active), a sole source supplier, for a cloud-based recreation management solution that provides registration and membership management, secure payment processing, and streamlined administration for the Parks and Recreation and Enterprise Facilities departments in the amount of \$108,000.

Explanation: The vendor provides complete ACTIVE Net Software as a service (SaaS) solution, including all technology, professional services, support, upgrades, and fully hosted technology. Functionality includes Customer Management, Communication, Public Access, Marketing/Email tools, Reporting, Facility Reservation, Activity Registration, POS/Equipment Lending, Memberships, Daycare Registration, Camp Registration, League Scheduling, Online/Digital Waiver Management, Fee Instructor Portal, Scholarship/Grant Management, Residency Verification via GIS, and Private Lesson Registration. A sole source procurement is recommended because ACTIVE Net Software is the upgraded version of the current registration software class in use by both departments that is at its end of its life.

The Procurement and Supply Management Department, in cooperation with the Parks and Recreation Department recommends for renewal:

Active Network, LLC\$108,000

On June 10, 2020, the city entered into a three-year agreement with Active Network, LLC (Active), a sole source supplier, for a cloud-based recreation management solution for the Parks & Recreation Department and \$461,838.70 has been spent during the initial term.. The vendor has agreed to renew under the same terms and conditions. The agreement has four, one-year renewal options available. The city would like to exercise the first one-year renewal option with a new expiration of February 29, 2025.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Parks and Recreation Department, Administration Division (190-1573); Coliseum Operating Fund (1205), Enterprise Facilities Department, Events Division (282-1873); and Sunken Gardens Operating Fund (1207), Enterprise Facilities Department, Sunken Gardens Operations Division (282-2461).

Attachments: Resolution

RESOLUTION NO. 2024-__

A RESOLUTION APPROVING THE RENEWAL OPTION TO THE AGREEMENT WITH ACTIVATE NETWORK, LLC, FOR A CLOUD-BASED RECREATION MANAGEMENT SOLUTION FOR THE RECREATION AND ENTERPRISE FACILITIES DEPARTMENTS TO EXTEND THE TERM THROUGH FEBRUARY 29, 2025 AND INCREASE THE ALLOCATION FOR THE AGREEMENT BY \$108,000 FOR THIS RENEWAL TERM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 10, 2020, the City of St. Petersburg, Florida (“City”) and Active Network, LLC entered into a three-year blanket purchase agreement (“Agreement”) with four one-year renewal options for a cloud-based recreation management solution; and

WHEREAS, Administration desires to exercise the renewal option to extend the term of the Agreement through February 29, 2025 and increase the allocation for the Agreement by \$108,000 for this renewal term; and

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Parks and Recreation 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 Active Network, LLC for a cloud-based recreation management solution for the Recreation and Enterprise Facilities Departments to extend the term through February 29, 2025 and increase the allocation for the agreement by \$108,000 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:


00723290

DEPARTMENT:

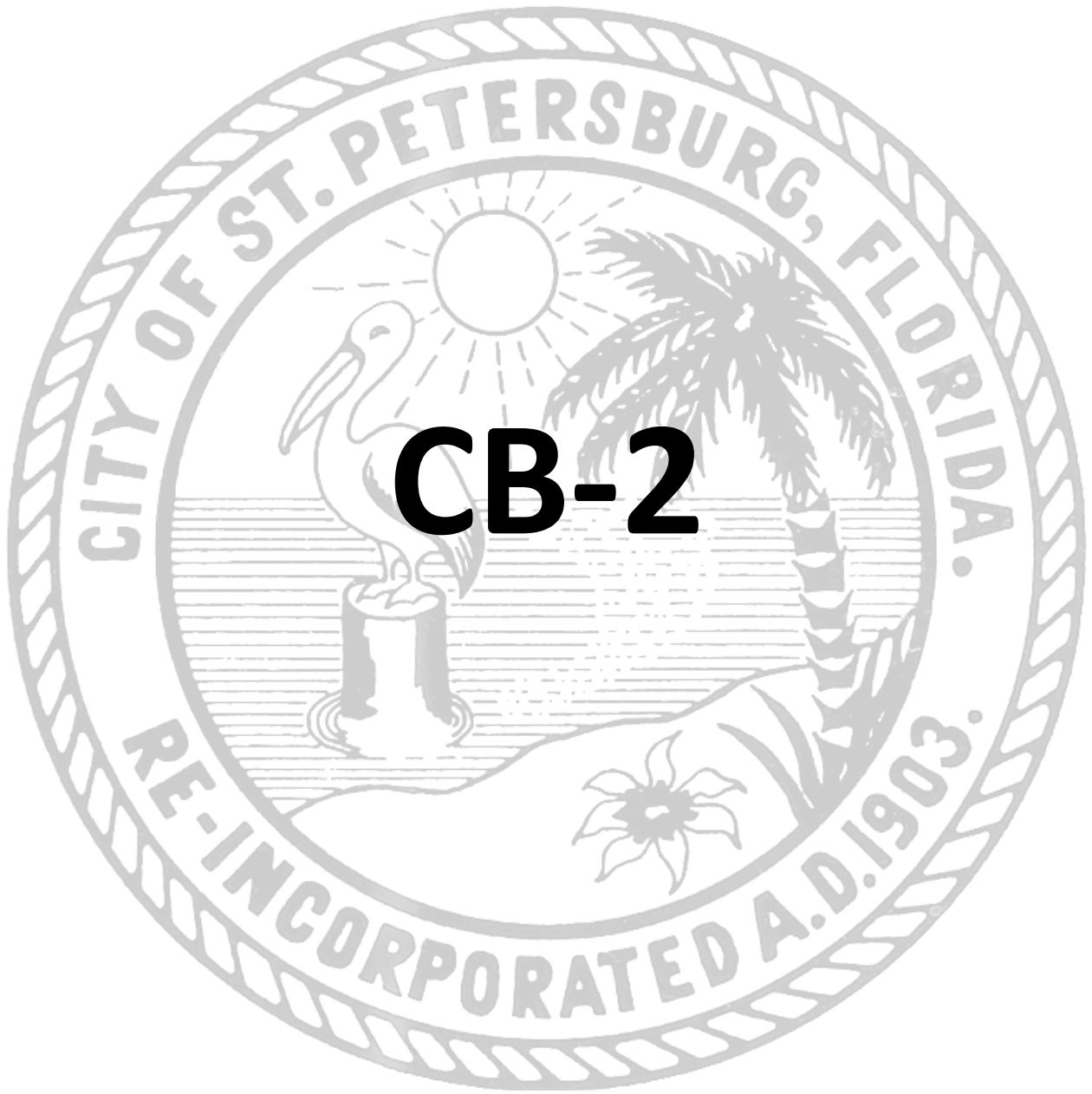


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					254561
Name:	Papadopoulos, Briell Marintina	Request Date:	29-JAN-2024	Status:	APPROVED

Authorization Request	
Subject:	920-45 Maintenance Support, Active Net, Feb 15
Message:	Submitted for your approval, please find attached Consent Write-up for 920-45 Maintenance Support, Active Net, scheduled to go before City Council Feb 15, 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:	920-45 Maintenance Support, Active Net, February 15, 2024-Consent Write-Up.docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	29-JAN-2024	
1	Stanford, Lance N	Stanford, Lance N	APPROVE	29-JAN-2024	User Defined
2	Jefferis, Michael J II	Craft, Richard L	APPROVE	30-JAN-2024	User Defined

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation for custodial and event support services at Sunken Gardens and the Coliseum with All-Kleen/Clean Sweep Floor Care, L.L.C., in the amount of \$75,000.
Please scroll down to view the backup material.



CB-2

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of February 15, 2024

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

Subject: Approving an increase in allocation for custodial and event support services at Sunken Gardens and the Coliseum with All-Kleen/Clean Sweep Floor Care, L.L.C., in the amount of \$75,000.

Explanation: The vendor provides custodial and event support services at Sunken Gardens and the Coliseum. This includes event set-ups and tear-downs, including but not limited to outdoor ceremonies, festivals, bars and indoor banquets, receptions, meetings, and seminars. Work is performed seven days a week, and on nights and weekends.

The Procurement and Supply Management Department, in cooperation with the Enterprise Facilities Department, recommends renewal:

All-Kleen/Clean Sweep Floor Care, L.L.C. (St. Petersburg, FL)\$75,000

The total spend for this contract to date is \$380,750.21. An allocation increase is needed due to the increasing rates from the vendor per the agreement. On August 1, 2019, the City entered into a three-year agreement with All-Kleen/Clean Sweep Floor Care, L.L.C. through July 31, 2022. On November 10, 2021, a \$25,000 administrative increase was approved by administration. The agreement is effective through July 31, 2024 with no renewal options remaining.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Sunken Gardens Fund (1207), Enterprise Facilities Department, Sunken Gardens Operations Division (282.2461); and the Coliseum Operating Fund (1205), Enterprise Facilities Department, Coliseum Events Division (282.1873).

Attachments: Resolution

RESOLUTION NO. _____

A RESOLUTION APPROVING A \$75,000 INCREASE IN ALLOCATION TO THE AGREEMENT WITH ALL-KLEAN/CLEAN SWEEP FLOOR CARE, L.L.C. FOR CUSTODIAL AND EVENT SUPPORT AT SUNKEN GARDENS AND THE COLISEUM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 1, 2019, the City entered into a three-year blanket purchase agreement with All-Klean/Clean Sweep Floor Care, L.L.C., for custodial and event support at Sunken Gardens and the Coliseum ("Agreement"); and

WHEREAS, the City desires to increase the allocation to the Agreement in the amount of \$75,000 due to increasing rates.

WHEREAS, the Procurement & Supply Management Department, in cooperation with the Enterprise Facilities Department, recommends approval of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that a \$75,000 increase in allocation to the agreement with All-Kleen/Clean Sweep Floor Care, L.L.C. for custodial and event support at Sunken Gardens and the Coliseum is hereby approved.

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

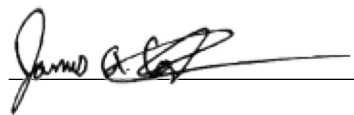
This Resolution shall become effective immediately upon its adoption.


LEGAL:



00721763

DEPARTMENT:

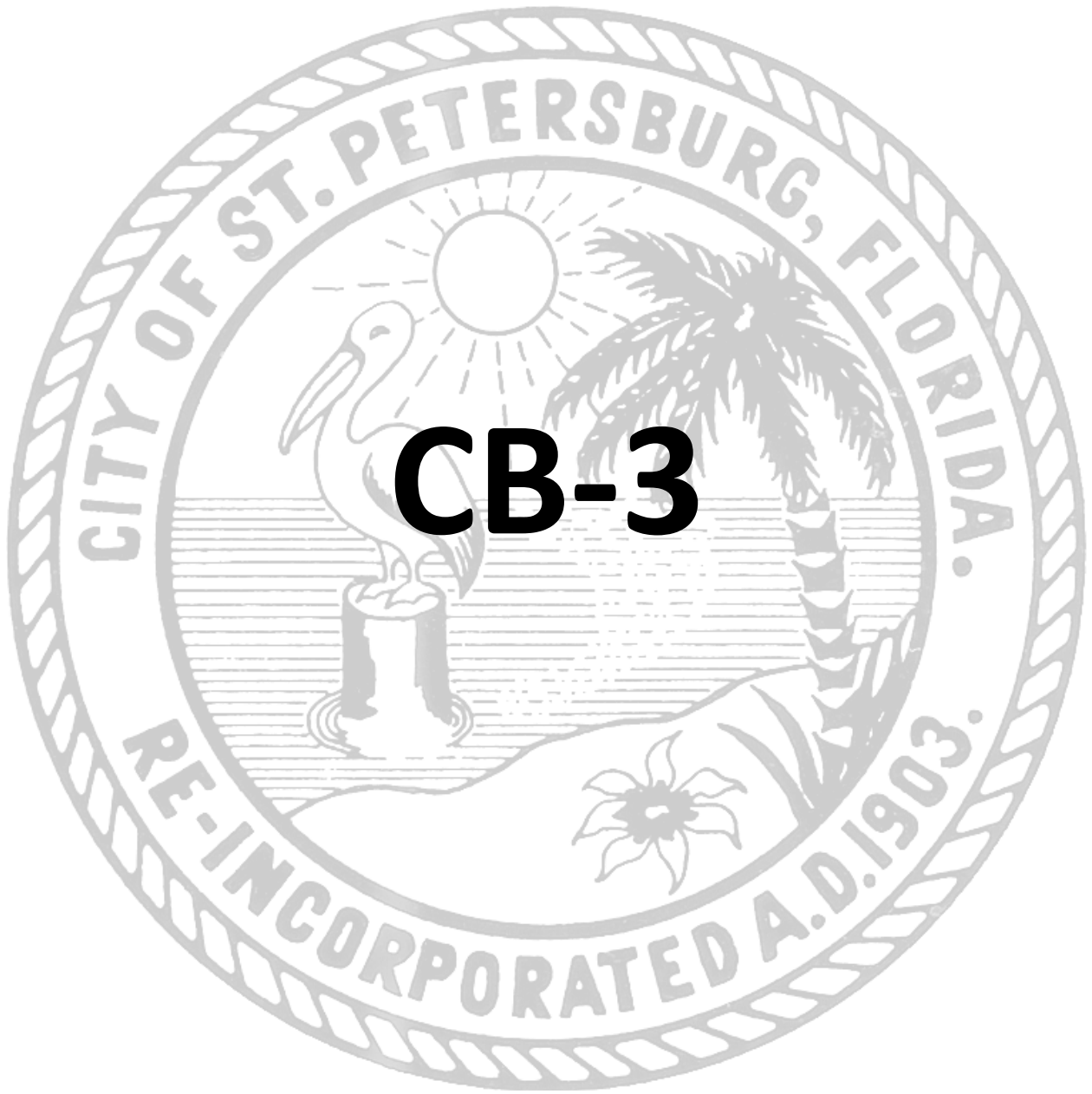


 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					254500
Name:	Papadopoulos, Briell Marintina	Request Date:	29-JAN-2024	Status:	APPROVED

Authorization Request	
Subject:	910-39 Cleaning and Maintenance, February 15
Message:	Submitted for your approval, please find attached Consent Write-up for 910-39 Cleaning and Maintenance, scheduled to go before City Council Feb 15, 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:	910-39 Cleaning and Maintenance, February 15, 2024 – Consent Write-up v.2.docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	29-JAN-2024	
1	Berger, Kaitlyn Scott	Berger, Kaitlyn Scott	APPROVE	30-JAN-2024	User Defined
2	Corbett, James Anthony	Corbett, James Anthony	APPROVE	30-JAN-2024	User Defined

The following page(s) contain the backup material for Agenda Item: Approving an increase in allocation for youth workplace readiness with Pinellas County Urban League, Inc. for the Mayors Office Department, in the amount of \$35,000.
Please scroll down to view the backup material.



CB-3

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of February 15, 2024

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

Subject: Approving an increase in allocation for youth workplace readiness with Pinellas County Urban League, Inc. for the Mayor’s Office Department, in the amount of \$35,000.

Explanation: The vendor provides specific instruction and hands on-training in workplace related soft skill sets such as entrepreneurship, financial literacy, team building, problem solving, critical thinking, effective business communications, professional appearance, professional demeanor, appropriate social media skills, employability skills, leadership development, career development and college preparation to CRA youth ages 14 to 16.

The Procurement and Supply Management Department, in cooperation with the Mayor’s Office Department, recommends:

Pinellas County Urban League, Inc. (St. Petersburg)\$35,000

The total spend for this contract to date is \$178,356. Office of Equity is in the process of evaluating the program to determine effectiveness, and scalability. A four-month contract extension, per Section 2-203 (b) of the Procurement Code, is being utilized, and will end on September 30, 2024 to coincide with the new fiscal year. Therefore, an increase in allocation is needed to cover expenses during the extension. The vendor has agreed extend under the same terms and conditions. Administration recommends approval based on the vendor’s past satisfactory performance and demonstrated ability to comply with the terms and conditions of the agreement.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the General Fund (0001), Mayor’s Office Department, Office of Community Impact Division (020.1007).

Attachments: Resolution

RESOLUTION NO. ____

A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF \$35,000 TO THE ALLOCATION FOR THE AGREEMENT WITH PINELLAS COUNTY URBAN LEAGUE, INC. FOR ADMINISTRATION OF A YOUTH WORKPLACE READINESS PROGRAM; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City entered into an agreement with Pinellas County Urban League, Inc. for administration of a youth workplace readiness program (“Agreement”); and

WHEREAS, an increase in the amount of \$35,000 to the allocation for the Agreement is needed to cover expenses to the end of term, which is being extended through September 30, 2024; and

WHEREAS, the Procurement and Supply Management Department, in cooperation with the Mayor’s Office, recommends approval of this resolution.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that an increase in the amount of \$35,000 to the allocation for the agreement with Pinellas County urban League, Inc. for administration of a youth workplace readiness program 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:



DEPARTMENT:

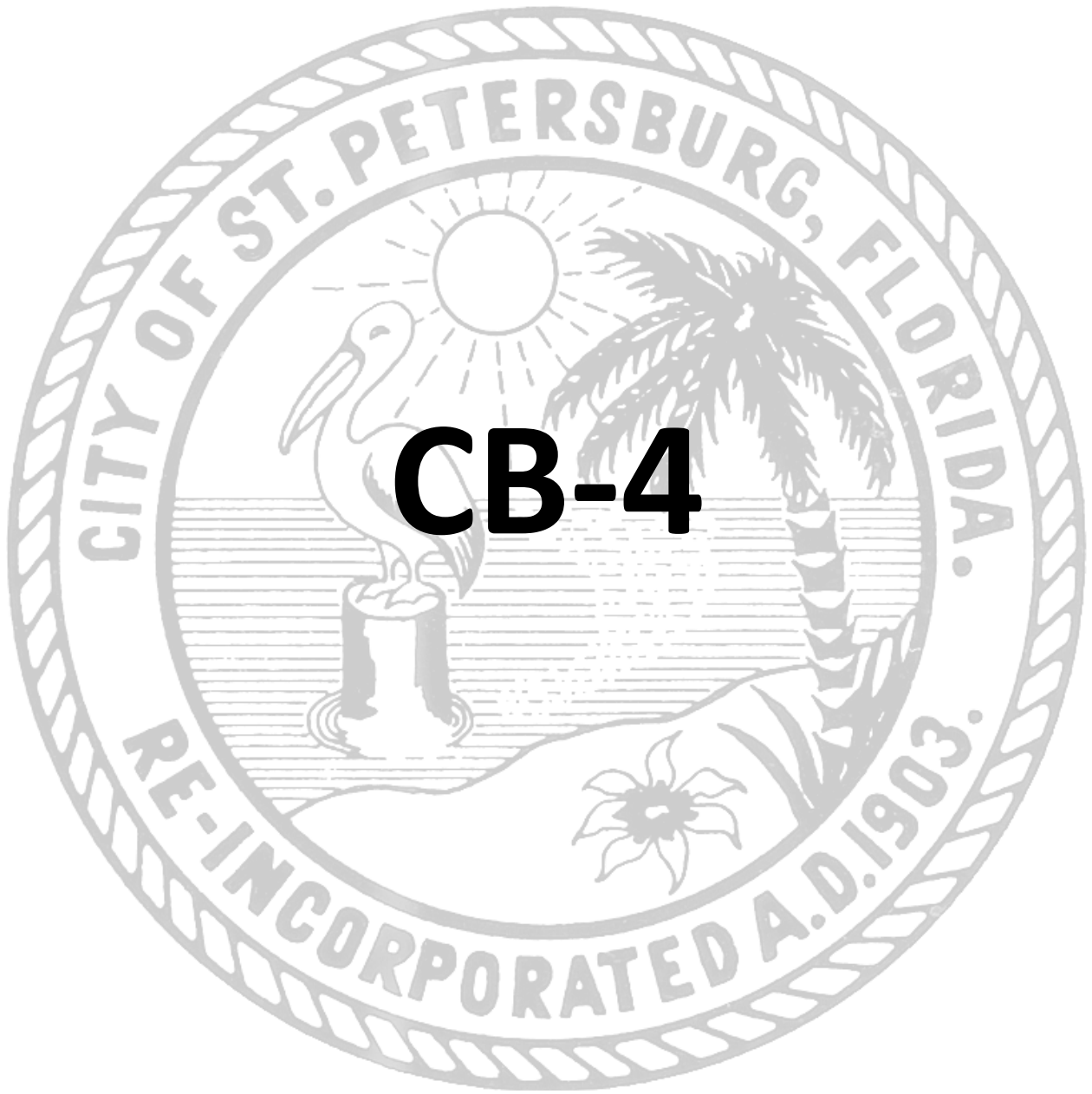
Carl Lavender

 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					254507
Name:	Papadopoulos, Briell Marintina	Request Date:	29-JAN-2024	Status:	APPROVED

Authorization Request	
Subject:	918-85 Mgmt Services Youth Workplace Readiness
Message:	Submitted for your approval, please find attached Consent Write-up for 918-85 Mgmt Services Youth Workplace Readiness, scheduled to go before City Council Feb 15, 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:	918-85 Management Services Youth Workplace Readiness Program - Feb 15 2024 - Consent Memo Final v2.docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	29-JAN-2024	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	29-JAN-2024	User Defined
2	Greene, Thomas Andrew	Greene, Thomas Andrew	APPROVE	31-JAN-2024	User Defined

The following page(s) contain the backup material for Agenda Item: A resolution approving the final plat of Canopy Oaks, generally located at 1900 Dr. Martin Luther King Jr. Street North; setting forth conditions; and providing an effective date. (City File 22-20000006)
Please scroll down to view the backup material.



CB-4



ST. PETERSBURG CITY COUNCIL

Meeting of February 15, 2024

TO: The Honorable Council Chair Figg-Sanders, and Members of City Council
SUBJECT: A Resolution approving the Final Plat of Canopy Oaks, generally located at 1900 Dr. Martin Luther King Jr. Street North; setting forth conditions; and providing an effective date. (City File No.: DRC 22-20000006)
AGENDA CATEGORY: Consent
RECOMMENDATION: The Administration recommends APPROVAL.

DISCUSSION: The applicant is requesting approval of the final plat of Canopy Oaks to create nine (9) platted lots for single-family, multi-family and office uses, one (1) tract for private ingress-egress and utilities and dedication of a new public alley. Through redevelopment and replatting the applicant is proposing to construct a new single-family residence at 917 19th Ave N, retain the existing office at 1900 Dr. Martin Luther King Jr. St N and construct new townhomes at 1920 Dr. Martin Luther King Jr. St N.

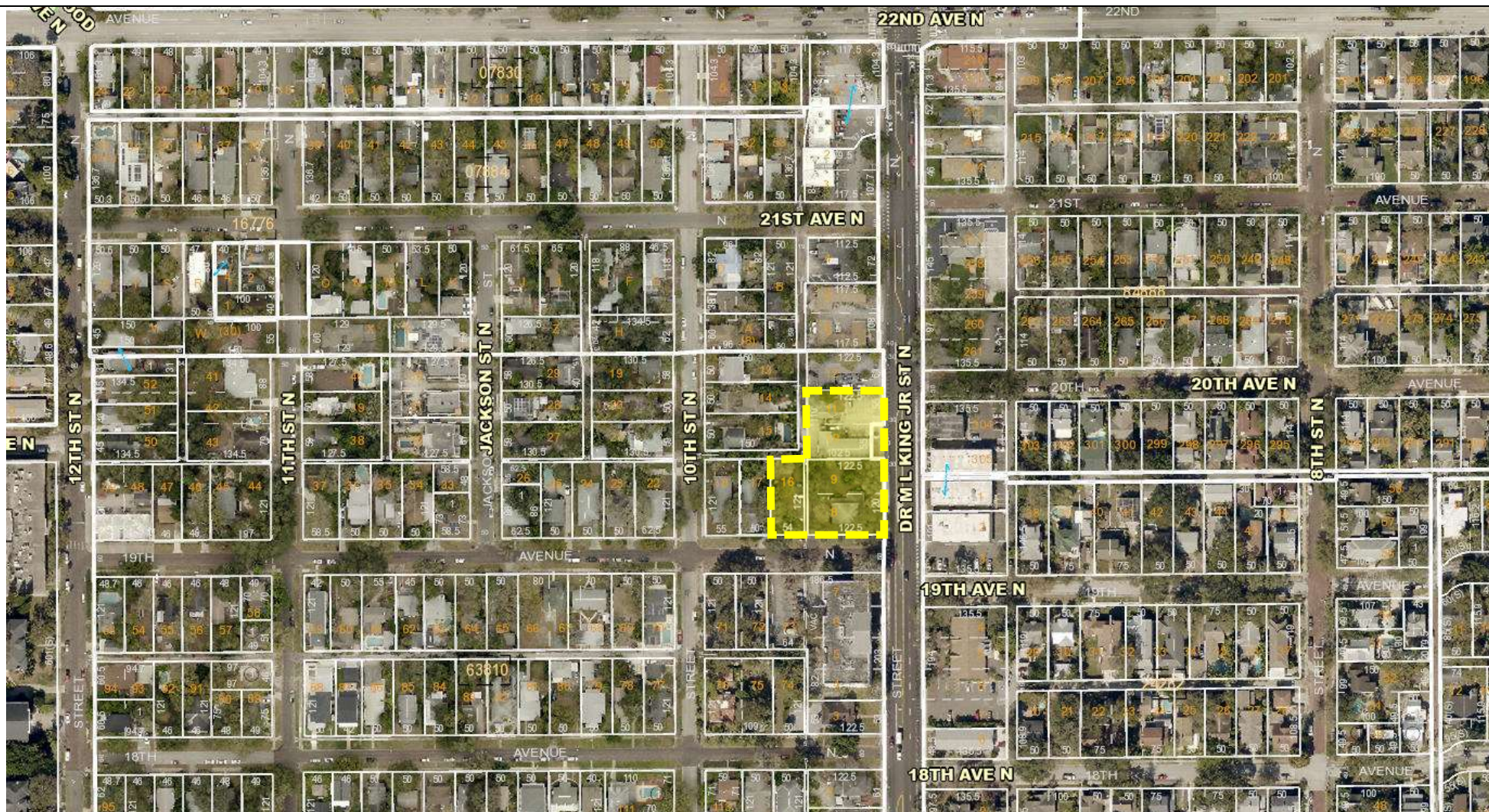
BACKGROUND: On December 1, 2022, City Council approved Ordinance 1144-V for the vacation of a 10-foot wide section of right-of-way on the west side of Dr. Martin Luther King Jr. Street North that is 55-feet in length located between 19th Avenue North and 20th Avenue North and a variance to the minimum required right-of-way width for Dr. Martin Luther King Jr Street North. (City File No.: DRC 22-33000007)

On December 1, 2022, City Council approved Resolution #2022-597 for variances to the minimum required right-of-way width for Dr. Martin Luther King Jr. Street North and to the minimum required alley width for a new dedicated alley for the Canopy Oaks Preliminary Plat.

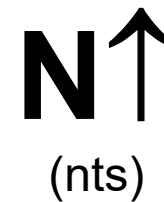
The language in Condition 1 notes that certain conditions must be met prior to a Certificate of Occupancy.

Attachments: Location Map, Resolution for Final Plat, Resolution #2022-597 approving Preliminary Plat with Variances, Engineering Memorandum dated January 26, 2024

Administration: [Signature] ERA
Budget: N/A
Legal: CB



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 22-2000006
Address: 1900 Dr. Martin Luther King Jr St N



RESOLUTION NO. _____

A RESOLUTION APPROVING THE FINAL PLAT OF CANOPY OAKS, GENERALLY LOCATED AT 1900 DR. MARTIN LUTHER KING JR. STREET NORTH; SETTING FORTH CONDITIONS; AND PROVIDING AN EFFECTIVE DATE. (City File 22-20000006)

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the final plat of Canopy Oaks, generally located 1900 Dr. Martin Luther King Jr. Street North, is hereby approved, subject to the following conditions.

1. Comply with Engineering conditions in the memorandum dated January 26, 2024, prior to Certificate of Occupancy.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

/s/ Elizabeth Abernethy 01/31/2024
Planning & Development Services Dept. Date

Chris 1/31/2024
City Attorney (Designee) Date

CANOPY OAKS

A REPLAT OF A PORTION OF LOTS 8, 9, 10, 11, 16 AND 17, TOGETHER WITH THAT PORTION OF VACATED 5 FOOT WIDE PLATTED ALLEY LYING ADJACENT TO SAID LOTS 8, 9 AND 16, OLD KENTUCKY SUBD'N., AS RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 31 SOUTH, RANGE 16 EAST CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA



Vicinity Map
NOT TO SCALE

PROPERTY DESCRIPTION:

PARCEL 1 (GENERAL SPECIFIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY):

LOT 10, LESS THE EAST 20 FEET AND ALL OF LOT 11 OF OLD KENTUCKY SUBD'N, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2 (GENERAL SPECIFIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY):

LOTS 8 AND 9, OLD KENTUCKY SUBD'N., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS, AS VACATED BY ORDINANCE NO. 168-A CONTAINED IN RESOLUTION RECORDED IN DEED BOOK 224, PAGE 251, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 3 (1900 MLK, LLC, A FLORIDA LIMITED LIABILITY COMPANY):

LOT 16, AND THE EAST 4 FEET OF LOT 17, OLD KENTUCKY SUBD'N., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 16, AS VACATED BY ORDINANCE NO. 168-A CONTAINED IN RESOLUTION RECORDED IN DEED BOOK 224, PAGE 251, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, OLD KENTUCKY SUBD'N., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND RUN THENCE S.90°00'00"W, ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 9TH STREET NORTH (DR MARTIN LUTHER KING JR STREET NORTH); THENCE CONTINUE S.90°00'00"W, ALONG SAID SOUTH LINE AND SOUTH LINE OF LOTS 16 AND 17 AND A 5 FOOT WIDE PLATTED ALLEY A DISTANCE OF 171.45 FEET TO A POINT ON THE WEST LINE OF THE EAST 4 FEET OF SAID LOT 17; THENCE RUN N.00°27'41"E, ALONG SAID WEST LINE A DISTANCE OF 121.00 FEET TO A POINT ON THE SOUTH LINE OF A 5 FOOT WIDE PLATTED ALLEY; THENCE RUN N.89°59'56"E, A DISTANCE OF 56.50 FEET TO A POINT ON A VACATED 5 FOOT WIDE ALLEY, VACATED PER DEED BOOK 224, PAGE 251 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S.00°29'01"W, 1.13 FEET; THENCE RUN S.89°55'49"E, A DISTANCE OF 2.50 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID PLAT; THENCE RUN N.00°26'30"E, ALONG THE WEST LINE OF SAID LOT 10 AND LOT 11 OF SAID PLAT A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE RUN S.89°55'46"E, ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 112.37 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE; THENCE RUN S.00°26'01"W, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 229.72 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THIS DEDICATION FOR CANOPY OAKS IS SUBJECT TO: (i) THE DECLARATION OF RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS OF CANOPY OAKS TOWNHOMES ("DECLARATION") TO BE RECORDED BY SEPARATE INSTRUMENT AND PROVIDING FOR CERTAIN EASEMENTS, OBLIGATIONS, COVENANTS, CONDITIONS AND OTHER MATTERS AFFECTING THE PROPERTY; AND (ii) THE FOLLOWING:

(A) TRACT "A" IS HEREBY RESERVED BY 1900 MLK, LLC FOR CONVEYANCE BY SEPARATE INSTRUMENT TO CANOPY OAKS TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("ASSOCIATION"), WHICH SHALL THEREAFTER MAINTAIN SUCH TRACT FOR THE PRIVATE BENEFIT OF THE OWNERS OF EACH LOT WITHIN THE SUBDIVISION ("LOT OWNERS"), THEIR SUCCESSORS, ASSIGNS AND INVITEES, FOR PRIVATE INGRESS- EGRESS, DRAINAGE AND UTILITIES EASEMENTS.

WITHOUT LIMITING THE FOREGOING, TRACT "A" MAY ALSO BE UTILIZED FOR IMPROVEMENTS THAT BENEFIT, COLLECTIVELY, THE OWNERS OF LOTS 1-6 ("TOWNHOME LOTS"), INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AS PERMITTED AND APPROVED BY THE CITY OF ST. PETERSBURG, FLORIDA. NOTHING HEREIN SHALL BE CONSTRUED AS A DEDICATION TO THE GENERAL PUBLIC. IN NO INSTANCE SHALL TRACT "A" BE UTILIZED FOR (i) THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENCE; (ii) IMPROVEMENTS THAT DO NOT BENEFIT THE LOTS; OR (iii) CONSTRUCTION THAT WOULD CAUSE THE PROPERTY TO BE IN NON-COMPLIANCE WITH ANY DRAINAGE, SURFACE WATER MANAGEMENT AREA, MINIMUM GREENSPACE, OPEN SPACE, LANDSCAPE, AND/OR TREE PRESERVATION REQUIREMENTS.

(B) A PERPETUAL, NON-EXCLUSIVE PRIVATE INGRESS AND EGRESS EASEMENT OVER AND ACROSS TRACT "A" IS HEREBY CREATED AND DEDICATED TO EACH TOWNHOME LOT OWNER, AND SHALL EXTEND AND INURE TO THEIR SUCCESSORS, ASSIGNS AND INVITEES, FOR THE PRIVATE RIGHT OF ENJOYMENT AND USE OF SUCH TOWNHOME LOT OWNER, WHICH EASEMENT SHALL BE APURTENANT TO AND PASS WITH TITLE TO THE TOWNHOME LOT. NOTHING CONTAINED IN THE FOREGOING PARAGRAPHS SHALL BE CONSTRUED AS A DEDICATION TO THE GENERAL PUBLIC.

(C) ALL COMMON IMPROVEMENTS (INCLUDING ANY UNDERGROUND PRIVATE UTILITY INFRASTRUCTURE) CONSTRUCTED OR TO BE CONSTRUCTED WITHIN TRACT "A" OR ANY DRAINAGE, UTILITY, INGRESS-EGRESS EASEMENTS FOR THE BENEFIT OF THE TOWNHOME LOT OWNERS ARE HEREBY RESERVED TO THE ASSOCIATION, WHICH SHALL MAINTAIN SUCH IMPROVEMENTS FOR THE BENEFIT OF THE TOWNHOME LOT OWNERS, THEIR SUCCESSORS, ASSIGNS AND INVITEES, AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION. THIS RESERVATION SHALL NOT APPLY TO PHYSICAL IMPROVEMENTS CONSTRUCTED AND OWNED BY A PRIVATE OR PUBLIC UTILITY COMPANY SERVING THE PROPERTY. NOTHING CONTAINED IN THE FOREGOING PARAGRAPHS SHALL BE CONSTRUED AS A DEDICATION TO THE GENERAL PUBLIC.

(D) A PERPETUAL NON-EXCLUSIVE PRIVATE EASEMENT OVER AND ACROSS TRACT "A" FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS, AND ACCESS IS HEREBY CREATED AND DEDICATED TO AGENCIES AND ENTITIES PROVIDING POLICE, FIRE, EMERGENCY MEDICAL, POSTAL DELIVERY, SANITATION AND OTHER RELATED SERVICES TO THE LOT OWNERS. NOTHING CONTAINED IN THE FOREGOING PARAGRAPHS SHALL BE CONSTRUED AS A DEDICATION TO THE GENERAL PUBLIC.

(E) A PERPETUAL, NON-EXCLUSIVE PRIVATE EASEMENT IS HEREBY CREATED AND DEDICATED TO PEOPLES GAS SYSTEM, INC., A FLORIDA CORPORATION D/B/A TECO PEOPLES GAS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UNDERGROUND AND ABOVEGROUND GAS LINES AND RELATED FACILITIES ON, UNDER AND ACROSS ANY PUBLIC OR PRIVATE UTILITY EASEMENTS, INCLUDING BUT NOT LIMITED TO TRACT "A", AS SHOWN ON THIS PLAT.

(F) OWNERS FURTHER GRANT TO DUKE ENERGY FLORIDA, LLC, ITS PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), ITS RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES AND ITS SUCCESSORS AND ASSIGNS, FOREVER, A NON-EXCLUSIVE EASEMENT OVER ALL UTILITY EASEMENTS AND TRACT "A", SHOWN AND DESIGNATED ON THIS PLAT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE DISTRIBUTION OF ELECTRICITY. SUCH CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT EXPRESSLY INCLUDES A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS RIGHTS-OF-WAY NECESSARY TO ACCESS THEIR EASEMENT.

SURVEYOR'S CERTIFICATE:

I, JOHN O. BRENDLA, OF JOHN C. BRENDLA & ASSOCIATES, INC., MAKER OF THIS PLAT, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED AND THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES, AND I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY FLORIDA STATUTE 177.091, AND THAT ON THE _____ DAY OF _____, 2024, THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE PLACED AS SHOWN HEREON, AS REQUIRED BY LAW. SIGNED ON THIS _____ DAY OF _____, 2024.

JOHN O. BRENDLA, REGISTERED LAND SURVEYOR
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO. 4601
(LICENSED BUSINESS NO. 760)

SEE SHEET 2 OF 3 FOR OWNER DEDICATIONS AND JOINDER AND CONSENT TO DEDICATION

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

TIMOTHY R. COLLINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6882

DATE

CERTIFICATE OF APPROVAL BY CITY OF ST. PETERSBURG:

STATE OF FLORIDA
COUNTY OF PINELLAS

APPROVED FOR THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024; PROVIDED THAT THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WITHIN SIX (6) MONTHS FROM THE DATE OF THE MAYOR'S APPROVAL.

MAYOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 2024.

COUNCIL CHAIR

CERTIFICATE OF APPROVAL BY COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THIS _____ DAY OF _____, 2024 AT _____

ATTEST: KEN BURKE,
CLERK OF PINELLAS COUNTY, FLORIDA

BY: _____ (DEPUTY CLERK (SIGNATURE)) _____ (PRINTED NAME)

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



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

"OVER HALF A CENTURY OF QUALITY LAND SURVEYING"

CANOPY OAKS

A REPLAT OF A PORTION OF LOTS 8, 9, 10, 11, 16 AND 17, TOGETHER WITH THAT PORTION OF VACATED 5 FOOT WIDE PLATTED ALLEY LYING ADJACENT TO SAID LOTS 8, 9 AND 16, OLD KENTUCKY SUBD'N., AS RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 31 SOUTH, RANGE 16 EAST CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

CO-OWNER DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A CO-OWNER OF THE HEREON DESCRIBED TRACT OF LAND HEREBY PLATTED AS CANOPY OAKS, AND THAT IT DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS, PUBLIC EASEMENTS, RIGHTS OF WAY, AND PUBLIC AREAS SHOWN ON THIS PLAT OF THE SUBDIVISION OF SAID LANDS.

1900 MLK, LLC, A FLORIDA LIMITED LIABILITY COMPANY

CANOPY BUILDERS, LLC, MANAGING MEMBER _____ DATE _____

WITNESS' SIGNATURE _____ WITNESS' SIGNATURE _____

WITNESS' PRINTED NAME _____ WITNESS' PRINTED NAME _____

CO-OWNER ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY CANOPY BUILDERS, LLC, MANAGING MEMBER OF 1900 MLK, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

SIGNATURE OF NOTARY PUBLIC _____ PRINTED NAME OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

CO-OWNER DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A CO-OWNER OF THE HEREON DESCRIBED TRACT OF LAND HEREBY PLATTED AS CANOPY OAKS, AND THAT IT DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS, PUBLIC EASEMENTS, RIGHTS OF WAY, AND PUBLIC AREAS SHOWN ON THIS PLAT OF THE SUBDIVISION OF SAID LANDS.

GENERAL SPECIFIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BENJAMIN GELSTON, AUTHORIZED MANAGER _____ DATE _____

WITNESS' SIGNATURE _____ WITNESS' SIGNATURE _____

WITNESS' PRINTED NAME _____ WITNESS' PRINTED NAME _____

CO-OWNER ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY BENJAMIN GELSTON, AUTHORIZED MEMBER OF GENERAL SPECIFIC, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

SIGNATURE OF NOTARY PUBLIC _____ PRINTED NAME OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

JOINER AND CONSENT TO DEDICATION:

THE UNDERSIGNED, AS MORTGAGEE(S) UNDER A CERTAIN MORTGAGE DATED MAY 2ND, 2022, RECORDED IN OFFICIAL RECORDS BOOK 22049, PAGES 987-1006 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT IN THE EVENT OF FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF: _____ COGENT BANK, A STATE CHARTERED BANK

BY: _____

NAME: _____ NAME: _____

TITLE: _____

NAME: _____

STATE OF _____, COUNTY OF _____

THIS IS TO CERTIFY THAT ON _____, 2024, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED TO ME _____, AS _____ OF COGENT BANK, A STATE CHARTERED BANK, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINER AND CONSENT TO DEDICATION ON BEHALF OF COGENT BANK, A STATE CHARTERED BANK AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED, AND THAT THEY WERE DULY AUTHORIZED TO DO SO.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024.

SIGNATURE OF NOTARY PUBLIC _____ PRINTED NAME OF NOTARY PUBLIC
STATE OF _____ AT LARGE

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

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

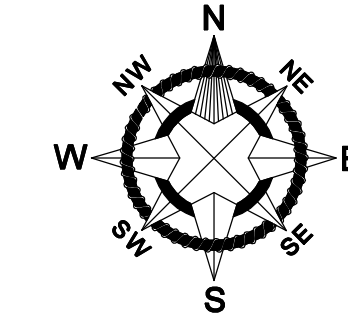


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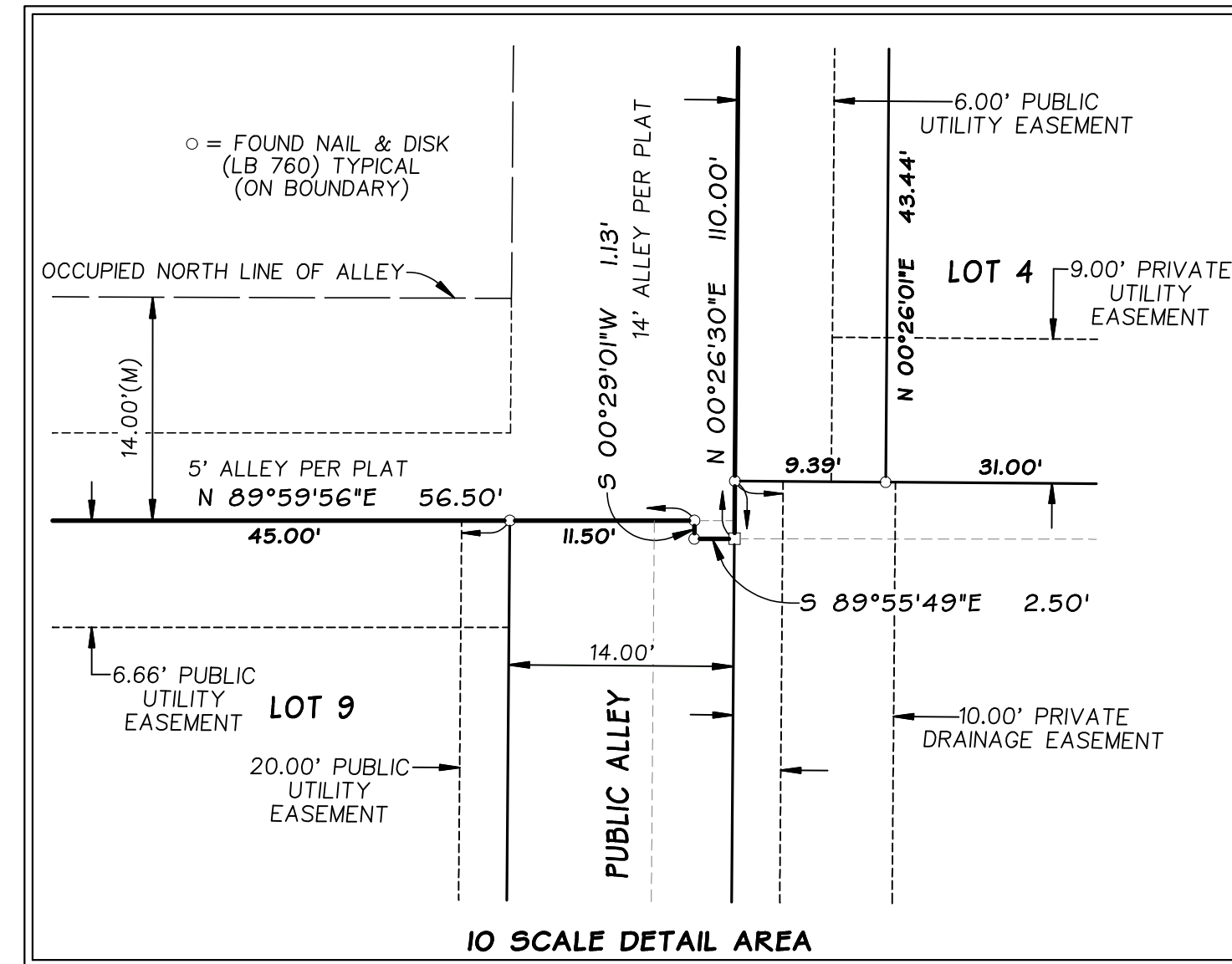
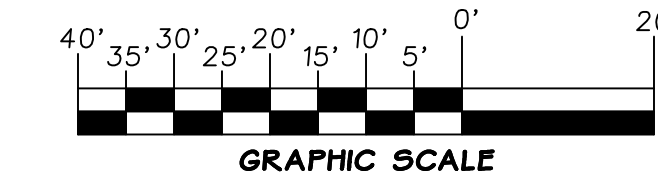
LB 760
"OVER HALF A CENTURY OF QUALITY LAND SURVEYING"

CANOPY OAKS

A REPLAT OF A PORTION OF LOTS 8, 9, 10, 11, 16 AND 17, TOGETHER WITH THAT PORTION OF VACATED 5 FOOT WIDE PLATTED ALLEY LYING ADJACENT TO SAID LOTS 8, 9 AND 16, OLD KENTUCKY SUBD'N., AS RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
 LYING IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 31 SOUTH, RANGE 16 EAST
 CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA

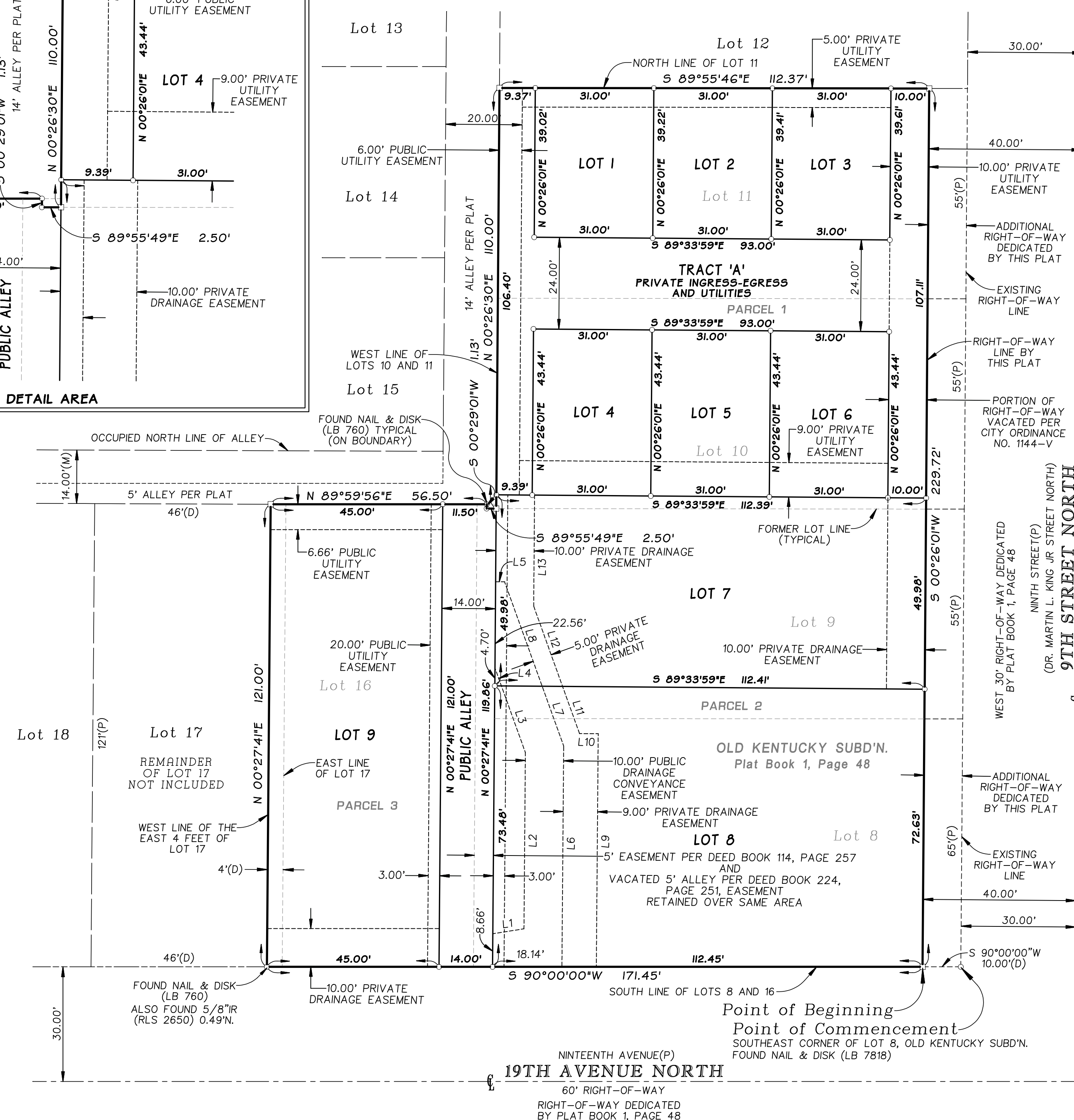


NORTH BASIS:
 ASSUMED MERIDIAN
 SCALE: 1" = 20'



EASEMENT LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N 80°59'39"E	8.27'
L2	N 00°27'41"E	46.10'
L3	N 19°47'35"W	18.51'
L4	N 19°47'35"W	5.00'
L5	S 89°31'34"E	2.33'
L6	N 00°27'41"E	57.72'
L7	N 19°47'35"W	16.61'
L8	N 19°47'35"W	29.05'
L9	N 00°27'41"E	60.97'
L10	N 89°32'19"W	4.88'
L11	N 19°47'35"W	13.11'
L12	N 19°47'35"W	22.29'
L13	N 00°33'39"E	29.07'



BOUNDARY CORNER SYMBOL LEGEND AND NOTES:

- = DENOTES SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 760" UNLESS OTHERWISE INDICATED.
- = DENOTES LOT CORNERS THAT WILL BE SET AT THE COMPLETION OF FINAL CONSTRUCTION WITH EITHER A SET NAIL AND DISK STAMPED "LB 760" OR SET 5/8" IRON ROD WITH CAP MARKED "LB 760" DEPENDING ON THE SURFACE AFTER CONSTRUCTION HAS BEEN CONCLUDED.

ABBREVIATIONS:

- ⊕ = CENTERLINE
- (D) = DEED
- IR = IRON ROD
- LB = LICENSED BUSINESS
- (M) = MEASURED
- (P) = PLAT
- PRM = PERMANENT REFERENCE MONUMENT
- RLS = REGISTERED LAND SURVEYOR

SURVEYOR'S REPORT:

- 1) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF 19TH AVENUE NORTH AS BEING S.90°00'00"W., ASSUMED. (NO PLAT BEARINGS)
- 2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 4) PORTION OF RIGHT-OF-WAY, SHOWN HEREON, HAS BEEN VACATED PER CITY ORDINANCE NO. 1144-V AND IS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____.
- 5) PRIVATE DRAINAGE EASEMENT, SHOWN HERON, WILL PROVIDE FOR DRAINAGE FOR THE OWNERS OF THE LOTS ACROSS LOTS 7 AND 8 AND INTO THE RIGHT-OF-WAY.

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



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"OVER HALF A CENTURY OF QUALITY LAND SURVEYING"

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA APPROVING VARIANCES PURSUANT TO CITY CODE SECTION 16.40.140.1.E TO THE MINIMUM REQUIRED RIGHT-OF-WAY WIDTH FROM 50 FEET TO 40 FEET FOR A PORTION OF DR. MARTIN LUTHER KING JR STREET NORTH AND TO THE MINIMUM REQUIRED ALLEY WIDTH FROM 20 FEET TO 14 FEET FOR A NEW ALLEY TO BE DEDICATED BY THE PROPOSED CANOPY OAKS TOWNHOMES PLAT, GENERALLY LOCATED AT 1900 DR. MARTIN LUTHER KING JR. STREET NORTH; PROVIDING THAT APPROVAL OF THE VARIANCES IS SUBJECT TO SPECIAL CONDITIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant is requesting variances to the minimum required right-of-way width for a portion of Dr. Martin Luther King Jr. Street North from 50 feet to 40 feet and the minimum required alley width from 20 feet to 14 feet for a new alley to be dedicated by the proposed Canopy Oaks Townhomes Plat, generally located at 1900 Dr. Martin Luther King Jr. Street North, as more particularly described in the City staff report attached to this Resolution (“Requested Variances”).

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida that, pursuant to its authority under City Code Section 16.40.140.1.E., this Council hereby approves the Requested Variances, subject to special conditions of approval as follows:

1. As required by City Code Section 16.70.050.1.7.D, approval of a preliminary plat shall expire unless a final plat based thereon is submitted within 18 months from the date of such approval or unless an extension of time is applied for and granted by the POD prior to expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

2. Approval of these variances does not grant or imply other variances from the City Code or other applicable regulations.

3. Site plans for any future development must show the location of all protected and grand trees. A separate tree removal permit is required for the removal of any code protected trees. Any application to remove the trees shall comply with Section 16.40.060.5.3. – Tree removal and trimming permits for Grand, Protected and Signature trees of the City’s Land Development Regulations, at the time of permitting, including submittal of any necessary reports.

This Resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 1st day of December 2022.



Gina Driscoll, Chair-Councilmember
Presiding Officer of the City Council

ATTEST:



Chan Srinivasa, City Clerk



MEMORANDUM

CITY OF ST. PETERSBURG, FLORIDA



ENGINEERING AND CAPITAL IMPROVEMENTS DEPARTMENT

TO: Scot Bolyard, Deputy Zoning Official
FROM: Kyle Hurin, ECID Plans Review Supervisor
DATE: January 26th, 2024
SUBJECT: Final Plat – Canopy Oaks Townhomes
FILE: 22-20000006 R3

LOCATION: 1900-1920 Dr. Martin Luther King Jr Street North & 917 19th Ave N.

AND PIN: 13-31-16-63810-000-0080; 13-31-16-63810-000-0100 &
13-31-16-63810-000-0160

ATLAS: G-12

REQUEST: Canopy Oaks Townhomes Final Plat

The Engineering and Capital Improvements Department (ECID) have the following special conditions and standard comments to be added as conditions of approval for the preliminary plat:

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. 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. **After recording the right of way vacation, and prior to recording of the plat, the book and page of vacation will be added to page 3 of the plat.** The vacation was approved by council under Ordinance No. 1144-V but will not be recorded after this final plat is approved by City Council and verification that all conditions have been satisfied. The specific "Ordinance No. 1144-V" has been added to the Final Plat and it is acknowledged that the book and page of the recording will be added after.
2. **Prior to issuance of any Temporary Certificate of Occupancy the Minor Easement initiated under 23-1211-ME shall be completed.** The minor easement is for the proposed stormwater drainage system in the right of way of 19th Avenue North. This Minor Easement has been initiated and will be completed prior to issuance of TCO.
3. **Public Easements.** At time of approval and recording, continue to provide *Public Alley Right of Way* and *Public Utility Easements* on the Final Plat. Specifically:
 - a. **Northern six-foot *Public Utility Easement.*** A six-foot Public Utility Easement is provided to the east of the existing 14-foot-wide alley to provide a total width of 20-foot easement for an existing 8-inch VCP sanitary sewer exists within the north/south alley adjacent to the western plat boundary. Twenty-foot-wide maintenance area shall continue to be provided for the sanitary sewer.
 - b. **Southern twenty-foot *Public Utility Easement.*** A twenty foot wide Public Utility Easement is provided over the extension of the alley which includes a three-foot extension on either side of the proposed 14-foot-wide alley. This provides a 20-foot-wide easement for the proposed extension of the 8-inch PVC sanitary sewer. Twenty-foot-wide maintenance area shall continue to be provided for the sanitary sewer.
 - c. **Additional 14-foot-wide *Public Alley Right of Way.*** The final plat provides a continuation of the existing 14-foot-wide public alley which previously terminated at the proposed Lot 7. The final plat shall continue to provide the 14-foot-wide extension of the alley connecting to 19th Avenue North.
 - d. **Ten-foot *Public Drainage Conveyance Easement.*** Continue to provide the ten-foot Public Drainage Conveyance Easement generally to the east of the alley, extending south to 19th Avenue North.
 - e. **Approximately Six-foot Public Utility Easement on east/west alley.** Continue to provide the 6.66-foot Public Utility Easement on the northern boundary of proposed lot 9, directly abutting the alley as it extends east/west. This is to provide a total width of 20-foot easement for an existing 8-inch VCP sanitary sewer exists within the east/west alley adjacent to the northern boundary of proposed lot 9. Twenty-foot-wide maintenance area shall continue to be provided for the sanitary sewer.
4. **Private Easements.** At time of approval and recording, continue to provide *Private Drainage Easement* and *Public Utility Easements* on the Final Plat. Specifically:

- a. **Five-foot Private Drainage Easement.** A five-foot Private Drainage Easement is provided to the east of the proposed 14-foot-wide alley to provide an easement where drainage crosses lot boundaries.
- b. **Nine-foot and ten-foot Private Utility Easement.** A nine-foot private utility easement is provided extending east/west, generally to the south of proposed lots 4, 5 and 6. A ten-foot private utility easement is provided extending north/south along lots 3 and 6 and the eastern property line.
- c. **Tract A, Private Ingress-Egress and Utilities.** Continue to provide the twenty-four-foot-wide ingress and egress, generally with proposed lots 1, 2, and 3 to the north and lots 4, 5 and 6 to the south.
- d. **Private Drainage Easements.** Continue to provide 10 private drainage easements to be consistent with the building plans show private drainage pipes traversing the eastern 10-feet of lot 7 and also the southern 10-feet of lot 9.

STANDARD COMMENTS:

5. Through the Building Construction Permit(s), continue to address and detail utilities per city standards and processes. At the time of this memorandum, a Right of Way Use permit, 23-1110-D-111, has been initiated. Permits shall continue to address the below:

a. Sanitary Sewer:

- i. The building construction permit, 23-1110-D-1111, provided a utility plan which was reviewed and approved and additionally, has an FDEP permit for the sanitary sewer connection. Any changes or revisions shall be approved by City ECID and WRD.
- ii. Plan and profile showing all paving, drainage, sanitary sewers, and water mains (seawalls if applicable) to be provided to the Engineering Department for review and coordination by the applicant's engineer for all construction proposed or contemplated within dedicated right of way or easement.

b. Potable Water:

i. Contacts for Potable Water Connections:

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, or phone 727-892-5334 for additional information. Water service is available to the site. The applicant's Engineer shall coordinate potable water and /or fire service requirements through the City's Water Resources department. Recent fire flow test data shall be utilized by the site Engineer of Record for design of fire protection system(s) for this development. Any necessary system upgrades or extensions shall be performed at the expense of the developer.

ii. **Backflow Preventer required:**

Water and fire services and/or necessary backflow prevention devices shall be installed below ground in vaults per City Ordinance 1009-g (unless determined to be a high hazard application by the City's Water Resources department or a variance is granted by the City Water Resources department). Note that the City's Water Resources Department will require an exclusive easement for any meter or backflow device placed within private property boundaries. City forces shall install all public water service meters, backflow prevention devices, and/or fire services at the expense of the developer. Coordinate a review with the City's Water Resources Department Technical Services Division via email to WRDUtilityreview@stpete.org, or phone 727-892-5334 for additional information.

iii. **Fire Suppression shall be located on Private Property:**

All portions of a private fire suppression system shall remain within the private property boundaries and shall not be located within the public right of way (i.e., post indicator valves, fire department connections, etc.).

c. **Stormwater:**

i. **Compliance with Drainage and Surface Water Management regulations required.**

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

ii. **Continue to provide drainage and surface water management plans through the building construction permit.** Since this preliminary subdivision plat indicates the redevelopment includes a single-family property, a duplex, townhomes, and commercial property, it should be noted that upon redevelopment, a site modification of 3000 sf anywhere within the plat boundary will trigger compliance with the City's Drainage and Surface Water Management requirements. Since single family and duplex construction projects are not normally routed to ECID for review, **ECID requests that Zoning place a hold the issuance of any building permits for any lot contained within this subdivision to assure that the plans are routed to ECID for Drainage and Surface Water Management review and for potable and sanitary sewer service review and approval.**

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

to convey the drainage flow after considering the current and proposed infrastructure demand.

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

- v. **Agency Approvals and Forms required:** Development plans shall include a copy of:

1. Southwest Florida Water Management District Management of Surface Water Permit or Letter of Exemption or evidence of Engineer's Self Certification to FDEP.
2. It is the developer's responsibility to file a CGP Notice of Intent (NOI) (DEP form 62- 21.300(4)(b)) to the NPDES Stormwater Notices Center to obtain permit coverage if applicable.
3. Submit a completed Stormwater Management Utility Data Form to the City Engineering Department.
4. The applicant will be required to submit to the Engineering Department copies of all permits from other regulatory agencies including but not limited to FDOT, FDEP, SWFWMD and Pinellas County, as required for this project. Plans specifications are subject to approval by the Florida state board of Health.

d. **Duke Power:**

- i. **Design Professionals to Coordinate with Duke Energy.** The developer's design professional(s) are to 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.
- ii. **Contact for city coordination on street lighting.** Needs for on-street decorative lighting or additional street lighting must be coordinated through Michael.Kirn@stpete.org, the City's liaison with Duke Energy. All lighting shall be installed at the developer's expense.

e. **Grading**

- i. Development plans shall include a grading plan to be submitted to the Engineering Department including street crown elevations. Lots shall be graded in such a manner

that all surface drainage shall be in compliance with the City's stormwater management requirements. A grading plan showing the building site and proposed surface drainage shall be submitted to the engineering director.

- ii. Per land development code 16.40.050, habitable floor elevations for commercial projects must be set per FEMA and building code requirements as administered by the building official. Per land development code 16.40.140.4.6 the construction site upon the lot shall be a minimum of one foot above the average grade crown of the road, which crown elevation shall be as set by the engineering director. Adequate swales shall be provided on the lot in any case where filling obstructs the natural ground flow. In no case shall the elevation of the portion of the site where the building is located be less than an elevation of 103 feet according to City datum. *It is noted that meeting required building floor elevations often necessitates elevating existing public sidewalks. Please note that transitions to adjacent public sidewalks shall be smooth, consistent, and ADA compliant with maximum cross slope of 2% and maximum longitudinal slope of 5%. Ramps may only be used at driveways and intersections, not mid-block in the main sidewalk path.

6. Prior to issuance of certificate of occupancy, obtain Right of Way Permit and continue to address and detail impacts to the right of way.

- a. **Prior to certificate of occupancy of the building construction permit(s), submit and have issued Right of Way permit for all work in public right of way.** 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. Email ROW_permitting@stpete.org to initiate ROW permit.

Engineering Standard Details are available at the City's Website at the following link: https://www.stpete.org/business/building_permitting/forms_applications.php

City infrastructure maps are available via email request to ECID@stpete.org. All City infrastructure adjacent to and within the site must be shown on the development project's construction plans.

- b. **Preservation of granite and brick.** Per City Council Resolution, all existing roadway brick and granite roadway curbing must be preserved. Any existing brick and granite curbing which will not be utilized or is contained within streets or alleys to be vacated shall remain the property of the City and shall be neatly stacked, palletized, and returned to the City's Maintenance yard by and at the expense of the developer.
- c. **Request Minor Easement for stormwater in 19th Avenue North and Dr. MLK Jr St N.** The applicant is required to obtain a Minor Easement for the stormwater infrastructure in the public right of way of 19th Avenue North and Dr. MLK Jr St N.
- d. **Provide sidewalks to current standards.** Public sidewalks are required by City of St.

Petersburg Municipal Code Section 16.40.140.4.2 unless specifically limited by the DRC approval conditions. Within the NT & CRT zoning districts, a minimum 6-foot-wide public sidewalk is required along Dr. Martin Luther King Jr. St. N, and a minimum 4-foot-wide public sidewalk is required along the 19th Avenue North frontage. Existing sidewalks and new sidewalks will require curb cut ramps for physically handicapped and truncated dome tactile surfaces (of contrasting color to the adjacent sidewalk, colonial red color preferred) at all corners or intersections with roadways and at each side of proposed and existing commercial driveways per current City and ADA requirements. Concrete sidewalks must be continuous through all driveway approaches. *All existing public sidewalks adjacent to the entire plat perimeter must be restored or reconstructed as necessary to be brought up to good and safe ADA compliant condition. The applicant should be required to submit a schedule for completing this work required as part of this replat.

- e. **Provide curbs to current standards.** Upon development or redevelopment, abandoned driveway approaches surrounding the site shall be properly removed. Existing road curb around the perimeter of the site has at least a 4-inch curb reveal above existing or proposed road pavement. Any curbs with substandard reveal must be raised to a 6-inch curb reveal per current City Engineering standards and specifications. New sidewalk construction shall not occur until road curbs meet this requirement.
- f. **Resolve above grade obstructions to new public alley.** The north/south Public Alley shown on the preliminary plat contains a portion of a commercial parking lot, wood power poles, and various above grade utility boxes located in the northern parkway of 19th Street which block the access point to the proposed ingress-egress easement. The relocation of these items shall be addressed in the right of way permit.
- g. **Provide Right of Way signage and pavement markings to current standards.** With the submittal of site civil plans, include a right of way signage and pavement marking plan to show existing and proposed signage, striping, or other traffic control features which must be installed, replaced, or modified prior to completion of the project. Also show existing and proposed on-street pavement markings including parking, crosswalks, bicycle lane striping, travel lane striping & lane widths, PSTA bus lane striping and pavement markings, and any specialty pavement surfaces in the right of way or within the roadway (decorative crosswalks, colored concrete, hexblock or other pavers, colored asphalt, painted curb line bump outs, etc.) which may be present in the vicinity of the site.
- h. **Restoration of Right of Way.** Use of the public right of way for construction purposes shall include mill and overlay in full lane widths per City ECID standards and specifications.
- i. **Coordination with Capital Improvement Projects.** Redevelopment within this site shall be coordinated as may be necessary to facilitate any City Capital Improvement projects in the vicinity of this site which occur during the time of construction.
- j. **Temporary Traffic Control Required.**
 - i. **Provide Temporary Traffic Control (TTC) plans.** These plans shall be developed in compliance with FDOT “Uniform Traffic Control Devices for Streets and Highways”

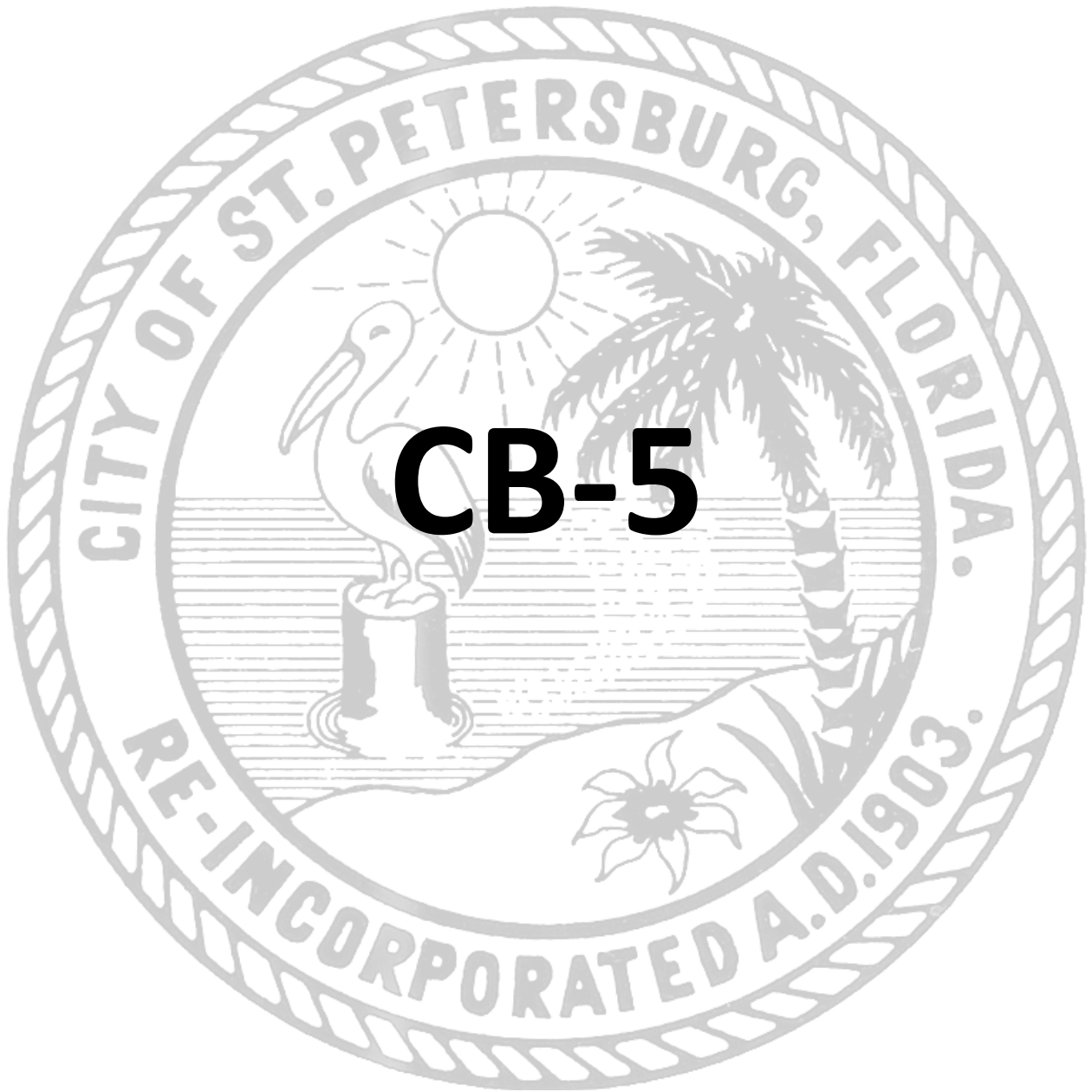
and “Roadways and Traffic Design Standards” for submittal to City ECID for approval prior to initiating construction. All Traffic Control Plans shall meet the requirements of the FDOT Standard Plans Index 102-600 – 102-655 and be prepared by or certified by an individual that possesses a current Advanced MOT Course certification. The site specific TTC plan shall provide for pedestrian and vehicular safety during the construction process and shall minimize the use of the public right of way for construction purposes. Roadway travel lane closures are discouraged and will be approved at the discretion of the City’s Engineering director pending receipt of adequate justification. Impacts to the Pinellas Trail and bicycle lanes are discouraged and will require approval of a detour plan by City Transportation and City ECID. The TTC plan shall be prepared in compliance with City Engineering’s “Temporary Traffic Control Plan Requirements”, available upon request from the City Engineering & Capital Improvements department. Proposed use of on-street public parking spaces for construction purposes must receive prior approval from the City’s Transportation and Parking Management division. Refer to the City’s “Parking Meter Removal & Space Rental Policy During Construction” procedure, available upon request from the City Transportation and Parking Management department.

- ii. **Contractor to communicate with surrounding properties the impacts of temporary traffic control.** Note that contractor introduction letters must be sent to all surrounding businesses, associations, and property owners prior to implementing any Temporary Traffic Control plan. As a minimum, the letter must give a description of the project, provide a list of all right of way impacts (parking impacts, travel lane impacts, sidewalk closures and temporary pedestrian paths, etc.), a schedule for each phase of the TTC implementation, and what to expect with regard to noise, delivery trucks, concrete trucks & pumps, as well as contact information for the on-site contractor’s representative with 24 hour availability who is responsible for addressing any and all concerns of impacted citizens. The contractor must personally visit each operating business around the construction site and make direct contact with any active business association or neighborhood association and personally introduce themselves to the business owners and association presidents. The contractor must also meet with any association representatives and property owners periodically to address any concerns that may develop as the project proceeds. The contractor is required to provide a copy of the letter and summary of when and who was contacted prior to implementing any City approved TTC plan.

KJH/aw

ec: WRD
Kayla Eger – Development Review Services

The following page(s) contain the backup material for Agenda Item: Committee of the Whole Meeting Minutes (12/14/2023)
Please scroll down to view the backup material.



CB-5

City of St. Petersburg
Committee of the Whole
December 14, 2023 Meeting Minutes
City Hall, Room 100

Present: Council Chair Brandi Gabbard, Council Vice-Chair Deborah Figgs-Sanders, Council Members Copley Gerdes, Ed Montanari, Lisset Hanewicz, Gina Driscoll, John Muhammad, and Richie Floyd

Also Present: Chief Assistant City Attorney Jeanine Williams, City Administrator Rob Gerdes, City Council Administrative Officer Cindy Sheppard, City Council Senior Legislative Aide Jayne Ohlman, Budget Director Elizabeth Makofske, and City Clerk Chan Srinivasa.

Support Staff: Kimberly Amos, Legislative Aide

1. **Call to Order** – 10:00 AM
2. **Approval of Agenda** – CM Gerdes motioned for approval. All voted in favor.
3. **Approval of November 30, 2023 Minutes** – CM Hanewicz motioned for approval. All voted in favor.
4. **New Business** – December 14, 2023

City Council Calendar:

City Council Senior Legislative Aide Jayne Ohlman presented the recommended February 2024 to January 2025 calendar outlining scheduling procedures for City Council and Council Committee Meetings. Next, Ms. Ohlman reviewed a list of important dates emphasizing those related to the fiscal budget operations confirming the Fiscal Year (FY) 2025 Budget Open House date as April 16, 2024, the FY 2025 Budget 1st Public Hearing as September 12, 2024 and the FY 2025 Budget 2nd Public Hearing as September 26, 2024; dates previously marked as tentative but confirmed the morning of the committee meeting. Ms. Ohlman concluded her presentation seeking feedback for the Community Block Development Grant review committee meeting; May 17, 2024 was selected as the preferred date.

Discussion on scheduling a meeting to review the Policy & Procedure Manual:

After discussion amongst committee members, it was determined that scheduling a meeting would not be required at this time, the opportunity remains available for future consideration.

Election of Chair and Vice-Chair 2024:

CM Floyd nominated VC Figgs-Sanders to be City Council Chair. *With no other nominations, Deborah Figgs-Sanders was unanimously selected as the 2024 Chair.*

VC Figgs-Sanders nominated CM Gerdes to be City Council Vice-Chair. CM Driscoll nominated CM Hanewicz to be City Council Vice-Chair. CM Floyd submitted a self-nomination to be considered for City Council Vice-Chair. *After five rounds of voting Copley Gerdes was selected as the 2024 Vice Chair with a vote of 5-3.*

With no further business, the meeting was adjourned at 10:46 AM

The following page(s) contain the backup material for Agenda Item: Approving a renewal from PC Solutions & Integration, Inc. for network infrastructure maintenance and support for the Department of Technology Services at a total cost of \$166,134.27.
Please scroll down to view the backup material.



CB-6

ST. PETERSBURG CITY COUNCIL
Consent Agenda
Meeting of February 15, 2024

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

Subject: Approving a renewal from PC Solutions & Integration, Inc. for network infrastructure maintenance and support for the Department of Technology Services at a total cost of \$166,134.27.

Explanation: The vendor is a reseller for the Palo Alto Next Generation firewall equipment which includes security protection at both the data center core and at the edge of the City's network. The City has been replacing older, end-of-life Cisco firewalls with new firewalls from Palo Alto Networks, Inc., (the "OEM") as part of an infrastructure modernization strategy to keep technology current in order to meet regulatory compliance standards and ensure City systems are secure from malicious threats. Remote City offices utilize the firewalls to connect the City main data centers for access to voice and data systems. This equipment will assist the City with its defense- in-depth strategy. To keep this equipment functioning properly, it is necessary for the City to maintain certain maintenance and support services provided by the OEM, including subscriptions to services that keep the supported equipment updated with current threat information (collectively, the "Services").

PC Solutions & Integration, Inc., ("PCS") is a technology reseller that has demonstrated performance in providing technology equipment and services to the City, and it has offered to facilitate provision of the Services by the OEM pursuant to the terms of a master agreement originally awarded by the state of Utah to another reseller, Carahsoft Technology Corp. ("Carahsoft"), and subsequently made available for piggybacking by the City pursuant to participating addenda executed by the Florida Division of Management Services under its Data Communications Products and Services portfolio (43230000-NASPO-16-ACS):

State of Utah Cooperative Contract No. AR2472 with Carahsoft Technology Corp. dated October 13, 2016, (as incorporated and supplemented by the participating addendum executed by the State of Florida Division of Management Services dated July 31, 2017).

In its capacity as a "Fulfillment Partner" under the master agreement, PCS is authorized to facilitate provision of the Services pursuant to the terms of the applicable master agreement (and participating addendum) and to bill the City directly for those Services. Because the master agreement and participating addendum are with Carahsoft, the City does not have an agreement with the OEM but currently has agreements with PCS and Carahsoft, as resellers, and PCS and Carahsoft will continue to guarantee performance of the Services by the OEM.

Accordingly, the Procurement and Supply Management Department, in cooperation with the Department of Technology Services, recommends the purchase for network infrastructure maintenance and support with PCS under the terms of the applicable master agreement (as incorporated and supplemented by the applicable participating addendum executed by the State of Florida Division of Management Services) and authorize PCS, in its capacity as a Fulfillment Partner, to work through Carahsoft to facilitate the provision of the Services by the OEM:

Palo Alto Networks, Inc. (through PCS and Carahsoft)..... \$166,134.27

The applicable master agreement was entered into by the State of Utah pursuant to a request for proposals issued as solicitation no. CH16012 dated March 10, 2015. The Procurement and Supply Management Department has reviewed that solicitation and determined (i) that the master agreement was awarded based on a competitive process substantially equivalent to the one specified in the City's Procurement Code and (ii) that it is in the best interest of the City to utilize the master agreement (as incorporated and supplemented by the participating addenda executed by the State of Florida Division of Management Services) for this project. Accordingly, this purchase is authorized pursuant to City Code subsection 2-198(b), which authorizes the City to utilize a contract of another government entity when those requirements are met.

Cost/Funding/Assessment Information: Funds have been previously appropriated in the Technology Services Fund (5011), Department of Technology Services, Network Support Division (850-2565).

Attachments: Resolution

RESOLUTION NO. 2024-_____

A RESOLUTION REGARDING MAINTENANCE AND SUPPORT SERVICES FOR THE CITY'S FIREWALL EQUIPMENT BY THE MANUFACTURER, PALO ALTO NETWORKS, INC.; APPROVING EXTENSION OF AGREEMENTS WITH PC SOLUTIONS & INTEGRATION, INC., AND CARAHSOFT TECHNOLOGY CORP., AS NEEDED, FOR THE CONTINUED PROVISION OF THOSE SERVICES THAT WOULD UTILIZE THE TERMS OF A MASTER AGREEMENT AWARDED BY THE STATE OF UTAH (AS INCORPORATED AND SUPPLEMENTED BY THE APPLICABLE PARTICIPATING ADDENDUM EXECUTED BY THE STATE OF FLORIDA DIVISION OF MANAGEMENT SERVICES) FOR A TOTAL COST NOT TO EXCEED \$166,134.27; AUTHORIZING EXECUTION OF DOCUMENTS TO EFFECTUATE THIS APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City uses firewall equipment manufactured by Palo Alto Networks, Inc., (the "OEM") to protect various aspects of the City's network infrastructure; and

WHEREAS, to ensure that such firewall equipment functions properly, it is necessary for the City to maintain certain maintenance and support services provided by the OEM, including subscriptions to services that keep the equipment updated with current threat information (collectively, the "Services"); and

WHEREAS, PC Solutions & Integration, Inc., ("PCS") is a technology reseller that currently facilitates provision of the Services by the OEM pursuant to the terms of a master agreement awarded by the state of Utah to another reseller, Carahsoft Technology Corp. ("Carahsoft"), and subsequently made available for piggybacking by the City pursuant to a participating addendum executed by the Florida Division of Management Services under its Data Communications Products and Services portfolio (43230000-NASPO-16-ACS); and

WHEREAS, the applicable master agreement is State of Utah Cooperative Contract No. AR2472 dated October 13, 2016, (as incorporated and supplemented by the participating addendum executed by the State of Florida Division of Management Services dated July 31, 2017) (collectively and as amended from time-to-time, the “Master Agreement”); and

WHEREAS, in its capacity as a “Fulfillment Partner” under the Master Agreement, PCS is authorized to facilitate provision of the Services pursuant to the terms of the Master Agreement and to bill the City directly for those Services; and

WHEREAS, City Code subsection 2-198(b) (previously numbered 2-219(b)) authorizes the City to utilize a contract of another government entity when it has been determined (i) that the contract was awarded on the basis of a competitive process substantially equivalent to the one specified in the City’s Procurement Code and (ii) that it is in the best interest of the City to utilize that contract; and

WHEREAS, the Master Agreement was entered into by the State of Utah pursuant to a request for proposals issued as solicitation no. CH16012 dated March 10, 2015; and

WHEREAS, in 2022, after reviewing that solicitation, the Procurement and Supply Management Department determined that the requirements of what was then City Code subsection 2-219(b) had been met with respect to the Master Agreement and that the City was, therefore, authorized to establish a “piggyback” arrangement based on the Master Agreement; and

WHEREAS, on January 20, 2022, pursuant to resolution 2022-21, City Council approved execution of piggyback agreements between the City and PCS and Carahsoft, respectively; and

WHEREAS, on January 28, 2022, the City entered into an agreement with PCS for that purpose (the “PCS Agreement”); and

WHEREAS, on January 28, 2022, the City entered into an agreement with Carahsoft for that purpose (the “Carahsoft Agreement”); and

WHEREAS, on December 15, 2022, pursuant to resolution 2022-615, City Council approved extension of the PCS Agreement and the Carahsoft Agreement to provide for the Services for an additional one-year period; and

WHEREAS, PCS has proposed the continued facilitation of Services by the OEM for a new one-year period by extending the PCS Agreement and Carahsoft Agreement, as needed, for a total cost not to exceed \$166,134.27;


WHEREAS, the Procurement & Supply Management Department, in cooperation with the Department of Technology Services, has recommended that City Council approve this resolution to allow acceptance of that proposal.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Petersburg, Florida, hereby approves extension of current agreements with PCS and Carahsoft, as more particularly described in the foregoing recitals.

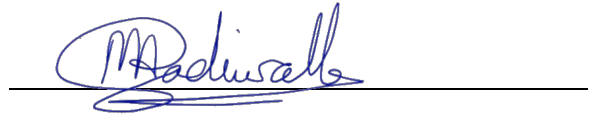
BE IT FURTHER RESOLVED that the Mayor (or his designee) is hereby authorized to execute any document necessary to effectuate this transaction.


This resolution will become effective immediately upon adoption.

LEGAL:

A handwritten signature in black ink, appearing to read "Brent B. Brown", written over a horizontal line.

ADMINISTRATION:

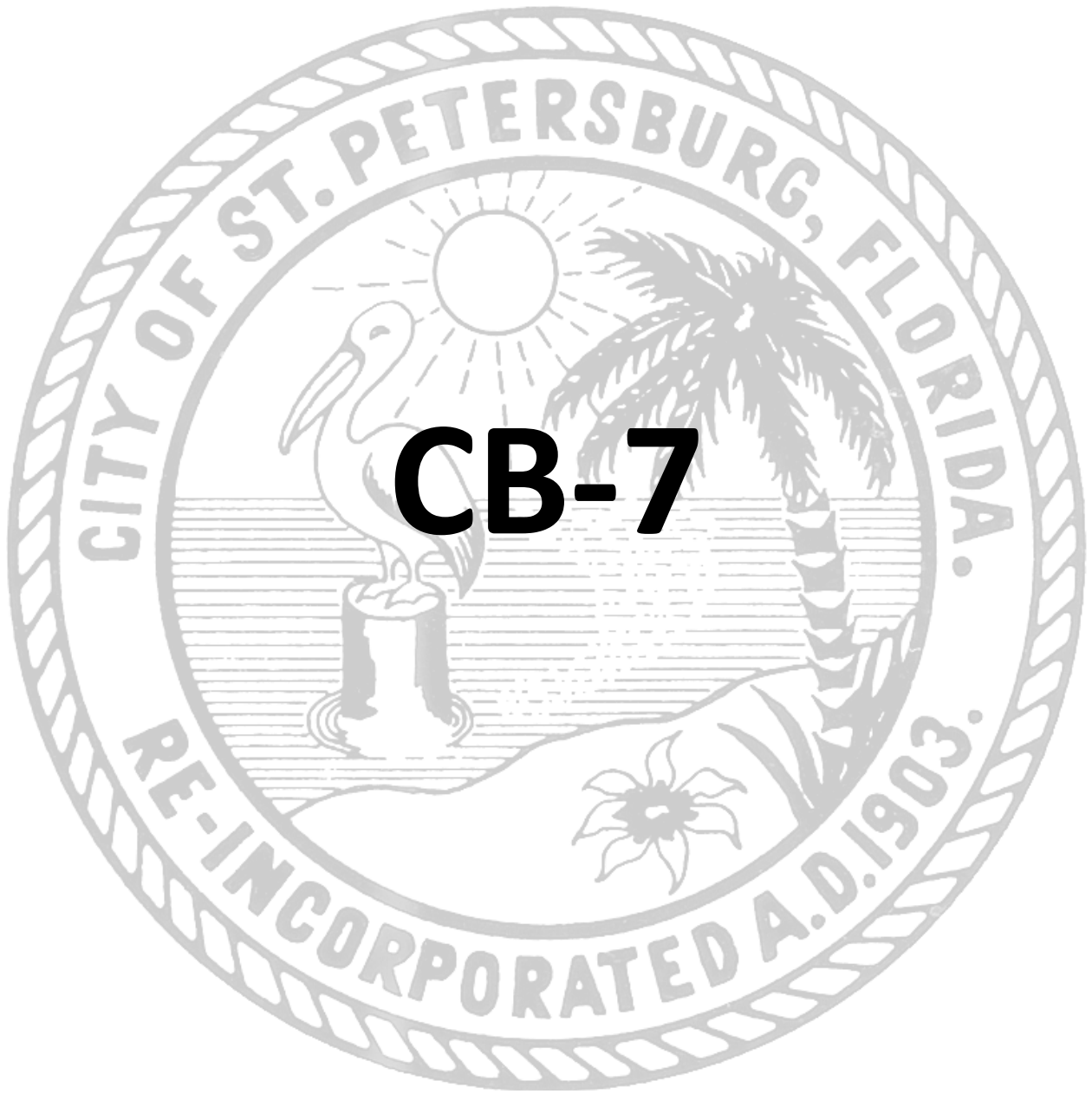
A handwritten signature in blue ink, appearing to read "M. Radwala", written over a horizontal line.

 <p style="text-align: center;">-- City of St. Petersburg Authorization Request -- General Authorization</p>					Request #
					254800
Name:	Papadopoulos, Briell Marintina	Request Date:	30-JAN-2024	Status:	APPROVED

Authorization Request	
Subject:	920-45 Computer Licenses-Firewall, PC Solutions
Message:	Submitted for your approval, please find attached Consent Write-up for 920-45 Computer Licenses-Firewall, PC Solutions ,scheduled to go before City Council Feb 15, 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:	920-45 Computer Licenses-Firewall, PC Solutions, February 15 2024 Consent Write-Up.docx

	Approver	Completed By	Response	Response Date	Type
0	Papadopoulos, Briell Marintina		SUBMITTED	30-JAN-2024	
1	McKee, Stacey Pevzner	McKee, Stacey Pevzner	APPROVE	30-JAN-2024	User Defined
2	Greene, Thomas Andrew	Greene, Thomas Andrew	APPROVE	31-JAN-2024	User Defined

The following page(s) contain the backup material for Agenda Item: Public Services & Infrastructure Committee Meeting Minutes (11/9/2023)
Please scroll down to view the backup material.



CB-7

City of St. Petersburg
Public Services & Infrastructure Committee
November 9, 2023 Meeting Minutes
City Hall, Room 100

Present: Committee Chair Deborah Figgs-Sanders, Committee Vice-Chair Lisset Hanewicz, Council Member Copley Gerdes, Council Member Ed Montanari, Council Chair Brandi Gabbard, Council Member Gina Driscoll, Council Member John Mohamad, and Council Member Richie Floyd

Absent: None

Also Present: Assistant City Administrator Rob Gerdes, Assistant City Attorney Brett Pettigrew, Chief Assistant City Attorney Jeannine Williams, City Clerk Director Chandrasasa Srinivasa and Deputy City Clerk Paul Traci

Support Staff: Linnie Randolph– City Council Legislative Aide

1. Call to Order – 9:25 AM

2. Approval of Agenda – Committee Vice-Chair Lisset Hanewicz motioned for approval. All voted in favor.

3. Approval of October 12, 2023, Minutes – Council Member Copley Gerdes motioned for approval. All voted in favor.

4. New Business – November 9, 2023

- a. **Potential changes to the Charter including elimination of the appointment process so all City Council vacancies are filled through special election**

Brett Pettigrew, Assistant City Attorney

Committee Chair Deborah Figgs-Sanders welcomes all to the committee meeting, and introduces *Assistant City Attorney Brett Pettigrew*, to continue the discussion on potential changes to the City Charter regarding Council vacancies and how they will be filled in the future.

Mr. Pettigrew reviewed the content of his agenda packet memo addressing committee member items from the previous discussion on July 13, 2023. He included information regarding the election/appointment process the five largest municipalities in the area have in place for comparison. *Mr. Pettigrew* stated that all five of these municipalities use what he refers to as a combo model where they make an appointment followed by an election sometime later. He went on to explain different scenarios and some challenges presented with each scenario. At the conclusion of his statement, he opened the floor to questions from committee members.

There was a brief discussion on why we are revisiting this discussion with *Council Chair Brandi Gabbard* thanking *Mr. Pettigrew* for including the information on neighboring cities and their process regarding special elections. *Council Chair Gabbard* also shared her concerns about the county supervisor of elections and her resistance of special elections.

Committee Vice-Chair Lisset Hanewicz continued the special election conversation pointing out that we have provisions in our Charter that require special elections if citizens initiate a referendum. She then stated that it is important to figure out the route council is going to choose before pressing the Supervisor

for any type of consideration. **Mr. Pettigrew** quoted Florida State Statute 100.151 “*the governing authority of a municipality shall not call any special election until notice is given to the supervisor of elections and his or her consent obtained as to a date when the registration books can be available*”. He pointed out that the Pinellas Supervisor of Elections is only in favor of a special election to fill a vacancy when the special election is held in conjunction with a regularly scheduled election. He went on to explain the complexity of the dynamics of a special election and the different variables that could push the date farther than what is desired; noting that even if the Supervisor is flexible with the timing and schedule the city would be required to pay the full cost of holding the special election. **Council Chair Gabbard** wants more clarity on the special elections statute and if the Supervisor can deny the requested time frame for a special election before continuing the conversation. **Committee Chair Figgs-Sanders** joined the conversation saying that this appears to be bigger than just a special election to fill a vacancy and we should have more clarity on what we are legally entitled to do in conjunction with our Charter and the Supervisor. **Mr. Pettigrew** clarified some information on special election timing (exhibit B in memo) pointing out that the Supervisor currently said they need 90 days lead time so even if we did get more flexibility, it would be an incremental improvement on what we have now rather than a massive fundamental change.

Council Member Ed Montanari pointed out that we just changed our election cycle last year to give more time for early voting. He said that if we do choose to have a special election, he wants the entire process replicated with a closed district primary and a citywide vote. He concluded by saying that our current process works and has served us well. He does not see an issue with our current appointment process.

Council Member Copley Gerdes echoed CM Montanari’s comments about the City’s current appointment process saying that he is happy to have the conversation but struggling with getting away from the simplest process when it can be challenging but it is not broken. He also stated that he would want the same process in a special election as there would be in a regular election.

Council Member Richie Floyd commented that is not closed off to further discussion, but he has not seen anything that shows him a better process than what we have now. He would like to continue the discussion on Special Elections in general and the challenges with the Supervisor’s office to get ahead of any potential future issues.

Council Member Gina Driscoll stressed that she wants to do what is best for the residents of our city and the district in which the appointment is being made reiterating other council members comments about the election process remaining the same. She does not feel like the current appointment process is broken and no reason to proceed with changes when thinks we currently have the least imperfect of the options.

Council Chair Brandi Gabbard brought up section (B) of the provided memo saying that she would like to have a discussion on increasing the threshold for making appointments from a majority to a super majority and if Council fails to make the appointment, then move to a special election. **Council Chair Gabbard** also wants to have a conversation about section (D) of the same memo regarding vacancies during an election cycle saying she has some concerns about the potential for people to use their election funds to promote and pressure council to have their candidate appointed. She would like to discuss putting some safeguards in place to prevent that potential.

Committee Vice-Chair Lisset Hanewicz agrees that a discussion on a supermajority vote for an appointment is appropriate and would also like to hear more information from **Mr. Pettigrew** on appointments during an election cycle.

Mr. Pettigrew explained potential issues with making an appointment during an election cycle when there are candidates already campaigning for the open seat saying there are three options; make the appointment permissive, give council the option to leave the seat vacant during the election cycle or prohibit saying it's better to allow the vacant seat than to allow the pending election to interject itself into the appointment process. There could be a provision stating that the candidate elected would take office immediately in November instead of the traditional January installment.

Council Member John Mohamad said his preference would be to let the voters decide who will represent them on council and if the election process has already started council should wait on making an appointment. **CM Mohamad** then asked at what point during the election process would we cutoff an appointment process? **Mr. Pettigrew** answered saying that if just the specific issue of the vacancy for a seat that was currently being elected that it would be pegged to the qualifying period. This is the same process laid out in the Charter under the resign to run provision. **CM Mohamad** said he supported changing the appointment vote to a supermajority and that he would prefer to have an election whenever possible so that the voters decide their representative.

Additional conversation with multiple scenarios and examples discussed as potential alternative options. Committee members agreed to explore the option of a supermajority for an appointment but had different opinions on temporarily filling a seat to just have a placeholder until a candidate was elected. They also want to explore options on what happens if council cannot reach a supermajority to fill the vacant seat.

Committee Chair Figgs-Sanders summarized the ongoing conversation saying she agreed with the supermajority requirement for an appointment, that there should not be any appointments made during an election process, and that if the seat was vacant, it should be immediately filled upon election. For the purposes of clearly knowing all options she asked that this item remain on the PS&I referral list for additional discussion clarifying that everything within this process needs to be in writing and we need to come up with clarification that works for the whole body.

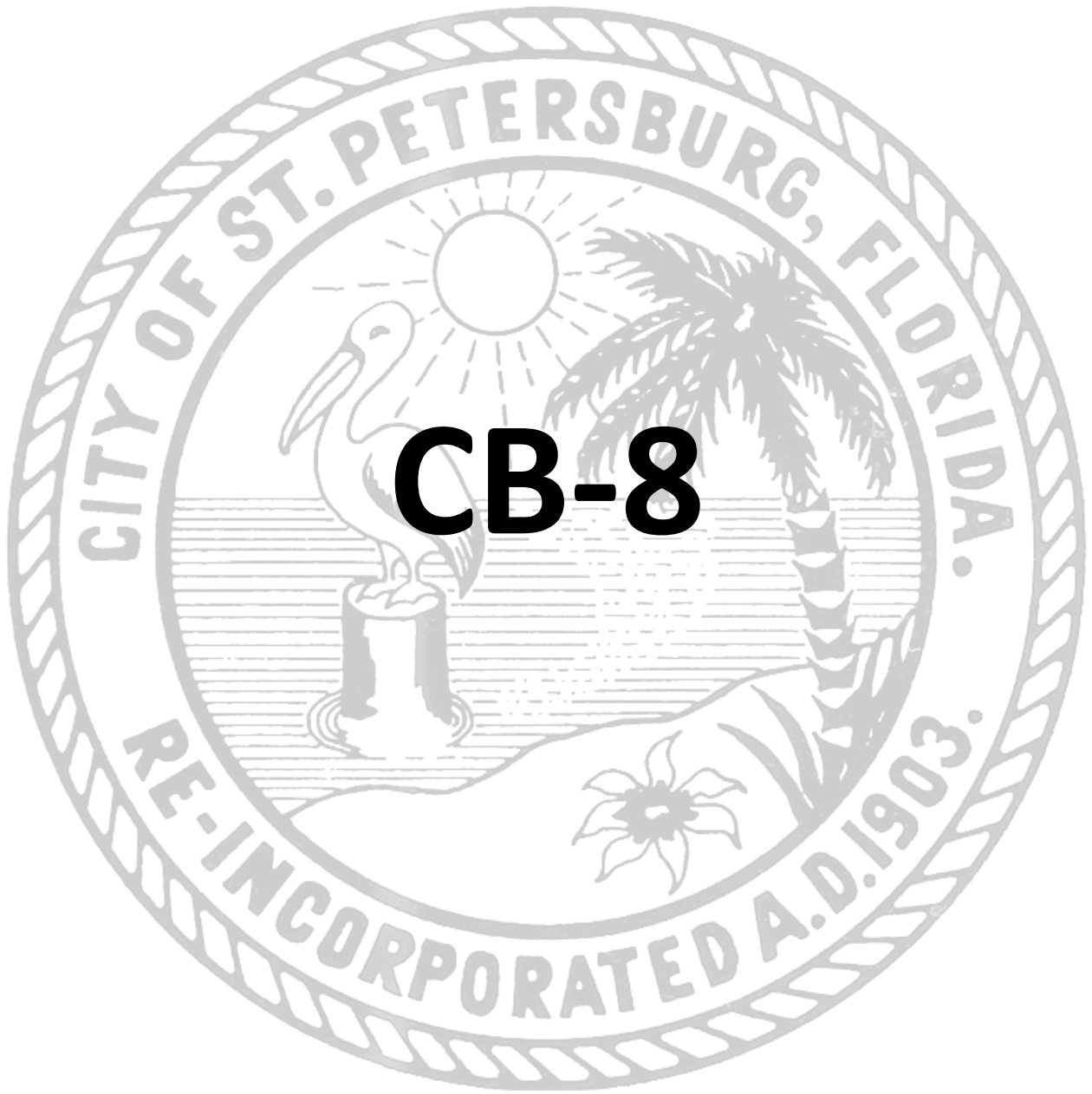
In response to **Council Chair Gabbard's** question on what is needed in terms of a motion for Mr. Pettigrew to go to the state and ask for clarification on the law **Mr. Pettigrew** responded by saying, before making that ask of the Supervisor or potentially the state it would be helpful to have more clarification from council as to what exactly the clarification is being sought.

Chief Assistant City Attorney Jeannine Williams answered questions and clarified the process needed to move this discussion forward ultimately concluding that because **Committee Chair Figgs-Sanders** wants to wait until they have additional information back from the supervisor of elections and have additional conversations at committee that no motion would be necessary at today's meeting.

This item will remain on the PS&I referral list to be brought back before committee on a future date for further discussion.

With this final request and no others wanting to be heard **Committee Chair Figgs-Sanders**
Adjourned the meeting at 10:37 AM

The following page(s) contain the backup material for Agenda Item: Budget, Finance & Taxation
Committee Meeting Minutes (1/25/2024)
Please scroll down to view the backup material.



CB-8

City of St. Petersburg
Budget, Finance and Taxation Committee
January 25, 2024 Meeting Minutes
City Hall, Room 100

Present: Committee Chair Copley Gerdes, Committee Vice-Chair Ed Montanari, Council Chair Deborah Figgs-Sanders, Council Member Lisset Hanewicz, and Council Member Brandi Gabbard (Alternate)

Absent: None

Also Present: Council Member Gina Driscoll, Assistant City Administrator Tom Greene, Chief Assistant City Attorney Jeannine Williams, City Auditor Boriana Pollard, Senior Procurement Analyst Sakha Reed, Purchasing Manager Steven Poceous, Fire Chief Jim Large, and Deputy City Clerk Paul Traci.

Support Staff: Jayne Ohlman – Senior Legislative Aide

1. Call to Order – 10:50 AM

2. Approval of Agenda – CM Montanari motioned for approval. All voted in favor.

3. Approval of January 11, 2024 Minutes – CM Montanari motioned for approval. All voted in favor.

4. Selection of Committee Chair and Vice-Chair – Council Chair Deborah Figgs-Sanders nominated Council Vice-Chair Copley Gerdes for Committee Chair. All members voted in favor. Council Chair Deborah Figgs-Sanders nominated Council Member Ed Montanari for Committee Vice-Chair. All members voted in favor.

5. New Business – January 25, 2024

2024 Management Evaluation - Review and Shortlist RFP Proposals for a Management Evaluation of the St. Petersburg Fire Rescue Department – *Sakha Reed, Senior Procurement Analyst, and Boriana Pollard, City Auditor*

On November 9, 2023, at the City Council's request, an RFP was issued for a Management Evaluation of the St. Petersburg Fire Rescue Department (SPFR). City Auditor Boriana Pollard stated that in response to the RFP, the City received proposals from Matrix Consulting Group and Mauldin & Jenkins.

Council Member Hanewicz highlighted the significant difference between Mauldin & Jenkins' 965 estimated hours in their price proposal and Matrix's proposed 602 hours. CM Hanewicz stated her preference for Matrix based on their experience and proposed total project cost of \$103,000.

Council Member Montanari stated he would be most comfortable with selecting Matrix due to their overall project experience, as well as their recent experience with the City. CM Montanari noted that he requested the growth-related elements included in the scope of services and reemphasized the importance of evaluating the City's projected growth as it relates to the operation of the Fire Department.

Council Member Gabbard stated that while the price difference between Matrix & Jenkins is notable, she was impressed with Mauldin & Jenkins' proposal and their local presence with their office in Bradenton. Mauldin & Jenkins' proposed price is \$219,675. CM Gabbard also noted that Mauldin & Jenkins' proposed use of outside expertise to help perform the management evaluation was a positive for her. CM Gabbard asked if the committee could request representatives from each firm to return to the committee for further discussion. Assistant City Administrator Tom Greene responded that the

committee could request that the proposers return to present to the committee if that is the will of the committee.

Despite the price difference, Council Member Driscoll agreed that Mauldin & Jenkins' proposal warranted more review and stated that she would support inviting both firms to a future committee meeting to answer questions. CM Driscoll echoed CM Montanari's statements regarding an intentional focus on the City's future growth (e.g., levels of service and staffing) while evaluating ways SPFR can improve. CM Driscoll added that the management evaluation should consider the effects of the Historic Gas Plant Redevelopment on the surrounding fire stations, specifically SPFR's headquarters.

Committee Chair Gerdes stated that in evaluating the reference projects provided by both proposers, he observed that both firms have relevant experience and an ability to meet the demands of the scope provided in the RFP. However, Matrix's project cost and reference projects are a fraction of the cost submitted by Mauldin & Jenkins. CM Gerdes said he would support inviting the proposers to attend a future meeting for further committee consideration, especially if the committee is able to ask Mauldin & Jenkins to reevaluate their proposed price.

Council Chair Figs-Sanders concurred with CM Gerdes regarding inviting the proposers to return to the committee and added that she would like to hear more from both regarding their organization's emphasis on diversity, equity, and inclusion.

Mr. Greene clarified that price negotiations do not occur prior to the proposers attending a subsequent evaluation meeting, but rather a request for best and final offers would occur after the proposers meet with the committee. Chief Assistant City Attorney Jeannine Williams reiterated that the committee would not seek a price change from the proposers before they attend a meeting, as this would occur during the negotiation process.¹

CM Montanari said that the costs of the two proposals appear too far apart to reconcile and stated that he is prepared to select Matrix to perform the management evaluation. CM Montanari made a motion to choose Matrix Consulting to do the management evaluation of SPFR. The motion passed 3-1, with CM Gerdes, CM Montanari, CM Hanewicz voting yes, and CM Figs-Sanders voting no.

Ms. Williams clarified that the motion authorizes—pending the full City Council's approval—the committee chair and City Administration to negotiate an agreement with Matrix Consulting for a management evaluation of SPFR. Mr. Greene assured the committee that the points raised, including the execution of the employee survey, focus on facilities planning, and diversity, will all be reiterated during the negotiation process.

A Verbal Update on Hiring a Public Information Officer (PIO) for the St. Petersburg Fire Rescue Department, Including Recommended Qualifications, Salary, and Benefits – Tom Greene, Assistant City Administrator

Mr. Greene provided an update on hiring a Public Information Officer (PIO) for SPFR, as requested at the BFT meeting on October 12, 2023. Mr. Greene stated that the position would be posted shortly and clarified that the position will be for a public information professional, not a uniformed personnel person.

¹ City Code Section 2-209(g) “During this negotiation process, selected offerors shall 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 be related to the negotiation subjects only.”

CM Driscoll inquired if the PIO will assist in the accreditation process, as mentioned previously. Mr. Greene and SPFR Chief Jim Large responded that the PIO's primary function will be public relations and communications with the public and media. However, if the PIO professional can assist with accreditation, then this may occur.

CM Gerdes adjourned the meeting at 11:43 AM.